Verified RealEstate™

REFERENCE
SWP/BPA/900919/2026

ISSUED
30 September 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

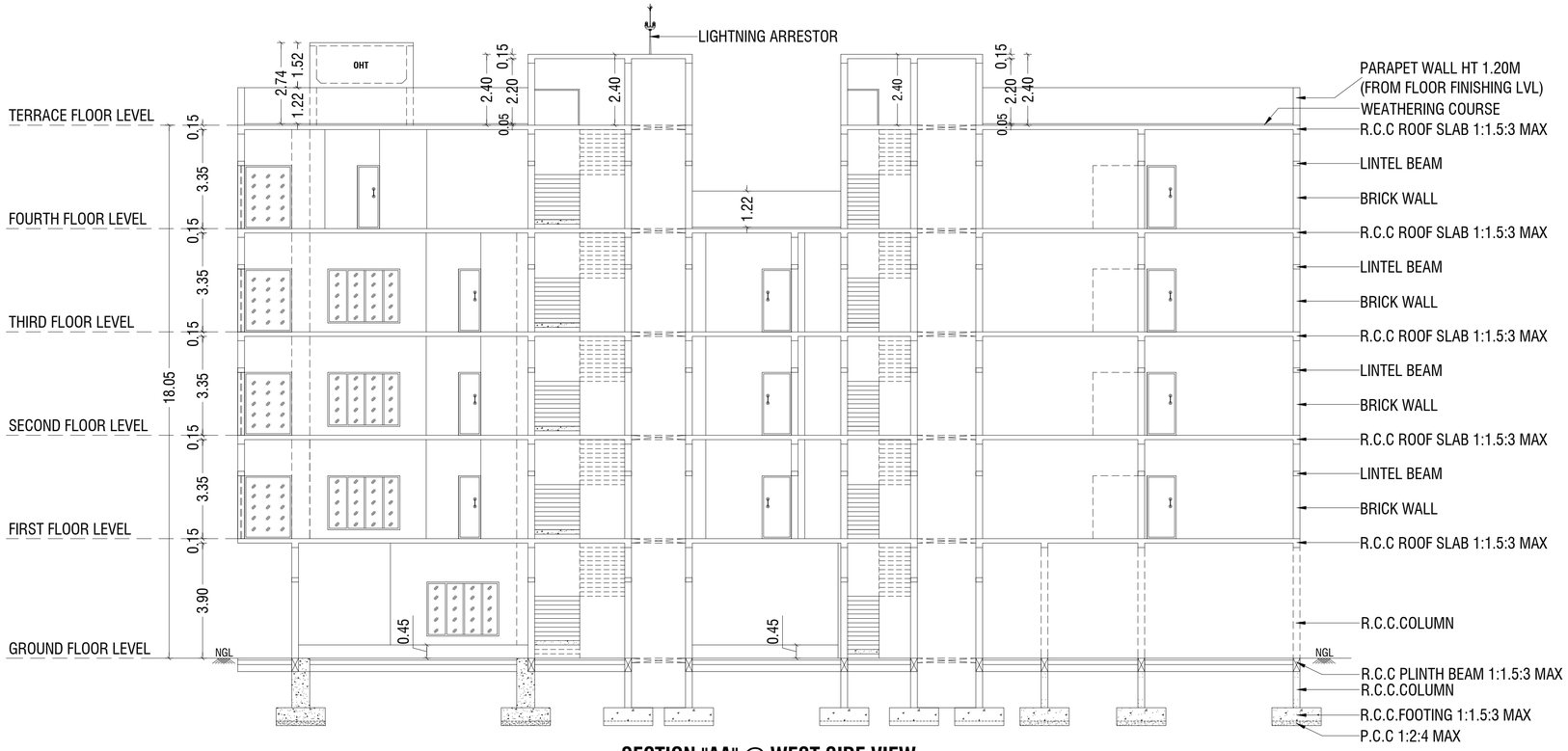
The approval as the planning authority issued it, reproduced in full behind this page.

