

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

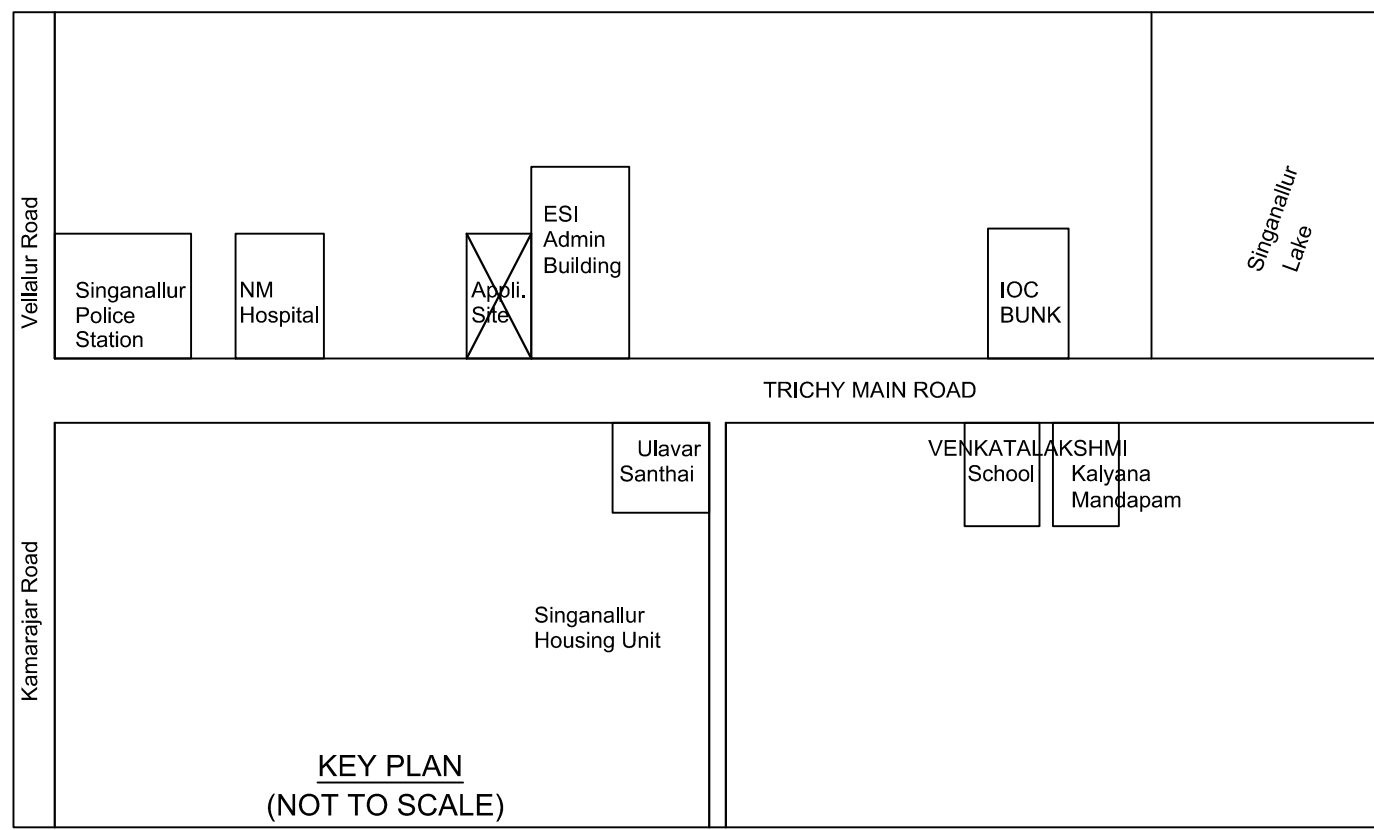
Building Plan

