Verified RealEstate™

REFERENCE
SWP/BPA/960935/2026

ISSUED
30 October 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 132/1A and 2 more

Kuniyamuthur, Perur 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

# PLAN SHOWING THE REVISED AND EXISTING CONSTRUCTION OF A COMMERCIAL (CONSULTING OFFICE) BUILDING IN SF.NO'S: 132/1A, 144/1K AND 144/1F2A AT KUNIYAMUTHUR VILLAGE, PERUR TALUK, SOUTH ZONE, COIMBATORE CORPORATION/DISTRICT.

SCALE : 1:100
LAND USE : COMMERCIAL USE

N

ONLINE APPLICATION NO:SWP/BPA/960935/2026

**AREA DETAILS:-** IN SQM

| | | |
|---|---|---|
| AREA OF SITE AS PER PATTA | = | 1606.00 Sqm |
| AREA OF SITE AS PER DOCUMENT | = | 1606.00 Sqm |
| AREA OF SITE AS PER SITE | = | 1638.96 Sqm |

**EXISTING BUILDING AREA DETAILS:-**

| FLOORS | FSI AREA (Sq.mt) | NON-FSI AREA (Sq.mt) | TOTAL AREA (Sq.mt) |
|---|---|---|---|
| BLOCK-1 (OFFICE BLOCK) | | | |
| GROUND FLOOR | 323.79 | - | 323.79 |
| FIRST FLOOR | 323.79 | - | 323.79 |
| SECOND FLOOR | 323.79 | - | 323.79 |
| TERRACE FLOOR | - | 39.51 | 39.51 |
| SUB TOTAL | 971.37 | 39.51 | 1010.88 |
| BLOCK-2 (TOILET) | 6.83 | - | 6.83 |
| TOTAL | 978.20 | 39.51 | 1017.71 |

**F.S.I CALCULATION AS PER SITE AREA:-**

F.S.I (978.20/1606.00) = 0.609

**BUILDING HEIGHT :-**

HEIGHT OF THE BUILDING = 12.36 Mt

| PARKING DETAILS | PARKING CALCULATION | REQUIRED (INCLUDE VISITOR & PH PARKING) | PROVIDED |
|---|---|---|---|
| TOTAL CAR | FLOOR AREA (978.20/100) X 0.75 = 09 | 09 NO'S | 09 NO'S |
| TOTAL TWO WHEELER | FLOOR AREA (978.20/25) X 0.75 = 33 | 33 NO'S | 33 NO'S |

**JOINERY DETAILS:-**

| SYM | JOINERY DETAILS | SIZE IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.83 X 2.44 |
| D1 | DOOR | 0.91 X 2.44 |
| TD | TOILET DOOR | 0.76 X 2.44 |
| LD | LIFT DOOR | 0.91 X 2.44 |
| V | VENTILATOR | 0.91 X 0.91 |

**NOTE:-**

* ALL DIMENSIONS ARE IN METRE
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* ST PROVIDED IN SW CORNER.
* LIGHTNING ARRESTER PROVIDED IN THE ROOF.
* FIRE DETECTING AND EMERGENCY ALARAM PROVIDED.
* MV-MECHANICAL VENTILATION PROVIDED


Er.P.MOHANKUMAR M.E.,(GEOTECH) MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO.CLPA/GTE/19/005/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Teluguppalayam,Coimbatore - 641 039
+919943703917,e-mail: mohaan.civil@gmail.com


REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Chandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944799799

REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.ENGG.,
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Chandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

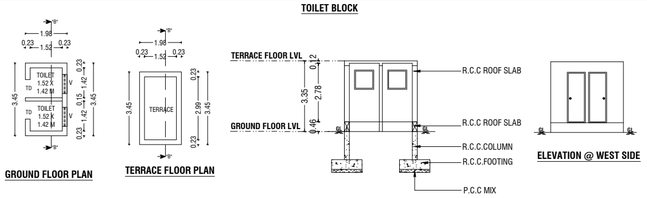
Er.S.PRADEEP, B.E.,M.ENGG.,
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Chandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Ph...

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

---

**TOILET BLOCK**




GROUND FLOOR PLAN | TERRACE FLOOR PLAN | SECTION "BB" @ EAST SIDE | ELEVATION @ WEST SIDE

**NOTE:-**

**EXISTING APPROVED DETAILS:-**

ONLINE APPLICATION NO : SWP/BPA/677711/2025
SWP / SITE APPROVAL / L.P/CLPA NO :692/2025
SWP / PLANNING PERMISSION NO :805/2025 DATED:18.11.2025

