PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

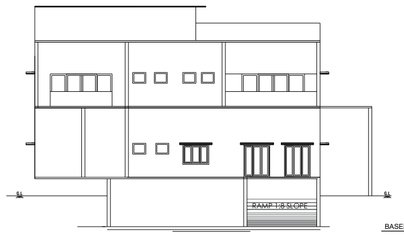
ISSUING AUTHORITY
DTCP

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

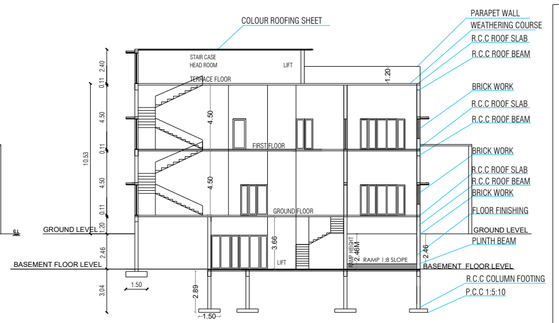
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

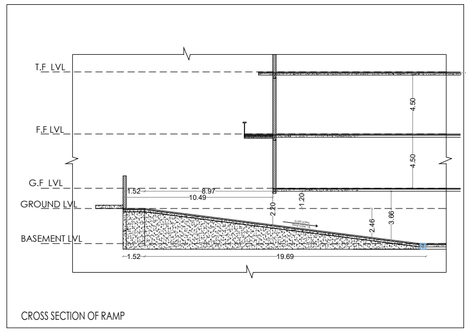
hello@verified.realestate
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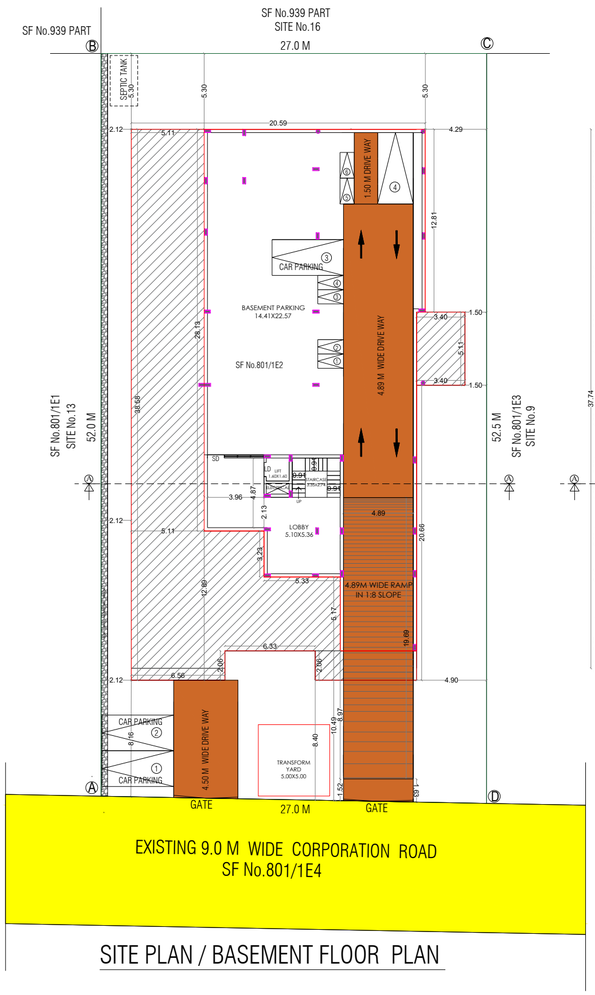
ELEVATION



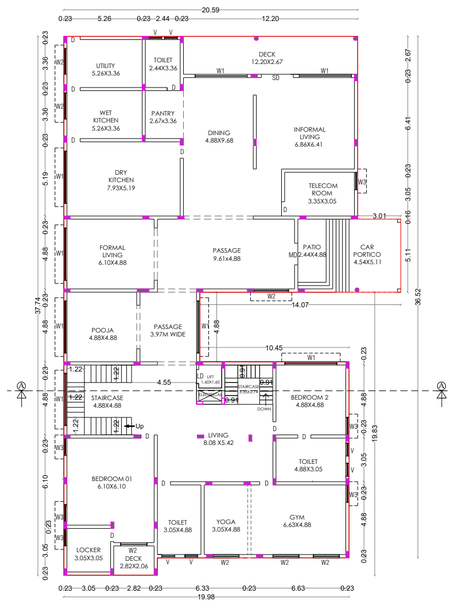
SECTION A-A



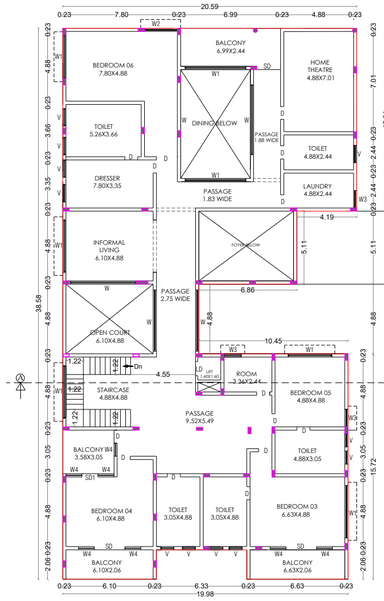
CROSS SECTION OF RAMP



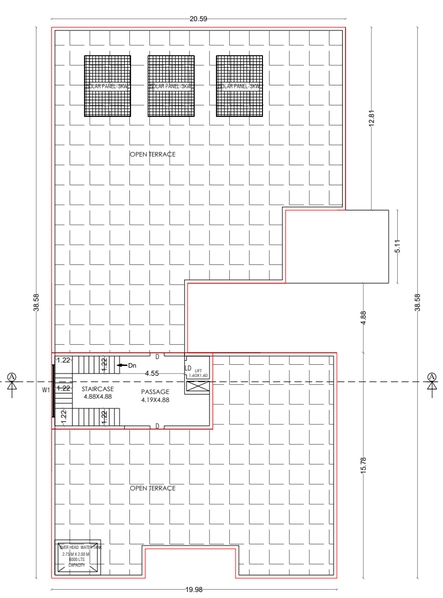
SITE PLAN / BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



