

PP

APPROVAL RECORD

Planning Permission

Survey 160/

Achipatti

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

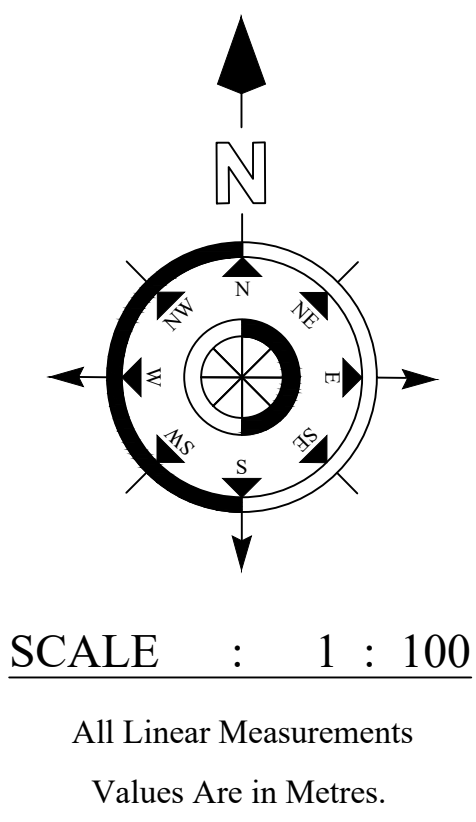
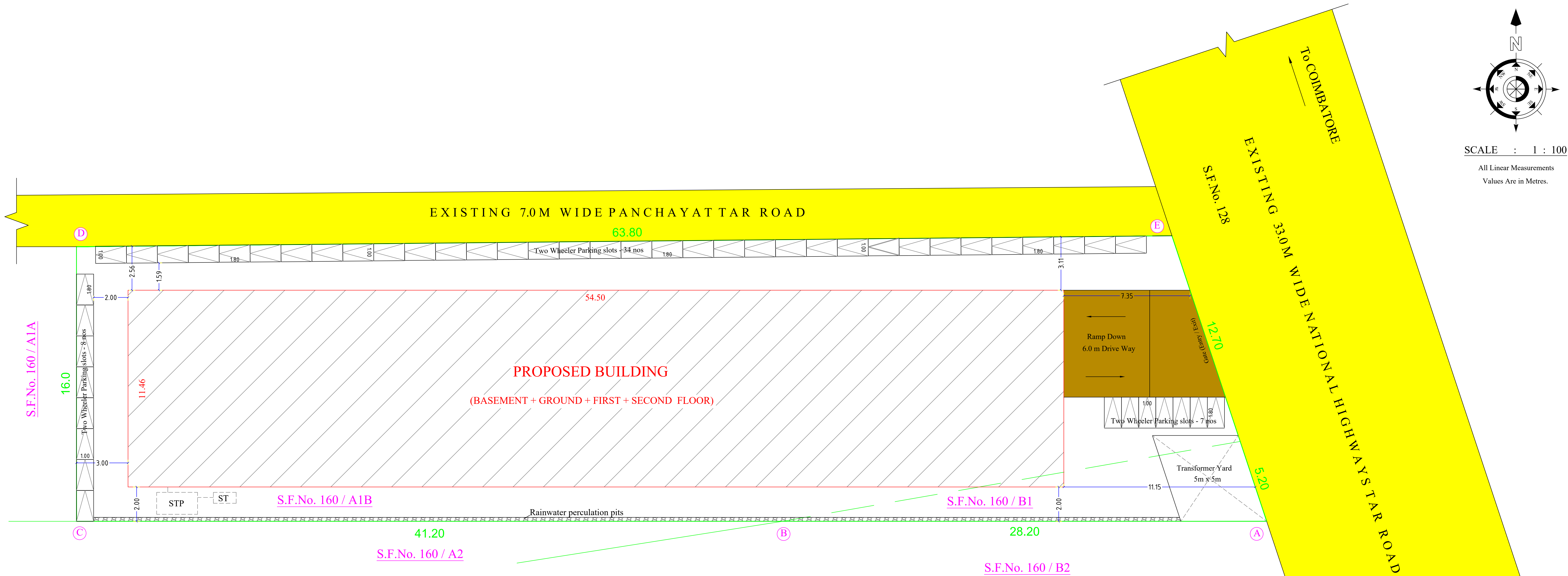
Rural Panchayat

PURPOSE

Commercial

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.