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

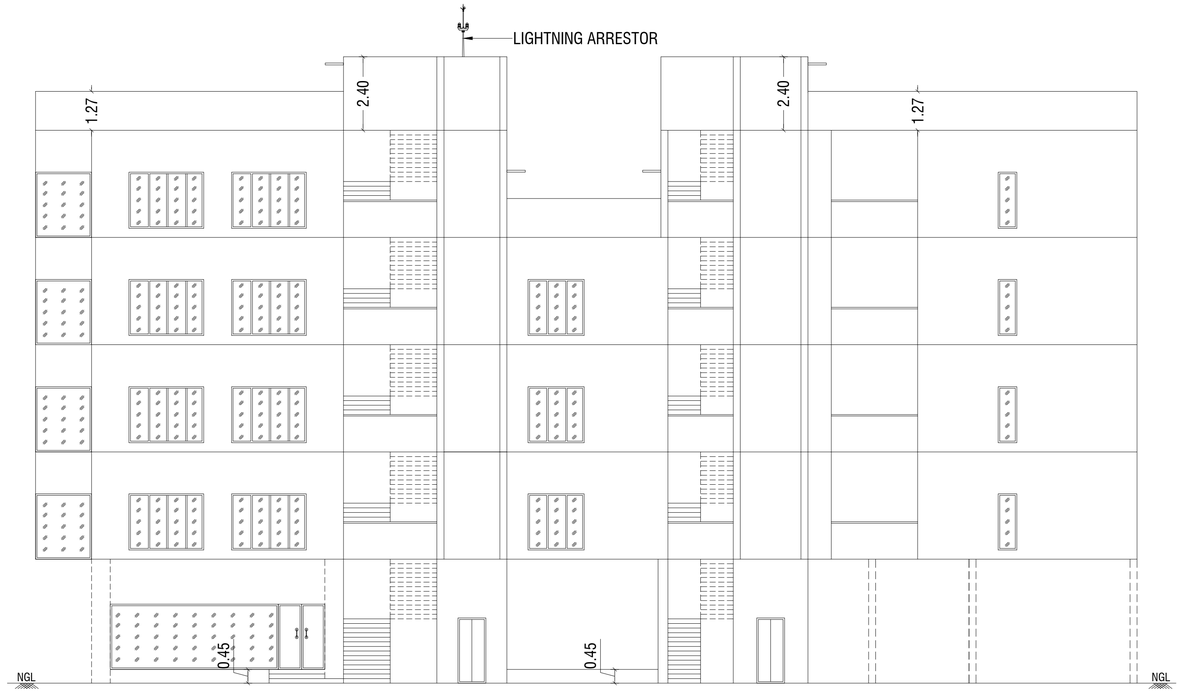
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

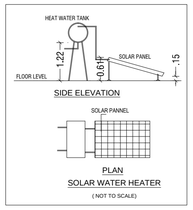
DIGITALLY VERIFIED RECORD

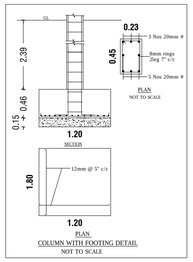


SECTION "AA" @ WEST SIDE VIEW

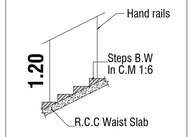


FRONT ELEVATION @ EAST SIDE VIEW





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.07 / 1.52
TREAD : 0.25 / 0.30
RISE : 0.15

DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (07 DWELLINGS UNIT) CUM COMMERCIAL (OFFICE) BUILDING IN T.S NO'S.92/1, 92/2, 92/3, 93/2 & 93/3, WARD NO.H(8), BLOCK NO.03 AT COIMBATORE OLD TOWN AND VILLAGE, COIMBATORE SOUTH TALUK / WEST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL CUM COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/900919/2026

APPLICANT NAME: MR.R.SRINIVASAN AND TWO OTHERS

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER DOCUMENT	=	892.08 Sqm	0.22 Acre
AREA OF SITE AS PER TSLR EXTRACT	=	897.00 Sqm	0.22 Acre

