PP APPROVAL RECORD

Planning Permission

Survey 548 and 10 more

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

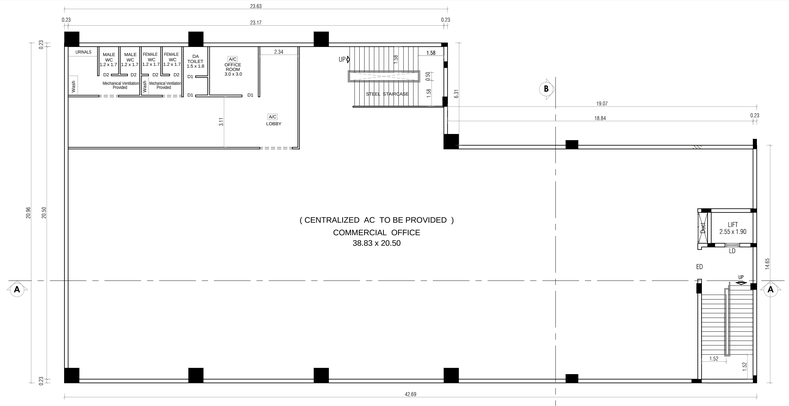
The approval as the planning authority issued it, reproduced in full behind this page.

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

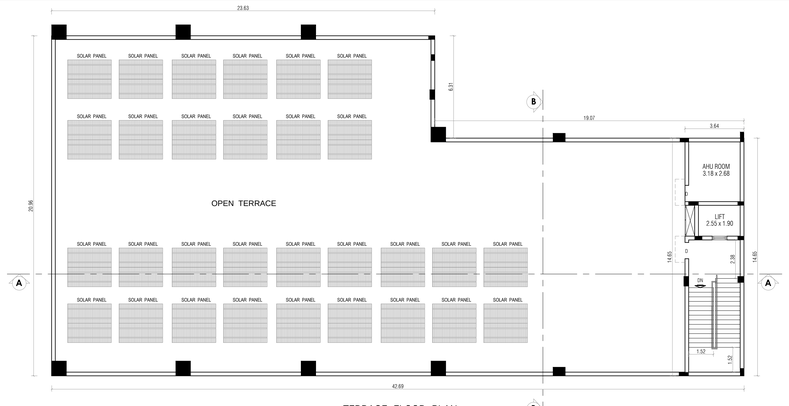
Verified RealEstate™

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

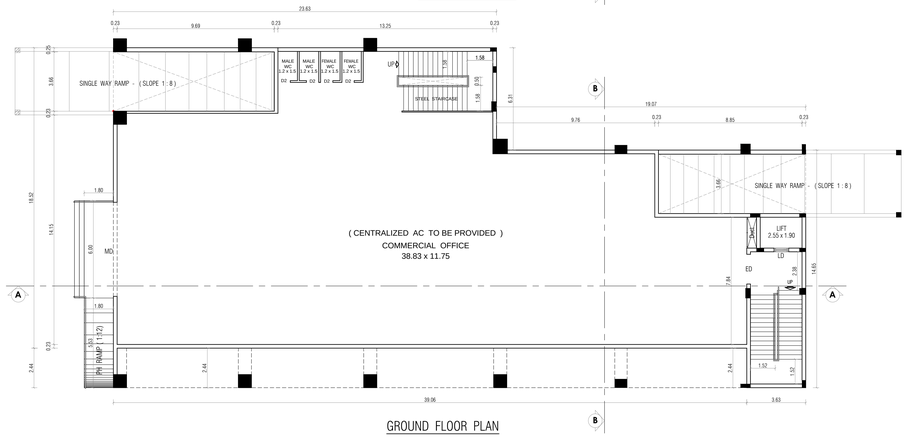
hello@verified.realestate
+91 9996 12 9996
verified.realestate



