PP APPROVAL RECORD

Planning Permission

Perambalur

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™

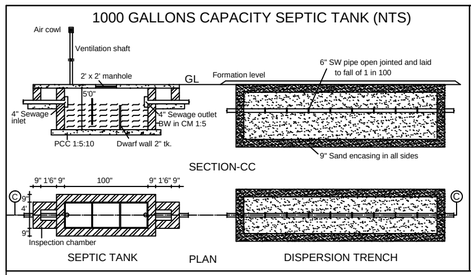
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

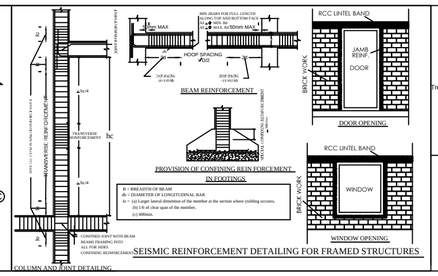
hello@verified.realestate

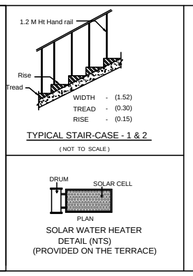
+91 9996 12 9996

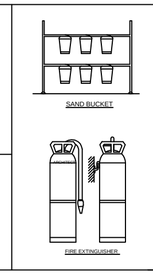
verified.realestate

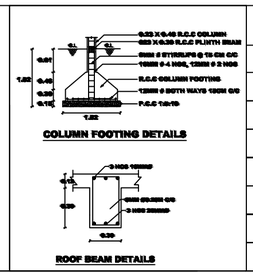
1000 GALLONS CAPACITY SEPTIC TANK (NTS)





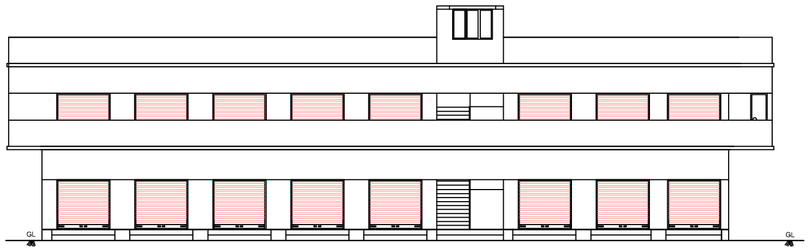


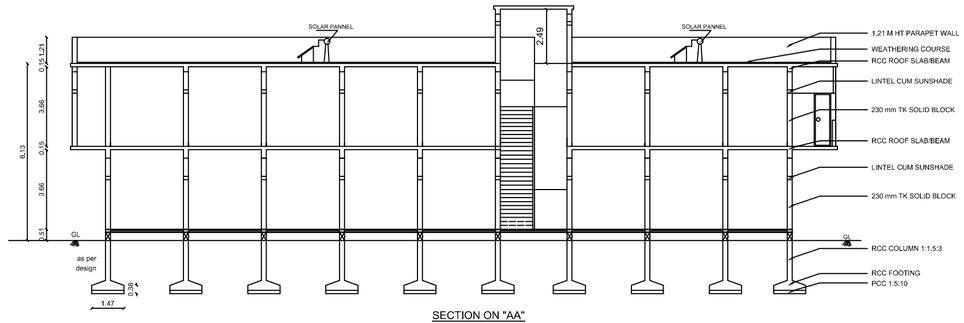


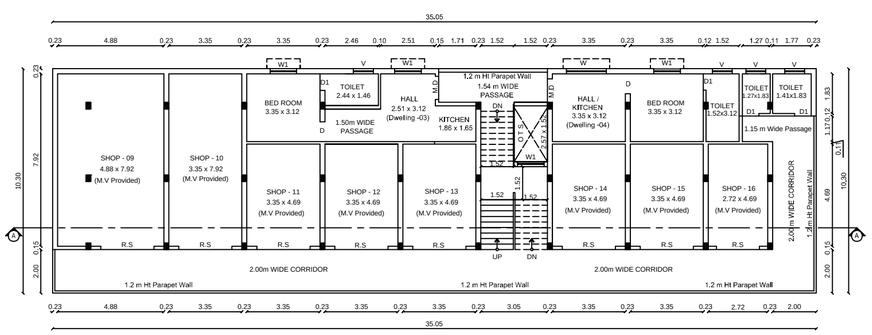


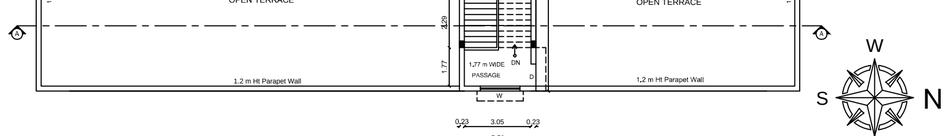
JOINERRY DETAILS

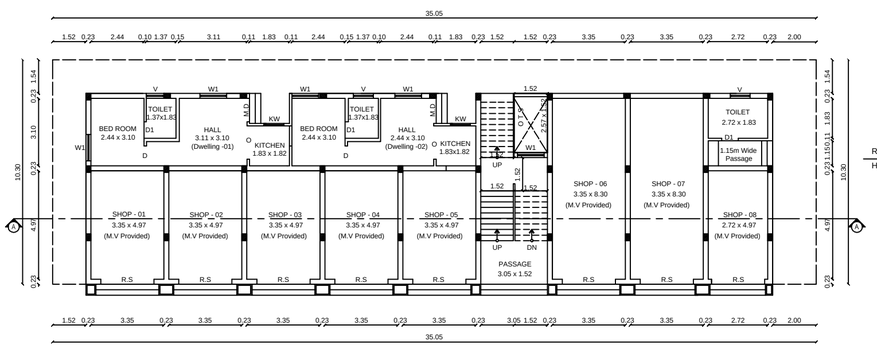
M.D	MAIN DOOR	1.07 x 3.05
RS	ROLLING SHUTTER	2.44 X 3.05
D	DOOR	0.91 x 3.05
D1	DOOR	0.76 x 3.05
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.22 x 1.37
KW	KITCHEN WINDOW	1.19 x 1.06
V	VENTILATORE	0.91 x 0.61

