Verified RealEstate™

REFERENCE
SWP/BPA/892514/2026

ISSUED
14 August 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

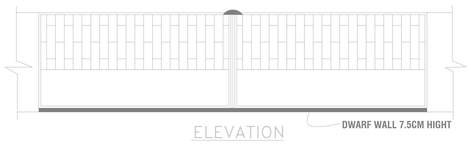
The approval as the planning authority issued it, reproduced in full behind this page.

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

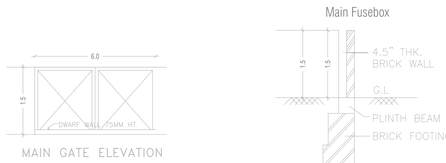
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

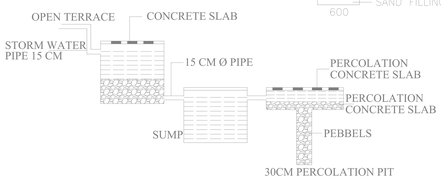
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DIGITALLY VERIFIED RECORD

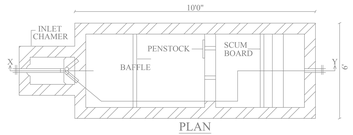


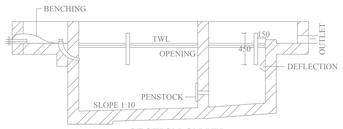
PLAN OF COMPOUND WALL





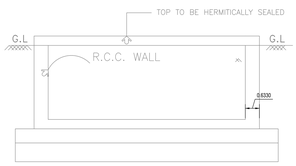
RAINWATER HARVESTING SYSTEM



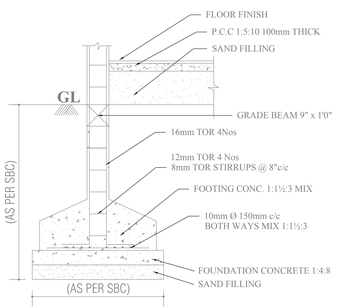


SECTION ON XY

SEPTIC TANK DETAIL

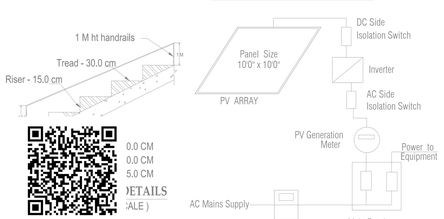


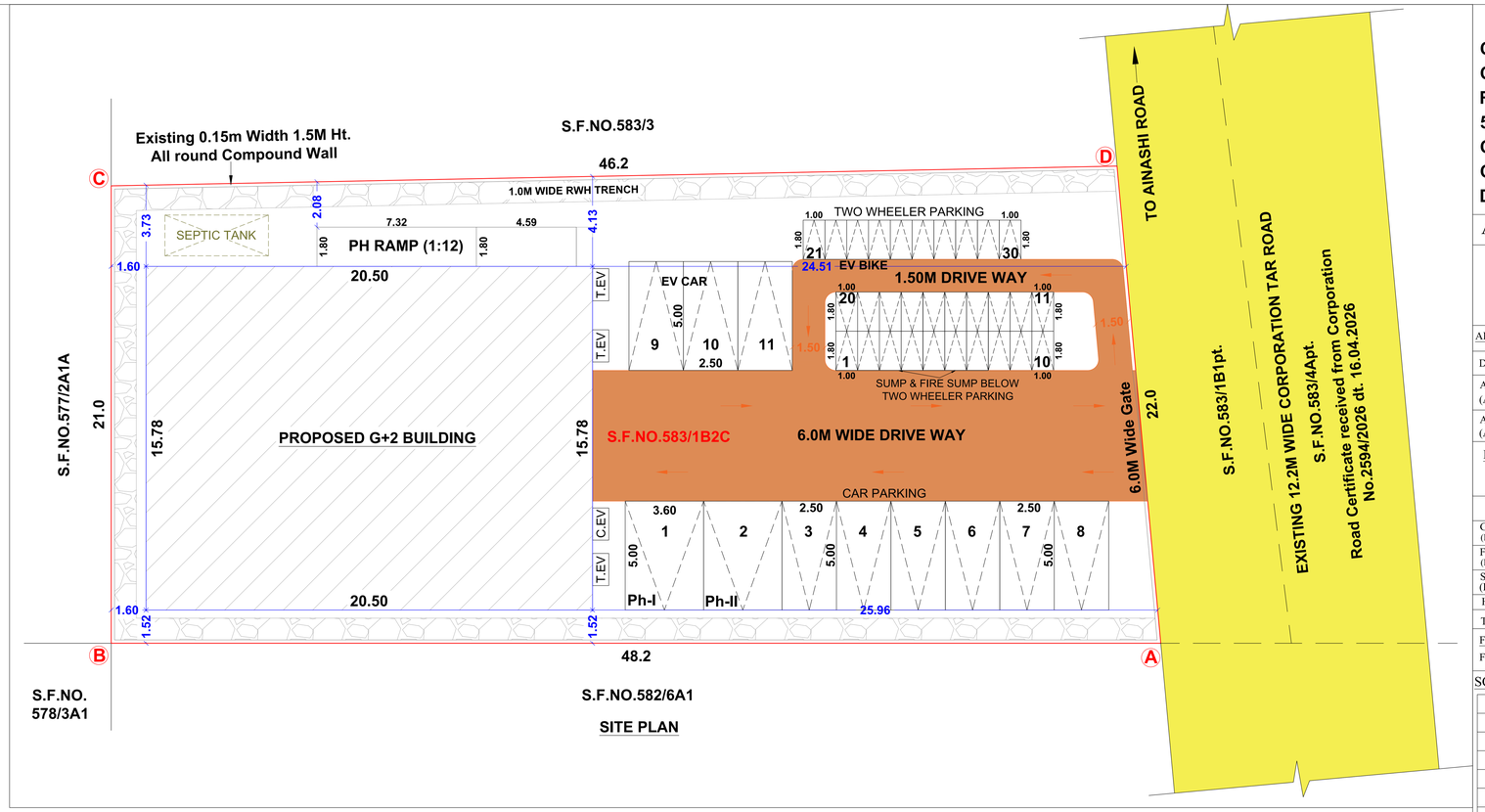
RWH SECTION (SAMPLE)

