PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

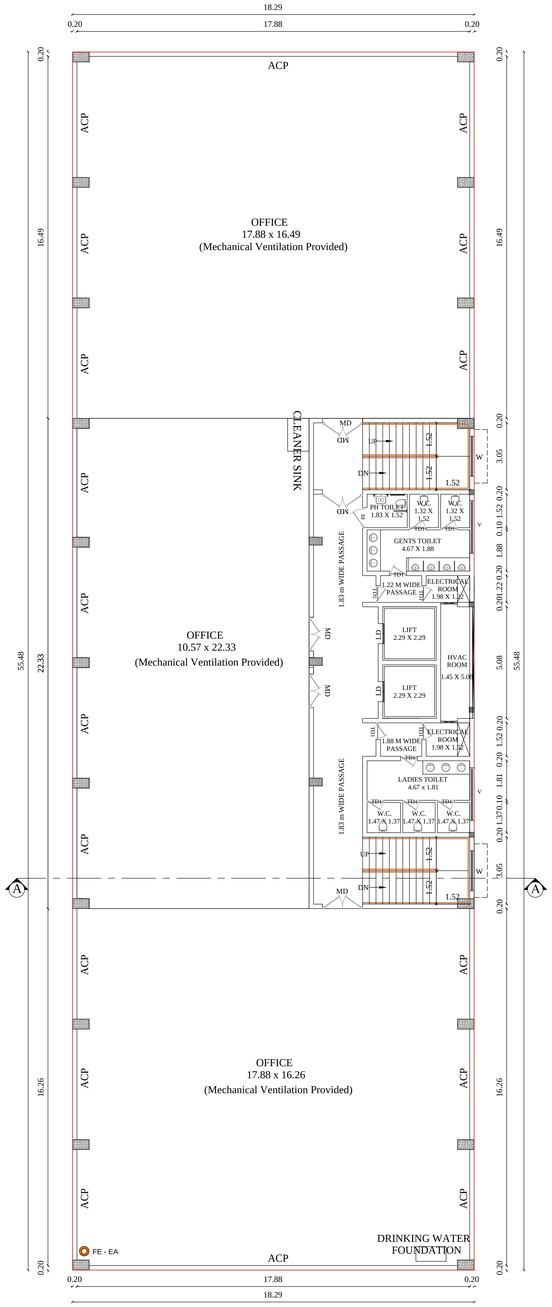
ISSUING AUTHORITY
DTCP

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

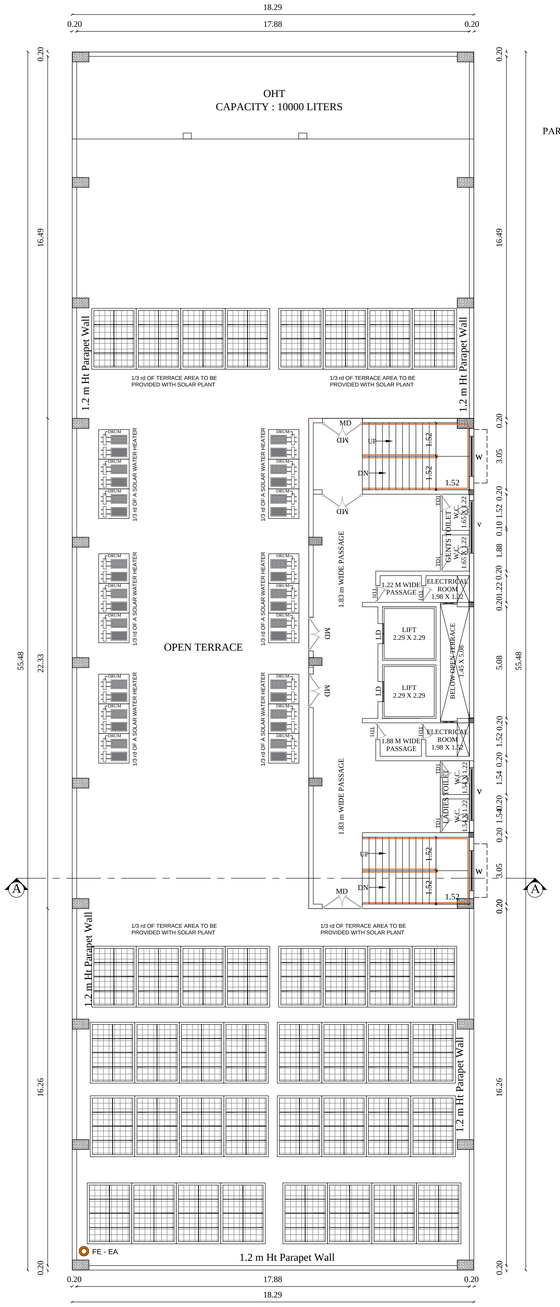
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

