Verified RealEstate™

REFERENCE
SWP/BPA/925315/2026

ISSUED
18 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 220/1B5B

Karumathampatti, Sulur taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

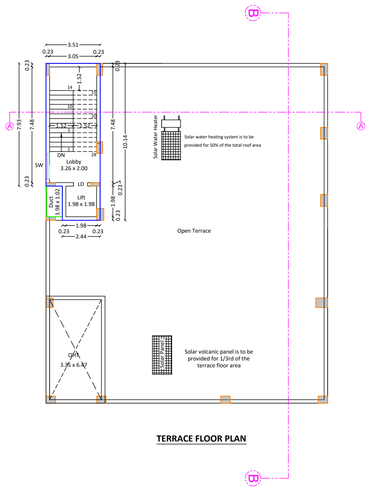
The approval as the planning authority issued it, reproduced in full behind this page.

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

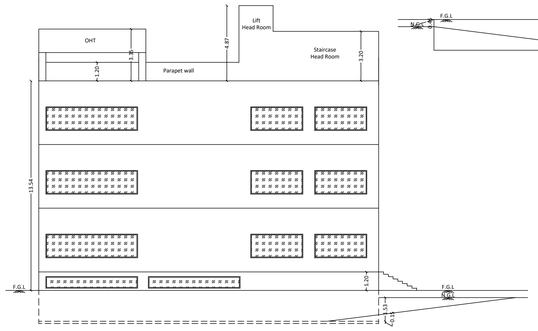
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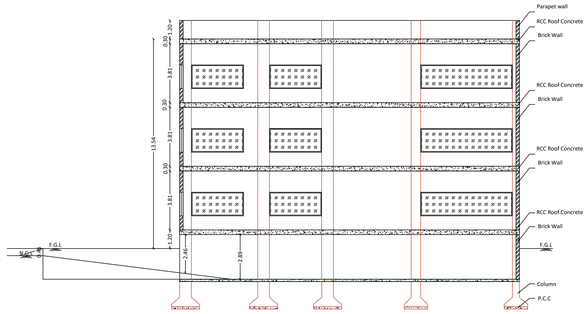
DIGITALLY VERIFIED RECORD