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.37 X 2.13
D	DOOR	0.99 X 2.13
D1	DOOR	0.84 X 2.13
D2	DOOR	0.75 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.52 X 2.13
STD	STEEL DOOR	1.60 X 2.13
SD	SLIDING DOOR	2.44 X 2.13
SD1	SLIDING DOOR	2.13 X 2.13
W	WINDOW	1.37 X 1.37
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FW	FRENCH WINDOW	1.83 X 1.83
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SW	STAIRCASE WINDOW	1.20 X 1.80
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V	VENTILATOR	0.91 X 0.91
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NOTE:-

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* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

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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
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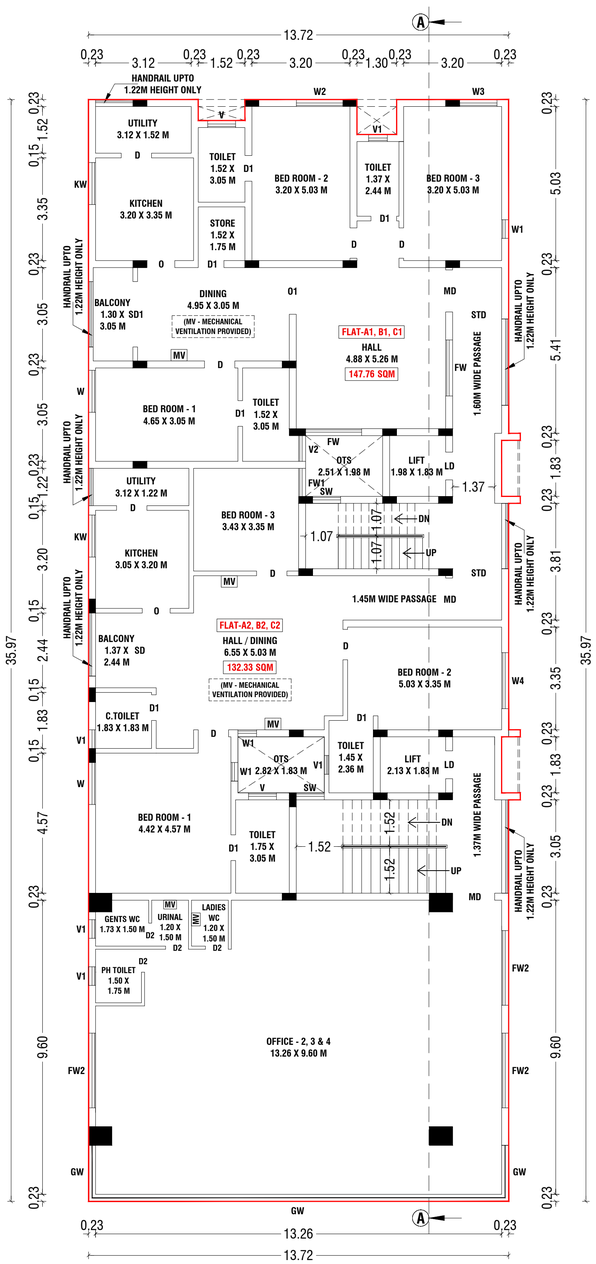
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Er.A.Victor Samson Raj,M.E (Soil)
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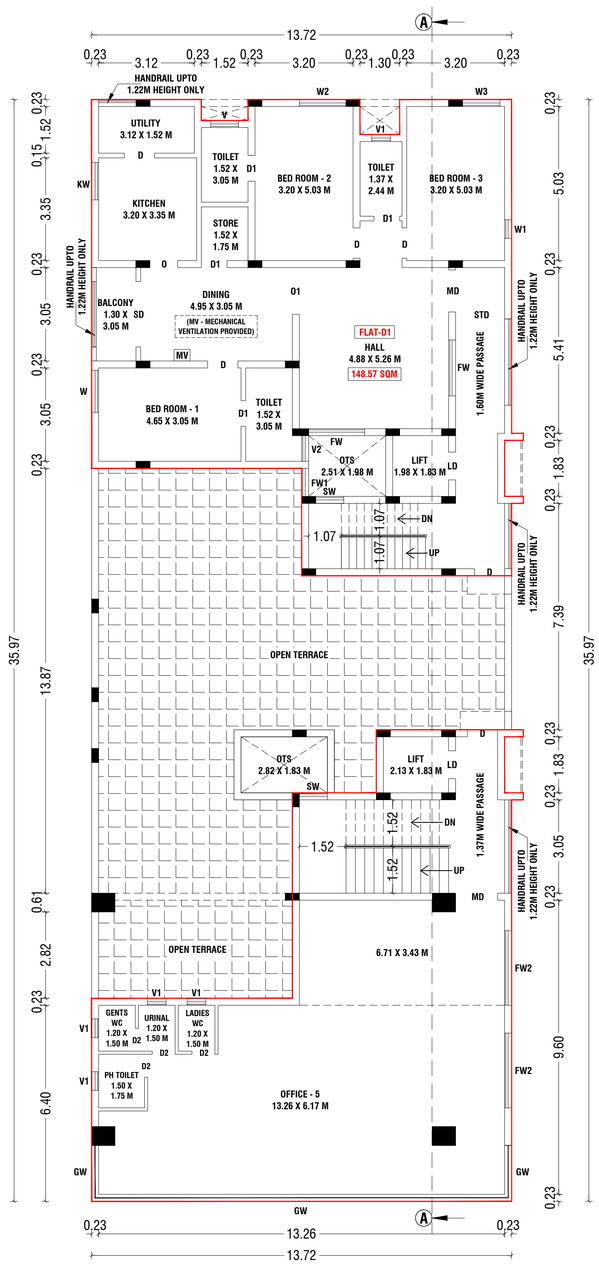
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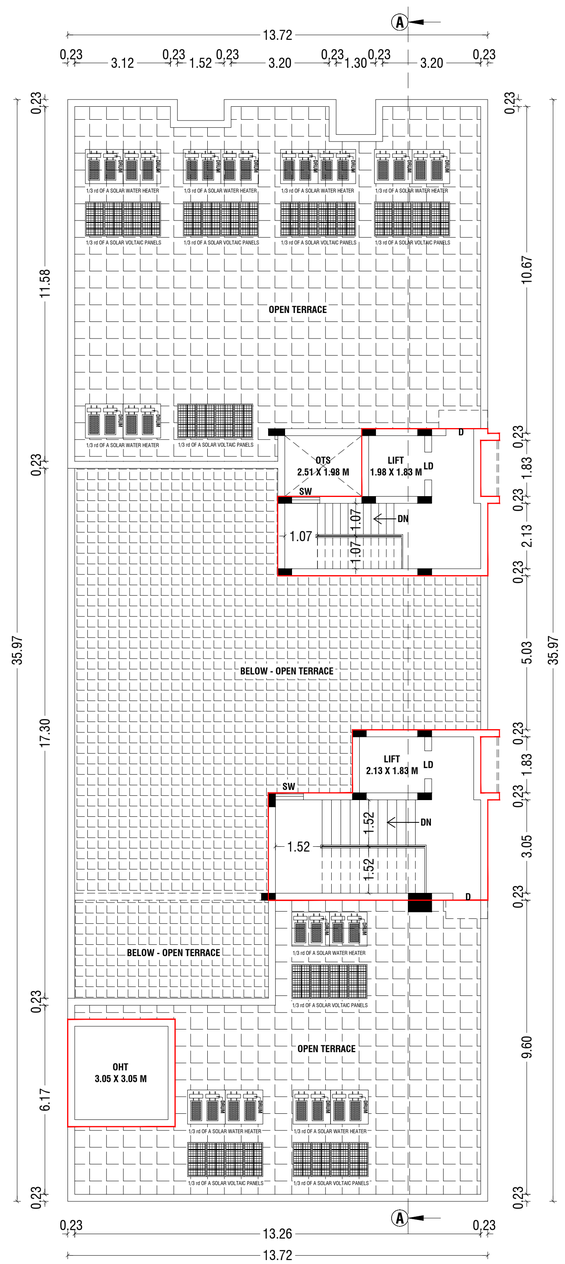
SHEET NO : 03/03



