PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

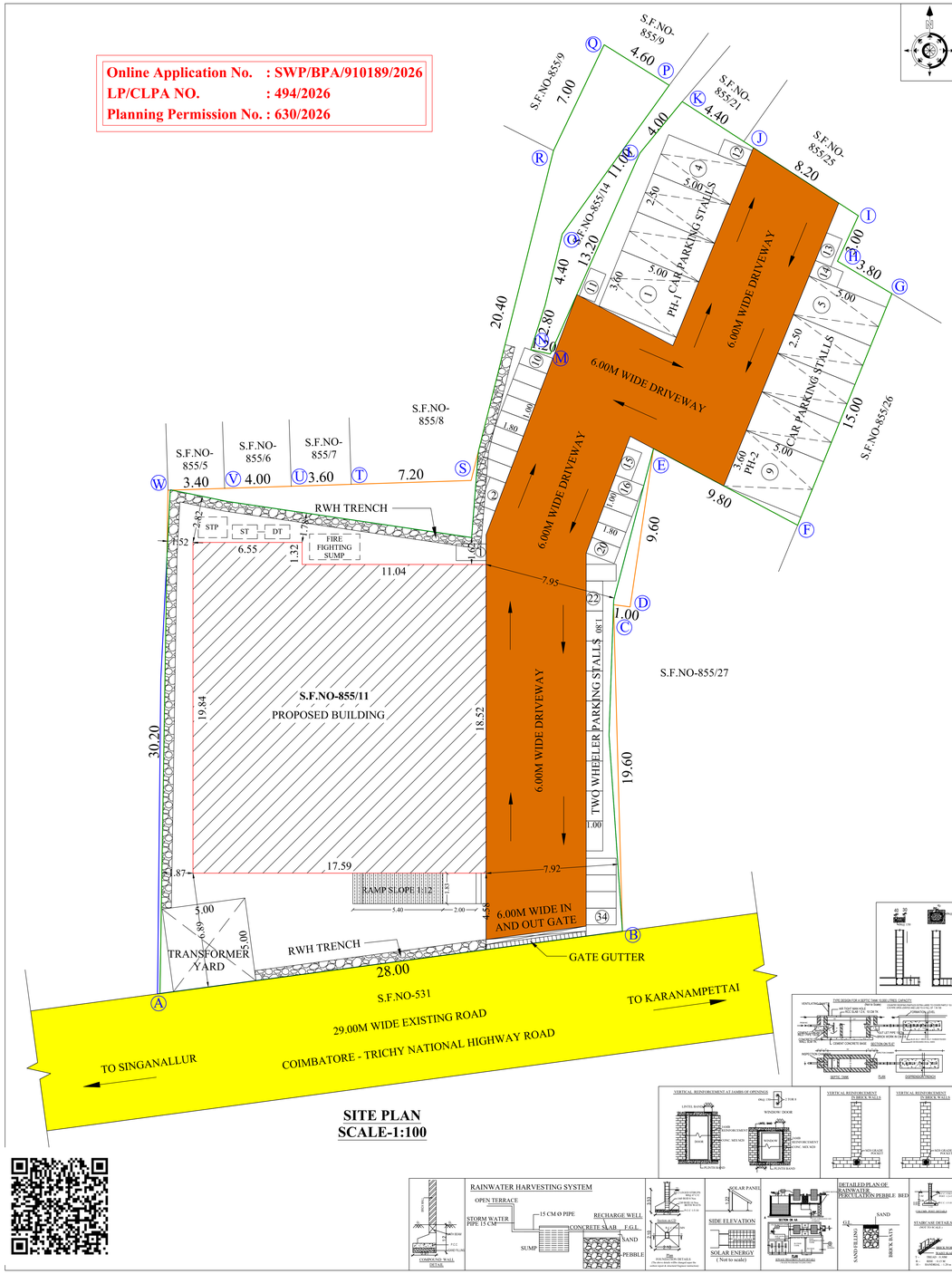
The approval as the planning authority issued it, reproduced in full behind this page.

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

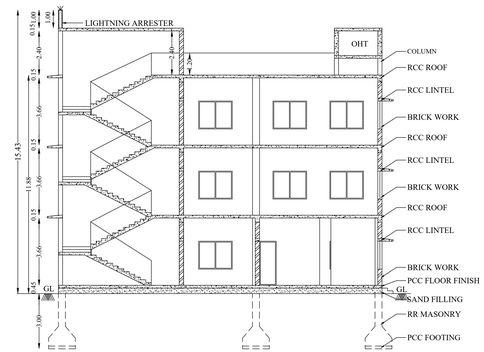
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

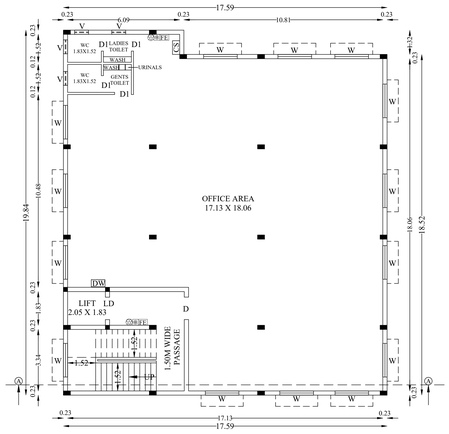
Online Application No. : SWP/BPA/910189/2026
LP/CLPA NO. : 494/2026
Planning Permission No. : 630/2026



