Verified RealEstate™

REFERENCE
SWP/BPA/878456/2026

ISSUED
23 September 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

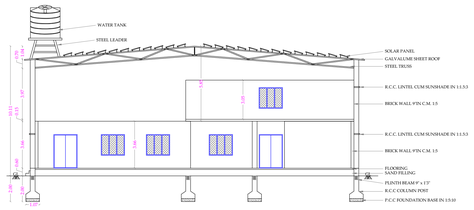
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

BLOCK - 1 MAIN BUILDING



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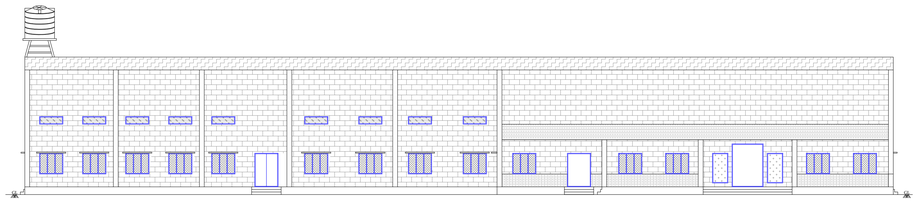
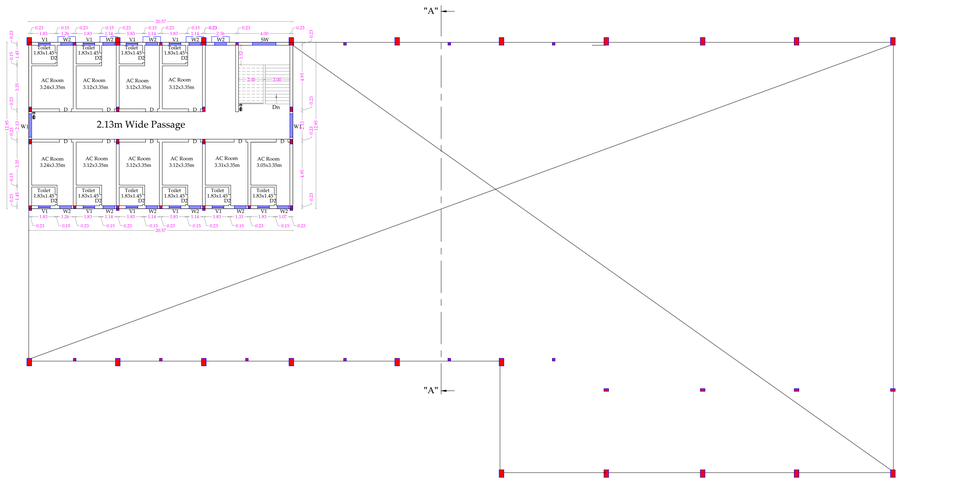
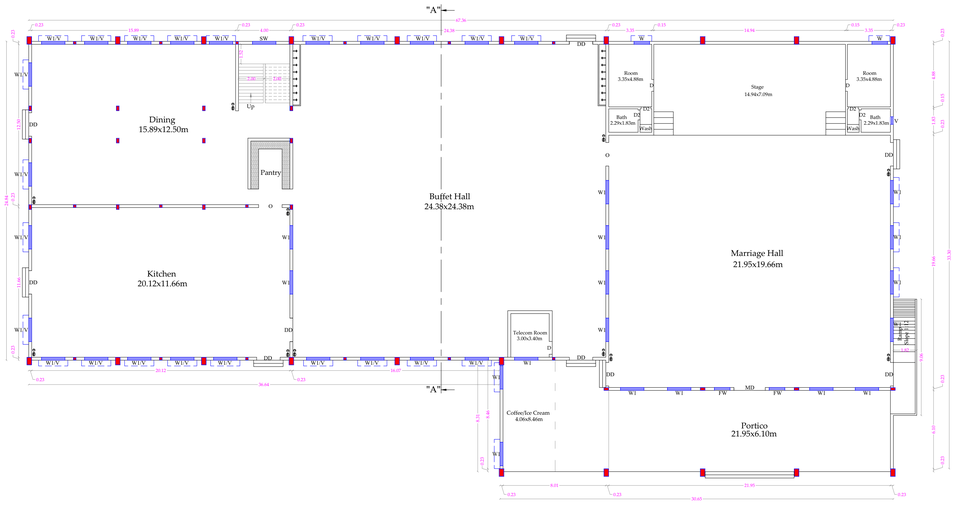


FRONT ELEVATION

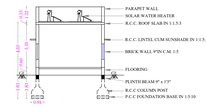


MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

BLOCK - 2 BUILDING



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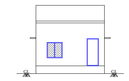