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE) IN S.F.No. 160/A1B and 160/ B1 AT SANGAMPALAYAM VILLAGE AND PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT

ONLINE APPLICATION NO. SWP/BPA/0337298/2024 Dated : 27.08.2024

OPEN SPACE RESERVATION EQUALANT AMOUNT HAS BEEN PAID BY CLIENT AT GOVERNMENT KARUVUOLAM.

DESCRIPTION	IN SQM
SITE AREA AS PER DOCUMENT	1093.11
SITE AREA AS PER TSLR	1111.00

DESCRIPTION	FSI Area In Sqmt	Non FSI In Sqmt	Total Built up Area In Sqmt
BASEMENT FLOOR	----	624.57	624.57
GROUND FLOOR	587.63	----	587.63
FIRST FLOOR	587.63	----	587.63
SECOND FLOOR	308.97	----	308.97
TERRACE FLOOR	----	36.14	36.14
TOTAL AREA	1484.23	660.71	2144.94

SET BACK DETAILS	REQUIRED	PROVIDED
Front Set Back	6.00 M	7.35 M & 11.15 M
Side Set Back - 1	1.50 M	2.00 M
Side Set Back - 2	1.50 M	2.56 M & 3.11 M
Rear Set Back	1.50 M	3.00 M
PARKING DETAILS	REQUIRED	PROVIDED

