PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

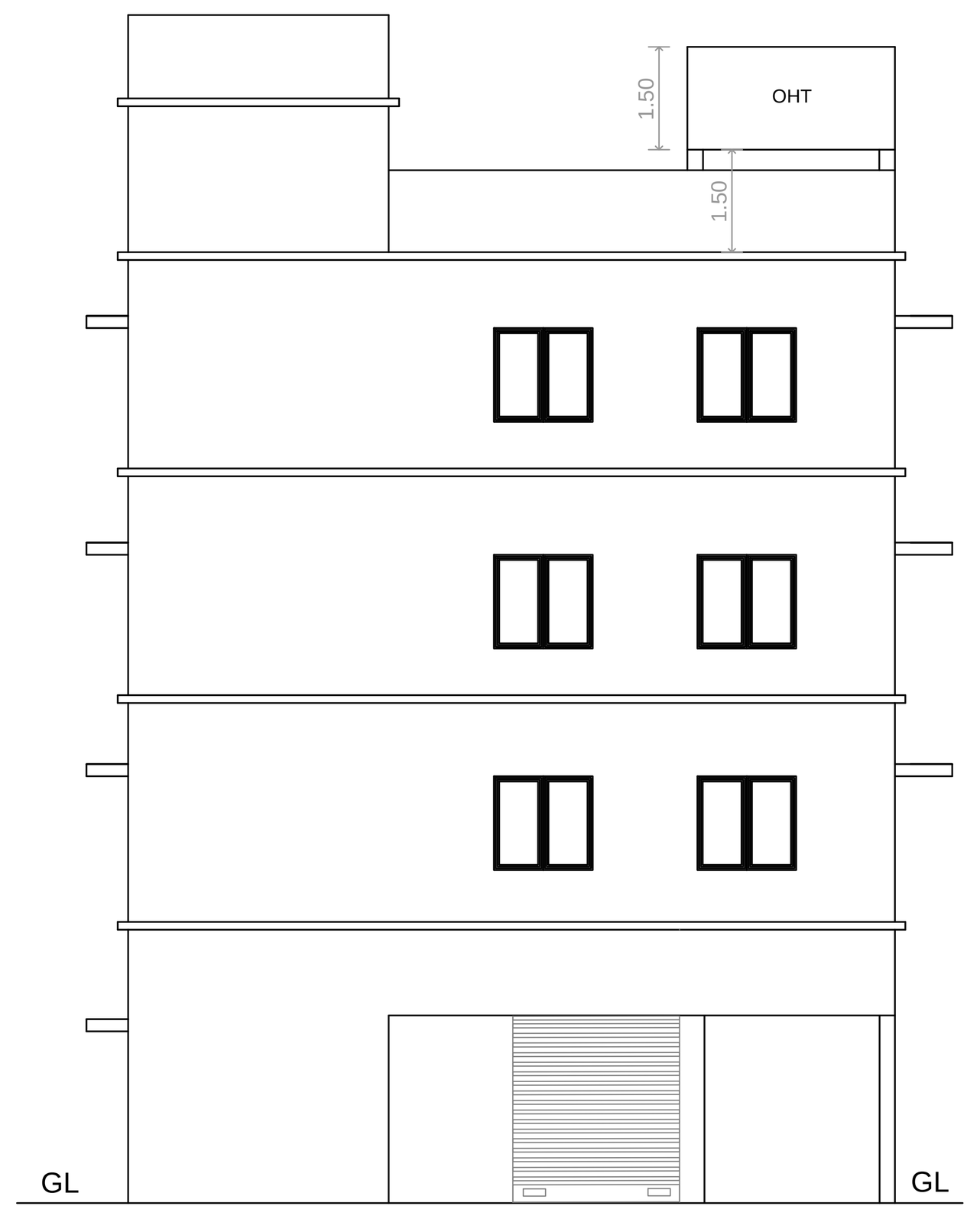
ISSUING AUTHORITY
DTCP