**EXISITING APPROVED BUILDING DETAILS:**

| FLOORS | FSI AREA (Sq.mt) | NON-FSI AREA (Sq.mt) | TOTAL AREA (Sq.mt) |
|---|---|---|---|
| BLOCK-1 (OFFICE BLOCK) | | | |
| GROUND FLOOR | 323.79 | - | 323.79 |
| FIRST FLOOR | 323.79 | - | 323.79 |
| SECOND FLOOR | 323.79 | - | 323.79 |
| TERRACE FLOOR | - | 41.40 | 41.40 |
| SUB TOTAL | 971.37 | 41.40 | 1012.77 |
| BLOCK-2 (TOILET) | 6.83 | - | 6.83 |
| TOTAL | 978.20 | 41.40 | 1019.60 |

**F.S.I CALCULATION AS PER SITE AREA:-**

F.S.I (978.20/1606.00) = 0.609

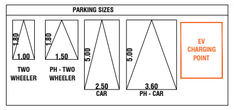
**BUILDING HEIGHT :-**

HEIGHT OF THE BUILDING = 11.11 Mt

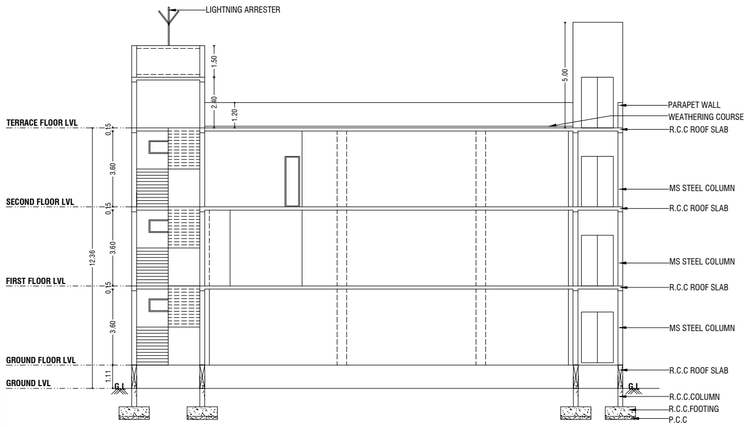
**COLOUR INDEX :-**

| | |
|---|---|
| BOUNDARY OF THE SITE | : |
| EXISTING ROADS | : |
| EXISTING CONSTRUCTION | : |
| PROPOSED DRIVEWAY | : |

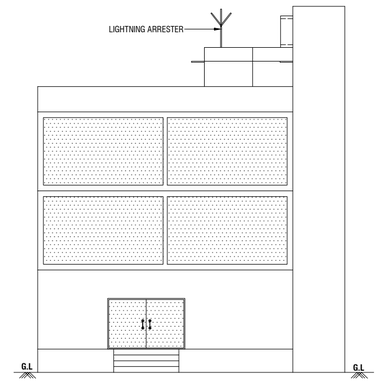
**PARKING SIZES**



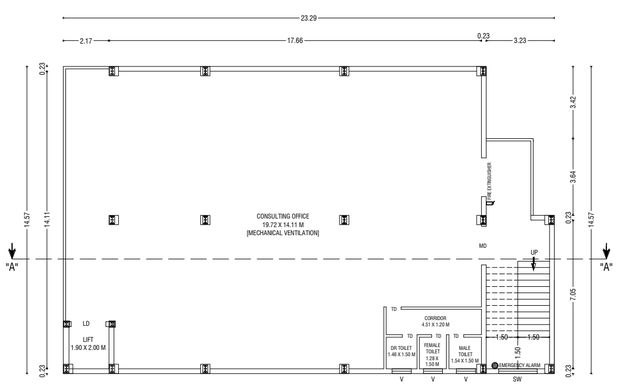

ONLINE APPLICATION NO : SWP/BPA/960935/2026
SWP / SITE APPROVAL / L.P/CLPA NO : 618/2026
SWP / PLANNING PERMISSION NO :779/2026



