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.

Verified RealEstate™

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

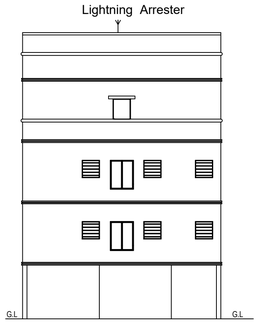
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+91 9996 12 9996

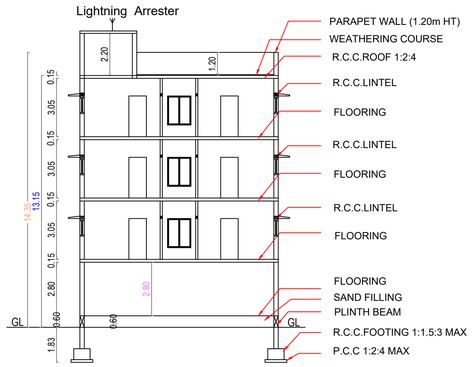
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND,THIRD AND TERRACE FLOOR RESIDENTIAL BUILDING IN OLD SF.NO.345/2A, T.S.NO.152, BLOCK NO.16, WARD NO.Y-25 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE : 1:100 **ALL DIMENSIONS ARE IN METERS**



ELEVATION

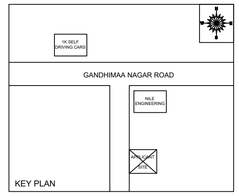


SECTION A-A

ONLINE APPLICATION NO : SWP/BPA/0401072/2024

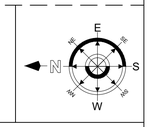
L.P/C.L.P.A NO : 09 /2025

PLANNING PERMISSION NO : 10 /2025



SITE AREA DETAILS

		IN SQ.M
AREA OF SITE AS PER TSLR	=	624.00 Sq.M
AREA OF SITE AS PER DOCUMENT	=	618.72 Sq.M
AREA OF SUPER IMPOSED PLOT AREA	=	622.95 Sq.M



PROPOSED BUILDING AREA DETAILS

S.NO	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILT UP AREA IN SQ.M
1	STILT FLOOR	28.81	388.59	417.40
2	FIRST FLOOR	417.40	-	417.40
3	SECOND FLOOR	417.40	-	417.40
4	THIRD FLOOR	371.92	-	371.92
5	TERRACE FLOOR	-	26.95	26.95
6	TOTAL AREA	1235.53	415.54	1651.07

F.S.I CALCULATION

F.S.I (1235.53 / 618.72) = 1.996 < 2

BUILDING HEIGHT

BUILDING HEIGHT = 13.15m

PARKING REQUIREMENT DETAILS

According to TNCDBR 2019, Annexure – IV [See rule 38 (4) and 39 (8)] Part -I , No.1 (A)

Parking Calculation has been Calculated as shown,

PROPOSED BUILDING DWELLING AREA DETAILS				TWO WHEELER & CAR PARKING DETAILS			
				NO'S OF REQUIRED		VISITOR PARKING REQUIRED	
S.NO	FLOOR NAME	DWELLING NO'S & AREA IN SQ.M		TWO WHEELER	CAR	TWO WHEELER	CAR
1	FIRST FLOOR	A1	45.80	1	-	2	1
		B1	45.76	1	-		
		C1	55.21	1	-		
		D1	45.80	1	-		
		E1	45.76	1	-		
		F1	55.21	1	1		
2	SECOND FLOOR	A2	45.80	1	-		
		B2	45.76	1	-		
		C2	55.21	1	-		
		D2	45.80	1	-		
		E2	45.76	1	-		
		F2	55.21	1	1		
3	THIRD FLOOR	A3	45.80	1	-		
		B3	45.76	1	-		
		C3	37.79	1	-		
		D3	45.80	1	-		
		E3	45.76	1	-		
		F3	37.79	1	-		
TOTAL AREA		18	845.78	18	2	2	1

JOINERY DETAILS

MD	MAIN DOOR	1.07 X 2.13	W1	WINDOW	1.83 X 1.83
LD	LIFT DOOR	1.22 X 2.13	O	OPEN	1.22 X 2.13
D	DOOR	0.91 X 2.13	W2	WINDOW	1.53 X 1.83
D1	DOOR	0.76 X 2.13	V	VENTILATOR	0.91 X 0.91

NOTE

* ALL ROUND COMPOUND WALL PROVIDED
* RAINWATER PERCOLATION PITS PROVIDED NE CORNOR OF THE SITE
* SEPTIC TANK PROVIDED SE CORNOR OF THE SITE
* SUMP AND FIRE SUMP PROVIDED
* LIGHTING ARRESTER PROVIDED

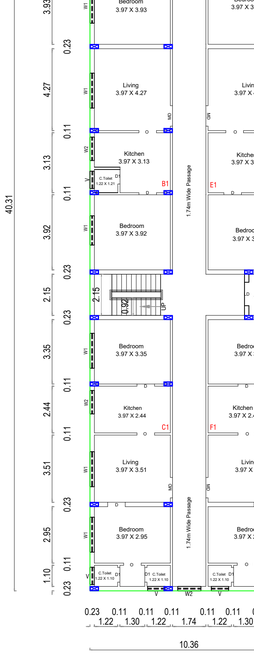
REFERENCE

BOUNDARY OF THE SITE :