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

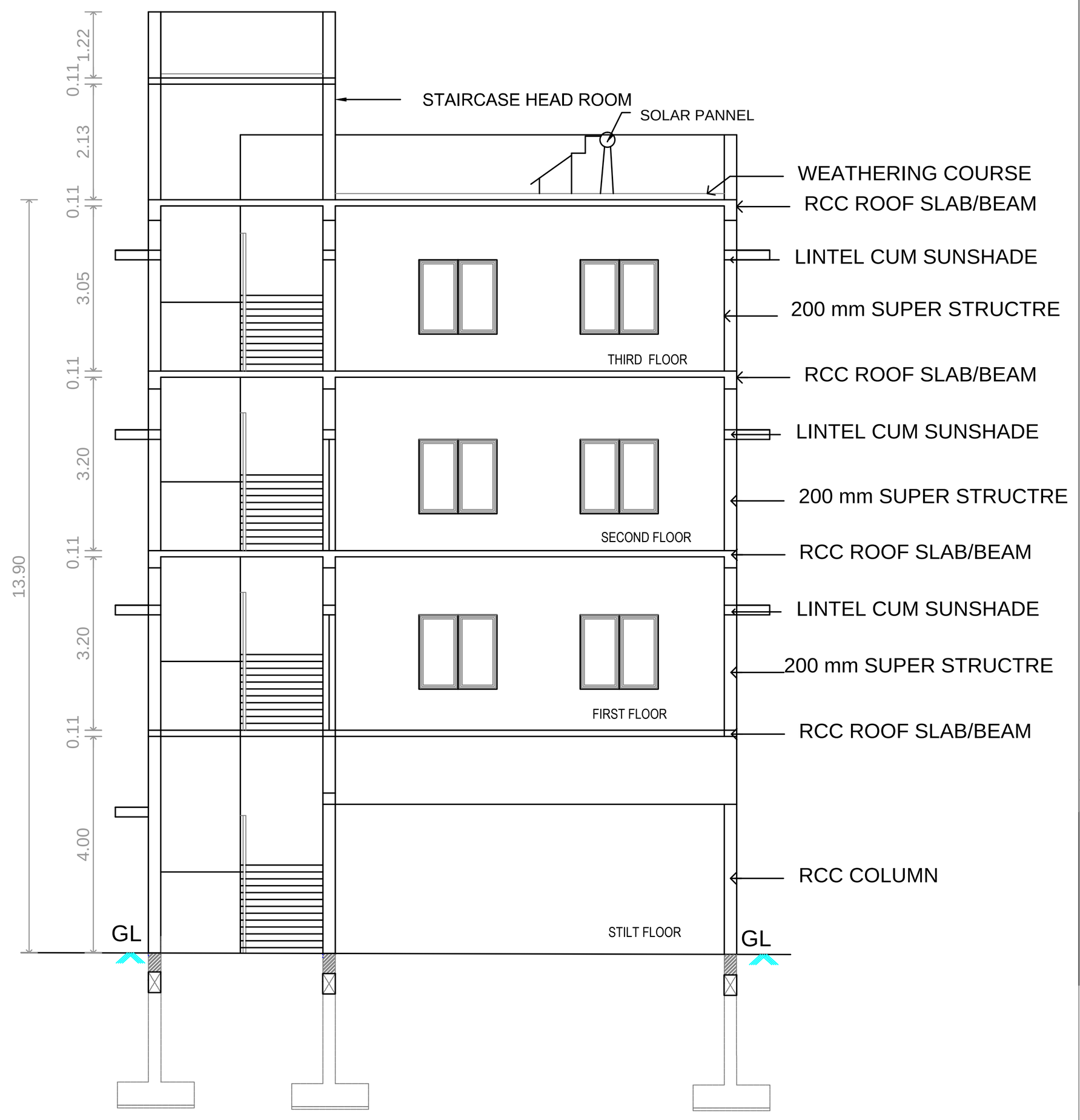
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