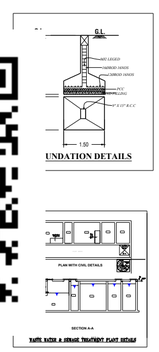
FIRST FLOOR PLAN

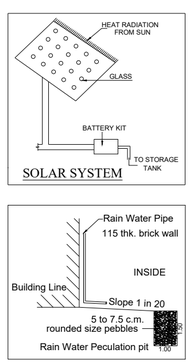


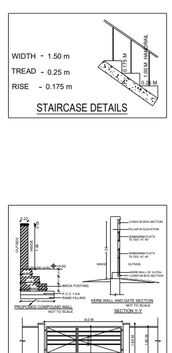
TERRACE FLOOR PLAN



10000 LITERS CAPACITY SEPTIC TANK (NTS)







SURVEYOR / ASS. DRAUGHTS MAN

ARCHITECTURAL / PLANNING ASSISTANT

Note:

Waste Water Used for Garden
Rain Water harvesting Provided
Solar System Water tank provided
Waste water from recycled water tank &
Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes (As per G.O (M.S) No : 341 - dated 03.11.2004)
Drinking water to be provided as per corporation norms

V.KARTHICK, DCE,BE.,
STRUCTURAL ENGINEER
Licence No : SE/GR-II/003/2025
2961, Gandhima Nagar, Coimbatore : 641 006.
Ph : 95009 29841, 93605 06441

STRUCTURAL ENGINEER

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Registered Engineer Grade-II
CDTCP - RE - GR-II /02/2025
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Coimbatore South, Coimbatore - 641 016

REGISTERED ENGINEER

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

APPLICANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF BASEMENT, GROUND, FIRST AND TERRACE FLOOR RESIDENTIAL BUILDING AT SITE No.10 "KOVAI ESTATE" SF No.801/1E2, KALAPATTI EAST VILLAGE, WARD No: 006, EAST ZONE, COIMBATORE CORPORATION.

APPROVED LAYOUT L.P / D.T.C.P No: 1184/1991, DATED : 11.10.1991,

Applicant Name : K.Vijayakumar And V.Thenmozhi

Online Application Number : SWP/BPA/889310/2026

RESIDENTIAL BUILDING

ALL DIMENSIONS ARE IN METER
SCALE = 1:100

N W E S

PLOT AREA STATEMENT :-

	SQ.FT	SQ.M
AREA OF THE PLOT [AS PER DOCUMENT]	15188.00	1411.00
AREA OF THE PLOT [AS PER PATTA]	15188.00	1411.00
AREA OF THE SUPER IMPOSED PLOT AREA	15177.24	1410.50

PROPOSED BUILDING AREA DETAILS :-

DESCRIPTION:-	FSI Area IN SQ.M	Non FSI Area IN SQ.M	Total Built up Area IN SQ.M
AREA OF THE BESETMENT FLOOR	-----	488.09	488.09
AREA OF THE GROUND FLOOR	672.11	40.90	713.01
AREA OF THE FIRST FLOOR	597.70	98.59	696.29
AREA OF THE TERRACE FLOOR	-----	60.23	60.23
TOTAL AREA OF BUILDING	1269.81	687.81	1957.62

FSI (FLOOR SPACE INDEX)

PREMIUM FSI LIMITATION >= 3.25 = $\frac{1269.81}{1411.00}$ = 0.90

PLOT COVERAGE = $\frac{713.01}{1411.00}$ = 50.53 %

BUILDING HEIGHT :-

TOTAL HEIGHT OF THE RESIDENTIAL BUILDING = 10.53 M

PARKING DETAILS:-

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	4 Nos.	4 Nos.
TWO WHEELER PARKING	4 Nos.	6 Nos.

JOINERY DETAILS:-

		METRE
MD	MAIN DOOR	2.77 x 2.13
LD	LIFT DOOR	1.00 x 2.13
D1	DOOR	1.22 x 2.13
SD	SLIDE DOOR	2.00 x 2.13
SD1	SLIDE DOOR	1.12 x 2.13
W	WINDOW	4.27 x 2.13
W1	WINDOW	3.66 x 2.13
W2	WINDOW	3.50 x 2.13
W3	WINDOW	1.83 x 2.13
W4	WINDOW	1.17 x 2.13
V	VENTILATOR	0.90 x 0.76

COLOUR INDEX

PLOT BOUNDARY	--	
PROPOSED BUILDING	--	
EXISTING ROAD	--	

SWP / SITE APPROVAL / LP/ CLPA No: 483 / 2026
SWP / PLANNING PERMISSION No: 614 / 2026

Joint Director / Member Secretary (IC)
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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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.