PP APPROVAL RECORD

Planning Permission

Survey 414 and 2 more

Coimbatore South taluk

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.

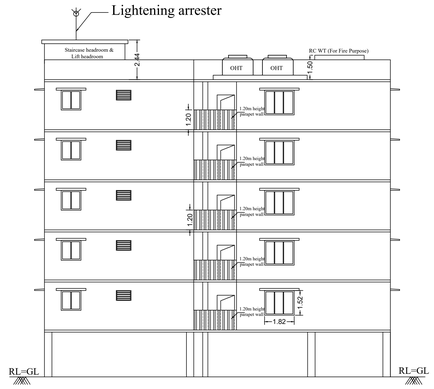
Verified RealEstate™

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

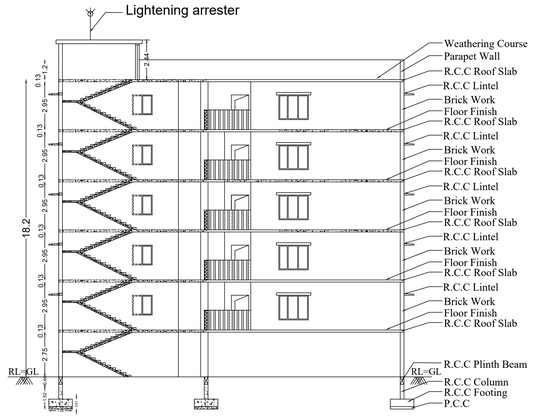
hello@verified.realestate

+91 9996 12 9996

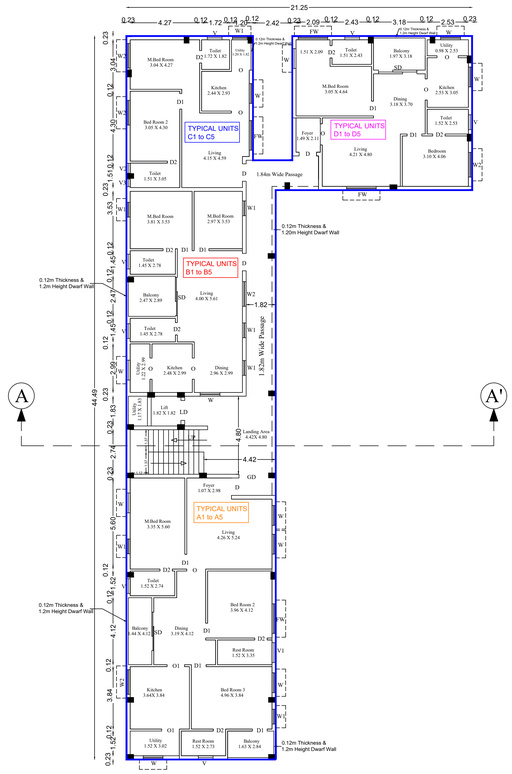
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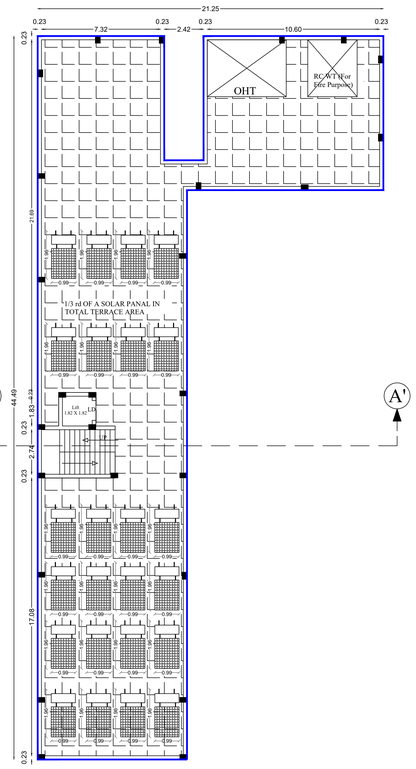
FRONT ELEVATION