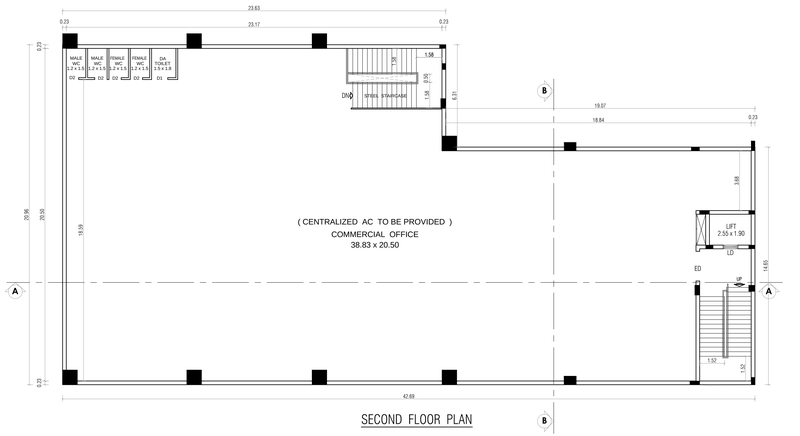
FIRST FLOOR PLAN



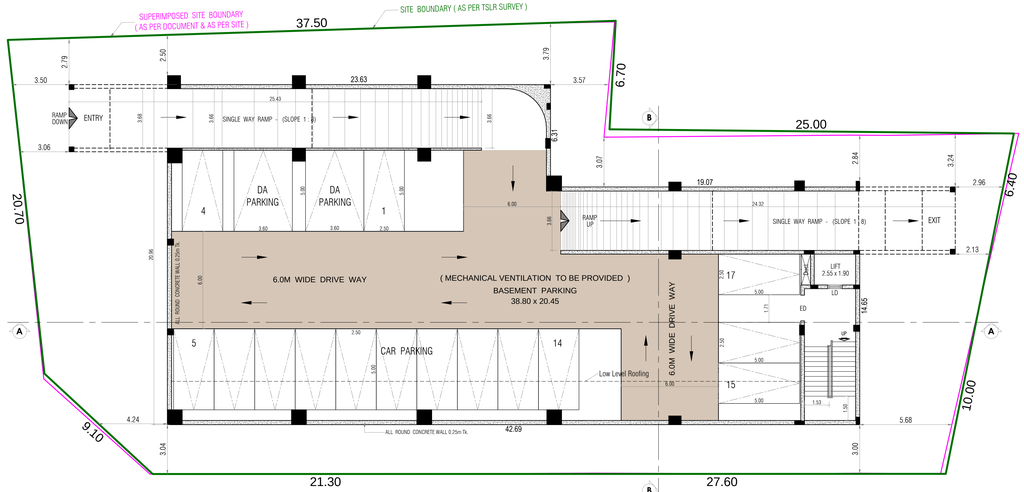
TERRACE FLOOR PLAN



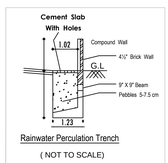
GROUND FLOOR PLAN

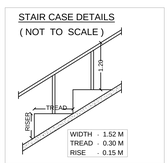


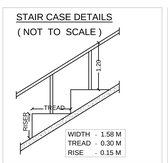
SECOND FLOOR PLAN

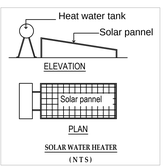


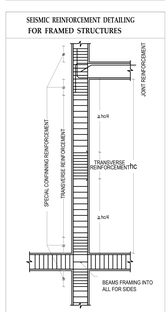
BASEMENT FLOOR PLAN

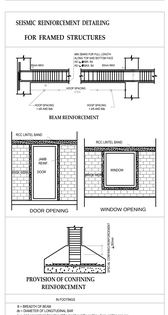












ONLINE APPLICATION No : SWP / BPA / 450919 / 2025
SITE APPROVAL No. : 123 / 2025
PLANING PERMISSION No. : 152 / 2025

REVISED APPROVAL
ONLINE APPLICATION No : SWP / BPA / 931614 / 2026
PLANING PERMISSION No. : 809 / 2026

SHEET No. 2 OF 2

PLAN SHOWING THE REVISED COMMERCIAL OFFICE BUILDING IN T.S .Nos. 548, 549/1, 549/2, 549/3, 549/4, 549/5, 549/6,549/7, 549/8, 550/2 & 550/3, WARD No. D(4), BLOCK No. 5 AT OPPANAKARA STREET, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