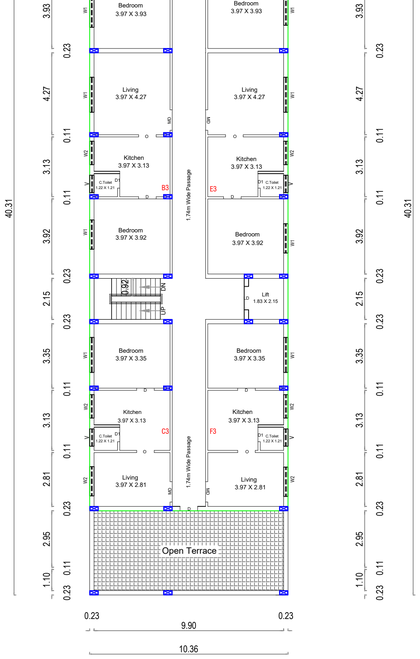
EXISTING ROADS :

PROPOSED CONSTRUCTION :

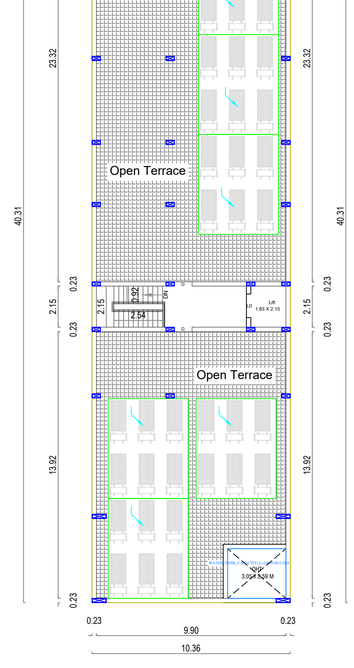
PROPOSED DRIVE WAY :



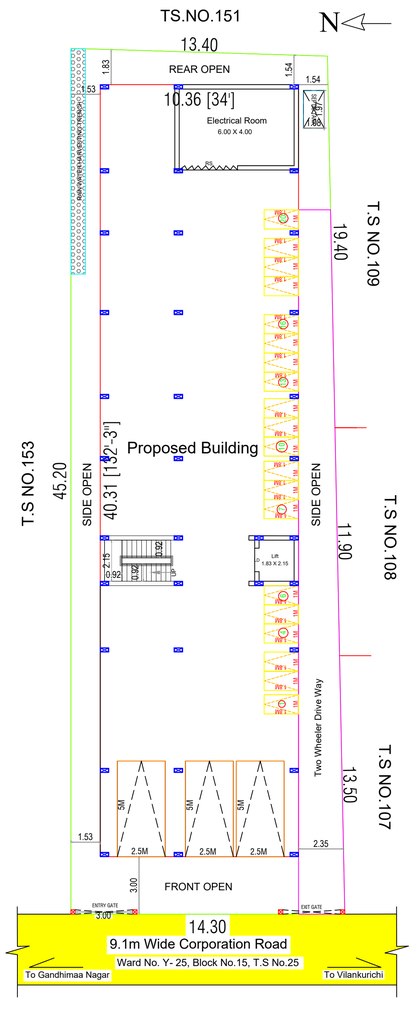
,SECOND FLOOR PLAN



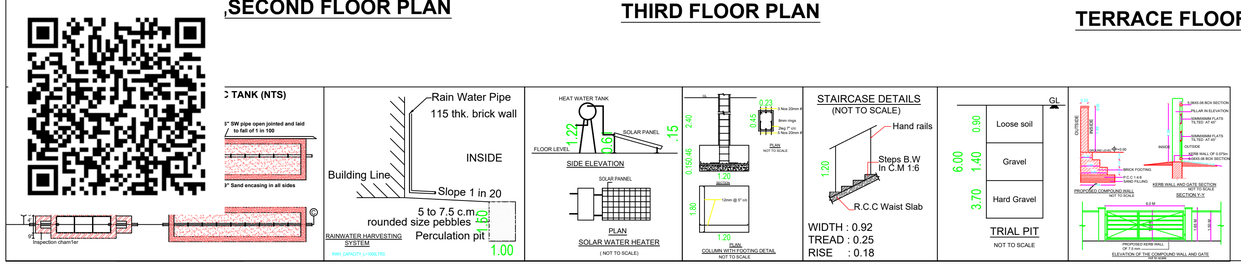
THIRD FLOOR PLAN



TERRACE FLOOR PLAN



SITECUM STILT FLOOR PLAN



APPLICANT

SIGNATURE OF THE ENGINEER
S. ARUN KUMAR, ME., (Struct.)
CBE Reg.ISE/GI-2201907/006
METIS STRUCTURES
69-F,Lakshmi Garden, Sankara College Road, Saravanampatti, Coimbatore -35.
GSTIN : 33AAXFM0597P1ZT

STRUCTURAL ENGINEER

A.S. VENKATESH M.E.(STR)
Registered Engineer Gr-I - 081 / 2019
4/14, Vippin Illam, Sathya Nagar,
S.M Palayam, G.N. Mills (Po), Cbe - 29.
Ph: 98430 48298

REGISTERED ENGINEER

SHEET NO:01

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.