PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

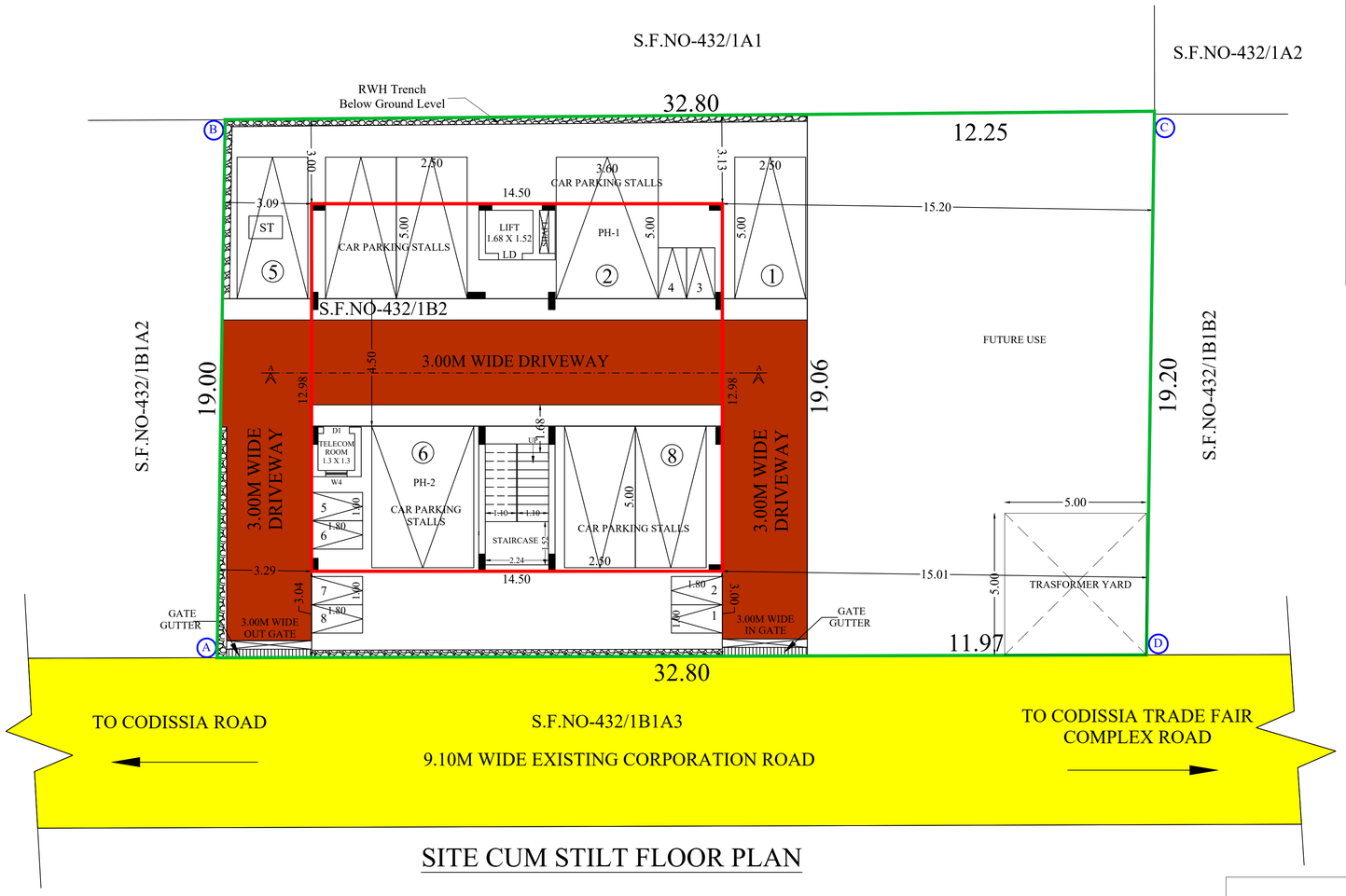
ISSUING AUTHORITY
DTCP

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

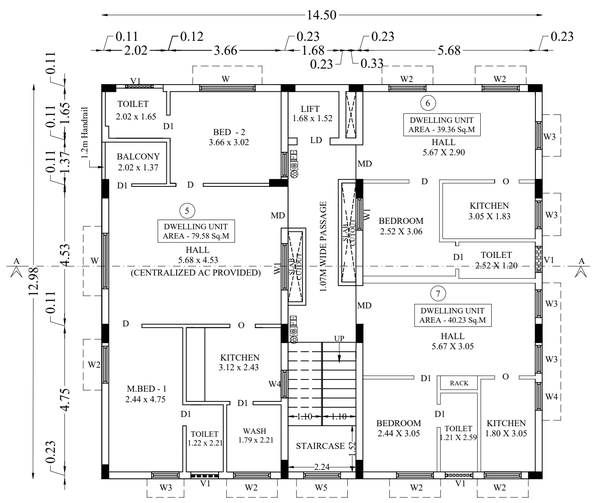
hello@verified.realestate
+91 9996 12 9996
verified.realestate



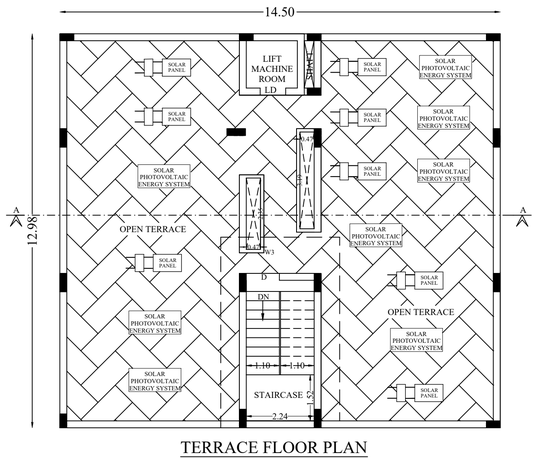