ISSUING AUTHORITY

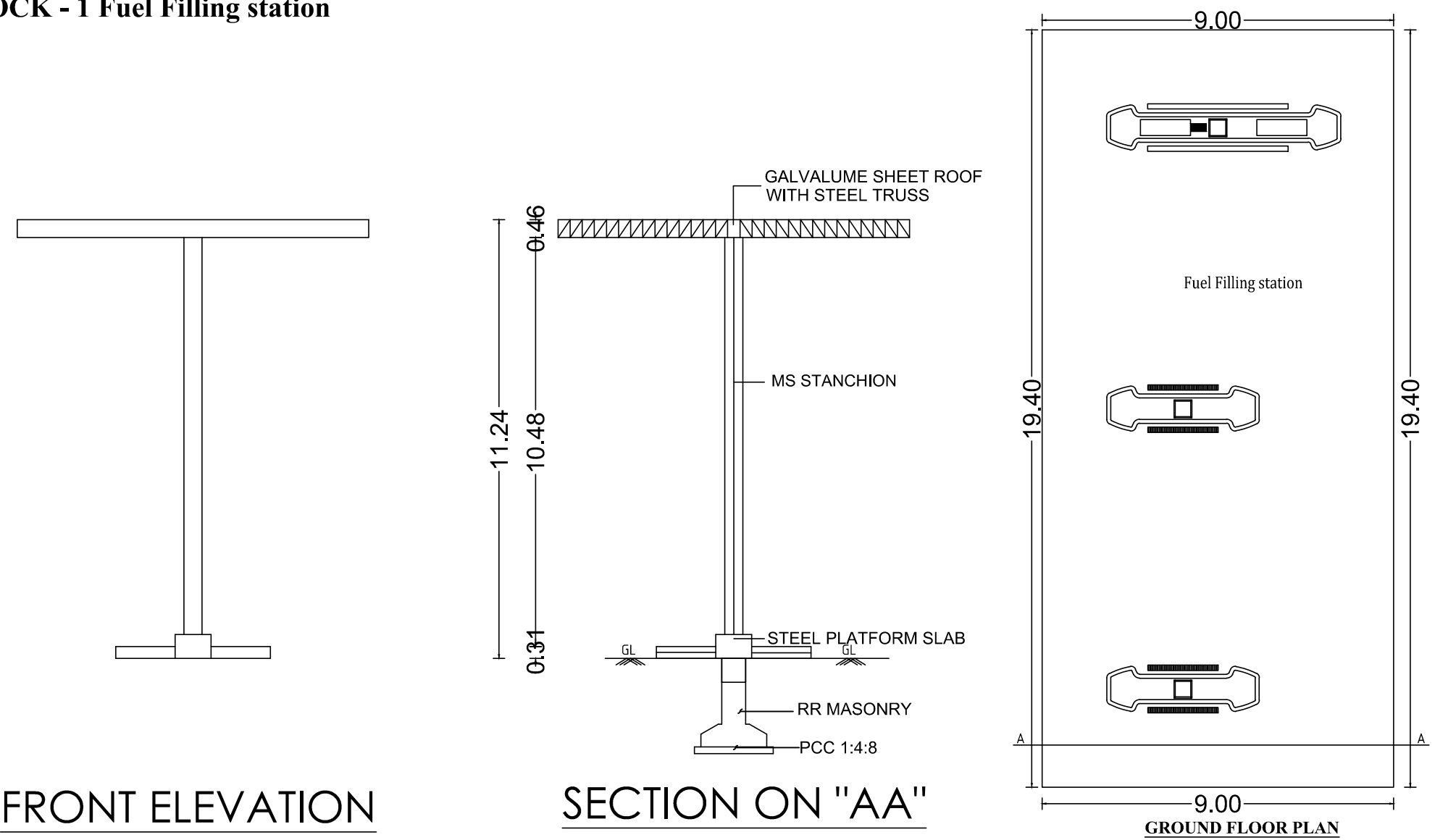
DTCP

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