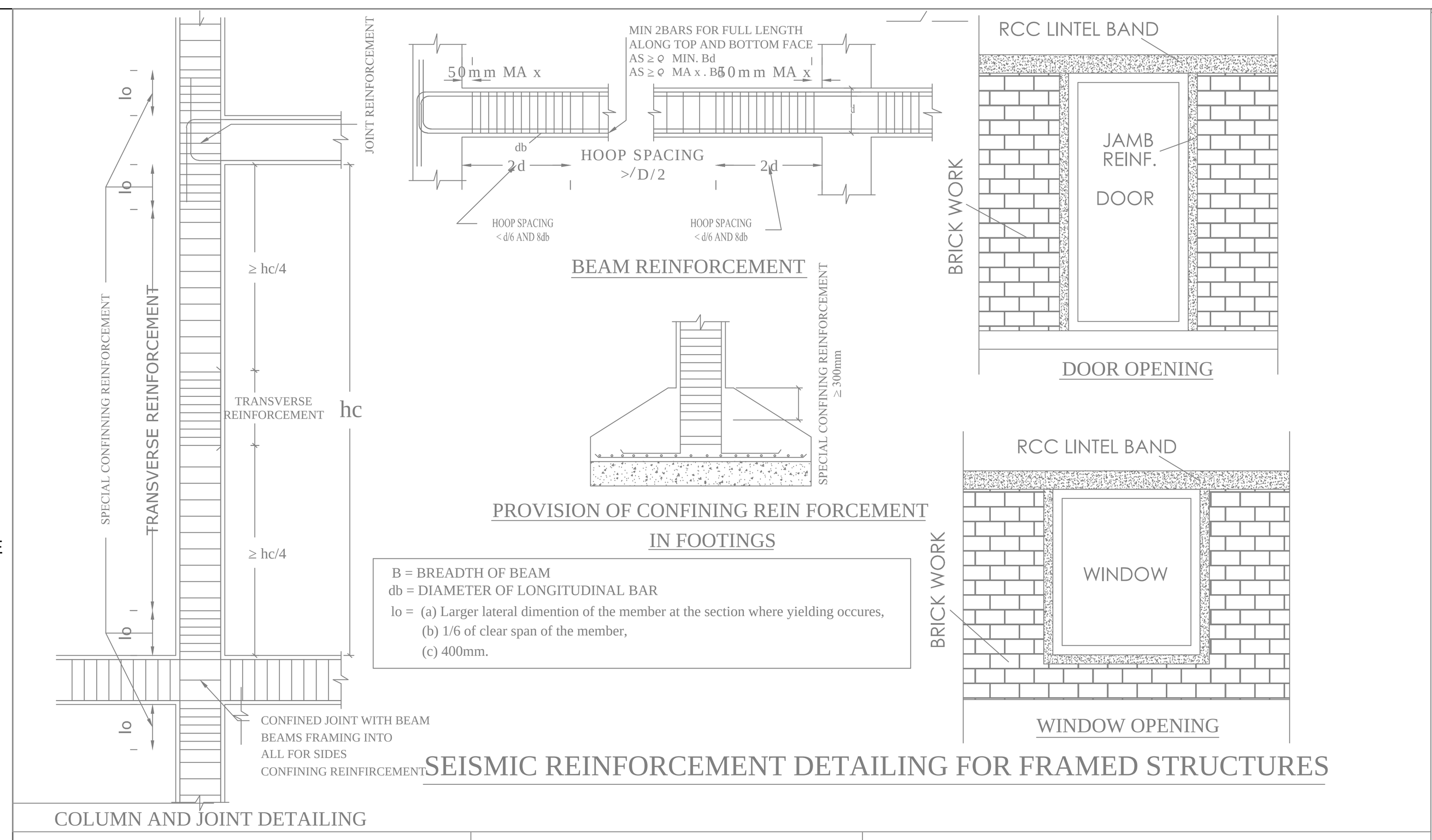
hello@verified.realestate
+91 9996 12 9996
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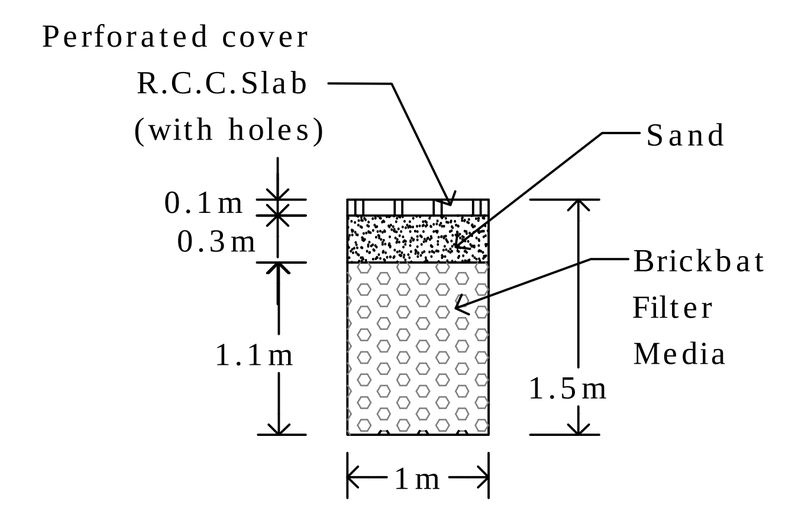


FRONT ELEVATION



SECTION ON AA

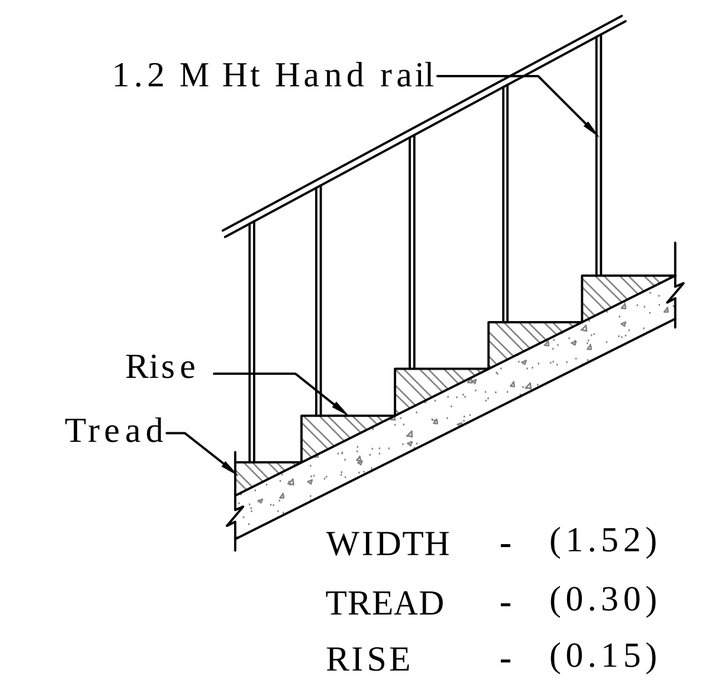




(Not to scale)

RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

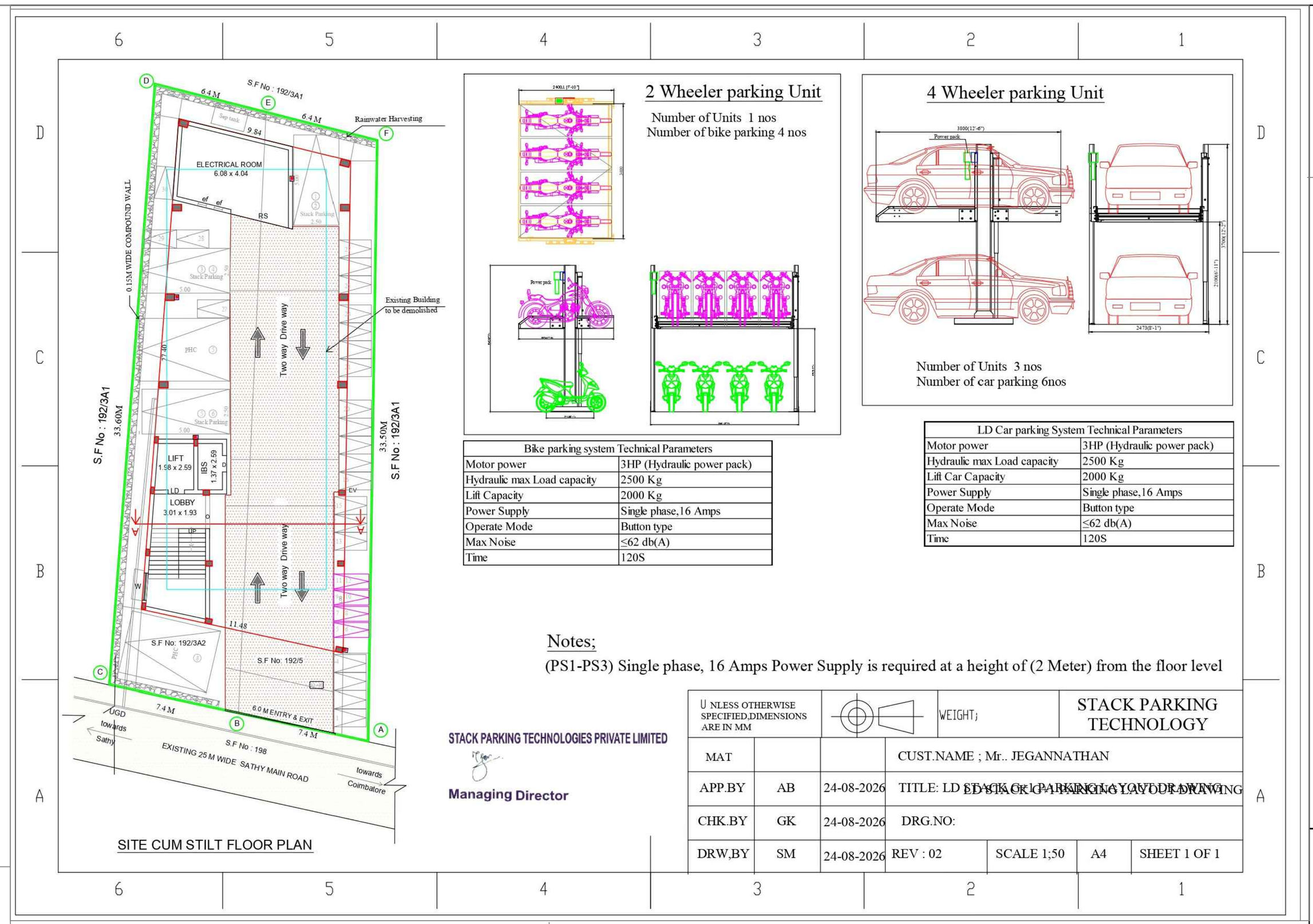


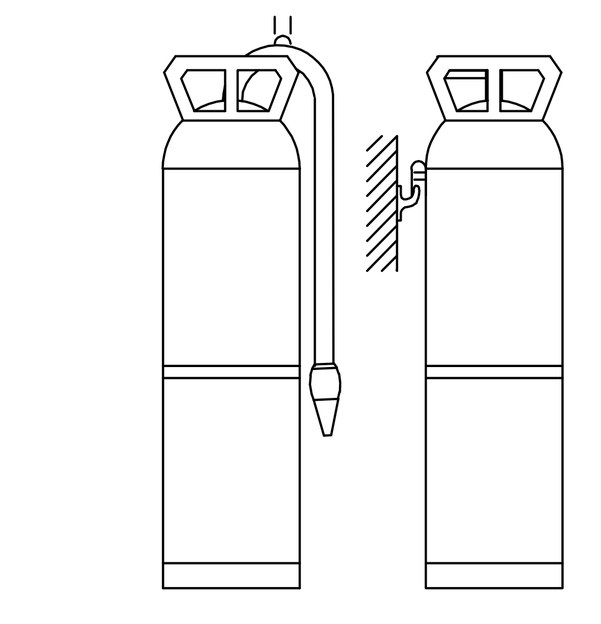
TYPICAL STAIR-CASE - 1

(NOT TO SCALE)