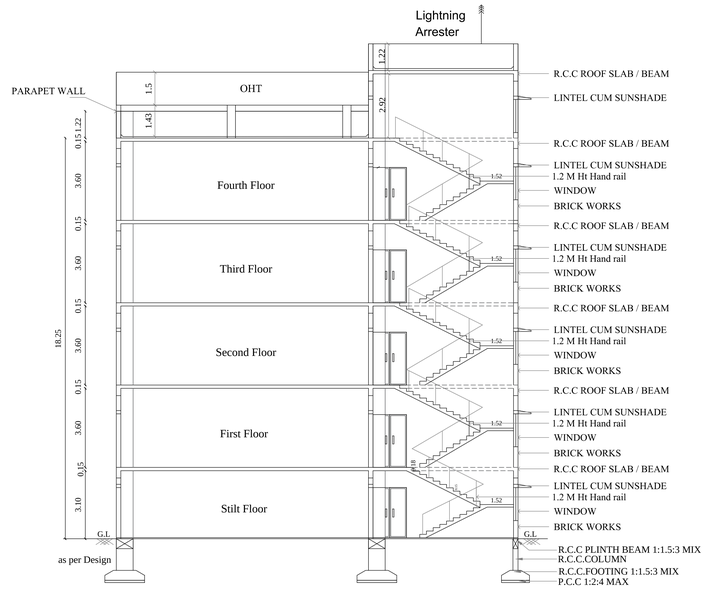
hello@verified.realestate
+91 9996 12 9996
verified.realestate



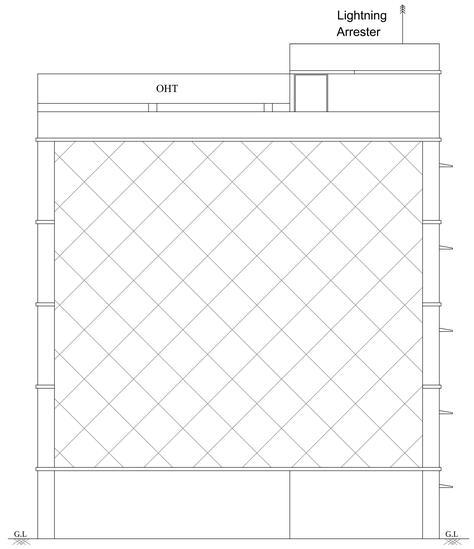
TYPICAL THIRD & FOURTH FLOOR PLAN



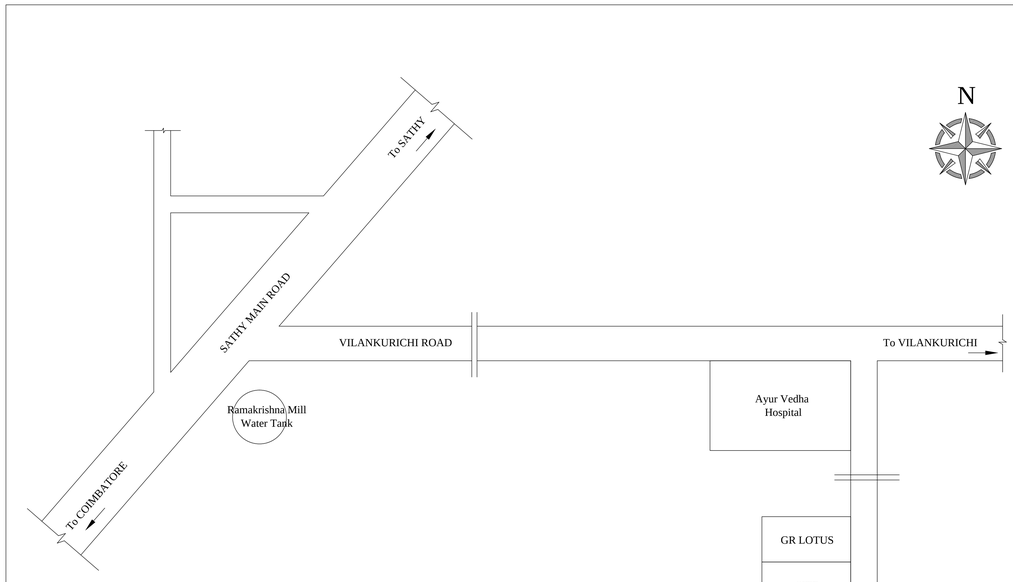
OPEN TERRACE



SECTION ON 'AA'