EXISTING PLAN APPROVED NO :
LPA CLPA No. : 123 / 2025
PLANNING PERMISSION No. : 152 / 2025
DATED : 14-03-2025

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

N

SITE AREA DETAILS

AREA OF THE SITE (AS PER PATTA)	1383.00 SQM
SUPER IMPOSED SITE AREA	1434.59 SQM

BUILDING AREA DETAILS

FLOOR NAME	TOTAL BUILD UP AREA IN SQM.	NON FSI AREA IN SQM.	FSI AREA IN SQM.
BASEMENT	706.29	706.29	---
GROUND FLOOR	609.73	---	609.73
FIRST FLOOR	774.43	---	774.43
SECOND FLOOR	774.43	---	774.43
HEAD ROOM	53.23	53.23	---
TOTAL	2918.11	759.52	2158.59

FSI AREA - $\frac{2158.59}{1383.00}$ = 1.56

PARKING DETAILS AS PER ONLINE DCR REPORT

PARKING NAME	REQUIRED	PROVIDED
DISABLED CAR PARKING	2	20
CAR PARKING	18	
DA TWO WHEELER PARKING	8	95
TWO WHEELER PARKING	87	

SCHEDULE OF JOINERY

		IN METER
MD	MAIN DOOR	6.00 x 3.90
ED	ENTRANCE DOOR	1.60 x 2.50
D	DOOR	1.07 x 2.13
D2	DOOR	0.75 x 2.13
LD	LIFT DOOR	1.07 x 2.13

APPLICANT

REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED STRUCTURAL ENGINEER

PLAN SHOWING THE REVISED COMMERCIAL OFFICE BUILDING IN T.S .Nos. 548, 549/1, 549/2, 549/3, 549/4, 549/5, 549/6,549/7, 549/8, 550/2 & 550/3, WARD No. D(4), BLOCK No. 5 AT OPPANAKARA STREET, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

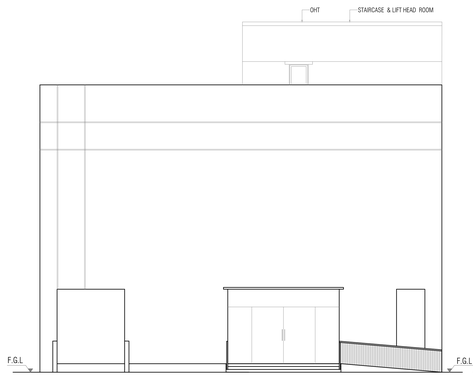
EXISTING PLAN APPROVED NO :
LPA CLPA No. : 123 / 2025
PLANNING PERMISSION No. : 152 / 2025
DATED : 14-03-2025

FA - FIRST AID BOX
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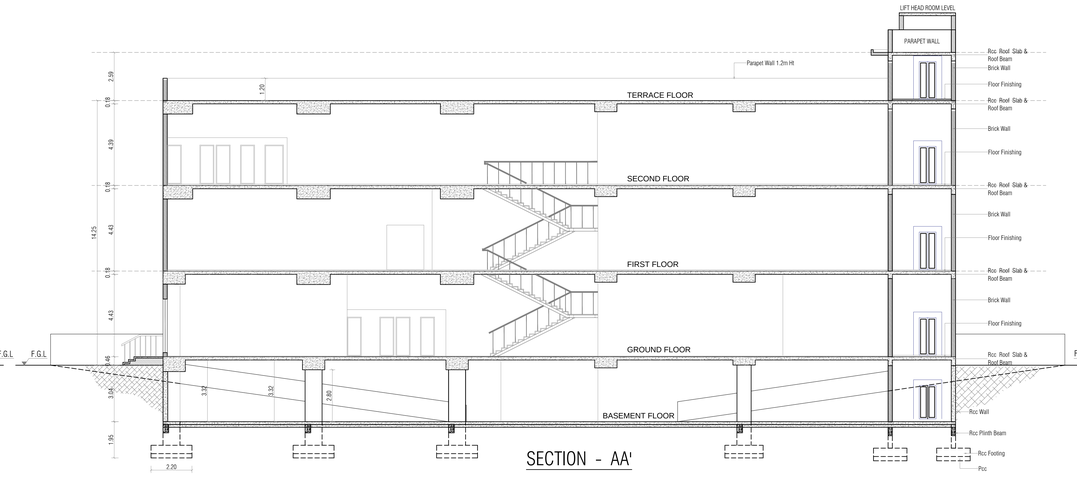
SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