SITE CUM STILT FLOOR PLAN

Online Application No. : SWP/BPA/887645/2026
LP/CLPA NO. : 427/2026
Planning Permission No. : 543/2026

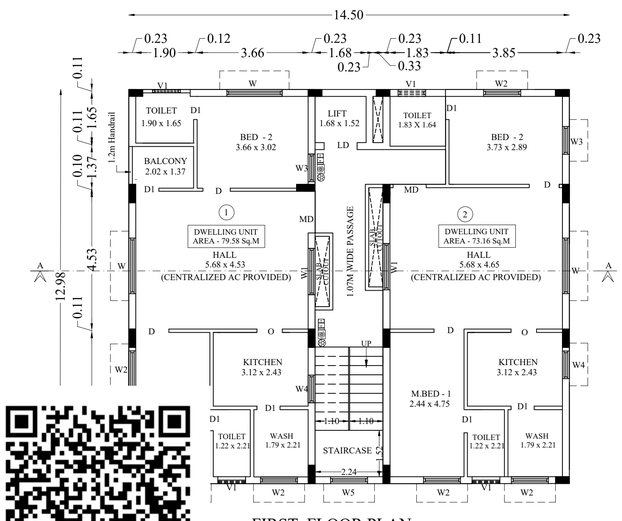
REFERENCE	COLOR INDEX:
FIRE ALARM SYSTEM	SITE BOUNDARY
HOSE REEL	EXISTING ROAD
FE FIRE FIGHTING EQUIPMENT	PROPOSED BUILDING
DW DRINKING WATER	DRIVE WAY



