PP APPROVAL RECORD

Planning Permission

Survey 245/1B1B and 1 more

Kalapatti, Coimbatore North 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.

SHEET No: 01/01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING, IN SITE No: 19 & 20, L.P./(C.L.P.A). No: 670/2025, S.F. No: 245/1B1B & 245/1B2, KALAPATTY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

RESIDENTIAL USAGE AS PER MASTER PLAN - 2041

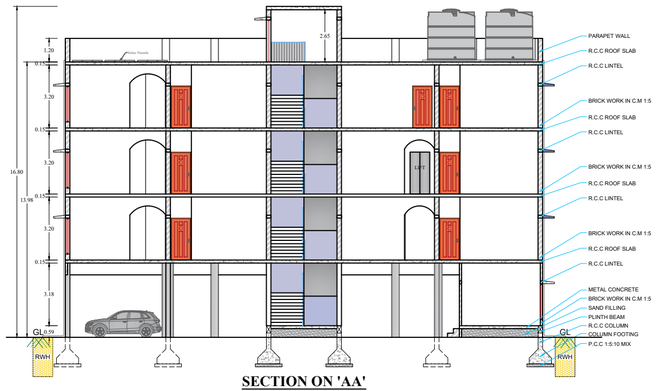
Scale 1 : 200

'All DIMENSIONS ARE IN M'

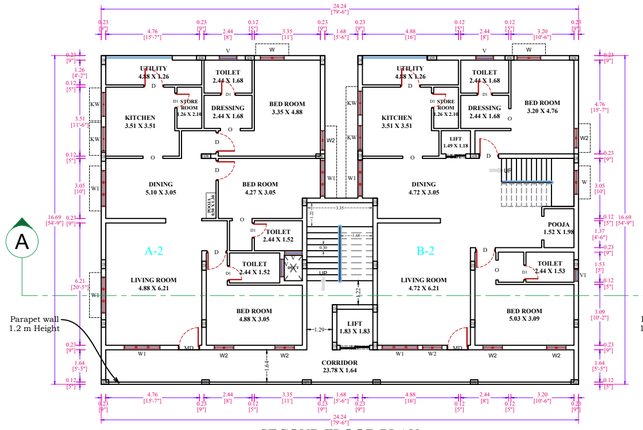
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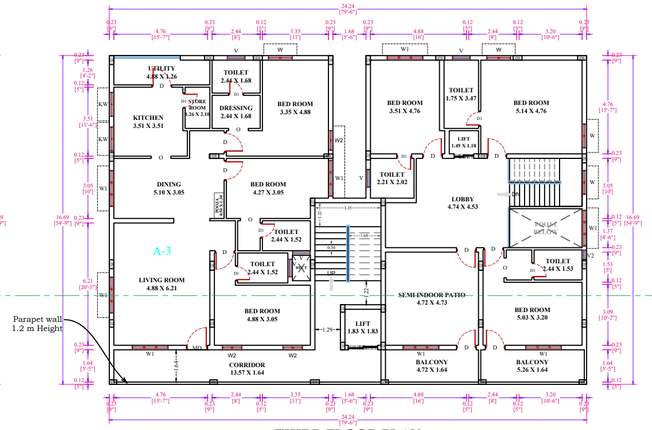
ELEVATION



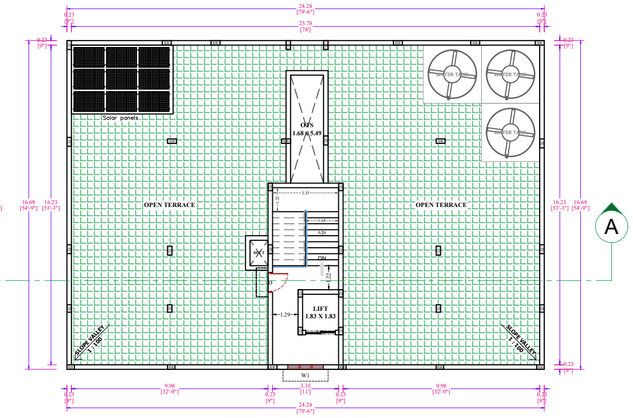
SECTION ON 'AA'