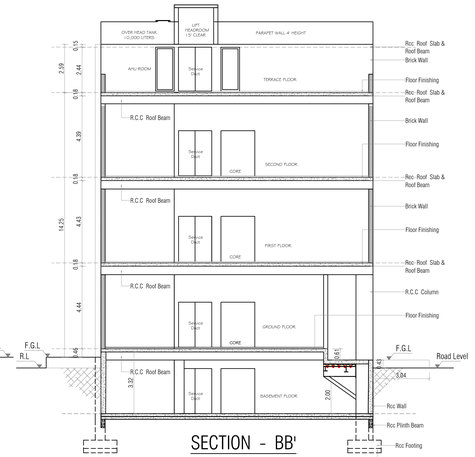
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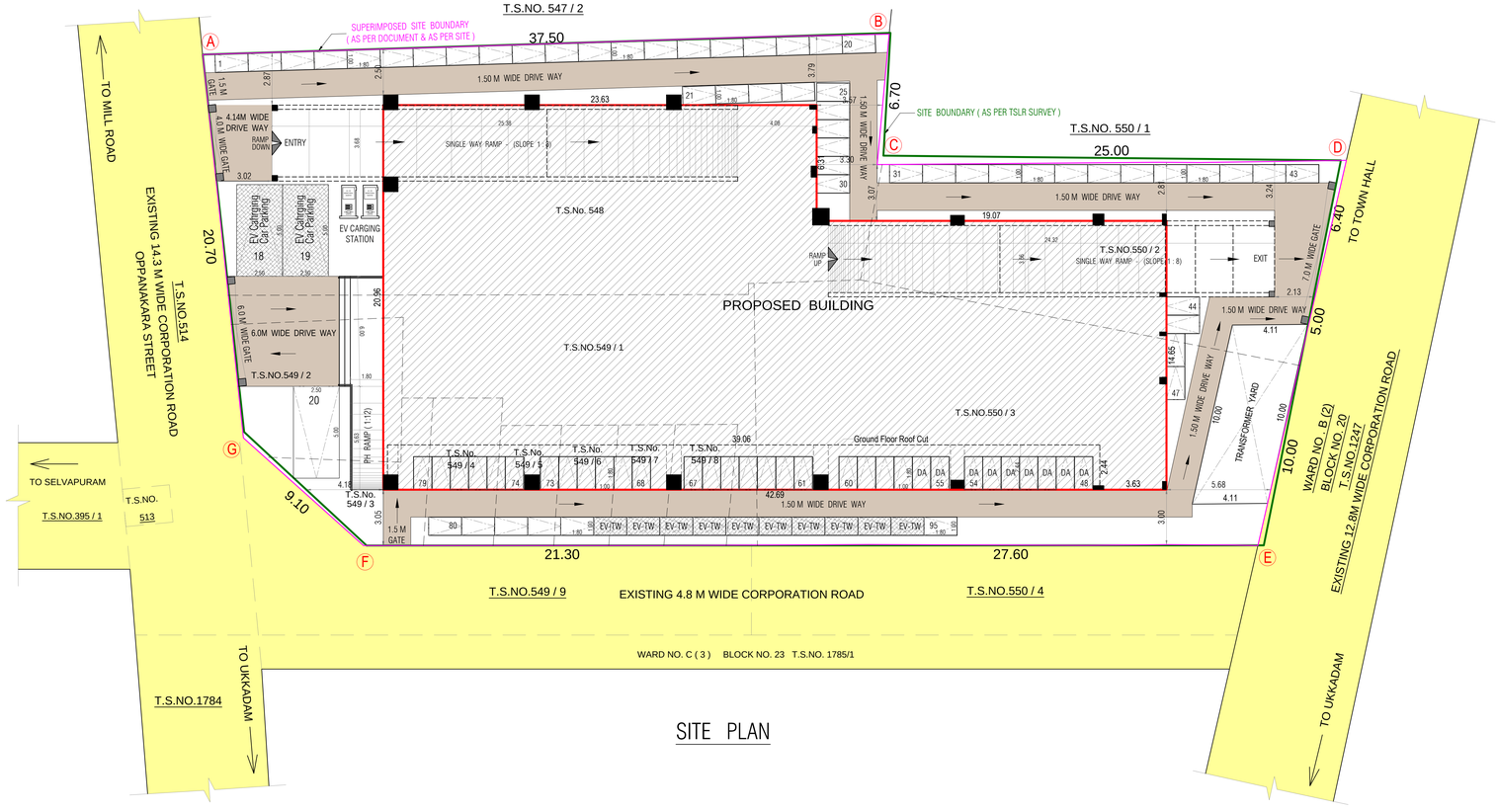
ELEVATION