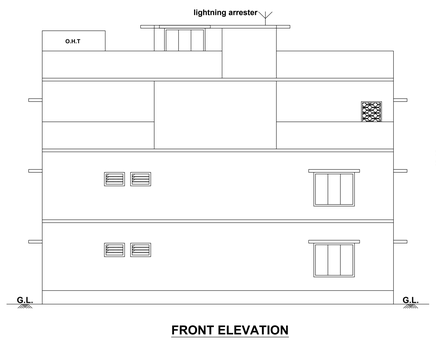


FOUNDATION DETAILS

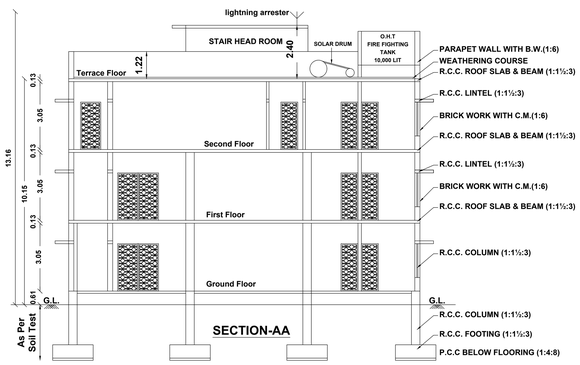
SOLAR PHOTOVOLTAIC IC DIAGRAM







FRONT ELEVATION



SECTION-AA

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOFED COMMERCIAL (OFFICE), AND RESIDENTIAL BUILDING IN SF.NO. 583/1B2C, KALAPATTI WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION / DISTRICT.

Applicant Name: Mrs.R.Sankareswari

SCALE = 1: 100

N

AREA DETAILS:-

DETAILS	IN HEC.	IN Sq.m
AREA OF THE LAND (As per Document)	0-10.00	1000.00
AREA OF THE LAND (As per Patta)	0-10.00	1000.00

BUILDING HEIGHT

BUILDING HEIGHT UP TO SLAB LEVEL = 10.15 m
TOTAL BUILDING HEIGHT = 13.16 m

FLOOR	TOTAL AREA	NON- FSI AREA	DEDUCTION	FSI AREA
Ground Floor (Professional Consulting Office)	323.56	-	4.30	319.26
First Floor (Professional Consulting Office)	323.56	-	4.30	319.26
Second Floor (Residential House)	133.14	-	4.30	128.84
Head Room	23.94	23.94	-	-
TOTAL	804.20	23.94	12.90	767.36

F.S.I CALCULATION

FLOOR SPACE INDEX = $\frac{767.36}{1000.00}$ = 0.767

SCHEDULE OF JOINERY

ED	ENTRANCE DOOR	4.00 x 2.13
DD	DOUBLE DOOR	1.83 x 2.13
D	DOOR	1.07 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 1.22
W	WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.61

NOTE :- ALL DIMENSIONS ARE IN METER.

PARKING REQUIREMENTS:-

Office Area = 647.12 Sqm / 100 = 6.47 = 7 Car
= 647.12 Sqm / 25 = 25.88 = 26 Two wheeler
Residential Area = 133.14 Sqm = 1 Car

	Required	Provided
Car Parking =	8	11
Two Wheeler =	26	30

(*Including 1 Nos Visitor's Parking and 2 Nos of DA Parking)

SANITATION REQUIREMENTS:-

For Commercial Office:-

Male Workers & Customers = 20 Nos
Female Workers & Customers = 20 Nos
Total Members = 40 Nos

	Required	Provided
Water Closet for Male =	2	4
Water Closet for Female =	2	3
Drinking Water Fountain =	1	2
Wash Basin =	2	2
Urinals =	1	3
Cleaners Sink =	1	3

For Residential Dwelling with Individual Convenience :-

	Required	Provided
Toilet =	1	1
Sink =	1	1
Water Tap =	1	1

COLOUR INDEX

	SITE BOUNDARY
	PROPOSED BUILDING
	ROAD
	DRIVEWAY

Online application No. : SWP/BPA/892514/2026
LP/CLPA No. : 487/2026
Planning Permission No. : 620/2026

APPLICANT

Er.J.RATHINAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774749
CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9629016141
STRUCTURAL ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED ENGINEER

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
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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.