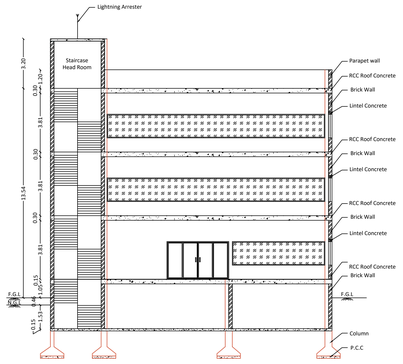
TERRACE FLOOR PLAN



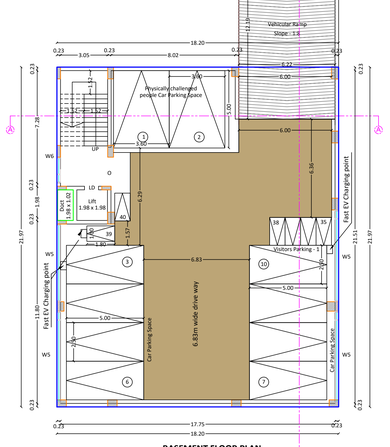
ELEVATION



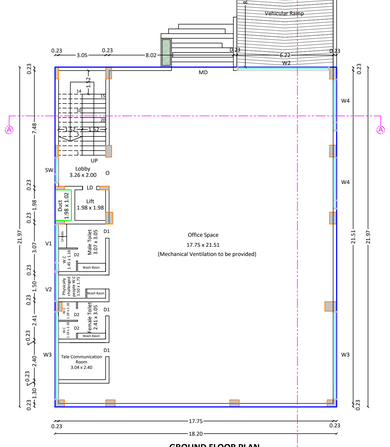
SECTION - BB



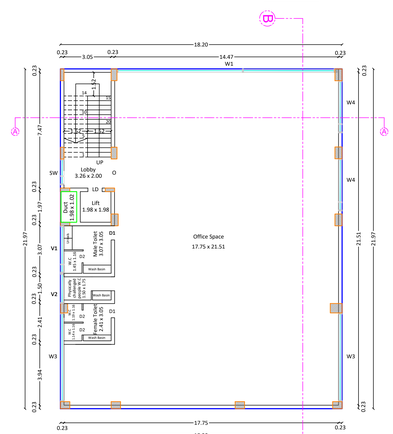
SECTION - AA



BASEMENT FLOOR PLAN

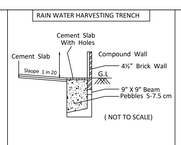


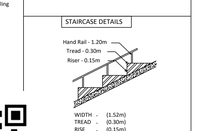
GROUND FLOOR PLAN

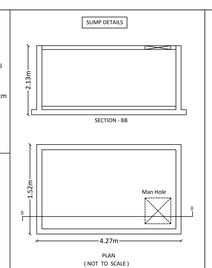


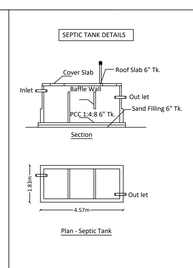
TYPICAL FLOOR PLAN
(FIRST AND SECOND FLOOR PLAN)

