PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

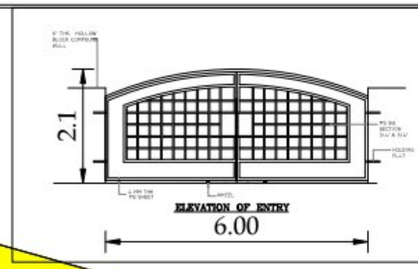
The approval as the planning authority issued it, reproduced in full behind this page.

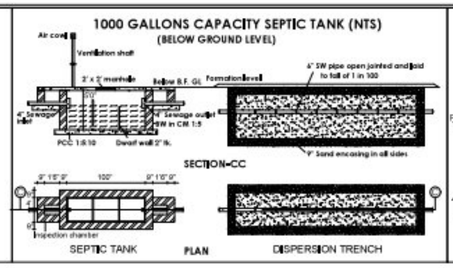
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

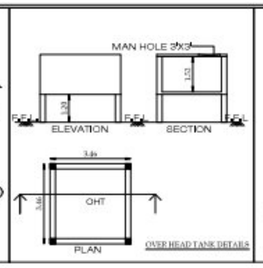
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

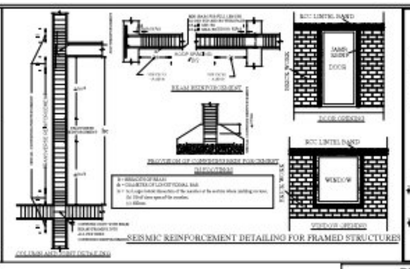
hello@verified.realestate
+91 9996 12 9996
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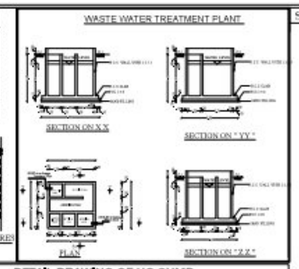
SITE PLAN SHEET NO : 1/4

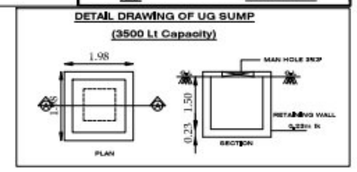


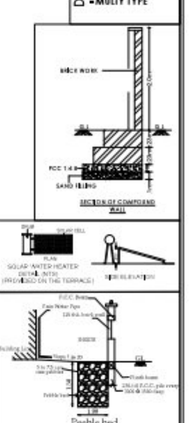


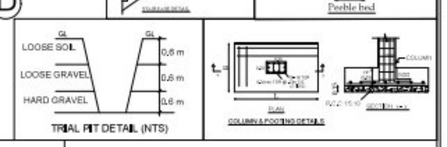












PROPOSED COMMERCIAL SHOP, RESTAURANT AND PARTY HALL BUILDING AT S.F. NO:171A/1A,172A/1A2A 172A/1A2B, ODANTHURAI VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

AREA DETAILS

PLR/FMB AREA	- 8450.00 Sqm
DOCUMENT AREA (A,B,C..E)	- 8053.17 Sqm
SUPER IMPOSED PLOT AREA	- 8597.945qm

AREA OF THE SITE :- 8053.17 -SQM
FSI = 0.51< 2

Area Details

Block 1			Block 2			Block 3			Total Block Area		
Floor Details	BUILT UP AREA(sq.m)	FSI AREA (sq.m)	Floor Details	BUILT UP AREA(sq.m)	FSI AREA (sq.m)	Floor Details	BUILT UP AREA(sq.m)	FSI AREA (sq.m)	Floor Details	BUILT UP AREA(sq.m)	FSI AREA (sq.m)
Ground Floor	1988.16	1988.16	Ground Floor	333	333.50	Ground Floor	243.79	243.79	Ground Floor	2565.45	2565.45
First Floor	1262.09	1262.09	First Floor	333	333.50	-	-	-	First Floor	1595.59	1595.59
Head Room	64.09	-	-	-	-	-	-	-	-	64.09	-
Total	3314.34	3250.25	Total	667.00	667.00	Total	243.79	243.79	Total	4225.13	4161.04

PARKING DETAILS

BLOCK 1: SHOP AREA-2395.06 sqm - 43 CARS / 30 T.W
PARTY HALL - 549.85 sqm -10 CARS/ 10T.W

VEHICLES	CAR	TWO WHEELER
REQUIRED	53 Nos	40 Nos
PROVIDED	85 Nos	89 Nos

BLOCK 2: RESTAURANT AREA -667.00sqm - 7 CARS / T.W. 14

VEHICLES	CAR	TWO WHEELER
REQUIRED	7 Nos	14 Nos
PROVIDED	15 Nos	28 Nos

BLOCK 3: RESTAURANT AREA- 243.79 sqm - 3 CARS / T.W. 5

VEHICLES	CAR	TWO WHEELER
REQUIRED	3 Nos	5 Nos
PROVIDED	5 Nos	9 Nos

N

SCALE :- 1: 200
ALL DIMENSIONS ARE IN METER

Signature valid
Signed by: Joint Director
Date: 2024.11.05 10:47:30

Signature Not Verified
Signed by: Joint Director
Location: Coimbatore
Date:2024.11.05 16:45:35

ARCHITECT | STRUCTURAL | APPLICANT | LBS/ENGINEERS

SWP/BPA/292437/2024

B.P/DTCP No: 519/ 2024

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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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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.