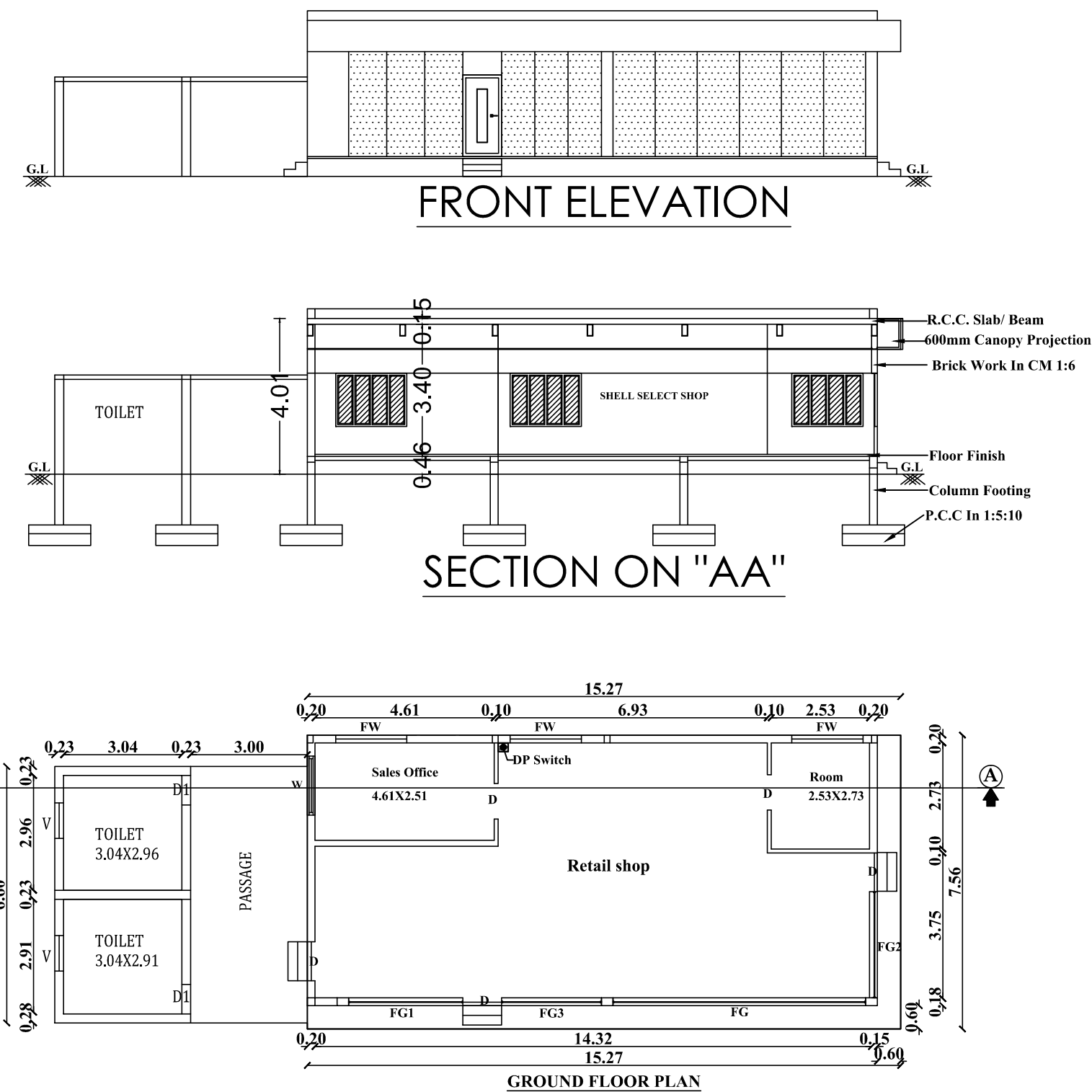
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