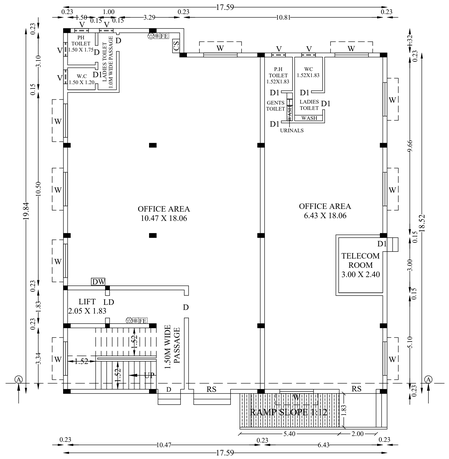
SITE PLAN
SCALE-1:100



SECTION ON 'AA'



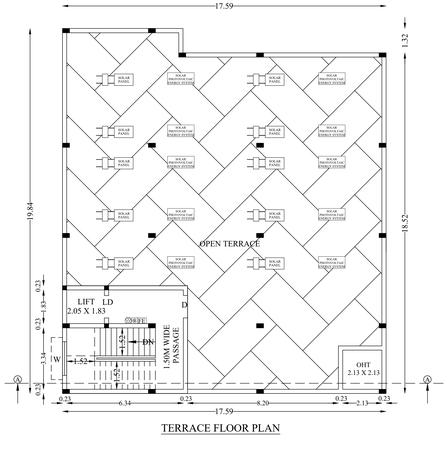
TYPICAL FIRST & SECOND FLOOR PLAN



GROUND FLOOR PLAN



SOUTH SIDE ELEVATION



TERRACE FLOOR PLAN

REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DW DRINKING WATER
- CS CLEANER SINK

COLOR INDEX	
SITE BOUNDARY AS PER FMB	
SITE BOUNDARY AS PER FIELD	
SITE BOUNDARY AS PER SUPERIMPOSED	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

SANITARY UNIT	FOR PERSONNEL							
	MALE				FEMALE			
	DESCRIPTION	PERSONS	REQ.	PRO.	DESCRIPTION	PERSONS	REQ.	PRO.
WATER CLOSET	ONE FOR EVERY 25 PERSONS	30	2	3	ONE FOR EVERY 15 PERSONS	25	2	5
URINALS	4 FOR 71-100 PERSONS	30	2	6	-	-	-	-
WASH BASINS	ONE FOR EVERY 25 PERSONS	30	2	3	ONE FOR EVERY 25 PERSONS	25	1	5
CLEANER'S SINK	ONE PER FLOOR							
DRINKING WATER FOUNTAIN	ONE PER 100 PERSONS							

JOINERY DETAILS		
1	ROLLING SHUTTER - R.S	2.00 X 2.40
2	LIFT DOOR - D	1.22 X 2.40
3	DOOR - D	1.22 X 2.40
4	DOOR - D1	0.91 X 2.40
5	WINDOW - W	1.83 X 1.52
6	VENTILATOR - V	0.76 X 0.61

Online Application No. : SWP/BPA/910189/2026
LP/CLPA NO. : 494/2026
Planning Permission No. : 630/2026

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF OFFICE (COMMERCIAL) BUILDING HAVING GROUND +2 FLOORS IN S.F.NO:855/11, SULUR VILLAGE, SULUR TOWN PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO- SWP/BPA/910189/2026

NAME OF THE APPLICANT :
Mr.P.VIGNESWARAN PONMUDI S/o Mr.PONMUDI.

AREA DETAILS :
AREA AS PER DOCUMENT - 1164.00 Sq.m
AREA AS PER PATTA - 1275.00 Sq.m
AREA AS PER SUPERIMPOSED - 1161.13 Sq.m

AREA DETAILS

S.No	DESCRIPTION	PROPOSED APPROVAL AREA		
		FSI AREA	NON FSI AREA	TOTAL AREA
OFFICE BUILDING				
1	GROUND FLOOR	334.43	-	334.43
2	FIRST FLOOR	334.43	-	334.43
3	SECOND FLOOR	334.43	-	334.43
4	HEAD ROOM	-	39.85	39.85
	TOTAL AREA	1003.29	39.85	1043.14

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 1003.29 / 1161.13 = 0.86 < 2.0

"IN LIEU OF REQUIRED 10% OSR THE APPLICANT WILL BE PAID EQUIVALENT AMOUNT AS PER GUIDELINE VALUE"

HEIGHT OF THE BUILDING - 11.88M

VEHICLE TYPE	PARKING AREA DESCRIPTION	75% OF AREA	REQUIRED	PROVIDED
CAR	ONE CAR SPACE FOR EVERY 100 SQ.M OF OFFICE AREA	752.50	8	8 (INCLUDING 2 PH)
	10% VISITORS PARKING	-	1	1
TWO WHEELER	ONE TWO WHEELER SPACE FOR EVERY 25 SQ.M OF OFFICE AREA	752.50	30	30
	10% VISITORS PARKING	-	3	4

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/GI-II/2023/05/001
Registered Structurul - TD/RSE/GI-II/2024/08/003
Licensed Building Surveyor - 032/2B/2016-2017
Consulting Civil Engineer
RO Builders No : 59/1, Swapna Towers (Third Floor),
Bhanes Road 4th Street, Avinashi Main Road,
Tirupur -641602.

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/GI-II/2023/05/001
Registered Structurul - TD/RSE/GI-II/2024/08/003
Licensed Building Surveyor - 032/2B/2016-2017
Consulting Civil Engineer
RO Builders No : 59/1, Swapna Towers (Third Floor),
Bhanes Road 4th Street, Avinashi Main Road,
Tirupur -641602.

REGISTERED ENGINEER

APPLICANT

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
3/350/2 Mettukuppam,
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.