TYPICAL - FIRST, SECOND & THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

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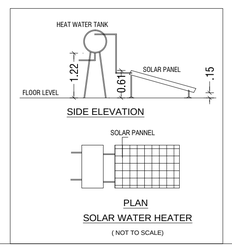
S.No	FLOOR	RESIDENTIAL		COMMERCIAL		TOTAL AREA (SQM)
		FSI AREA (SQM)	NON-FSI AREA (SQM)	FSI AREA (SQM)	NON-FSI AREA (SQM)	
1	GROUND FLOOR	28.16	326.38	138.29	---	492.83
2	FIRST FLOOR	310.63	10.14	169.53	---	490.30
3	SECOND FLOOR	310.63	10.14	169.53	---	490.30
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5	FOURTH FLOOR	181.42	4.98	147.81	---	334.21
6	TERRACE FLOOR	12.29	26.62	---	33.96	72.87
TOTAL AREA		1153.76	388.40	794.69	33.96	2370.81

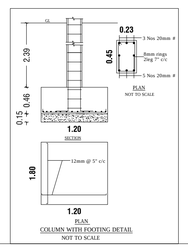
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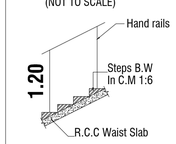
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(NOT TO SCALE)



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TREAD : 0.25 / 0.30
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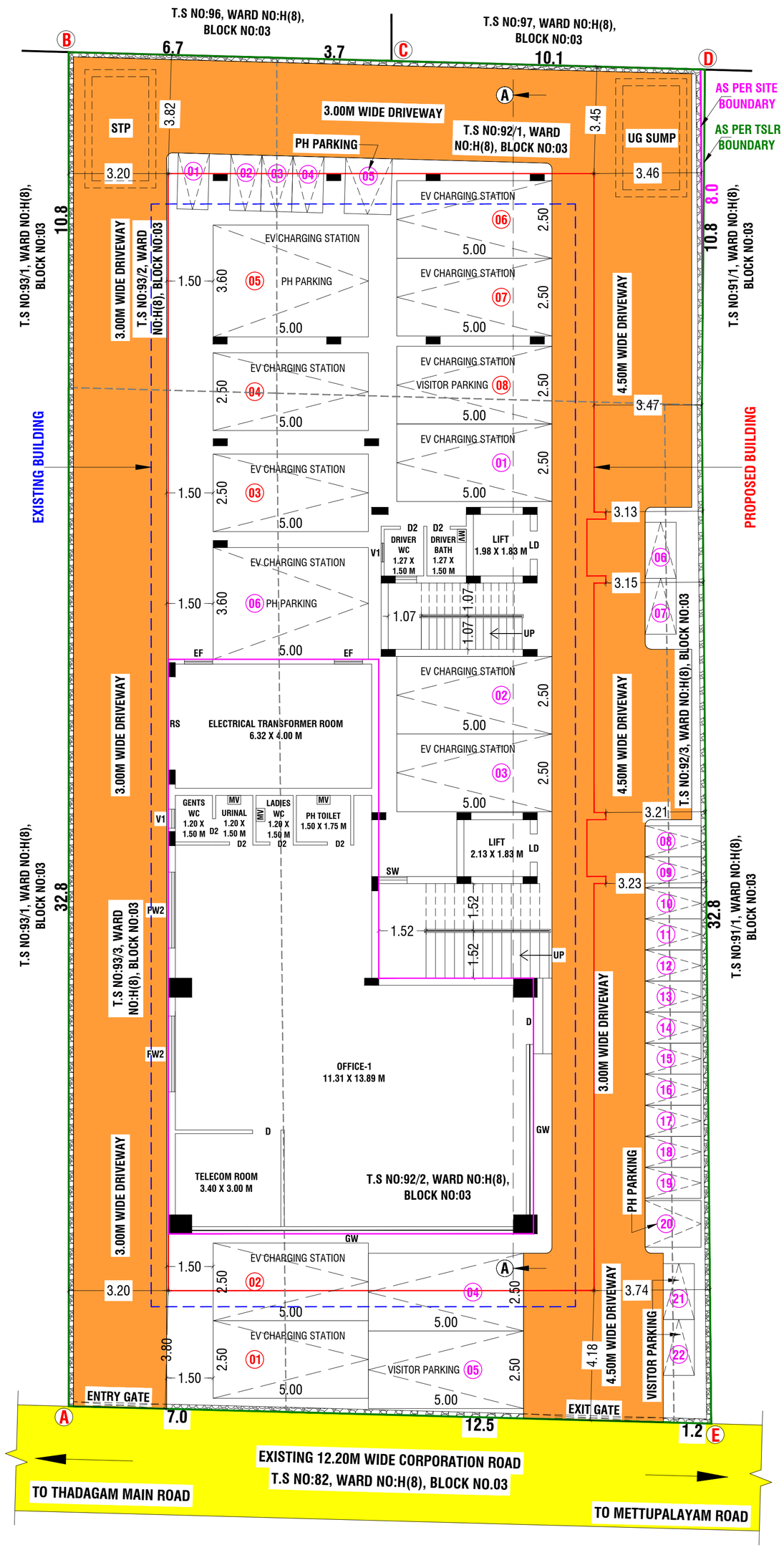
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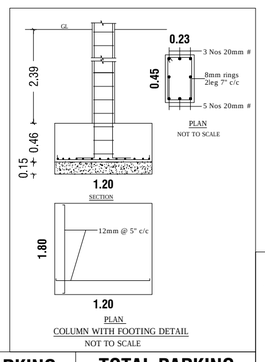
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REGISTERED STRUCTURAL ENGINEER