BLOCK - 1 Fuel Filling station



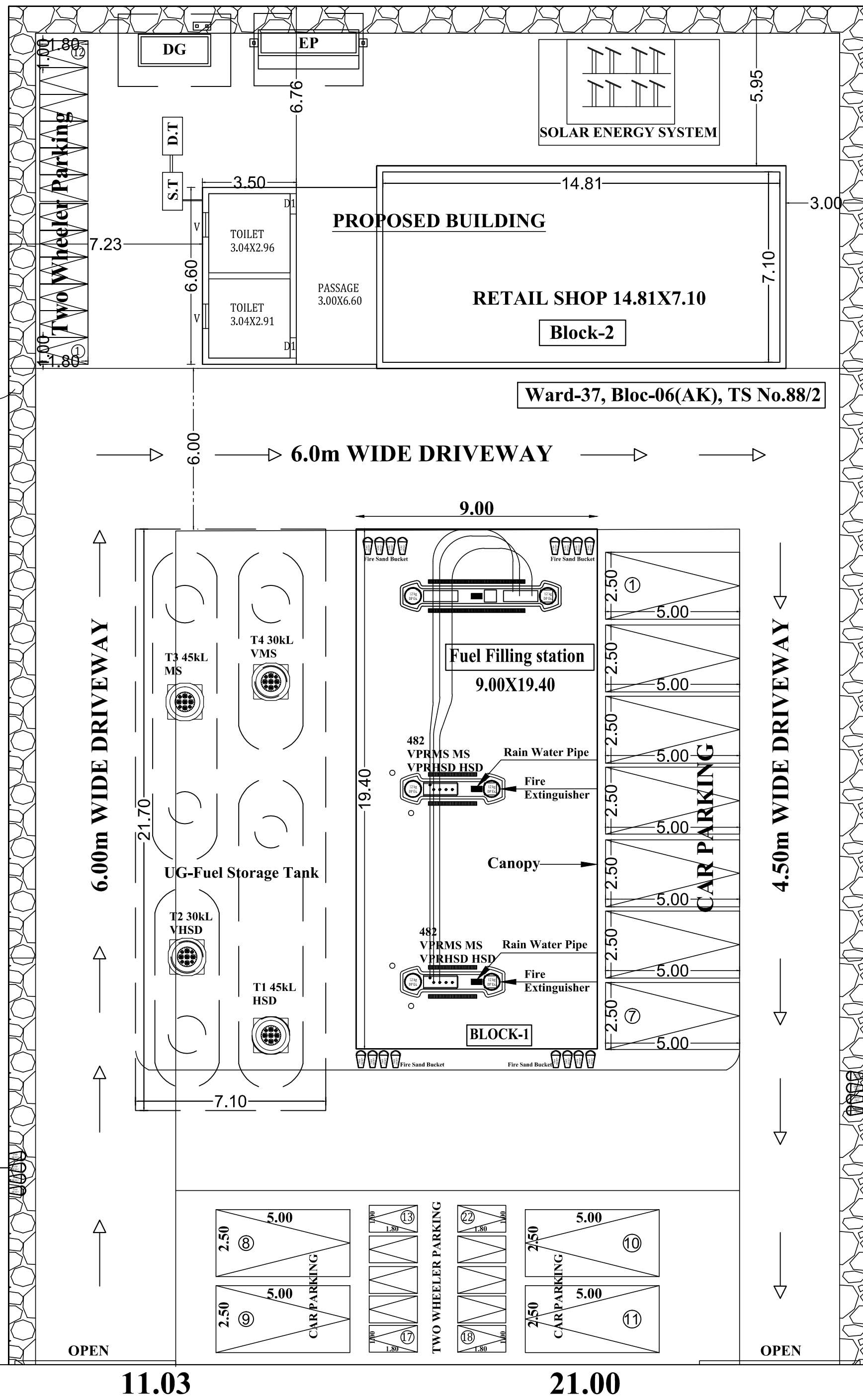
BLOCK - 2 Retail Shop and Toilet



RAIN WATER PEBBLE BED

T.S.No. 88/1
50.80

Fire Sand Bucket

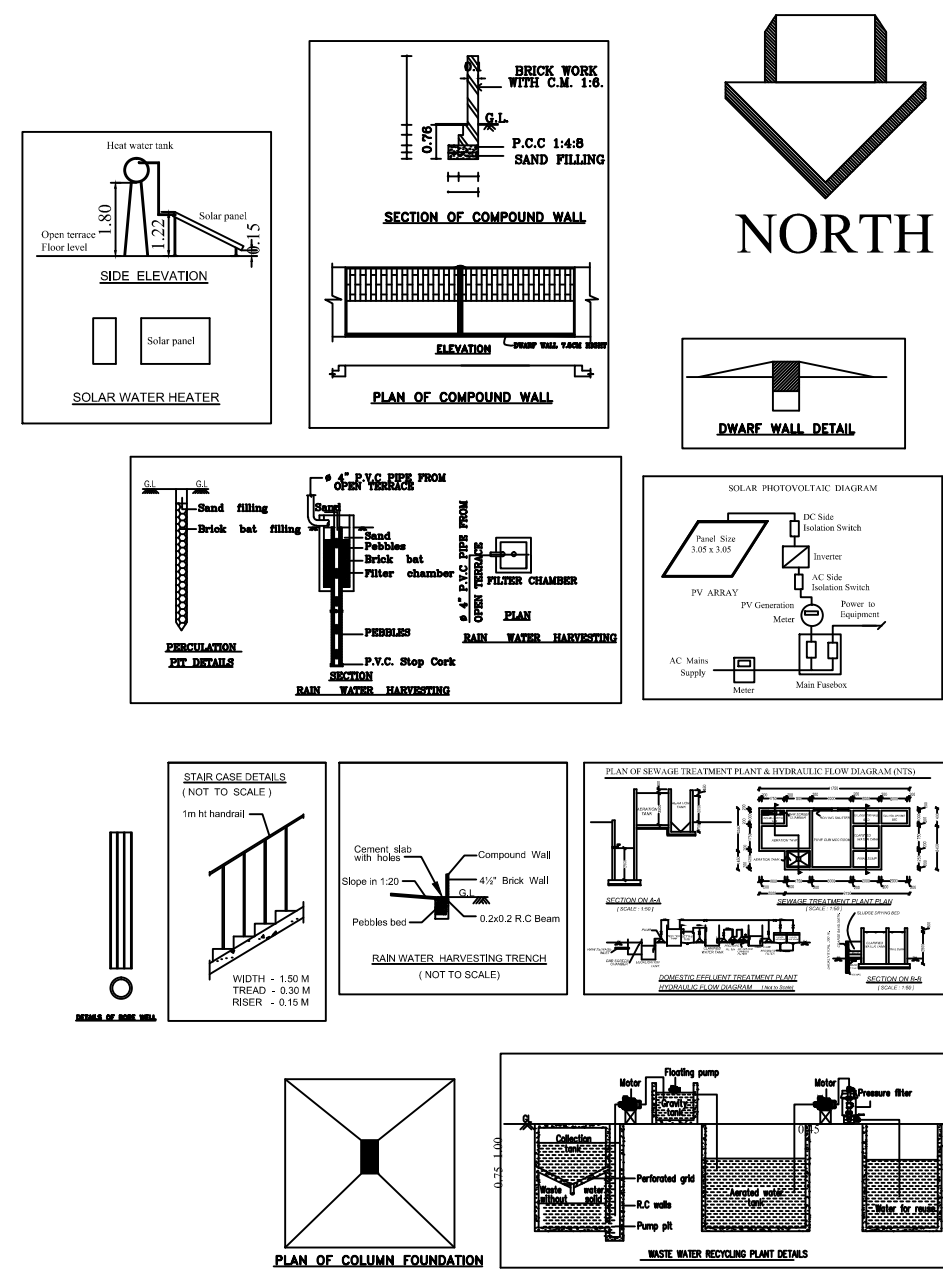


30.48M WIDE CORPORATION TAR ROAD

TO TRICHY TO COIMBATORE

Ward-37, Block-06(AK), T.S.No.1,

SITE PLAN CUM GROUND FLOOR PLAN



SITE AND DETAILED PLAN SHOWING THE CONSTRUCTION OF R.C.C ROOF AND FABRICATION ROOF GROUND FLOOR , COMMERCIAL BUILDING (PETROL BUNK) AT WARD No-37, BLOCK No-06,TS No.88/2, (AK-SINGANALLUR) SINGANALLUR VILLAGE COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

Name of the Applicant :
M/s.Shell India Markets Private Limited.