REFERENCE:

SITE BOUNDARY	
EXISTING ROAD	
DRIVE WAY	
PROPOSED BUILDING	
EXISTING BUILDING TO BE DEMOLISHED	

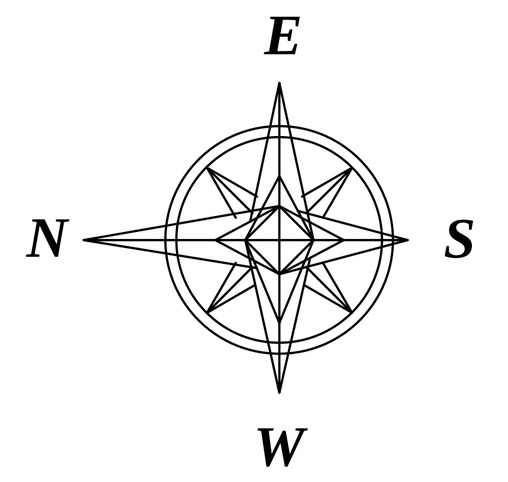


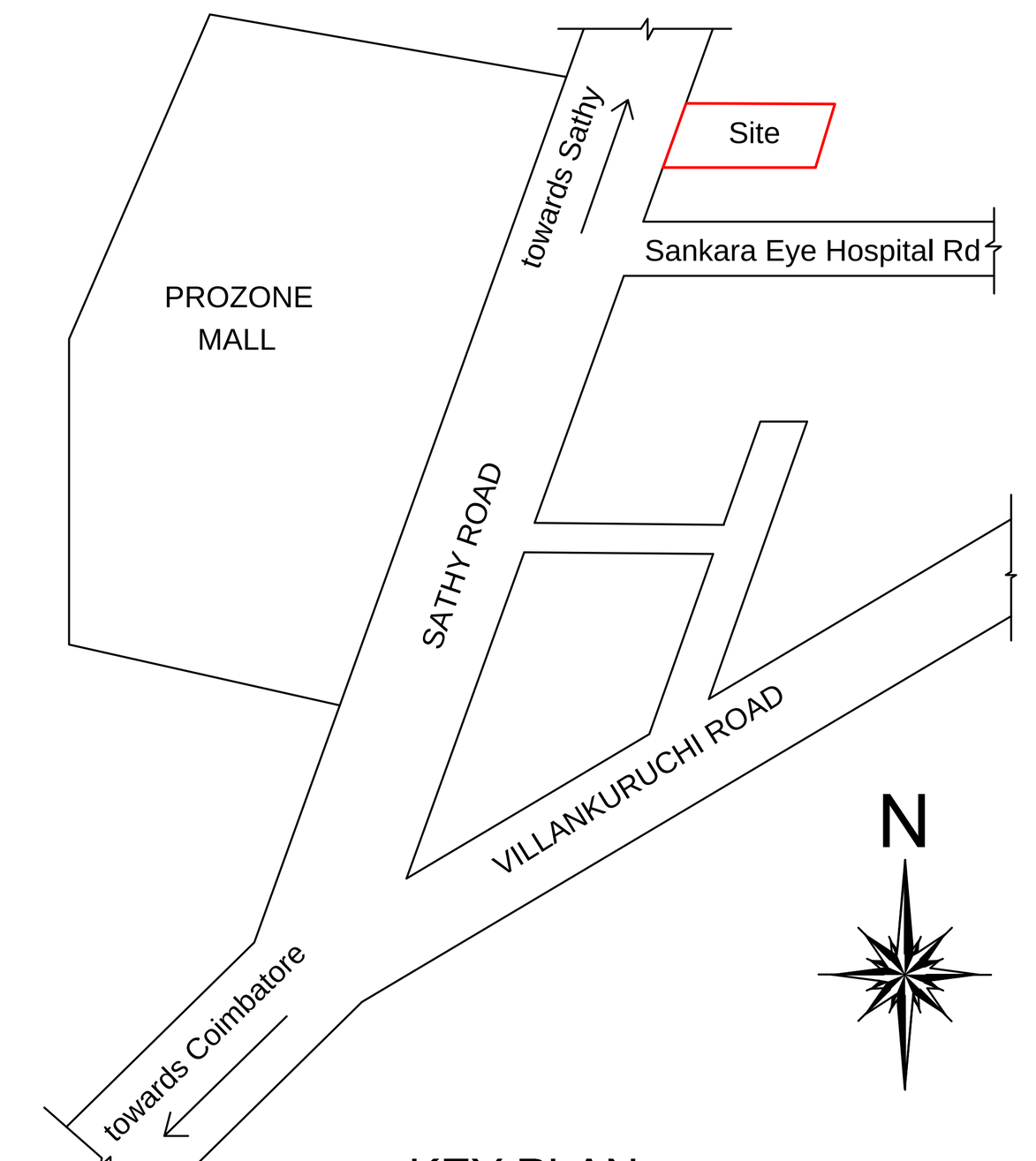


FIRE EXTINGUISHER

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.