SECOND FLOOR PLAN

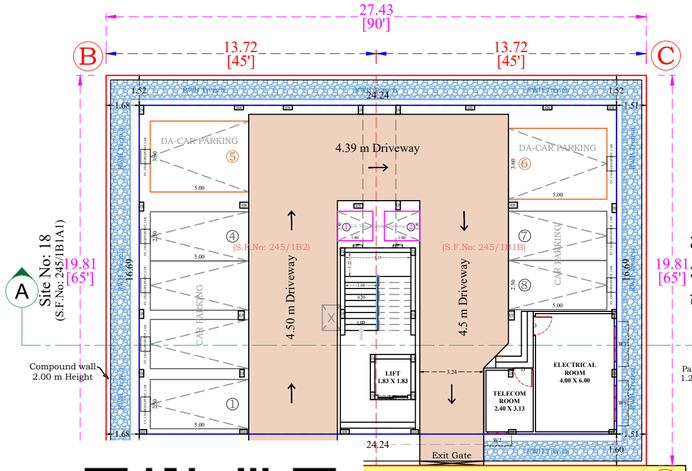


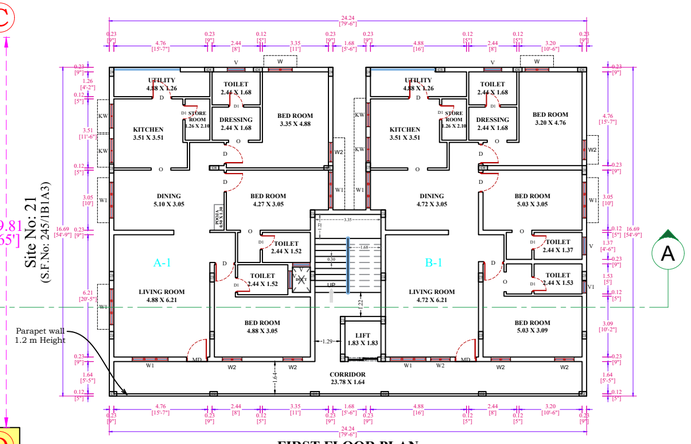
THIRD FLOOR PLAN



TERRACE FLOOR PLAN

Kalapatty West Village (S.F.No: 245/2)





FIRST FLOOR PLAN

PLANNING PERMISSION DETAILS

Online Application No : SWP/BPA/939537/2026
Planning Permission No : 726/2026
L.P/C.L.P.A. No : 572/2026

REFERENCE

- FMB Site Boundary
- Building Boundary
- Existing Road

11°03'56.7"N 77°01'28.3"E

COLUMN REFERENCE		
Column Mark	No. of Columns	Size
C1	4	0.38 X 0.23
C2	10	0.38 X 0.23
C3	2	0.38 X 0.23
C4	6	0.45 X 0.23
C5	7	0.45 X 0.23
C6	3	0.45 X 0.23
C7	2	0.45 X 0.30
C8	1	0.45 X 0.30
C9	1	0.45 X 0.30

SITE AREA DETAILS

	m^2
As per Document	
Site No: 19	271.74
Site No: 20	271.74
Total	543.48
As per FMB	
S.F.No: 245/1B1B	272.00
S.F.No: 245/1B2	272.00
Total	544.00
Super Imposed Site	543.48

FSI Calculation

Total FSI Area				1,175.57
Total Non-FSI Area				431.88
Total Built Up Area				1,607.45
FLOOR SPACE INDEX		1,175.57 / 543.48	=	2.16
FSI	= 2.00 = 1,086.96 m^2			
Premium FSI	= 0.16 = 88.61 m^2			
Total No of Dwellings		= 5		