ELEVATION



KEY PLAN

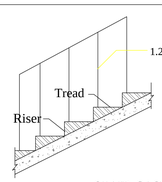
(Not to Scale)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT + 4 FLOORS BUSINESS OFFICE BUILDING IN T.S.No:11 / 4B & 4C, BLOCK No: 14, WARD No: W-GANAPATHY, GLLAGE, CORTH TALUK, CORPORATION, GANAPATHY B.B.PLAN No: 3

JOINERY DETAILS

RS - ROLLING SHUTTER	- 3.00 x 2.30
E.D - ENTRANCE DOOR	- 3.00 x 2.30
M.D - MAIN DOOR	- 1.50 x 2.10
DD - DOOR	- 1.50 x 2.00
TD1 - DOOR	- 0.76 x 2.10
LD - LIFT DOOR	- 1.00 x 2.30
FW - FRENCH WINDOW	- 2.50 x 2.30
W - WINDOW	- 1.80 x 1.37
V - VENTILATOR	- 3.00 x 0.61
M.V - MECHANICAL VENTILATION	
ACP - ALCO PANEL WORKS	
D3 - DOOR	- 0.90 x 2.10





WIDTH - (1.52)
TREAD - (0.30)
- RISE (0.18)

STAIR-CASE - 1 & 2 DETAILS

(NOT TO SCALE)

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT

SAI STRUCTURAL DESIGNS
M.BALAJI, M.E.,(Struct)
LPA/SE/GR-1/076/2024
Coimbatore - 04

STRUCTURAL ENGINEER :

J. VENKATA SUBRAMANIAN, B.E.(CIVIL).,
Registered Construction Engineer
Reg No: CE/007/2022

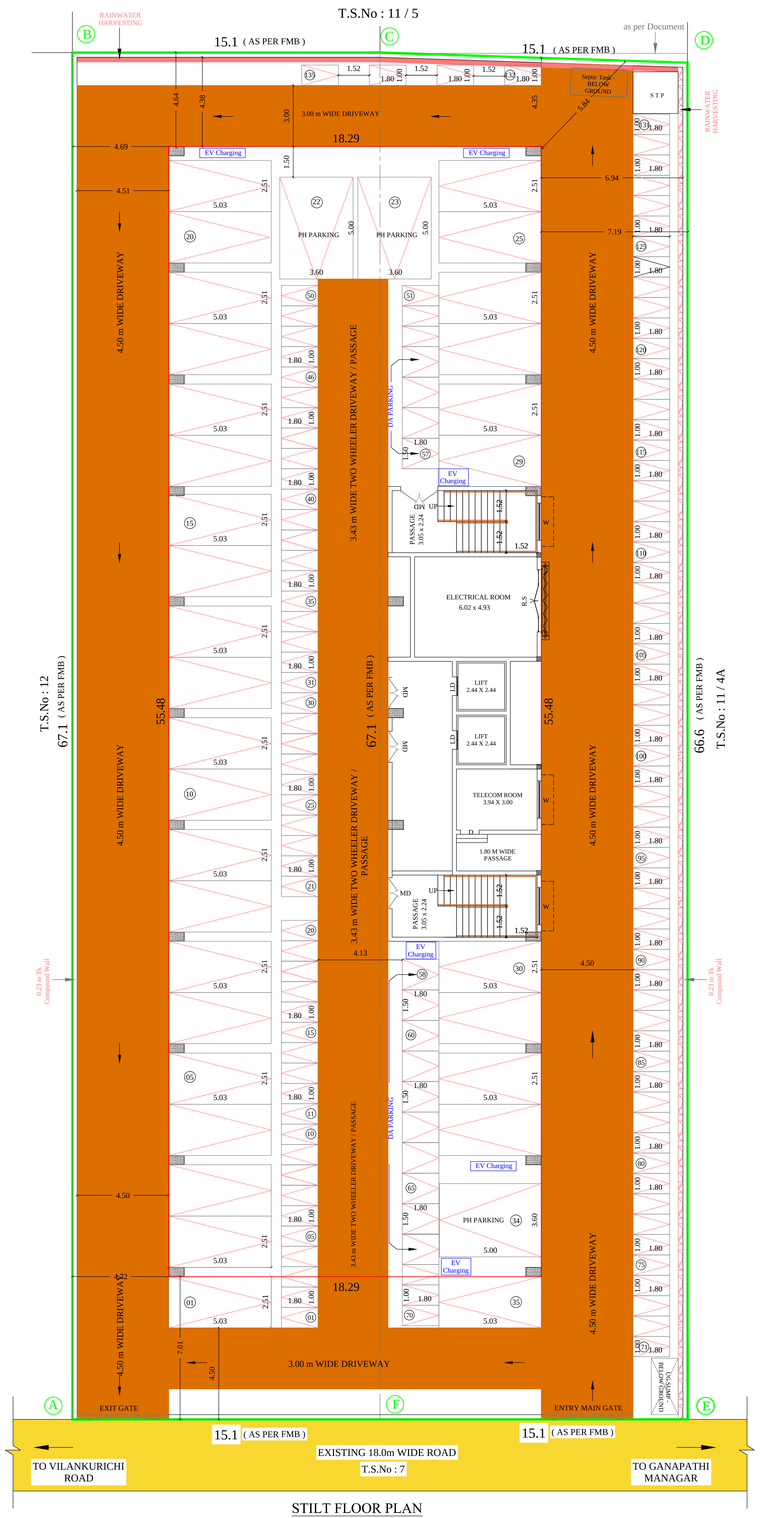
CONSTRUCTION ENGINEER :