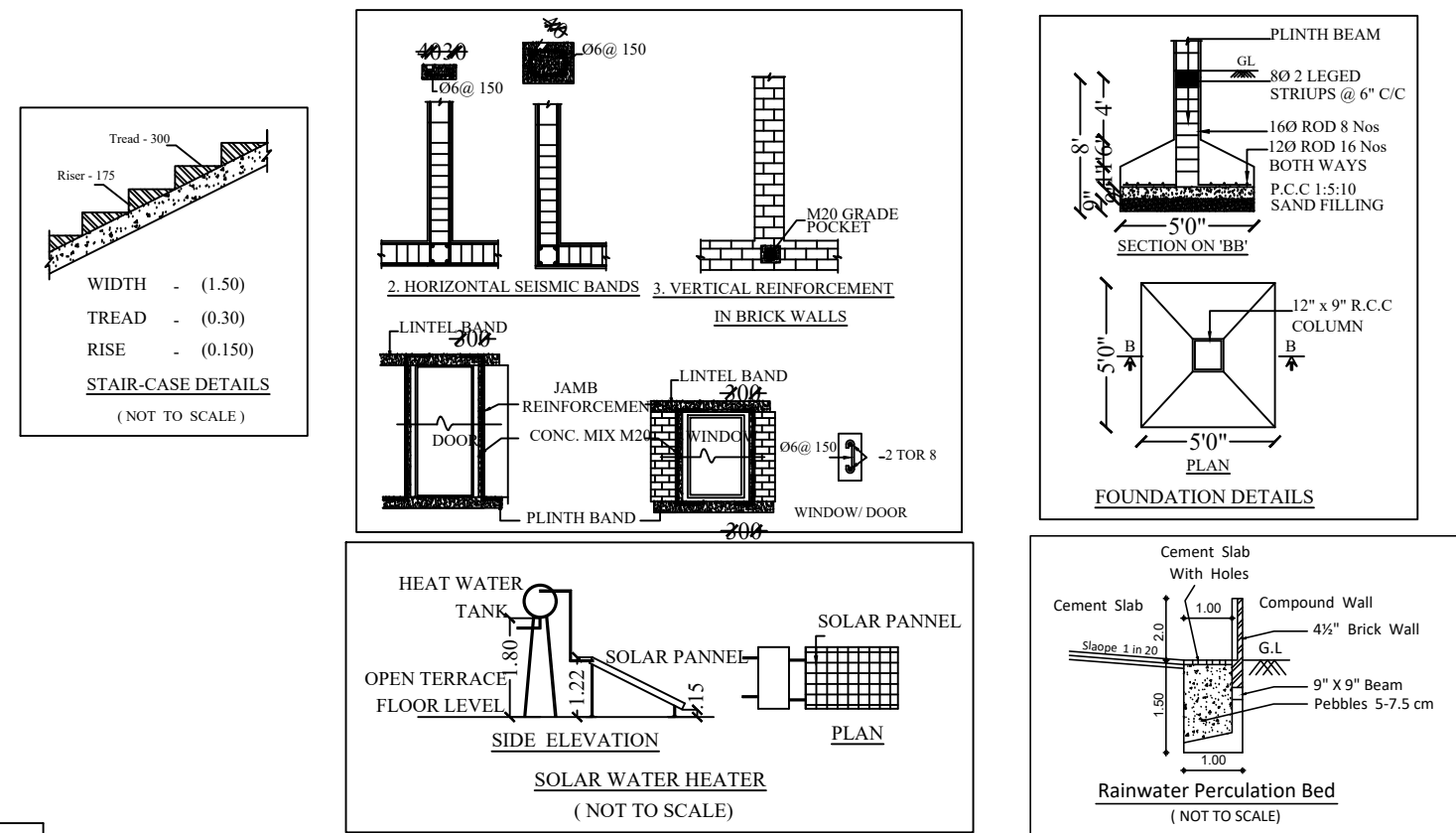
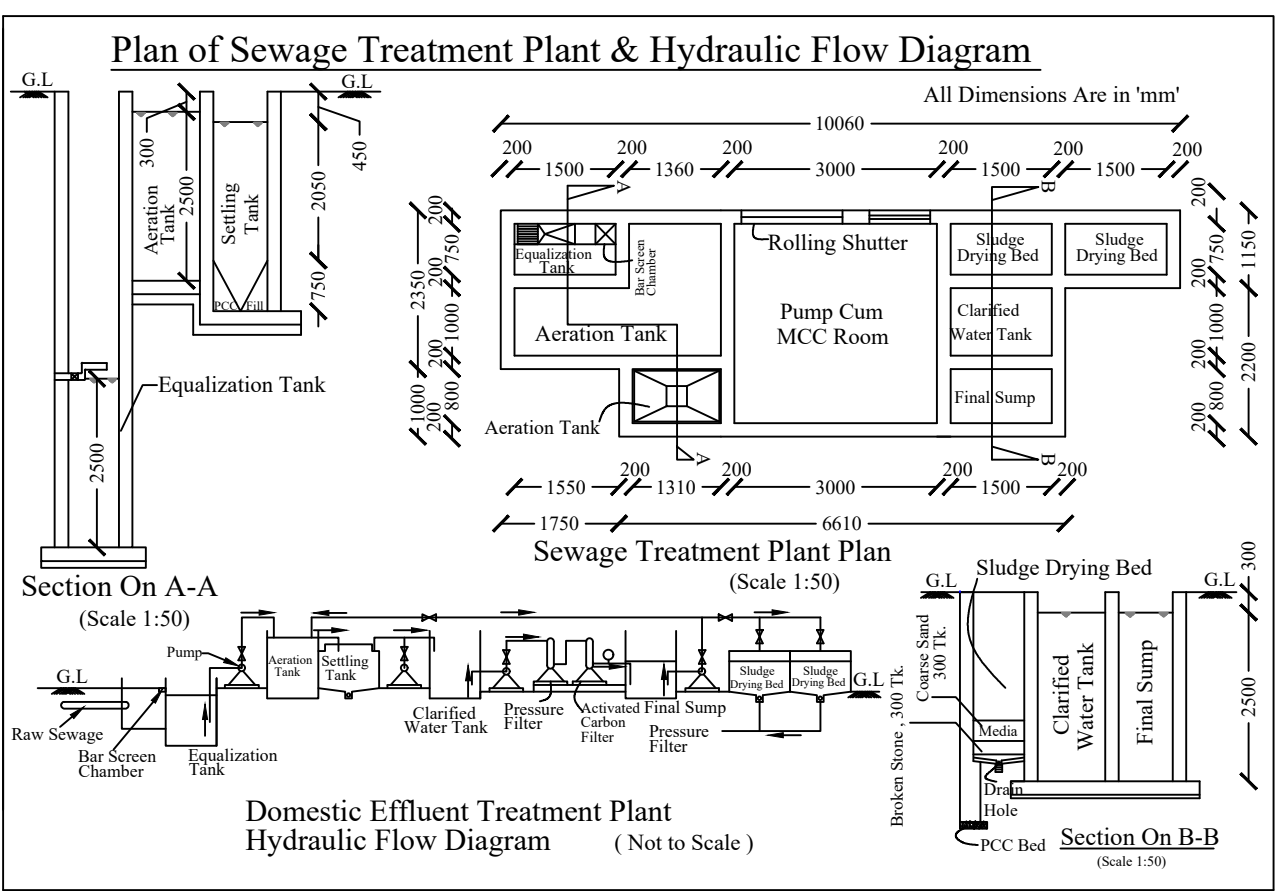