SECTION - AA'



SECTION - BB'



SITE PLAN

(A) PARKING DETAIL FOR OFFICE

AS PER TNCDBR 2019 RULES

1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

FLOOR NAME	AREA IN SQM	TWO WHEELER PARKING	CAR PARKING
GROUND FLOOR	609.73	25	6
FIRST FLOOR	774.43	31	7
SECOND FLOOR	774.43	31	7
TOTAL		87	20

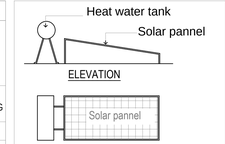
AS PER TNCDBR 2019 RULES

Visitors Parking For Office

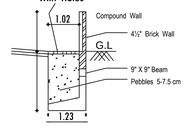
In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space.

TOTAL PARKING FOR OFFICE AREA + 10%
(Including DA Car Parking 10% - EV Car Parking 10%)
(Including DA TW Parking 10% - EV TW Parking 10%)

TWO WHEELER PARKING = 87 +8 = 95
CARKING PARKING = 18 + 2 = 20



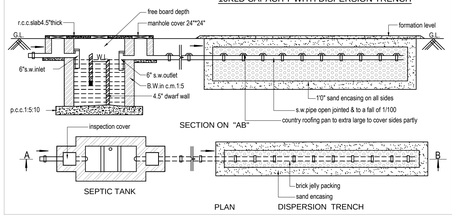
SOLAR WATER HEATER
(N T S)



Rainwater Percolation Trench

(NOT TO SCALE)

PLAN SHOWING THE DETAILS OF SEPTIC TANK
10KLD CAPACITY WITH DISPERSION TRENCH



ONLINE APPLICATION No : SWP / BPA / 450919 / 2025
SITE APPROVAL No. : 123 / 2025
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REVISED APPROVAL
ONLINE APPLICATION No : SWP / BPA / 931614 / 2026
PLANING PERMISSION No. : 809 / 2026

SITE AREA DETAILS

AREA OF THE SITE (AS PER TSLR)	1383.00 SQM
AREA OF THE SITE (AS PER DOCUMENT)	1438.87 SQM

SITE AREA (AS PER PATTA):-	IN SQ.M
T.S.No. 548	479.00
T.S.No. 549 / 1	162.00
T.S.No. 549 / 2	69.50
T.S.No. 549 / 3	32.00
T.S.No. 549 / 4	30.00
T.S.No. 549 / 5	21.00
T.S.No. 549 / 6	19.00
T.S.No. 549 / 7	19.00
T.S.No. 549 / 8	21.00
T.S.No. 550 / 2	217.50
T.S.No. 550 / 3	313.00
TOTAL SITE AREA	1383.00

BUILDING AREA DETAILS

FLOOR NAME	TOTAL BUILD UP AREA IN SQM.	NON FSI AREA IN SQM.	FSI AREA IN SQM.
BASEMENT	706.29	706.29	---
GROUND FLOOR	609.73	---	609.73
FIRST FLOOR	774.43	---	774.43
SECOND FLOOR	774.43	---	774.43
HEAD ROOM	53.23	53.23	---
TOTAL	2918.11	759.52	2158.59

FSI AREA - 2158.59 / 1383.00 = 1.56

PARKING DETAILS AS PER ONLINE DCR REPORT

PARKING NAME	REQUIRED	PROVIDED
DISABLED CAR PARKING	2	20
CAR PARKING	18	
DA TWO WHEELER PARKING	8	95
TWO WHEELER PARKING	87	

REFERENCE :

SUPERIMPOSED SITE BOUNDARY (AS PER DOCUMENT & AS PER SITE) -
SITE BOUNDARY (AS PER TSLR SURVEY) -
PROPOSED BUILDING -
DRIVE WAY -
EXISTING ROAD -

APPLICANT

REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED STRUCTURAL 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

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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.