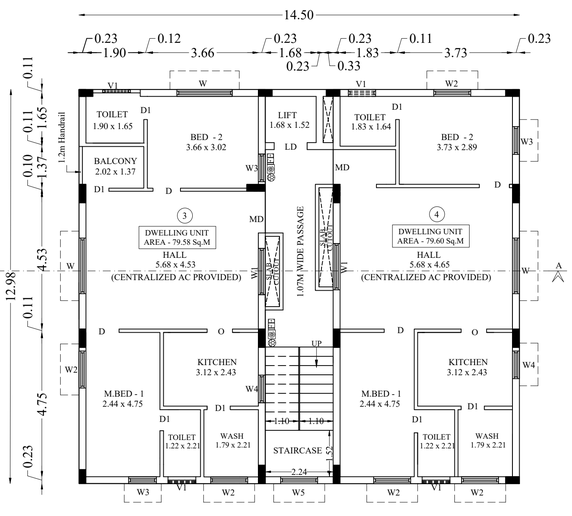
TYPICAL THIRD, FOURTH AND FIFTH FLOOR PLAN



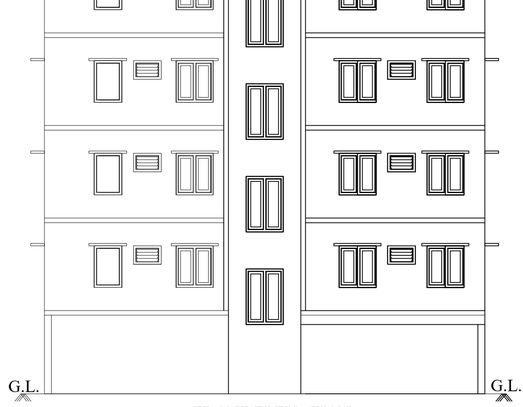
TERRACE FLOOR PLAN



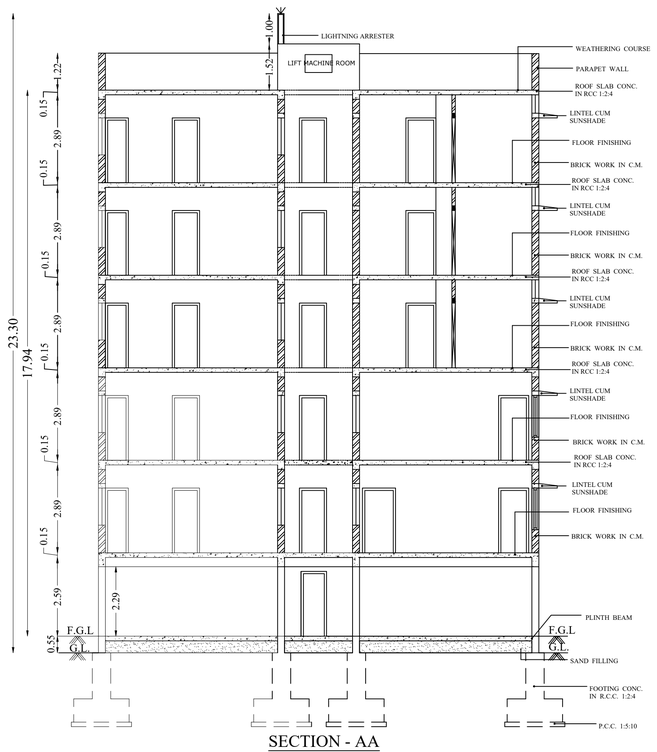
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



SECTION - AA

DWELLING AREA DETAILS		
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01	1	79.58
	2	73.16
FLOOR02	3	79.58
	4	79.60
FLOOR03	5	79.58
	6	39.36
	7	40.23
FLOOR04	8	79.58
	9	39.36
	10	40.23
FLOOR05	11	79.58
	12	39.36
	13	40.23

JOINERY DETAILS		
S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.09 X 2.13
2	DOOR - D	1.00 X 2.13
3	DOOR - D1	0.76 X 2.13
4	OPEN - O	0.91 X 2.13
5	WINDOW - W	1.83 X 1.22
6	WINDOW - W1	1.52 X 1.22
7	WINDOW - W2	1.22 X 1.22
8	WINDOW - W3	0.91 X 1.22
9	WINDOW - W4	0.91 X 0.91
10	VENTILATOR - V	1.56 X 0.61
11	VENTILATOR - V1	0.91 X 0.61
12	LIFT DOOR - LD	1.09 X 2.13