MANIKANDAN ILANGO B ARCH
MCoA No: CA/2006/39059

ARCHITECT

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

REGISTERED ENGINEER :



STILT FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

PROFESSIONAL DETAILS BASED ON FORM C

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 : 91-97907 33332
LBS No : GR11.057.2019.LPA/RE/GR-I/01/2026

REGISTERED ENGINEER :

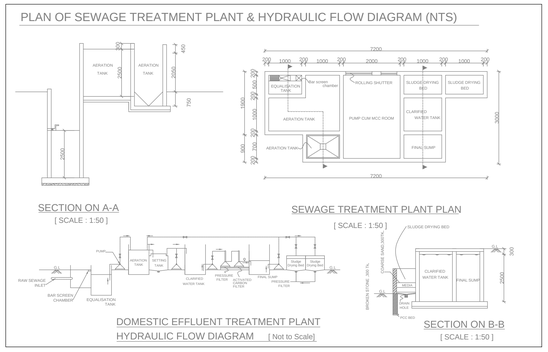
APPLICANT :

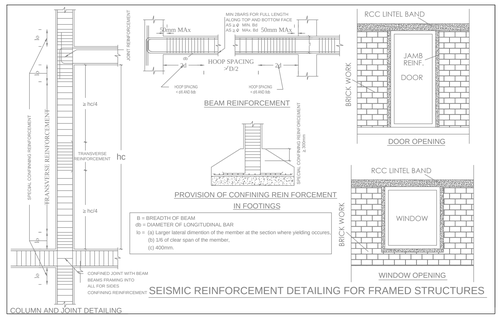
THERE IS No STAIRCASE IN BETWEEN ENTRANCE TO STAIRCASE / LIFT SO No RAMP NEEDED

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

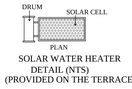
EA :- EMERGENCY ALRAM PROVIDED. SAND BUCKTS PROVIDED.

