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.

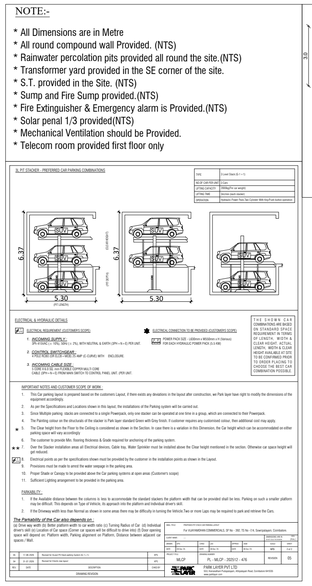
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

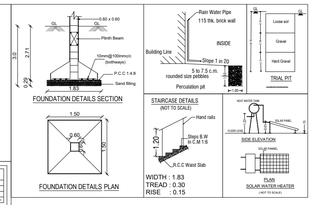
Verified RealEstate™
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NOTE:-

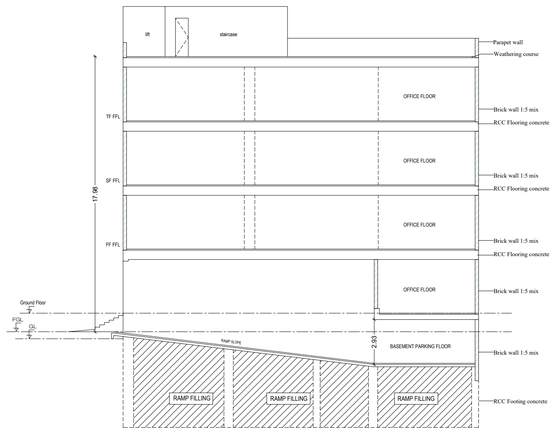
* All Dimensions are in Metre
* All round compound wall Provided. (NTS)
* Rainwater percolation pits provided all round the site.(NTS)
* Transformer yard provided in the SE corner of the site.
* S.T. provided in the Site. (NTS)
* Sump and Fire Sump provided.(NTS)
* Fire Extinguisher & Emergency alarm is Provided.(NTS)
* Solar penal 1/3 provided(NTS)
* Mechanical Ventilation should be Provided.
* Telecom room provided first floor only



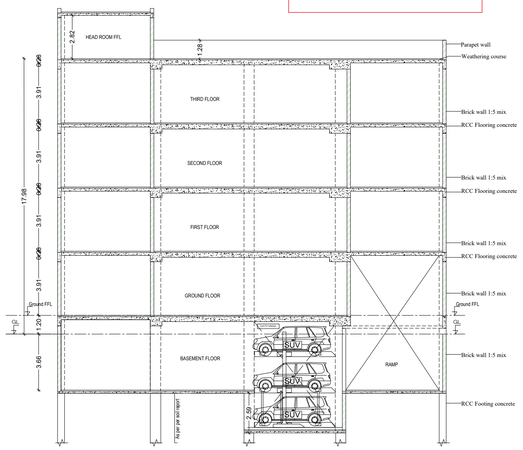




ELEVATION



SECTION BB



SECTION AA

Existing Details
L.P / CLPA.No : 444 /2026
Building planning Permission No :563/2026
Online Application No : SWP/BPA/816857/2026

T.S.NO.7/1 PART
Arun Thangam's Property

மாநகராட்சி பராமரிப்பில் அல்லாத சாலை
ந.க.எண் : 6997 / 2025 வச.1(2a)
நாள் :10.06.2026

SITE / BASEMENT FLOOR PLAN

THIRD FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

TYPICAL FIRST AND SECOND FLOOR PLAN

APPLICANT :
Mr.R.VIJAYA MOHAN

PLAN SHOWING THE ADDITIONAL AND REVISED R.C.C CONSTRUCTION OF BASEMENT + GROUND + THIRD FLOOR **COMMERCIAL (OFFICE)** BUILDING IN T.S.NO 7/4, WARD NO.AA(27) SOWRIPALAYAM, BLOCK NO:01, SOWRIPALAYAM VILLAGE, AT "NAVA INDIA ROAD", COIMBATORE SOUTH TALUK , COIMBATORE CORPORATION.

L.P / CLPA.No : 557 /2026
Building planning Permission No :706/2026
Online Application No : SWP/BPA/932974/2026
As per master plan 2041- Industrial

Scale : - 1:200

SITE AREA DETAILS:-	SQ.M	CENT
AS PER DOCUMENT AREA	1068.10	26.39
AS PER TSLR/ SKETCH AREA	1068.10	26.39
AS PER SUPERIMPOSED AREA	1067.38	26.39
SCHEME ROAD AREA	55.23	1.36
NET SITE AREA	1012.87	25.03

BUILDING AREA DETAILS:-(SQ.M)

	S.noDescription	FSI Area	NON- FSI Area	BUILD-UP Area
	Block - 1 : Office Building			
1.	Basement floor	-	589.45	589.45
	Ground floor	477.70	-	477.70
	First floor	589.45	-	589.45
	Second floor	589.45	-	589.45
	Third floor	469.09	-	469.09
	Terrace floor	-	63.51	63.51
	Total	2125.69	652.96	2778.65
Floor Space Index (F.S.I)		2125.69 / 1068.10 =	1.99 < 2.0	
Open Space Reservation Area (OSR)		106.81Sq.m	(10.00%)	

JOINERY DETAILS

DESCRIPTION	SYM	IN Meter
Rolling shutter	RS	3.04 X 3.65
Double Door	DD	1.83 X 2.44
Door	D	1.00 X 2.20
Lift Door	D2	1.00 X 2.20
Sliding Door	SD	0.91 X 2.13
Window	W	1.83 X 2.13
Ventilator	V	0.91 X 0.61
Exhaust Fan	EF	1.00 X 0.60

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
Car Parking (2.5m x 5.00)	FSI Area = 2125.69*75% 1594.27 / 100.00 =15.9 = 2 = 17.9	18
Two Wheeler Parking (1.00 x 1.80)	FSI Area = 2125.69*75% 1594.27 / 25.00 = 63.77 + 6 = 69.77	70 (Include Ph)
Ph Car Parking (3.60 x 5.00)	-	02

SANITARY DETAILS:-

Based on TNCDBR-2019 - Page No.110 - Annexure - X
[Rule No.52(2) b] - Table:1-Sanitation Requirements
(Total Strength of the Unit - 40 Members (30 Men & 10 Women)

MALE	REQUIRED	PROVIDED
Water closet with Ablution Taps	2	9
Urinals	2	18
FEMALE		
Water closet with Ablution Taps	3	9
Drinking Water Foundation	4	6
Washing Taps	4	6
Emergency Shower / Eye Wash	3	4 no's
PH water closet -		3

LEGEND:
Site Boundary As Per FMB :
Site Boundary As Per Site :
Proposed Building :
Existing Road :
Scheme Road :
Rainwater Harvesting Pebble bed :

Maximum height of the building - 17.98 Mt

21.08.25
HAMSARAJ. G, B.E.,(Civil)
Registered Engineer
Regd.No: DTCP/RE/Gr.11/12/2025
1/27, Valliyampalayam, Kalapatti
Coimbatore - 641 048. Mob: 9943521090

REGISTERED ENGINEER

APPLICANT / OWNER

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.