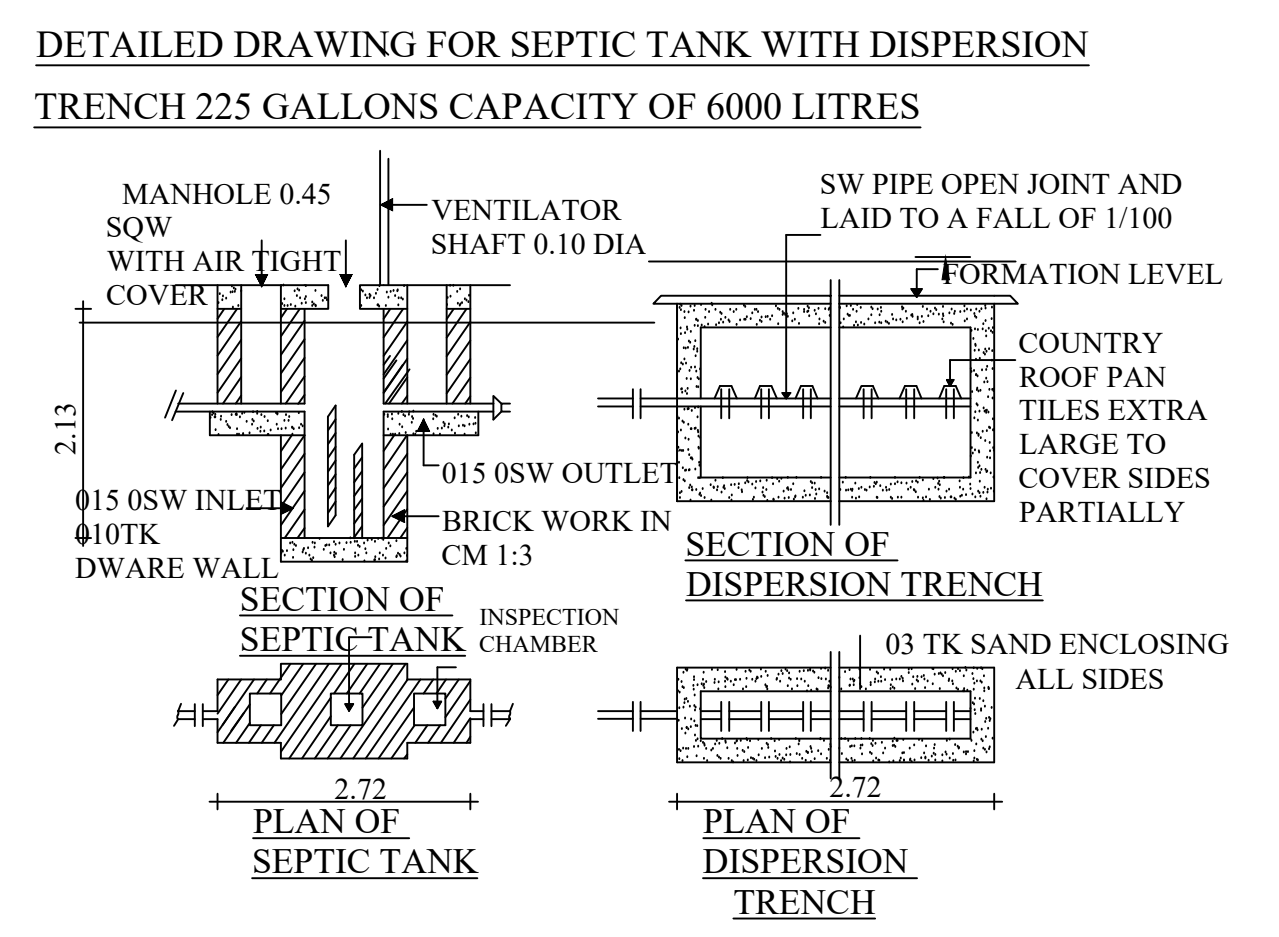
For COMMERCIAL
1 Car space for every 100sq.m of floor area or part thereof