KEY PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR RCC ROOF BUSINESS OFFICE BUILDING IN S.F NO : 192/ 3A2 & 5 SATHY MAIN ROAD, SARAVANAMPATTY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

LAND USE TYPE - INDUSTRIAL USE

(as per COIMBATORE MASTERPLAN -2041)

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/BPA/879478 / 2026

AREA DETAILS

	DESCRIPTION		Sq.m
1)	AS PER DOCUMENT	S.F NO: 192/ 5 (ABEF)	225.75
		S.F NO: 192/ 3A2 (BCDE)	230.93
	TOTAL SITE AREA AS PER DOCUMENT		456.68
2)	SITE AREA AS PER FMB	S.F No: 192/5 (ABEF)	226.00
		S.F NO: 192/ 3A2 (BCDE)	230.00
	TOTAL AREA AS PER FMB		456.00
3)	AS PER SITE AREA (SUPER IMPOSED)		455.09

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I (Sq.m)	Total Covered Area (Sq.m)
1)	STILT FLOOR AREA	24.56	267.57	292.13
2)	FIRST FLOOR AREA	292.13	---	292.13
3)	SECOND FLOOR AREA	292.13	---	292.13
4)	THIRD FLOOR AREA	292.13	---	292.13
5)	HEAD ROOM AREA	---	41.51	41.51
	TOTAL	900.95	309.08	1210.03

F.S.I = 900.95 / 455.09 = 1.97

JOINERRY DETAILS

RS - ROLLING SHUTTER	3.00 x 2.10
M.D - MAIN DOOR	2.44 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.90 x 2.10
W - WINDOW	1.83 x 1.52
W1 - WINDOW	1.22 x 1.52
V - VENTILATOR	0.61 x 0.91
EF - EXHAUST FAN	
EV - Electric Charging point	

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereof

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE = (900.95 x 0.75) /100= 675.71 +(Visitor's parking 10%)	7 + 1 No's	8 No's	27+ 3 No's	30 No's

APPROVAL DETAILS:-

ONLINE APPLIATION No : SWP / BPA / 879478 / 2026

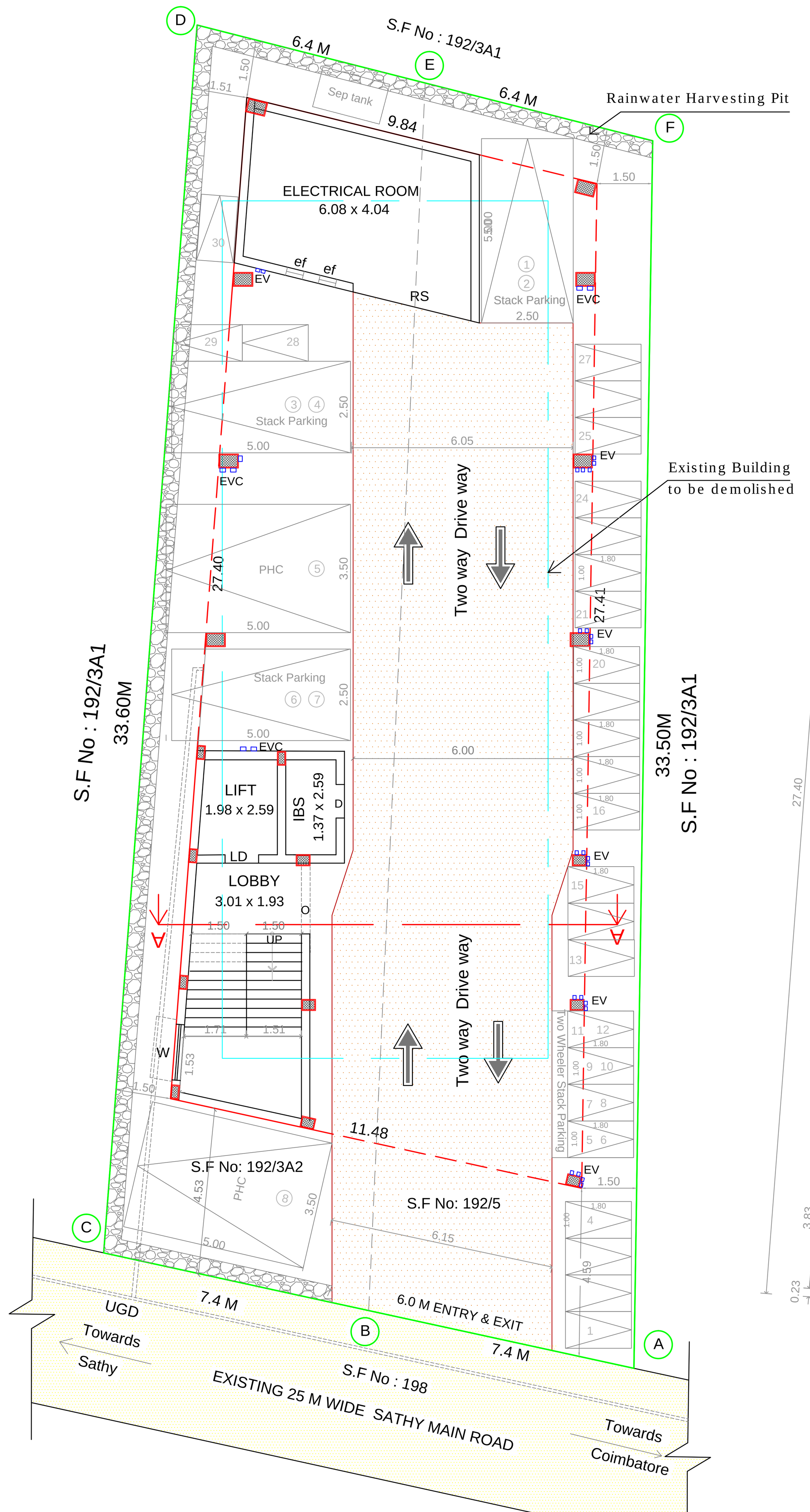
SITE BOUNDARY SHOWN AS "A TO F "