Site Area as per Document : 0.40 Acre
Site Area as per Patta : 1620.00 Sq.m

Plot Coverage : 448.46 / 1620.00 = 27.69%
FSI : 448.46 / 1620.00 = 0.2768

Applicant has paid OSR Charge Rs.17,52,296/- as per guideline value in lieu of 10% OSR .

AREA DETAILS IN SQ.M

Floor Details	FSI	FSI	TOTAL
BLOCK - 1	Ground Floor	174.60	174.60
BLOCK - 2	Ground Floor	273.86	273.86
TOTAL		448.46	448.46

AREA DETAILS FOR PARKING CALCULATION :

FLOOR	Unit	Area in sq.m	Required Car Parking	Required Two Wheeler Parking
GROUND FLOOR	Block-1	174.60	4	8
	Block-2	273.86	6	12
TOTAL		448.46	10	20
CAR PARKING PROVED			10+1	-
TWO WHEELER PARKING PROVIDED				20+2
(VISITORS PARKING PROVIDED CAR X 1 AND TWO WHEELER X 2)				

JOINERIES		SIZE		SCALE :- 1=100	
		IN FT.	IN M.	COLOR INDEX	
MD	MAIN DOOR	3'6" X 7'0"	1.07 X 2.13		SITE BOUNDARY PROPOSED BUILDING EXISTING ROAD
O	OPEN	3'0" X 7'0"	0.91 X 2.13		
D	DOOR	3'0" X 7'0"	0.91 X 2.13		
D1	DOOR	2'6" X 7'0"	0.76 X 2.13		
KW	KITCHENWINDOW	4'0" X 3'0"	1.22 X 0.91	Notes : Solid Waste Infrastructure Fire Extinguisher Multi Type Fire Fighter	
FW	FRENCH WINDOW	6'0" X 4'6"	1.83 X 1.37		
W1	WINDOW	5'0" X 2'6"	1.52 X 0.76		
GW	GLASS WINDOW	4'0" X 4'0"	1.22 X 1.37		
V	VENTILATOR	3'0" X 2'0"	0.91 X 0.61		
HORIZONTAL DISTANCE FROM THE ELEC.LINE IF ANY WAY-NIL.					
SEPTIC TANK WITH DISPERSION TRENCH - 1 NO.-1000 GLNS.					
ALL DIMENSIONS ARE IN FEET & METRES.					

ONLINE APPLICATION NUMBER : SWP/BPA/005708/2023

LP/CLPA NUMBER : 174/2023

Planning Permission Number : 199/2023

Mr.Gunjan Ratan Kumar Bajoria
For M/s.Shell India Markets Private Limited.

APPLICANT

P. SELVARAJU
CONSTRUCTION ENGINEER
Reg. No. 194452/198603
MADRASURBUDH ROAD, SHANMUGAN
COIMBATORE. PIN: 641001

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

K. B. LINGARATHAN, D.C.E.
REGISTERED ENGINEER
NURSA CONSULTANCY
54, Eighth Street, Gandhinagar
Coimbatore-641 001, PIN: 641001
Coimbatore (TAMIL NADU) INDIA
Coimbatore Corporation No. 111/19/04/015
Coimbatore Corporation No. 111/19/04/015

REGISTERED ENGINEER

C.MURUGAN
SURVEYOR/ASSITANT DRAFTSMAN

G.BALAMURUGAN
DRAFTSMAN-Grade.III

R.AYYALUSAMY
SUPERVISOR

JOINT DIRECTOR (I/C)
District Town and Country Planning
Coimbatore

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](#)



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



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.