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

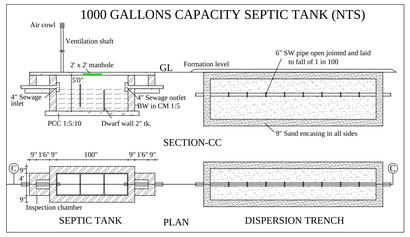


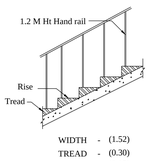






SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)



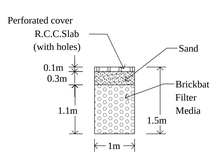


STAIR-CASE - 1 & 2 DETAILS

(NOT TO SCALE)

REFERENCE:

- SITE BOUNDARY(A-F)
- BASEMENT FLOOR
- AS ON SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH



(Not to scale)

RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

SANITATION REQUIREMENTS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS	
1)	WATER CLOSET	ONE FOR EVERY 25 PERSON	
		FOR FEMALE PERSONAL 1 FOR EVERY 15 PERSON	
2)	DRINKING WATER FOUNDATION	ONE FOR EVERY 100 PERSON ONE FLOOR EACH	
3)	WASH BASIN	ONE FOR EVERY 25 PERSON	
4)	CLEANER SINK	ONE PER FLOOR MINIMUM	
5)	URINALS	NILL UPTO 6 PERSONS	
		1 FOR 7-20 PERSONS	
		2 FOR 21-45 PERSONS	
		3 FOR 40-70 PERSONS	
		4 FOR 71-100 PERSONS	
		FROM 101 to 200 ADD AT THE RATE OF 3%	
No.OF OCCUPANTS		No OF MALE OCCUPANTS	No OF FEMALE OCCUPANTS
		160	80

J. VENKATA SUBRAMANIAN, B.E.(CIVIL).,
Registered Construction Engineer
Reg No : CE/007/2022

CONSTRUCTION ENGINEER :

SAI STRUCTURAL DESIGNS
M.BALAJI, M.E.,(Struct)
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Coimbatore - 04

STRUCTURAL ENGINEER :

MANIKANDAN ILANGO B ARCH
MCA No: CA/2006/39059

ARCHITECT

SHEET No : 1 / 2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT + 4 FLOORS BUSINESS OFFICE BUILDING IN T.S.No:11 / 4B & 4C, BLOCK No: 14, WARD No: W-GANAPATHY, GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION,

GANAPATHY D.D.PLAN No: 3

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : / 2026

N

REFERENCE:

SITE BOUNDARY — DRIVE WAY

EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
01)	SITE AREA AS PER DOCUMENT	2023.41
02)	SITE AREA AS PER PATTA	
	T.S No : 11 / 4B	1013.00
	T.S No : 11 / 4C	1013.00
	TOTAL AREA AS PER PATTA	2026.00
03)	SUPER IMPOSED SITE AREA	2026.00

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

10% OSR CALCULATION :-

OSR AREA = 2023.41 x 10% = 202.3 Sq.m

OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I		Total Covered Area (Sq.m)
			PARKING	Lift + H Room	
1)	STILT FLOOR AREA	57.91	846.88	109.94	1014.73
2)	FIRST FLOOR AREA	1014.73	---	---	1014.73
3)	SECOND FLOOR AREA	1014.73	---	---	1014.73
4)	THIRD FLOOR AREA	1014.73	---	---	1014.73
5)	FOURTH FLOOR AREA	1014.73	---	---	1014.73
6)	TERRACE FLOOR AREA	---	---	167.85	167.85
	TOTAL AREA	4116.83	846.88	277.79	5241.5

F.S.I = 4116.83 / 2023.41 = 2.03(PREMIUM FSI PROVIDED)

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

TOTAL FSI AREA = 4116.83 Sq.m x 75 % = 3087.62 Sq.m

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 Sq.m OF FLOOR AREA	3087.62 Sq.m / 100 Sq.m	31 No's	35 No's (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	3087.62 Sq.m / 25 Sq.m	123 No's	135 No's (INCLUDE 10% PH + 10% VISITOR PARKING

SANITATION REQUIREMENTS AS PER TNCDBR 2019

SANITATION DESCRIPTION		REQUIRED	PROVIDED
WATER CLOSET	MALE	7 No's	10 No's
	FEMALE	6 No's	14 No's
DRINKING WATER FOUNDATION		1 PER FLOOR	4 (each floor 1 provided)
WASH BASIN		11 No's	24 No's
CLEANER SINK		1 PER FLOOR	4 (each floor 1 provided)
URINALS		6 No's	16 No's

Special Condition:

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : BP / JD / DTCP (TD) No : ___ / 2026

PLANNING PERMISSION NO : PP / JD / DTCP (TD) No : ___ / 2026

(This Planning Permission is valid for a period of 8years from e-sign)

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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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.