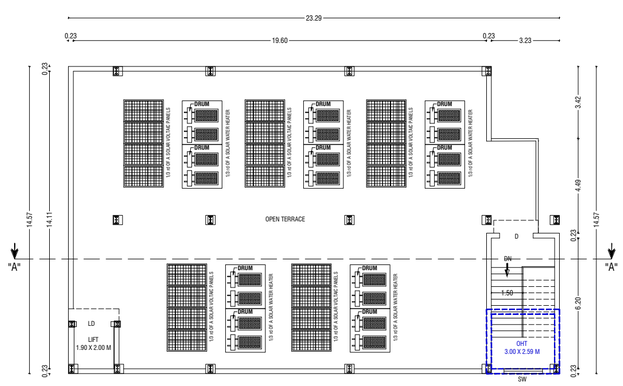

SECTION "AA"@ SOUTH SIDE



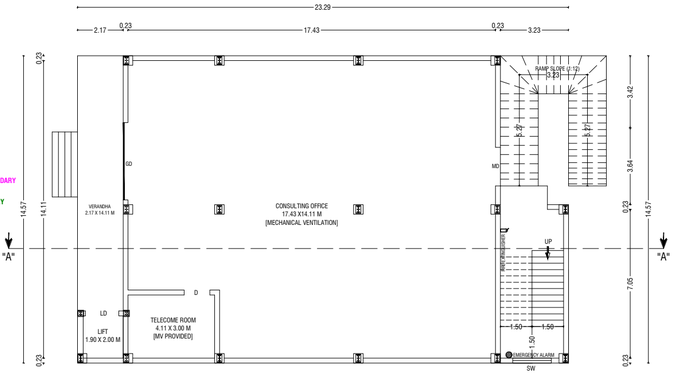

ELEVATION @ WEST SIDE



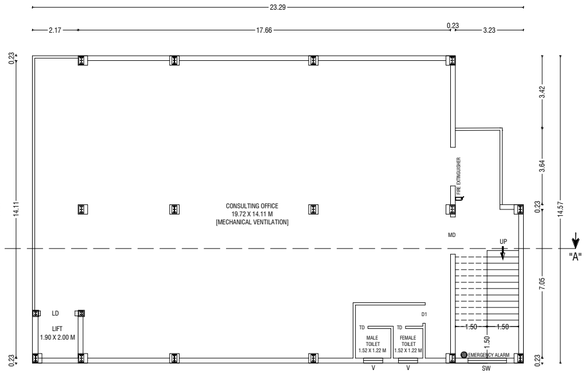

SECOND FLOOR PLAN



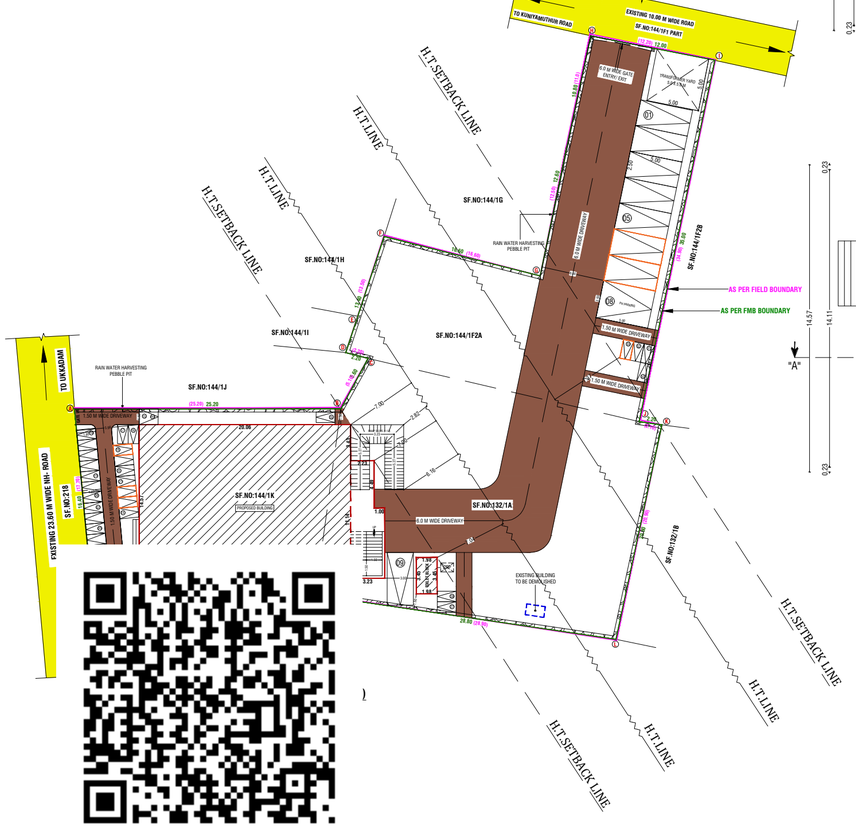

TERRACE FLOOR PLAN

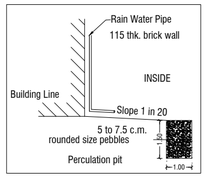


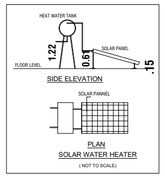

GROUND FLOOR PLAN

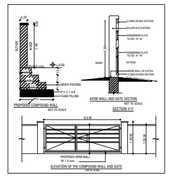


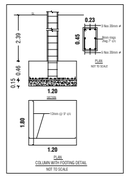

FIRST FLOOR PLAN

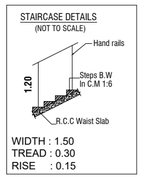


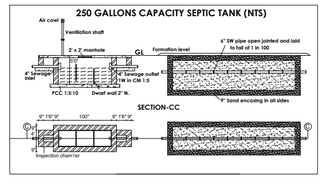







THE LANDLENS SUITE

# 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.