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

SHEET No: 01/01

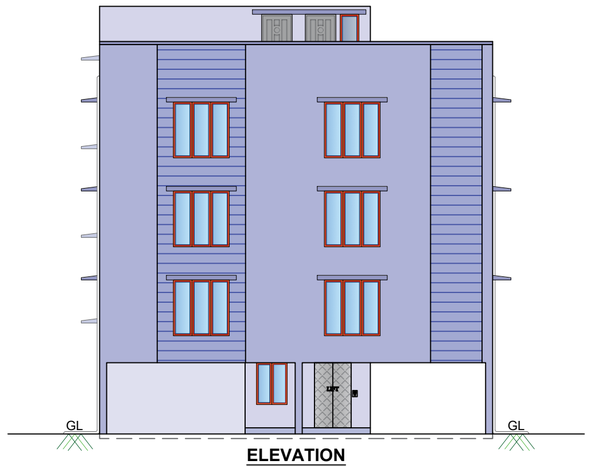
PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F.No: 675/5D2, KALAPATTY VILLAGE (EAST), COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

COMMERCIAL USAGE AS PER MASTER PLAN - 2041

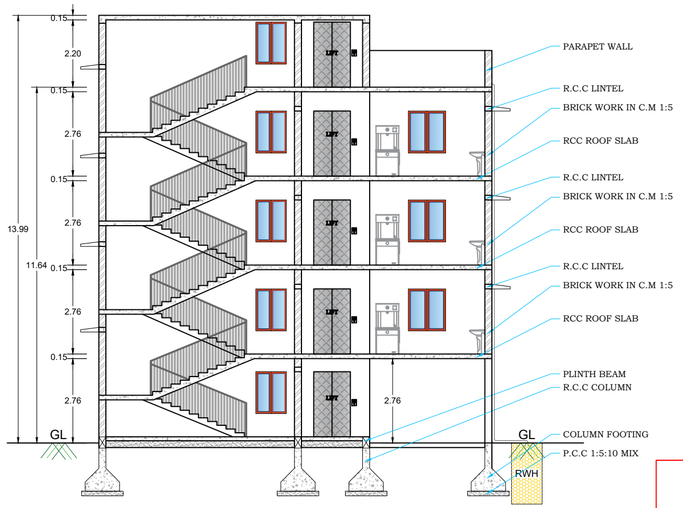
5m

'All DIMENSIONS ARE IN M'

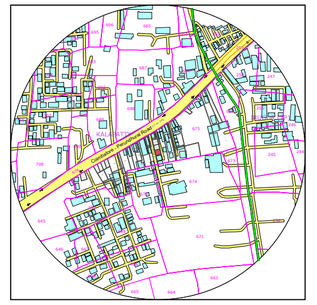
N



ELEVATION



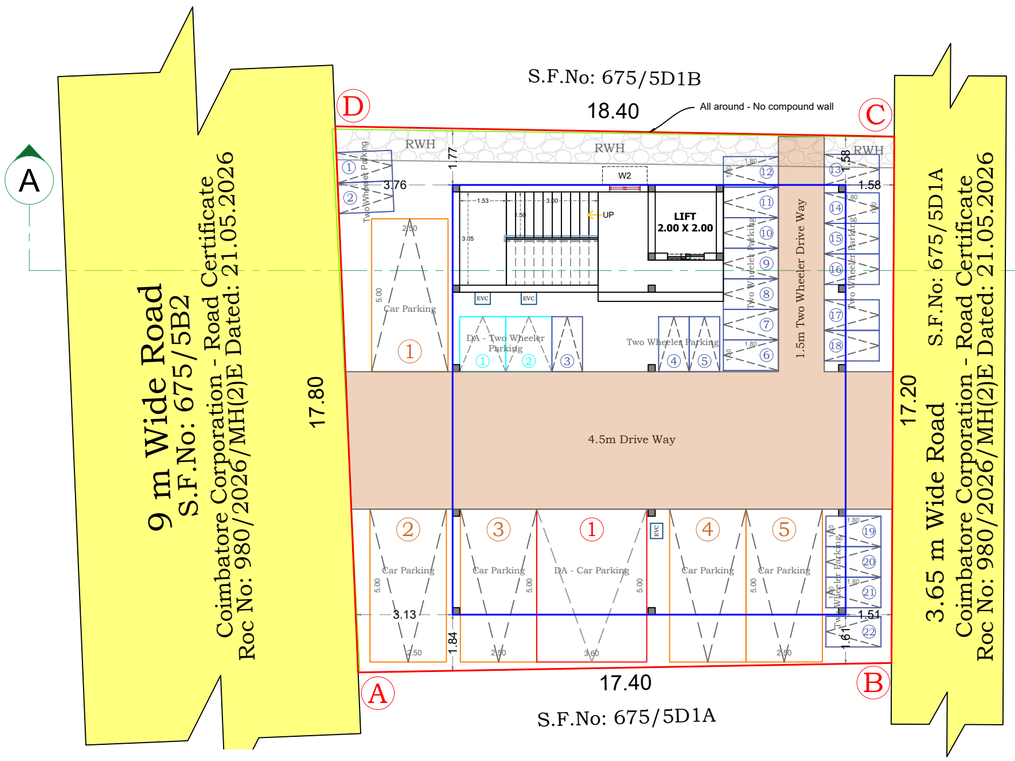
SECTION ON 'AA'