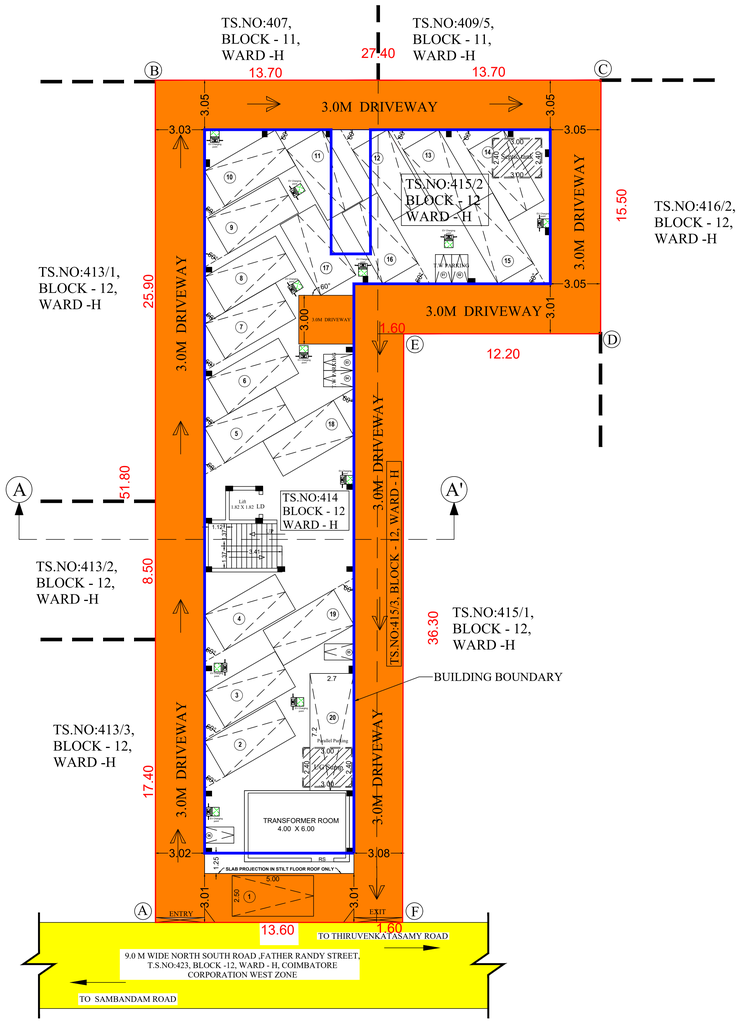
SECTION - AA'



TYPICAL (FIRST, SECOND, THIRD, FOURTH & FIFTH) FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN CUM STILT FLOOR PLAN

PLANNING PERMISSION:

ONLINE APPLICATION NO : SWP/BPA/ 919869/2026

SITE BOUNDARY SHOWN AS "A TO F "

PLANNING PERMISSION NO : 744/2026

L.P/C.L.P.A NO : 587/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RC ROOF (STILT + 5 FLOORS) RESIDENTIAL APARTMENT BUILDING IN SITE NO:14,15, T.S.NO:414,415/2,415/3,BLOCK -12,WARD -H, R.S.PURAM, FATHER RANDY STREET,COIMBATORE CORPORATION WEST ZONE, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

2041 MASTER PLAN USE : PROPOSED RESIDENTIAL

SCALE : 1 : 100
ALL DIMENSION ARE IN METERS

TYPE :
SITE PLAN ,STILT + 5 FLOORS

AREA DETAILS :

AS PER DOCUMENT - 979.17 Sq.m

AS PER TSLR - 975 Sq.m

DESCRIPTION	FSI (Sq.m)	NON- FSI (Sq.m)	TOTAL (Sq.m)
Stilt Floor	28.29	506.02	534.31
First Floor	504.37	----	504.37
Second Floor	504.37	----	504.37
Third Floor	504.37	----	504.37
Fourth Floor	504.37	----	504.37
Fifth Floor	504.37	----	504.37
Head Room	----	19.95	19.95
TOTAL AREA	2550.14	525.97	3076.11

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (2550.14/979.17) = 2.60 > 2.00

TOTAL FSI AREA : 2550.14Sqm
FSI :2.60
NORMALLY PERMISSIBLE FSI :2.0
NORMALLY PERMISSIBLE FSI AREA :1958.34SQM
PREMIUM FSI AREA:2550.14-1958.34=591.80SQM

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	GRILL DOOR	GD	1.82 X 2.14
2	SLIDING DOOR	SD	2.36X 2.14
3	DOOR	D	1.07 X 2.14
4	DOOR	D1	0.91 X 2.14
5	DOOR	D2	0.76 X 2.14
6	OPEN	O	1.30X 2.14
7	OPEN	O1	1.07 X 2.14
8	FIXED WINDOW	FW	1.82 X 1.52
9	WINDOW	W	1.22 X 1.22
10	WINDOW	W1	0.91 X 1.22
11	WINDOW	W2	1.52 X 1.22
12	VENTILAOR	V	0.91 X 0.61
13	VENTILAOR	V1	1.22 X 0.61
14	VENTILAOR	V2	0.61 X 0.61
15	VENTILAOR	V3	0.46 X 0.61
16	LIFT DOOR	LD	1.22 X 2.14

PARKING DETAILS	REQUIRED	PROVIDED
Total Four Wheeler Parking	19 No's	19 No's
Visitors Car Parking	01 No's	01 No's
Total Two Wheeler Parking	06 No's	06 No's

PARKING CALCULATION

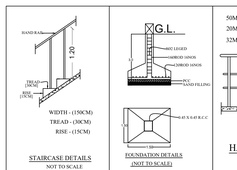
1. Floor area above 50sqm and upto 75sqm - 1Car space for every 2 dwelling units and 1 two wheeler space for every dwelling unit
2.Floor area above 75sqm - 1Car space for every 75sqm