SITE AND REVISED DETAIL PLAN SHOWING THE ADDITION AND ALTERATION TO THE EXISTING (ALREADY APPROVED COIMBATORE ZONE FILE NO-SWP/BPA/049576/2023, PLANNING PERMISSION NO:624/2023 AND LP/CLPA NO:538/2023) CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING STILT + FIVE FLOORS IN S.F.NO-432/1B2, KALAPATTI WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

ONLINE APPLICATION NO - SWP/BPA/887645/2026

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

NAME OF THE APPLICANT :
MANIMA INITIATIVES
BY ITS PARTNER,
MR.S. SACHIKUMAR

SCALE-1:100

AREA DETAILS :

AS PER PATTA/TSLR	- 624.00 Sq.m
AS PER DOCUMENT	- 624.00 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 626.34 Sq.m

ALREADY APPROVED AS PER JOINT DIRECTOR (I/C), DISTRICT TOWN AND COUNTRY PLANNING OFFICE, COIMBATORE ZONE.FILE NO-SWP/BPA/049576/2023, PLANNING PERMISSION NO:624/2023 AND LP/CLPA NO:538/2023

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
1	STILT FLOOR	-	188.13	188.13	-
2	FIRST FLOOR	175.80	10.81	186.61	2
3	SECOND FLOOR	175.80	10.81	186.61	2
4	THIRD FLOOR	175.80	10.81	186.61	2
5	FOURTH FLOOR	179.61	7.00	186.61	3
6	FIFTH FLOOR	179.61	7.00	186.61	3
7	TERRACE FLOOR	-	20.72	20.72	-
	TOTAL	886.62	255.28	1141.9	12

REVISED AREA DETAILS :-

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
1	STILT FLOOR	-	188.21	-	188.21	-
2	FIRST FLOOR	185.09	-	3.12	188.21	2
3	SECOND FLOOR	185.09	-	3.12	188.21	2
4	THIRD FLOOR	185.09	-	3.12	188.21	3
5	FOURTH FLOOR	185.09	-	3.12	188.21	3
6	FIFTH FLOOR	185.09	-	3.12	188.21	3
7	TERRACE FLOOR	-	18.03	-	18.03	-
	TOTAL	925.45	206.24	15.60	1147.29	13

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 925.45 / 624.00 = 1.483 < 2.0

HEIGHT OF THE BUILDING-17.94M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED
RESIDENTIAL FROM 25 TO 50 Sq.M	4	-	-	4	6
RESIDENTIAL ABOVE 50 TO 75 Sq.M	2	1	1	1	1
RESIDENTIAL ABOVE 75 Sq.M	6	6	6	-	-
10% VISITORS CAR PARKING	-	1	1	1	1
TOTAL	12	8	8 (INCLUDING 2 P.H)	6	8

Dr. N. BALASUNDARAM
B.E., M.E. (Env.), Ph.D, ISTE, MICI, MIGS
Geo - Technical Engineer
Reg.No : LPC/GTE/003/2024
356, Nanjundapuram Road, Coimbatore - 641 036.
Ph: 94 42 13 91 86 / balasundaramn@gmail.com

REGISTERED GEOTECHNICAL ENGINEER

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.
Ph . 94421 30186

REGISTERED CONSTRUCTION ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV.
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/0032/2024
3/358, Arul Jothi Nagar, Karanampettai,
Palladam, Tirupur - 641 401.
Ph. 99 52 50 65 49 / er.johnpaulv@gmail.com

REGISTERED STRUCTURAL ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV.
Engineer Grade - I (SE)
Reg. No: LPA/RE/GR-1/0057/2024
3/358, Arul Jothi Nagar, Karanampettai,
Palladam, Tirupur 641 401.
Ph. 99 52 50 65 49 / er.johnpaulv@gmail.com

REGISTERED ENGINEER

For MANIMA INITIATIVES
PARTNER

APPLICANT:

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.