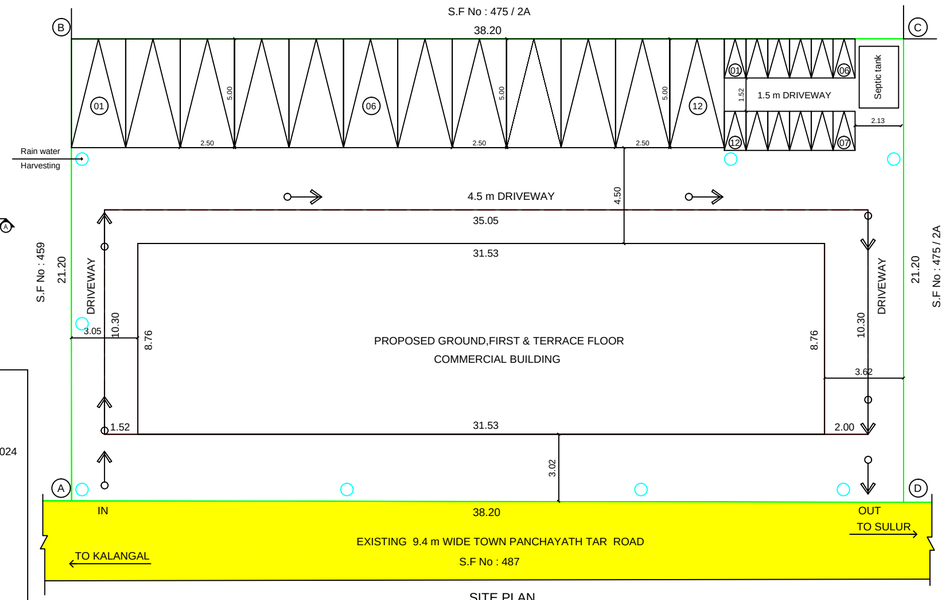


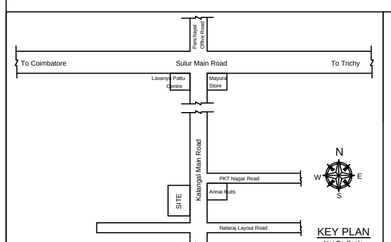


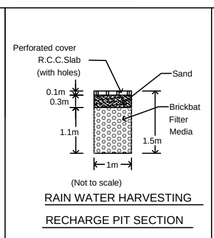












PLANNING PERMISSION :

ONLINE APPLIATION Number : SWP / BPA / 0115639 / 2024

SITE BOUNDARY SHOWN AS "A TO D "

SWP / DTCP / PLANNING PERMISSION No : 216 / 2024

SWP/SITEAPPROVAL/DTCP/LP/C.L.P.A No : 187 / 2024

PLAN SHOWING THE P

GROUND & FIRST FLOOR COMMERCIAL CUM RESIDENTIAL BUILDING IN S.F No : 475 / 2B,

SULUR TOWN PANCHAYAT / VILLAGE , SULUR TALUK,

COIMBATORE DISTRICT.

SCALE 1 : 100 | NOTE : ALL DIMENSIONS ARE IN METRE

AREA DETAILS

AREA OF SITE (As per Document & Patta)

S.F.No : 475 / 2B : 809.00 Sq m

TOTAL AREA : 809.00 Sq m

Block No's	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Area (Sq.m)	Color Under Referrence
01	Commercial Cum Residential Building				
	Area of Ground Floor	249.40	111.61	361.01	
	Area of First Floor	248.79	112.22	361.01	
	Area of Head room	---	30.75	30.75	
Sum of Total Built up Area		498.19	254.58	752.77	

Existing Road

FSI $\frac{\text{Total FSI Area}}{\text{Area of site}} = \frac{498.19}{809.00} = 0.62 < 2.00$

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	PANCHAYATH NORMS
1)	COMMERCIAL	1 car space & 1 two wheeler space for the every 75 sq.m
2)	RESIDENTIAL	Floor area below 50 sq m = Not required

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
COMMERCIAL (504.06 / 75 Sq m)	07 No's	11 No's	07 No's	11 No's
Visitors parking (07 x 10%)	01 No	01 No	01 No	01 No
TOTAL PARKING PROVIDED	08 No's	12 No's	06 No's	12 No's

No of Residential Dwellings	Dwelling - 01	32.34 Sq.m	No of Commercial Shops	Shop (1 - 5)	96.42 Sq.m
	Dwelling - 02	29.64 Sq.m		Shop (6 - 8)	80.05 Sq.m
	Dwelling - 03	36.60 Sq.m		Shop (9 - 13)	126.21 Sq.m
	Dwelling - 04	29.84 Sq.m		Shop (14 - 16)	50.64 Sq.m
TOTAL	4 No's	128.42 Sq.m		16 No's	353.32 Sq.m

APPLICANT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Cobtractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

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

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.