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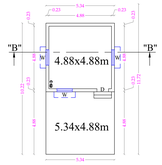
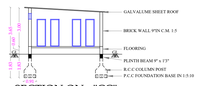


GROUND FLOOR PLAN

BLOCK - 3 TOILET BUILDING



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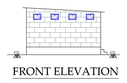

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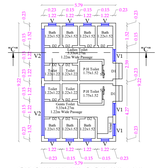
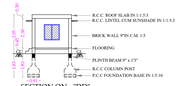


GROUND FLOOR PLAN

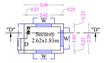
BLOCK - 4 SECURITY BUILDING



SECTION ON - "DD"



FRONT ELEVATION



GROUND FLOOR PLAN

SWP : ONLINE BUILDING
APPLICATION NO : SWP/BPA/878456/2026
SWP/LP/R(C)No : 168/2026
SWP/BP/DTCPR(C)No : 79 /2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (KALYANAMANDAPAM)BUILDING IN S.F.No:214/1A2, POGALUR VILLAGE AND PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME : SUGANYA

APPLICATION NUMBER : SWP/BPA/ 878456/2026)

AREA DETAILS		TOTAL (SQ.M)
Area of The Applicant Site	As Per Document	6732.00
	As Per Patta Record	6732.00

PROPOSED BUILDING AREA DETAILS

BLOCK NAME	BUILDING DETAIL	Total F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
BLOCK - 1	Area of the Main Building In Ground Floor	1939.53	-	1939.53
	Area of the Main Building In Mezzanine Floor	266.52	-	266.52
BLOCK - 2	Area of the Building In Ground Floor	55.68	-	55.68
BLOCK - 3	Area of the Toilet Building In Ground Floor	53.40	-	53.40
BLOCK - 4	Area of the Security Building In Ground Floor	7.03	-	7.03
TOTAL BUILDUP AREA		2322.16	-	2322.16

BUILDING HEIGHT - 10.11 M

JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
1	MD - Main Door	2.44 x 3.05	8'0" x 10'0"
2	DD - Double Door	1.82 x 2.13	6'0" x 7'0"
3	D - Door	1.00 x 2.13	3'3" x 7'0"
4	D3 - Door	1.23 x 2.13	4'0" x 7'0"
5	D2 - Door	0.75 x 2.13	2'6" x 7'0 "
6	SD - Sliding Door	1.22 x 2.13	4'0" x 7'0 "
7	W/V - Window Ventilator	2.22 x 1.62	7'2" x 5'3"
8	W - Window	1.22 x 1.22	4'0" x 4'0"
9	W1 - Window	1.82 x 1.62	6'0" x 5'3"
10	V - Ventilator	0.60 x 0.45	2'0" x 1'6"
11	V1 - Ventilator	0.91 x 0.45	2'9" x 1'6"
12	V2 - Ventilator	3.81 x 0.45	12'5" x 1'6"
13	O - Open	2.44 x 2.13	8'0" x 7'0"
14	O1 - Open	1.82 x 2.13	6'0" x 7'0"

APPLICANT

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. LPA / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

Er.P. VIKASSHAM, B.E.(Civil), M.E. (RCDC, MSTE, AUTOCAD)
STRUCTURAL ENGINEER
Class 1A Panel Engineer
Registered Engineer for Corporation & LPA.
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STRUCTURAL ENGINEER

Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

REGISTERED ENGINEER

SWP : ONLINE BUILDING

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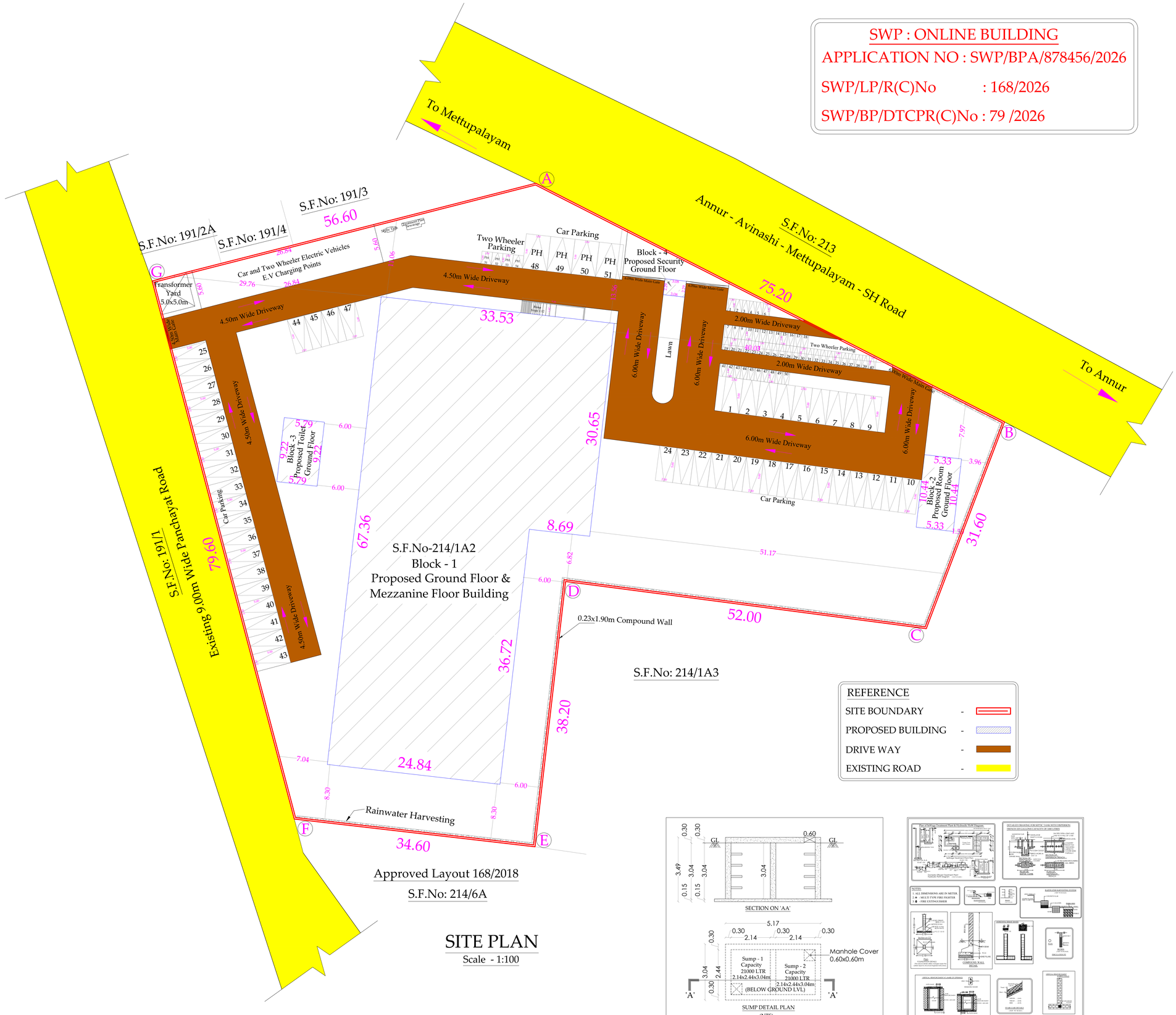

SITE PLAN

Scale - 1:100

REFERENCE

SITE BOUNDARY	-	
PROPOSED BUILDING	-	
DRIVE WAY	-	
EXISTING ROAD	-	

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BLOCK - 4	Area of the Security Building In Ground Floor	7.03	-	7.03
TOTAL BUILDUP AREA		2322.16	-	2322.16

FSI = 2322.16 / 6732.00 = 0.34 PC = 2055.64 / 6732.00 X 100 = 30 %

HEIGHT OF BUILDING - 10.11 M

PARKING DETAILS		REQUIRED	PROVIDED
CAR PARKING	2322.16 / 50 = 46 No's	47	51
TWO WHEELER PARKING	2322.16 / 50 = 46 No's	47	54

(INCLUDING P.H CAR & TWO WHEELER PARKING)

SCALE DETAILS:
ALL DIMENSION ARE IN METER
SCALE - 1:100

— MULTI TYPE FIRE FIGHTER
— FIRE EXTINGUISHER

SANITATION REQUIREMENT DETAIL :-

NO OF PEOPLE - 600 No's		PROVIDED
MALE	Water Closet One Per 100 Persons Upto 400 Persons, for Over 400 Add at The Rate of One Per 250 Persons or Part thereof	8 No's
	Bath One Per 10 Person	3 No's
FEMALE	Two for 10 Persons Upto 200 Persons, Over 200 Add at The Rate of One Per 100 Persons or Part thereof	9 Nos's
	Bath One Per 10 Person	4 No's

JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
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E-Mail:vikkrampandiaraj@yahoo.com, www.kalingustructures.com
Phone:0422-3555753,Mobile: 9600 333 470, 9600 333 420.

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25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

REGISTERED ENGINEER

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.