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.

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

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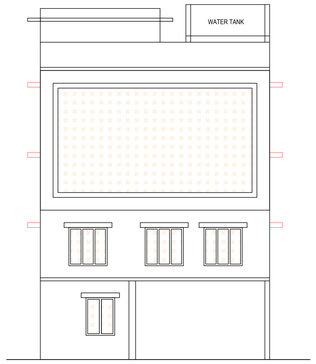
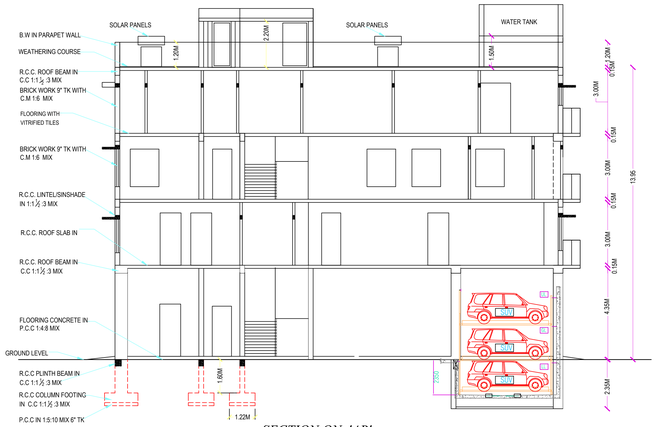
T.P.SCHEMER NO:- 06

LAND USE DETAILS :COMMERCIAL LAND USE.



ELEVATION



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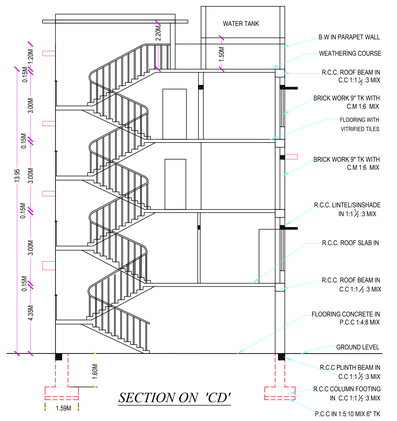

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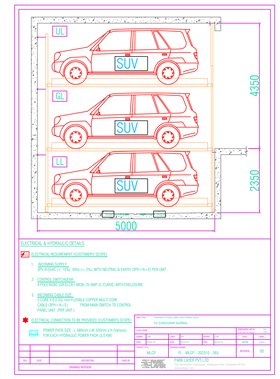
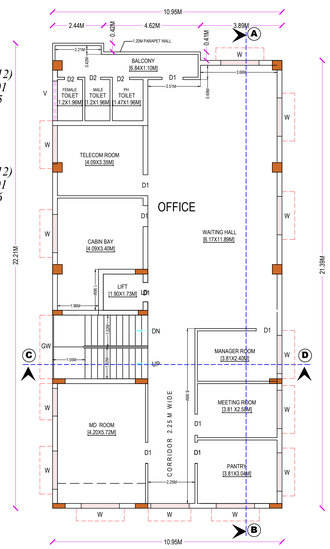
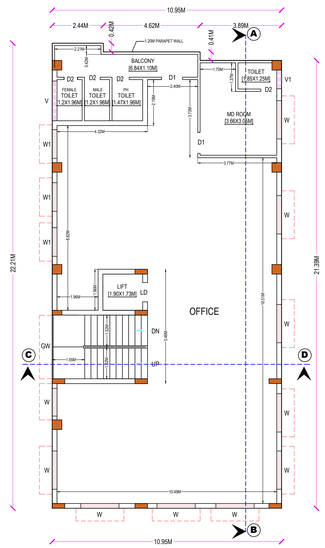




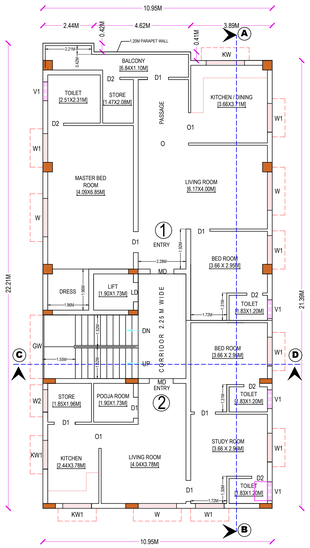
SITE PLAN WITH STILT FLOOR



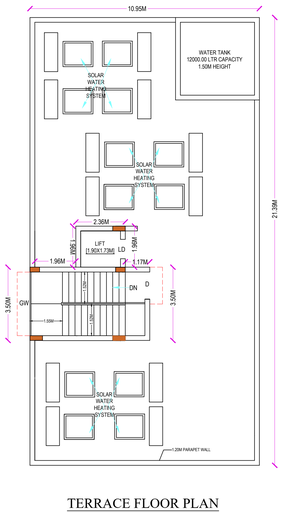
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