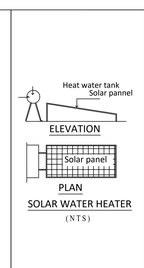


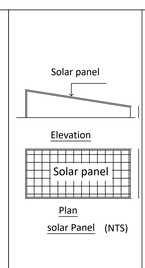


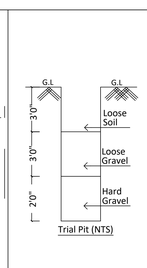


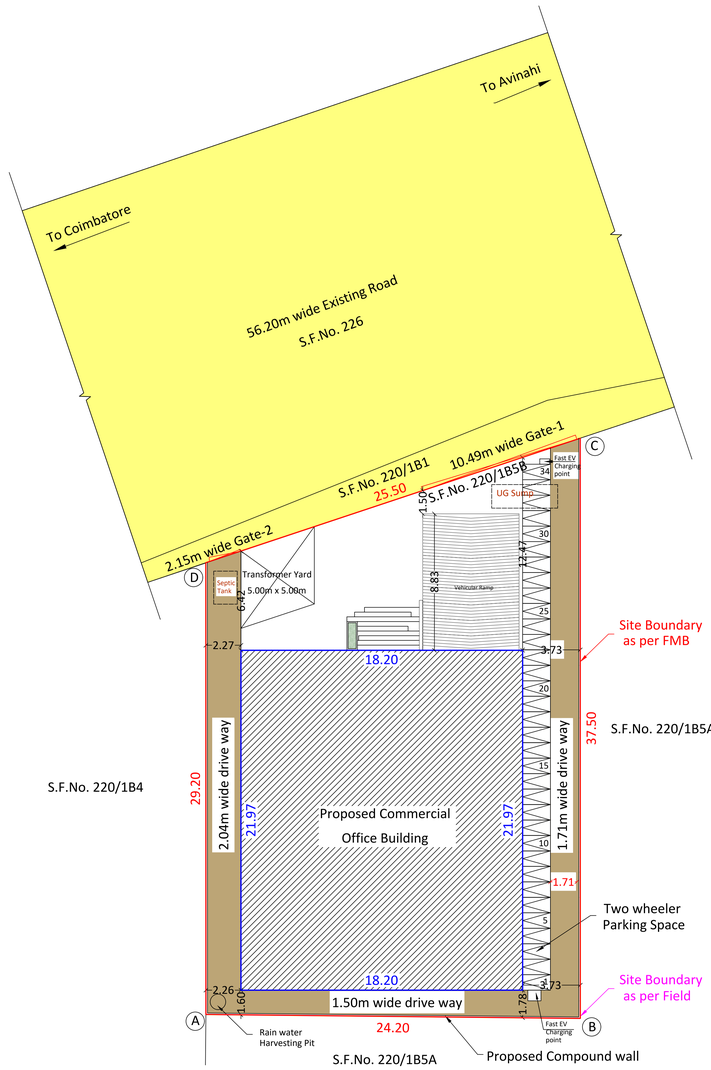












SITE PLAN

ONLINE APPLICATION NO	**- SWP/BPA/925315/2026**
SITE APPROVAL	**- LP/CLPA NO : 647/2026**
PLANNING PERMISSION NO	**- 816/2026**

Sheet No: 1/1

Plan showing the proposed construction of **Office Building** in S.F.No. 220/1B5B of Karumathampatti Village, Sulur Taluk, Coimbatore District.

Land Use : Commercial

For Mr. C. Guru Vishnu

Scale - 1 : 100

Title:
Semi Basement, Ground, First and Second Floor Plan, Section and Elevation

Site Area Details:

Site area as per document - 769.00 Sq.mt

Site area as per Patta - 769.00 Sq.mt

Proposed Building Area Details

Floor	FSI Area in Sq.mt	Non FSI Area in Sq.mt	Built Up Area in Sq.mt
Semi Basement	0.00	399.91	399.91
Ground	397.90	2.01	399.91
First	397.90	2.01	399.91
Second	397.90	2.01	399.91
Terrace	0.00	31.66	31.66
Total	**1193.70**	**437.60**	**1631.30**

Joinery Details

S.No	Symbol	Description	Dimension in Meters
1	MD	Door	4.00 x 2.44
2	D1	Door	0.91 x 2.44
3	D2	Door	0.76 x 2.13
4	LD	Lift Door	0.91 x 2.44
5	O	Open	1.41 x 2.44
7	W1	Window	14.47 x 1.53
8	W2	Window	5.99 x 1.53
9	W3	Window	5.93 x 1.53
10	W4	Window	3.37 x 1.53
11	W5	Window	5.93 x 0.91
13	W6	Window	1.68 x 0.91
14	SW	Staircase Window	1.68 x 1.53
15	V1	Ventilation	3.07 x 0.61
16	V2	Ventilation	2.41 x 0.61

Floor Space Index Details:

FSI = FSI Area / Site Area

= 1193.70 / 769.00 = 1.5523

Parking Details

Type of Parking	Parking Calculation	No of Parking required	No of Parking provided
Car	1 car space for every 100 Sq.mt of 75% of FSI area (895.28/100)	9	9
	Visitors Parking = 10% of no of required car parking (10% of 9)	1	1
Two wheeler	1 Two wheeler space for every 25 Sq.mt of 75% of FSI area (895.28/25)	36	36
	Visitors Parking = 10% of no of required two wheeler parking (10% of 36)	4	4

Color Index:

Site boundary as per FMB -

Site boundary as per Field -

Proposed building boundary -

Existing road -

Drive way -

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA, MIE.
Chartered Structural Engineer. Reg: CBE/LPA/
98/GR-I/034/2024. Class-I SE/1/2025/4/0005
KAARVANI Structural Consultancy, #1, RR Nagar
3rd Street, Kothari layout, Ramnadh, CBE - 005.
M: +91-9894215019
E: skarun@kaarvena.com,

Structural Engineer Signature

PRADEEP ARUMUGAM. M
(Founder & Partner)
COA No. CA/2013/39914
Sf. No : 844/1-3, Door No : 453 (Part),
LCC Compound, (Opp. Shivaji Telagru), Trichy Road,
Singanallur, Coimbatore - 641 005
Phone : 0422 - 355 5583 / 88707 88330
E-mail : pradeep@swparchitects.com

Architect Signature

Applicant Signature

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.