CAR PARKING	17 Nos	17 Nos
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1 Two wheeler space for every 25sqm of floor area or part thereof

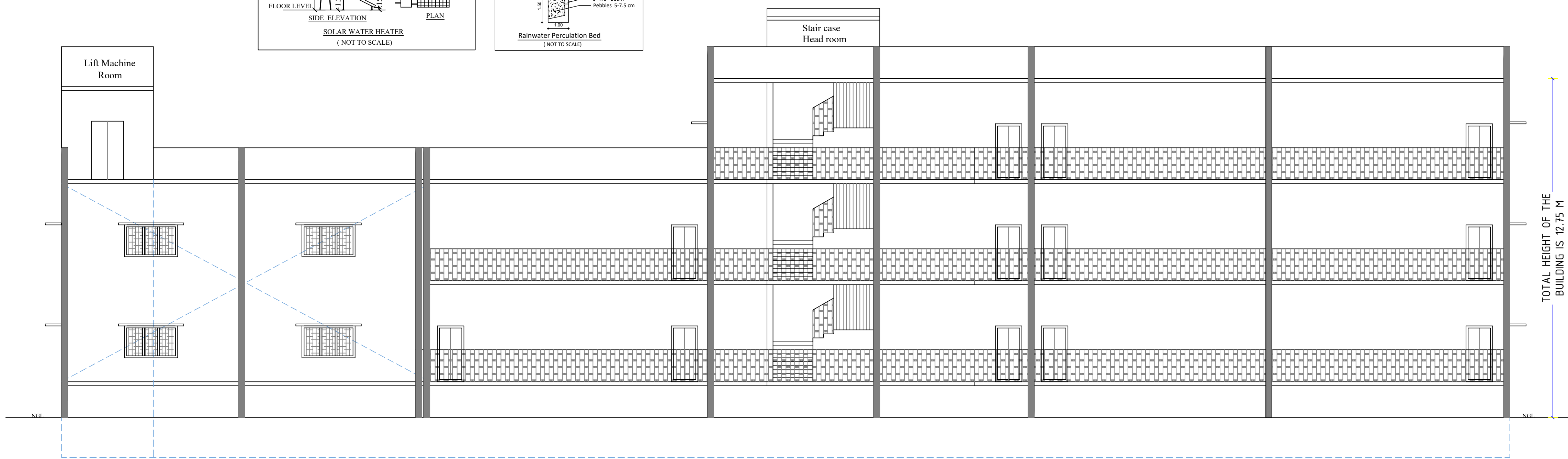
TWO WHEELER	60 Nos	61 Nos
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REFERENCE	FSI
SITE BOUNDARY	
PROPOSED BUILDING	= 1484.23
EXISTING ROAD	1111.00
DRIVE WAY	= 1.34 < 2.0