BUILDING AREA DETAILS

FLOOR	TOTAL BUILT UP AREA (m^2)	FSI (m^2)	NON FSI (m^2)
Stilt Floor	404.67	8.83	395.84
First Floor	391.34	391.34	-
Second Floor	391.34	391.34	-
Third Floor	384.06	384.06	-
Terrace Floor (Head Room)	36.04	-	36.04
Total	**1,607.45**	**1,175.57**	**431.88**

PARKING DETAILS including DA* Parking

(Annexure -IV, Part - I, (1) (a), Residential)

1 car space for every 75 sq.m.
(R - Required, P - Provided)

Area Type	Two Wheeler		Car	
	R	P	R	P
Typical Dwelling Unit - A1, A2 & A3 (Each - 143.28 m^2)	-	-	3	3
Dwelling Unit - B1 (142.52 m^2)	-	-	1	1
Dwelling Unit - B2 (Duplex) (295.43 m^2)	-	-	3	3
10% Visitor Parking	2	2	1	1
Total	2	2	8	8

(DA* - DIFFERENTLY ABLED)

A.R. KAVIN SOUNDAR
ER. A.R. KAVIN SOUNDAR
M.E (Struct)., M.Sc (Vol)., ATV., AMIE., MISE.,
CMDA Registered Structural Engineer Grade-1, (SE/GR-1/2022/12/354)., Greater Chennai Corporation,
Registered Structural Engineer Grade-1 (SE/E 1203/2124)., Chartered Engineer (AM1279754)., 14A, Kavin Complex, Gandhipuram, Karur - 639 002, PH: 99940 87571

STRUCTURAL ENGINEER

Er. A.J. SATISH. B.Tech.,
Registered Construction Engineer
C.B.E. D.T.C.P. Reg. No: 016/2022
126, 3rd Floor, Renaissance Terrace, Race Course, Coimbatore - 641018
81223 32211, 0422-2332211

CONSTRUCTION ENGINEER

Er. A.J. SATISH. B.Tech.,
Registered Engineer - Grade II
C.B.E. D.T.C.P. Reg. No: 006/2022
126, 3rd Floor, Renaissance Terrace, Race Course, Coimbatore - 641018
81223 32211, 0422-2332211

REGISTERED ENGINEER

Approved
Er. K.P. VETRISELVAN, B.E., (GEOTECH), MSQUALISTE.,
GEOTECHNICAL ENGINEER
CLIA 2020, No: CLA/TN/GE/8020
ASSESSMENT PLUS, PUNE-T LIMITED
G.No.41 & No.73, 3rd Street, K.K.Pudur, Coimbatore - 641038.

GEOTECHNICAL ENGINEER

Mr. CHILAMBARASAN KUPPUSAMY

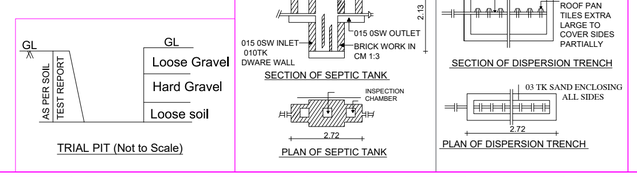
Mr. GATTEM KIRAN KUMAR

Mrs. VASUKI

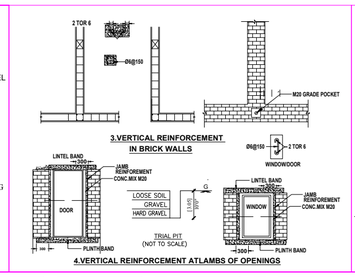
Mr. GOWRI SHANKER VISWANATHAN

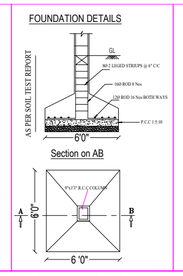
Mr. A.K. PRABHU

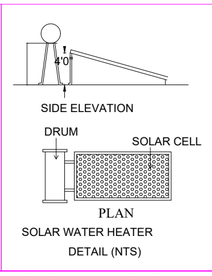
APPLICANTS



TRIAL PIT (Not to Scale)







Notes:

1. Provision to be provided wherever necessary as per N.B.C., 2016.
2. Unspecified dimensions are in metre.

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.