SITE APPROVAL No: L.P/CLPA.No: 548/2026

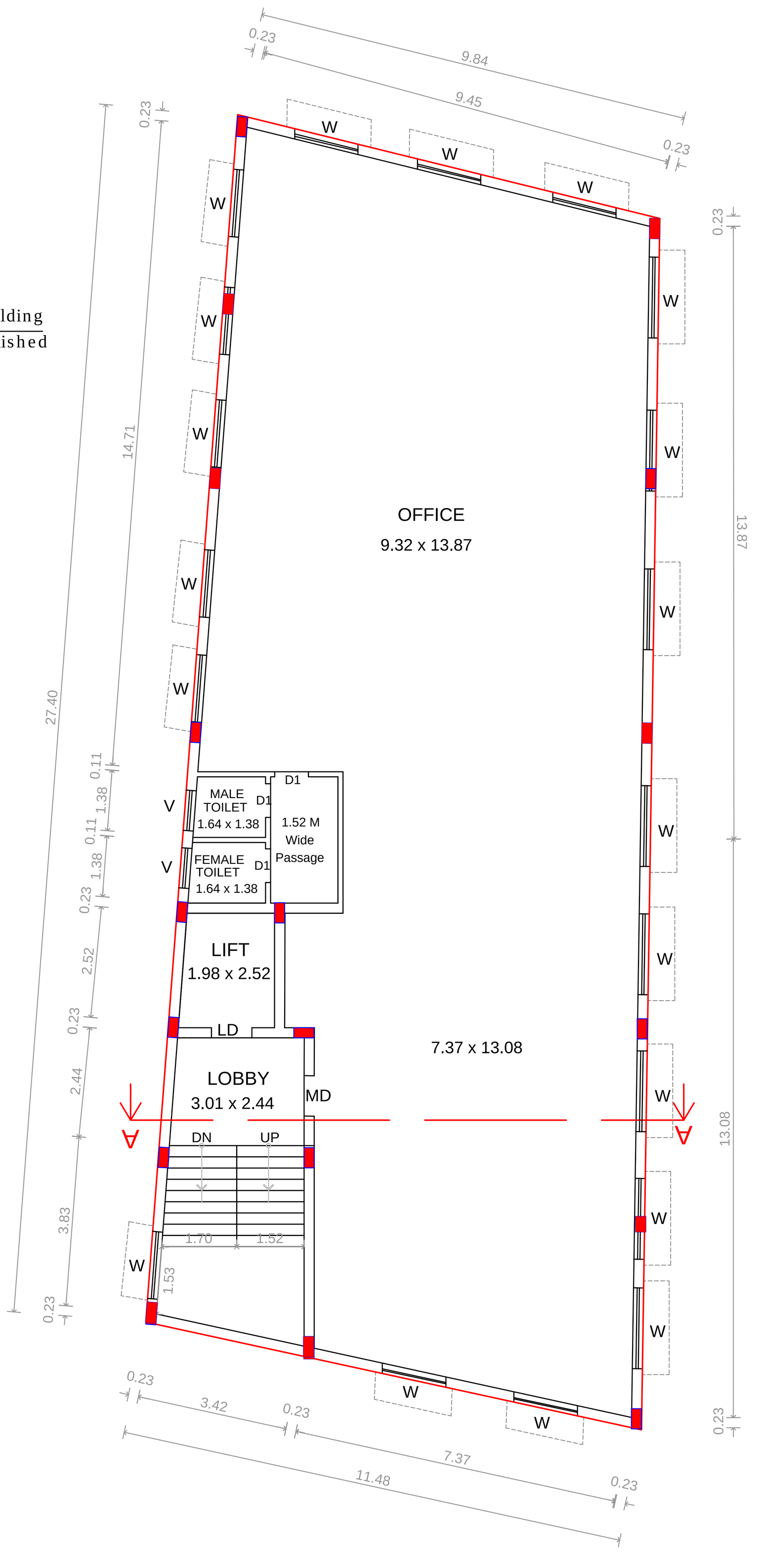
PLANNING PERMISSION No : 695/2026

ALL DIMENSIONS ARE IN METER

SCALE 1 : 100

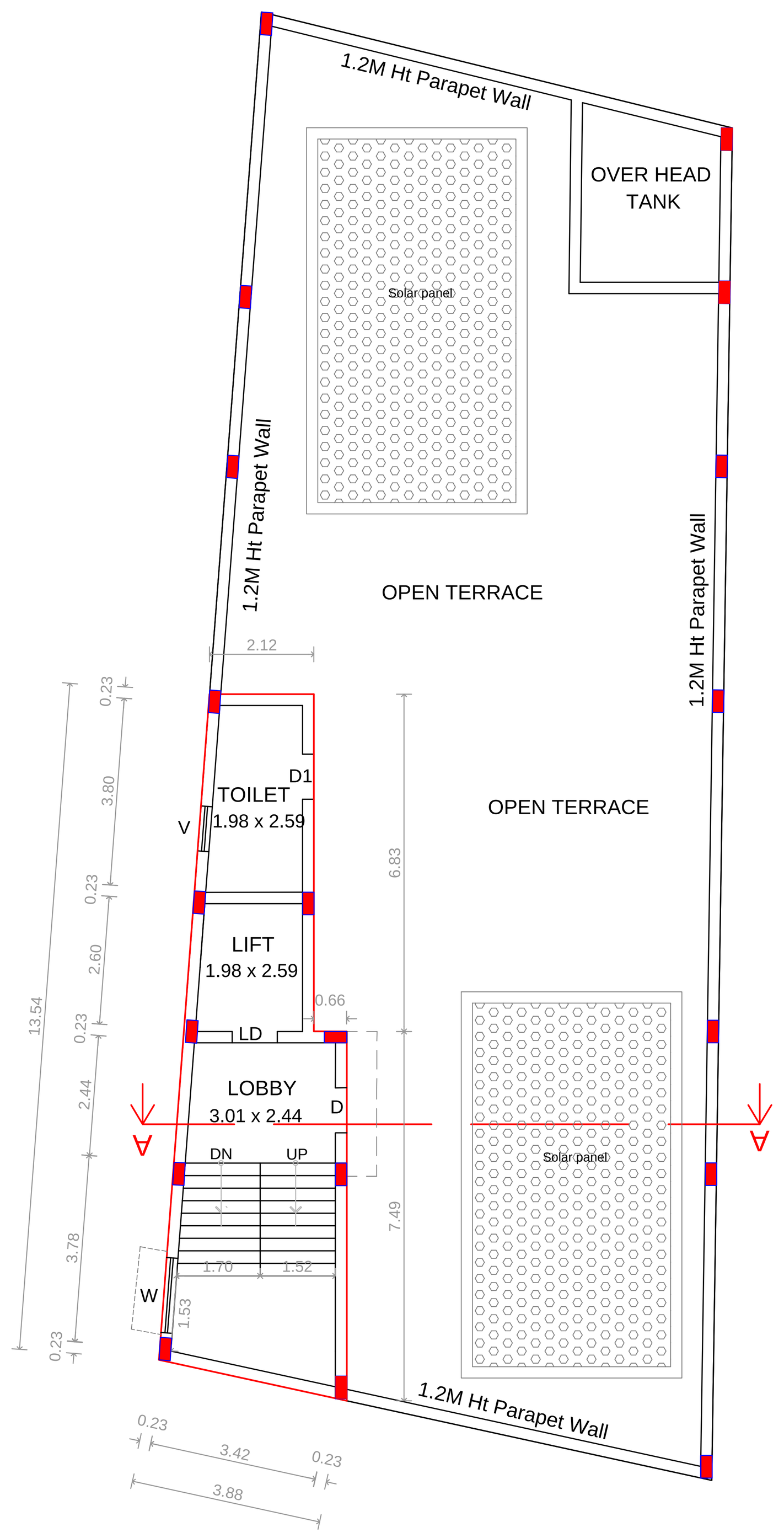


SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLANS

(FIRST, SECOND AND THIRD FLOOR)



TERRACE FLOOR PLANS

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT

S. JEGANATHAN

S. SAKTHIVEL

LAKSHMI

STRUCTURAL ENGINEER

Er.M.BALAJI

LPA / SE / GR - I / 19/04 / 037

Er. M. BALAJI, M.E., (STRUCT
Reg. No. LPA/SE/GR-1/19/04/037
SAI STRUCTURAL DESIGNS
55, KALLURI NAGAR, PEELAMEDU,
COIMBATORE-641 004.
Cell : 98944-44949
Email saisturcturaldesigns@gmail.com

REGISTERED ENGINEER

Er.R.RAGUPATHY

LPA / RE / GR - II / 011 / 2024

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No. 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell : 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-I/01/2026

e-signed

Joint Director / Member Secretary,

District Town and Country Planning office

Coimbatore District

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
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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.