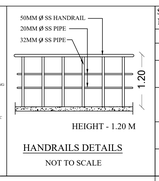
REFERENCE :

SITE BOUNDARY AS PER FMB
PROPOSED BUILDING
PROPOSED DRIVEWAY
EXISTING ROAD

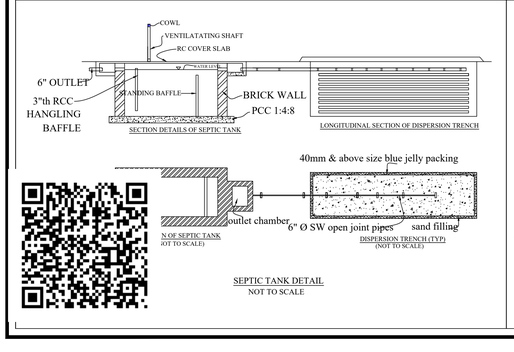
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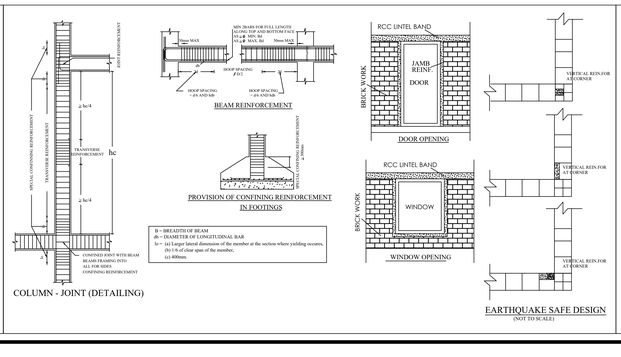
EMERGENCY ALARM : EA
FIRE EXTINGUSHER : FE

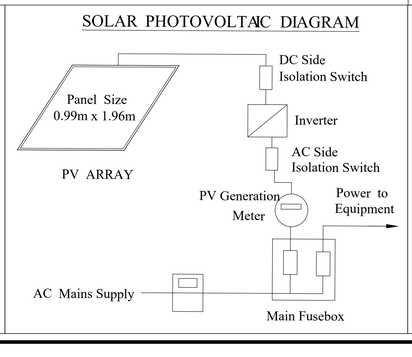


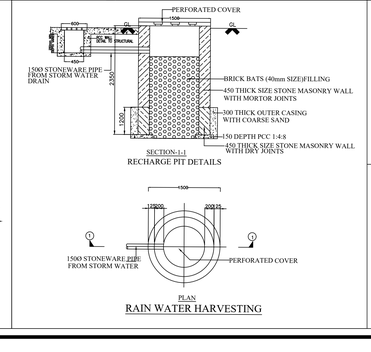


SL NO.	DESCRIPTION	FIRST FLOOR				SECOND FLOOR				THIRD FLOOR				FOURTH FLOOR				FIFTH FLOOR				TOTAL
1	FLAT NO	A1	B1	C1	D1	A2	B2	C2	D2	A3	B3	C3	D3	A4	B4	C4	D4	A5	B5	C5	D5	20 Units
2	AREA (Sqm)	136.61	86.15	69.94	86.73	136.61	86.15	69.94	86.73	136.61	86.15	69.94	86.73	136.61	86.15	69.94	86.73	136.61	86.15	69.94	86.73	1897.15
3	CAR PARKING	1	1	1	1	2	1	-	1	1	1	1	1	2	1	-	1	1	1	1	-	19
4	TWO WHEELER PARKING	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	-	-	-	-	-	5
5	VISITOR CAR PARKING	1																				1
6	VISITOR T.W PARKING	1																				1









For SUKRA PROPERTY DEVELOPERS (P) LTD
ARUMUGH VAIRAM DIRECTOR

APPLICANT

R.UMASHANKAR, ME. (Cons.Engg)
REGISTERED ENGINEER (GR-1)
COIMBATORE LPAVRE/GR-I/102/2024
238, N.S.R.Road, S.B.COLONY, CBE-11.

REGISTERED ENGINEER

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.K. Garden Ext, Luna Nagar,
Edayarpalayam (Post), Coimbatore - 641 025.
Tamilnadu - India.

REGISTERED STRUCTURAL ENGINEER

Dr. P.D.ARUMAIRAJ, ME.,Ph.D.,FIGS FIE
GEOTECHNICAL ENGINEER
COIMBATORE LPA / GTE / e096 / 2024
Mob : 99942 55322

REGISTERED GEOTECHNICAL ENGINEER

R.UMASHANKAR, M.E. (Cons.Engg)
CONSTRUCTION ENGINEER (CE)
COIMBATORE LPA/CE/028/2024
238, N.S.R.Road, S.B.COLONY, CBE-11.

REGISTERED CONSTRUCTION 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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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.