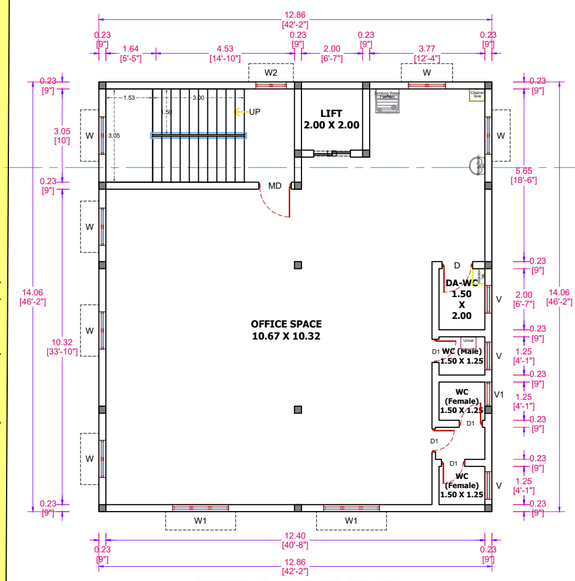
KEY - PLAN

PLANNING PERMISSION DETAILS

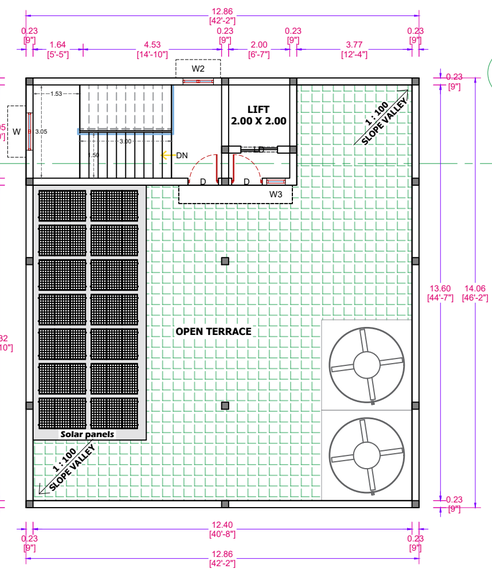
Online Application No : SWP/BPA/879210/2026
Planning Permission No : 619/2026
L.P/C.L.P.A. No : 486/2026



SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)



TERRACE FLOOR PLAN

SITE AREA DETAIL

	m^2
Area As per Document	314.57
Area As per FMB	315.00
As at Site	314.57
Super Imposed Area	312.34

FSI CALCULATION

Total FSI Area			542.43
Total Non-FSI Area			211.83
Total Built Up Area			754.26
FLOOR SPACE INDEX	=	542.43 / 312.34	1.74

BUILDING AREA DETAILS

COMMERCIAL BUILDING

FLOOR	TOTAL FLOOR AREA (m^2)	TOTAL BUILT UP AREA (m^2)	FSI (m^2)	NON FSI (m^2)
Stilt	180.81	180.81	-	180.81
First	180.81	180.81	180.81	-
Second	180.81	180.81	180.81	-
Third	180.81	180.81	180.81	-
Terrace (Head Room)	31.10	31.10	-	31.10
Total =	754.34	754.34	542.43	211.91

PARKING DETAILS

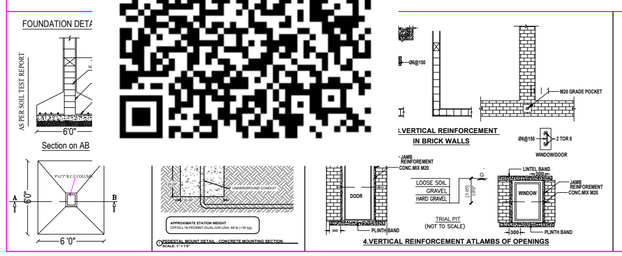
Total Commercial Area	=	542.43 Sq.m
Visitor's Parking - 10%	=	54.24 Sq.m

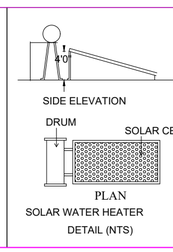
	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sq.m 1 Car & Every 25 Sq.m 1 Two Wheeler	22	22	5	5
DA Parking	2	2	1	1
Total	24	24	6	6

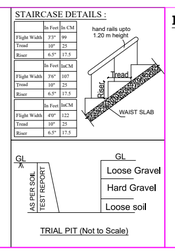
(DIFFERENTLY ABLED PARKING)

Note:

1. Lighting & Mechanical ventilation to be provided wherever necessary as per N.B.C., 2016.
2. Unspecified dimensions are in metre.







REFERENCE

- Site Boundary
  11°02'57.1"N 77°03'30.0"E
- Existing Road
- Proposed Building Boundary
- EV Charging Point

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER
MD	MAIN DOOR	1.07 X 2.13
D/O	DOOR / OPEN	1.00 X 2.13
D1	DOOR 1	0.76 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW 1	1.83 X 1.83
W2	WINDOW 2	1.00 X 1.37
LD	LIFT DOOR	1.20 X 2.13
V	VENTILATOR	0.91 X 0.61

Man Power Strength

Male	Female	Total
15	15	30

Sanitary Requirements: (Water Closets)

	Male	Female
Water Closets	3	3
Ablution Tap	3	5
Urinals	3	-
Drinking Water Fountain	3	
Wash Basin	3	
Cleaner Sink	3	

APPLICANT

Thiru. B.ROHIT

REGISTERED ENGINEER

Er. A.J. SATISH. B.Tech.,
Registered Engineer - Grade II
C.B.E. D.T.C.P. Reg. No: 006/2022
126, 3rd Floor, Renaissance Terrace,
Race Course, Coimbatore - 641018
81223 32211, 0422-2332211

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.