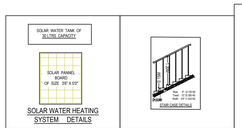
TERRACE FLOOR PLAN

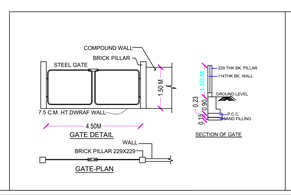
APPLICANT NAME:- Dr.ARUNKARTHIK KARTHIKEYAN

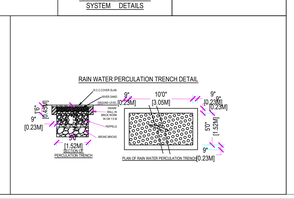
ONLINE APPLICATION NO:- SWP/ BPA/ 882709/ 2026

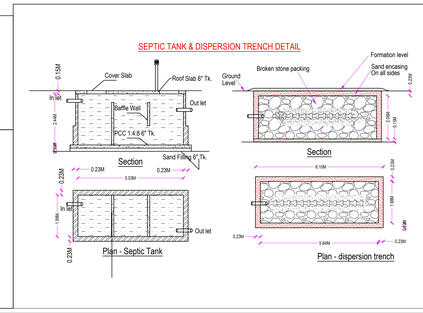
SITE APPROVAL : LP/CLPA.NO:(A to D) 453/2026

PLANNING PERMISSION NO:575/2026









SHEET NO - 1	
ALL DIMENSION ARE IN METER SCALE - 1:100	

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF STILT [PARKING], FIRST FLOOR [OFFICE BUILDING],SECOND FLOOR [OFFICE BUILDING] , THIRD FLOOR [RESIDENTIAL BUILDING] IN SITE NO:-8, SRI RAM LAYOUT, SAIBABACOLONY, ***WARD NO:- L-(12)SANGANUR, BLOCK NO:- 01****,* ***T.S.NO:- 10 / 4,*** *COIMBATORE CORPORATION.*

AREA DETAILS:

DOCUMENT NO	OWNER DETAILS	AREA-SQM
	Dr.ARUNKARTHIK KARTHIKEYAN	
S.L.NO	**SITE AREA AS PER TSLR**	369.00
	SITE AREA AS PER SITE	369.52
	SITE AREA AS PER DOCUMENT	369.66
	SITE AREA AS PER TSLR EXTRACT	369.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILD UP AREA

	Build up Area		TOTAL AREA
	FSI	NON FSI	
STILT FLOOR	24.00	214.08	238.08
FIRST FLOOR (COMMERCIAL)	238.08	-	238.08
SECOND FLOOR (COMMERCIAL)	238.08	-	238.08
THIRD FLOOR (RESIDENTIAL)	238.08	-	238.08
TERRACE FLOOR STAIR HEAD ROOM & LIFT	-	24.63	24.63
TOTAL FSI AREA	738.24	238.71	976.95

FLOOR SPACE INDEX = $\frac{738.24}{369.658}$ = 1.99 (FSI)

RESIDENTIAL	UNIT NO:-①	UNIT NO:-②	3rd FLOOR TOTAL DWELLINGS
	129.17 SQM	78.98 SQM	2-DEWLLING

PARKING DETAILS

S.L. NO	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE (INCLUDING PHP)	8 No's	9 No's
2)	TWO WHEELER PARKING SPACE (INCLUDING PHP)	23 No's	23 No's

HIGHT OF THE BUILDING - 13.95 M

	SCHEDULE OF JOINERIES	METER
MD	MAIN DOOR	1.14 X 2.50
D	DOOR	1.30 X 2.50
D1	DOOR	1.00 X 2.50
D2	DOOR	0.76 X 2.40
LD	LIFT DOOR	0.91 X 2.40
O	OPEN	2.40 X 2.40
O1	OPEN	1.44 X 2.40
W	WINDOW	1.83 X 1.83
W1	WINDOW	1.37 X 1.83
W	WINDOW	1.07 X 1.83
V	VENTILATOR	1.90 X 0.61
V1	VENTILATOR	0.91 X 0.61

REFERENCE

SITE BOUNDARY — EXISTING BUILDING TO BE REMOVED

EXISTING ROAD — PROPOSED BUILDING

ER.P.RAJKUMAR,DCE,FIE
REGISTERED ENGINEER
COIMBATORE DISTRICT/Lic.No.CC/1999/2009
No:56,NATHAN NAGAR R.S.PURAM
COIMBATORE - 641002. Cell:89058-09898.

REGISTERED ENGINEER

APPLICANT

B. SENTHILKUMAR, M.E.(Structural)
Registered Construction Engineer
Coimbatore Reg. No. CE/019/2022
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

CONSTRUCTION ENGINEER/ (RSE)

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GP-1/031/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

STRUCTURAL ENGINEER/ (RSE)

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.