OWNER / APPLICANT

SHEET NO : 02/03



SITE CUM GROUND FLOOR PLAN
(SCALE 1:100)



PREMIUM FSI AREA CALCULATION :-

FSI AREA : 1948.45 SQM / 892.08 SQM = 2.184

: 2.184 - 2.0 (NORMAL FSI) = 0.184

PREMIUM FSI AREA : 0.184 x 892.08 SQM

: 164.14 SQM (or) 1776.80 SFT

AREA CATEGORY	TOTAL PARKING REQUIRED DETAILS		TOTAL PARKING PROVIDED DETAILS	
	CAR PARKING	TWO WHEELER PARKING	CAR PARKING	TWO WHEELER PARKING
FOR RESIDENTIAL	08	NA	08	NA
FOR COMMERCIAL	06	22	06	22

FIRE EXTINGUISHER : FE

EMERGENCY ALARM : EA

PARKING DESCRIPTION:- (COMMERCIAL AREA)

TOTAL FSI AREA = 665.42 SQM X 75%
= 499.06 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	499.06 SQM / 100 SQM	06 NOS	06 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	499.06 SQM / 25 SQM	22 NOS	22 NOS (INCLUDE 10% PH + 10% VISITOR PARKING

DWELLING AREA & PARKING DESCRIPTION:- (RESIDENTIAL AREA)

S.NO & FLOOR NAME		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR	TOTAL
FLAT NAME		A1	A2	B1	B2	C1	C2	D1	07 FLAT
FLAT AREA (SQM)		147.76	132.33	147.76	132.33	147.76	132.33	148.57	988.84
NO'S OF PARKING REQUIRED [10% PH PARKING (Incl)]	CAR	01	01	01	01	01	01	01	07
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	01							01
TOTAL PARKING REQUIRED	CAR	08							08
TOTAL PARKING PROVIDED @ 10% PH & VISITOR PARKING	CAR	08							08

