PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

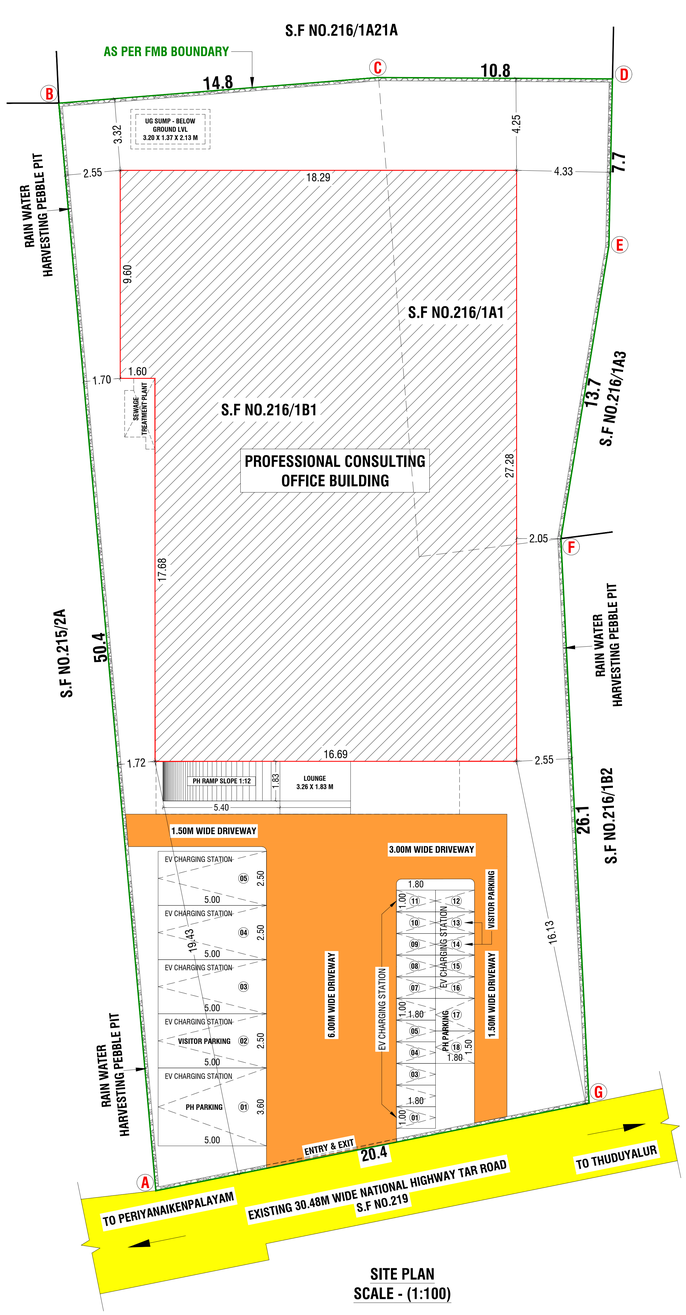
ISSUING AUTHORITY
DTCP

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

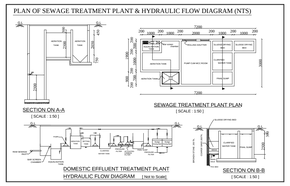
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

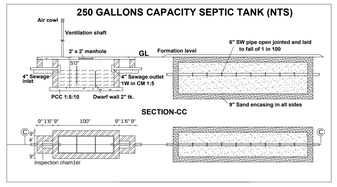
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

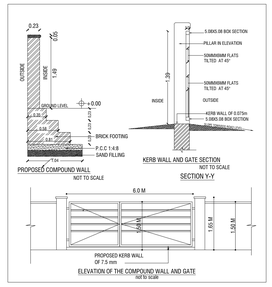
hello@verified.realestate
+91 9996 12 9996
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SITE PLAN
SCALE - (1:100)





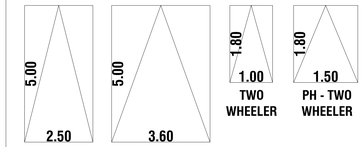


ONLINE APPLICATION NO : SWP/BPA/896419/2026
SWP / SITE APPROVAL : L.P / CLPA NO : 526/2026
SWP / PLANNING PERMISSION NO : 669/2026

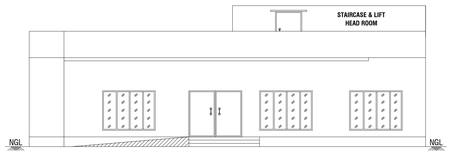
COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
AS PER FILED BOUNDARY	:	

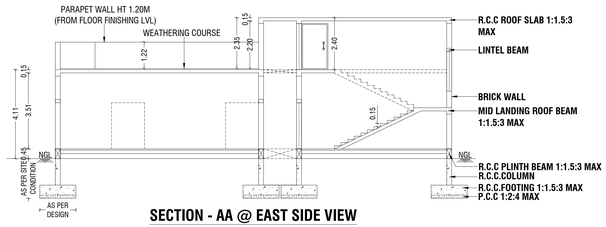
PARKING SIZES:



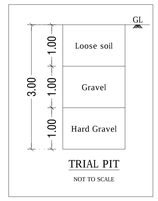
PARKING DETAILS :-	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	PROVIDED 10% PH (incl) & VISITOR
NO OF TOTAL CAR PARKING	04 NOS	01 NOS	05 NOS
NO OF TOTAL TWO WHEELER PARKING	16 NOS	02 NOS	18 NOS

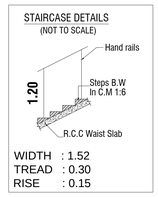


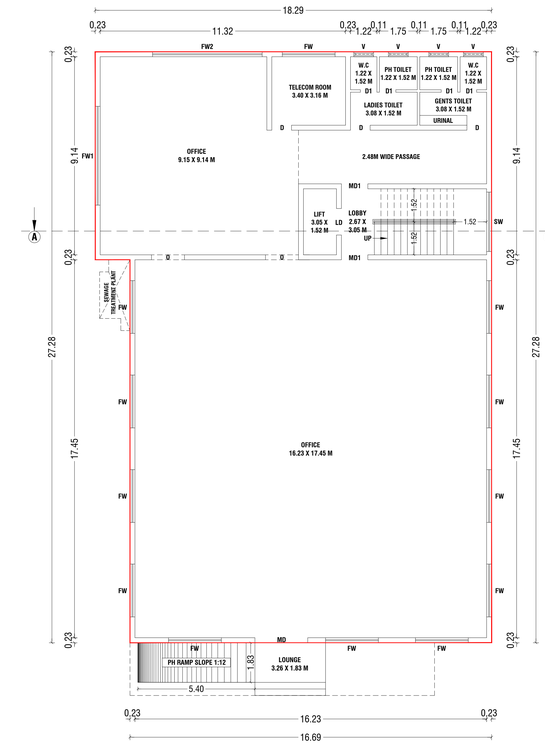
FRONT ELEVATION @ WEST SIDE VIEW



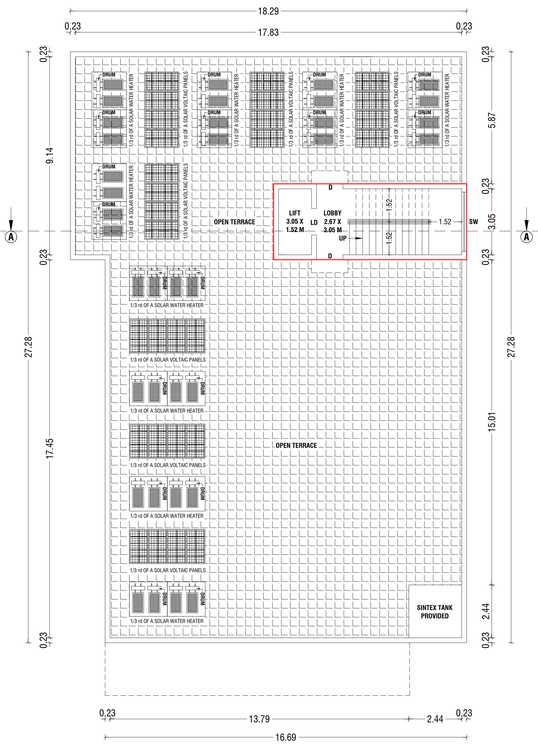
SECTION - AA @ EAST SIDE VIEW



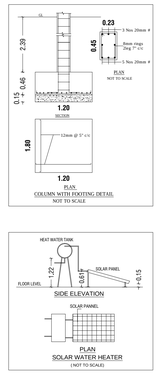




GROUND FLOOR PLAN



TERRACE FLOOR PLAN





FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

SITE AND DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F NOS: 216/1A1 & 216/1B1 AT NARASIMANAICKENPALAYAM VILLAGE / TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/896419/2026

APPLICANT NAME: MR.V.JANARTHANAN

NOTE :-
MASTER PLAN 2041 LAND USE
NARASIMMANAIKENPALAYAM VILLAGE - COMMERCIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER DOCUMENT	=	1084.00 Sqm	0.267 Acre
AREA OF SITE AS PER PATTA	=	1084.00 Sqm	0.267 Acre

OSR DETAILS:-
OSR AREA = 1084.00 Sqm X 10% = 108.40 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	GROUND FLOOR	470.60	---	470.60
2	TERRACE FLOOR	---	31.20	31.20
	TOTAL AREA	470.60	31.20	501.80

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (470.60 / 1084.00) = 0.434 < 2.0

BUILDING HEIGHT:-
HEIGHT OF THE BUILDING = 4.11 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	2.44 X 2.13
MD1	MAIN DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.90 X 2.13
O	OPEN	1.52 X 2.13
W	WINDOW	1.52 X 1.83
FW	FRENCH WINDOW	2.44 X 1.83
FW1	FRENCH WINDOW	4.56 X 1.83
FW2	FRENCH WINDOW	5.06 X 1.83
SW	STAIRCASE WINDOW	2.74 X 1.83
V	VENTILATOR	0.60 X 0.60

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

08/09/26
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 : 9655008064
REGISTERED STRUCTURAL ENGINEER

08/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

08/09/26
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

08/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

OWNER / APPLICANT

SHEET NO : 01/01

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
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.