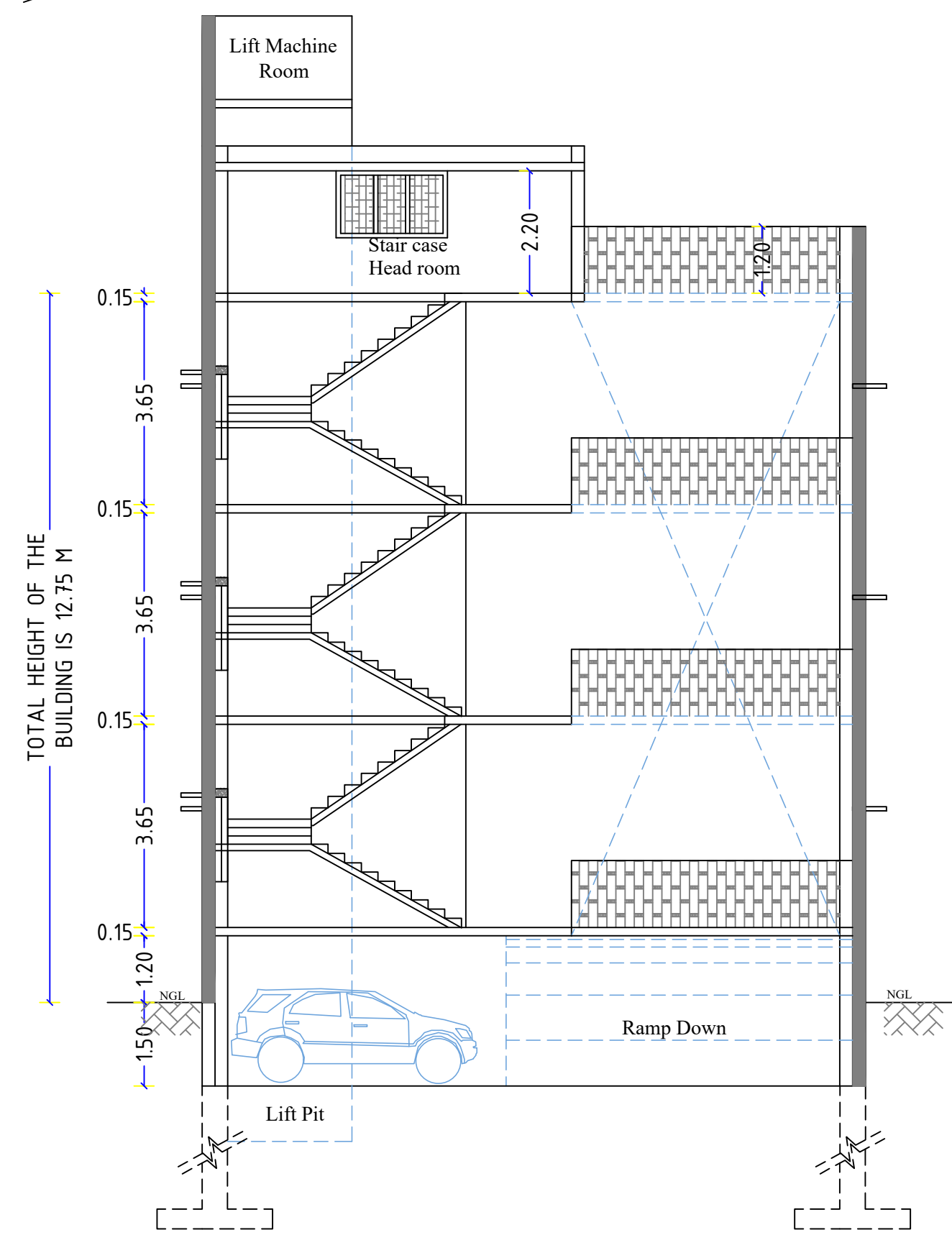


SWP / SITE APPROVAL / LP / R (C) No. 306 / 2024

SWP / BP / DTCP / R (C) No. 69 / 2024



NORTH SIDE ELEVATION



SECTIONAL ELEVATION ON 'AA'

REGISTERED GEO TECH ENGINEER Dr. K.P. VETRISELVAN, M.E. (GEO TECH), M.S. (MSE), CLIP REG. No. CLIP/MT/199/03/001 *GEO DESIGN INDIA PRIVATE LIMITED D.No.40, N.No.29, 8th Street, K.K. Pudur, Coimbatore - 641 026 +91 90422 44446, E-mail: geodesign123@gmail.com	REGISTERED STRUCTURAL ENGINEER M. ASWINTH M.E.(Str)-AMIE- CLIP NO: AM10000-A STRUCTURAL ENGINEER GRADE-I Reg. No: 88020 / 1990/071 COIMBATORE-170
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Santha Alva
APPLICANT

REGISTERED ENGINEER I. ANANDARAJ DCE, B.E., REGISTERED ENGINEER GRADE-II CETCP - REG-GR - III/22/2021 No.30, VGR Complex, 2nd Floor, Sahibab Colony, Coimbatore - 641011	REGISTERED CONSTRUCTION ENGINEER Dr. S. POKKANTHAKAM, DCE, B.E., REGISTERED CONSTRUCTION ENGINEER (CE) CETCP/CE/01/2022 No.198-A, NGN Street, New Siddhappudur, Coimbatore - 641 044, Cell : 73391 17438 Email : skokkannan/05@gmail.com
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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.