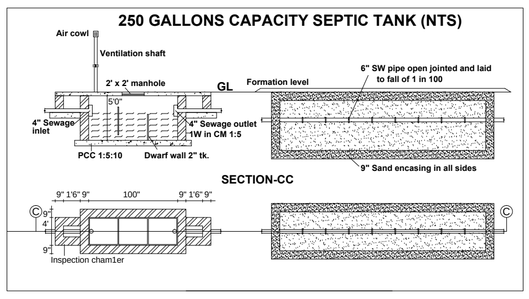
ONLINE APPLICATION NO : SWP/BPA/900919/2026

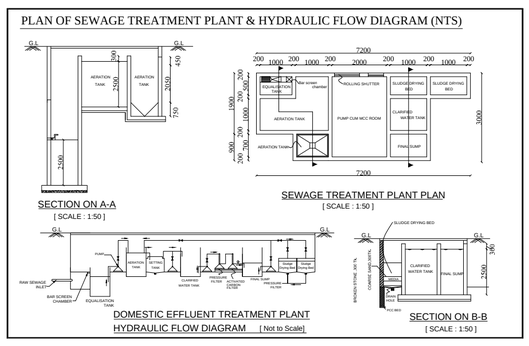
SWP / SITE APPROVAL : L.P / CLPA NO : 562/2026

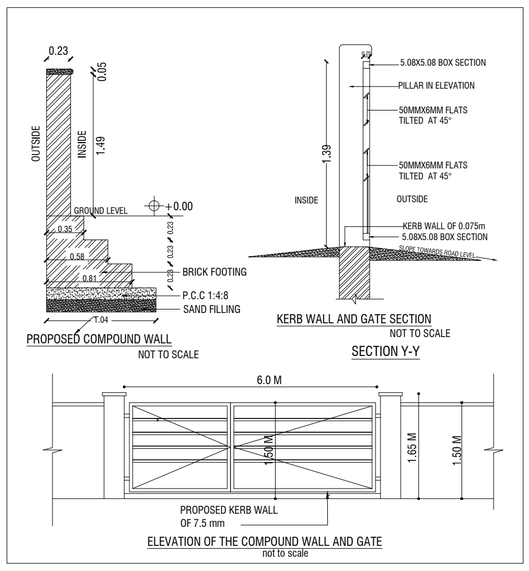
SWP / PLANNING PERMISSION NO : 711/2026

COLOUR INDEX:-

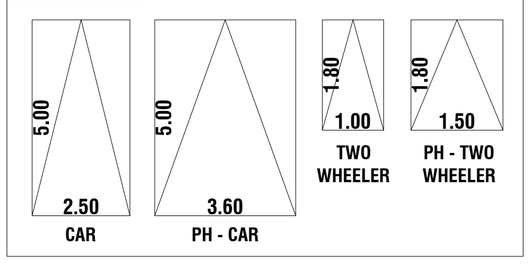
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
AS PER FILED BOUNDARY	:

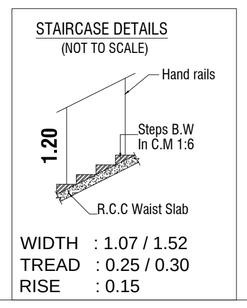


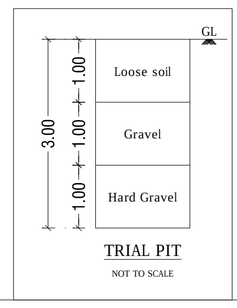




PARKING SIZES:







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NOTE :-

MASTER PLAN 2041 LAND USE
COIMBATORE OLD TOWN AND VILLAGE - RESIDENTIAL USE

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F.S.I CALCULATION AS DOCUMENT AREA:-

F.S.I (1948.45 / 892.08) = 2.184 < 2.80

2.184 < 2.80, THEREFORE 0.184 PREMIUM FSI

BUILDING HEIGHT:-

HEIGHT OF THE BUILDING = 18.05 Mt

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Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

OWNER / APPLICANT

SHEET NO : 01/03

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

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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.