

PP

APPROVAL RECORD

Planning Permission

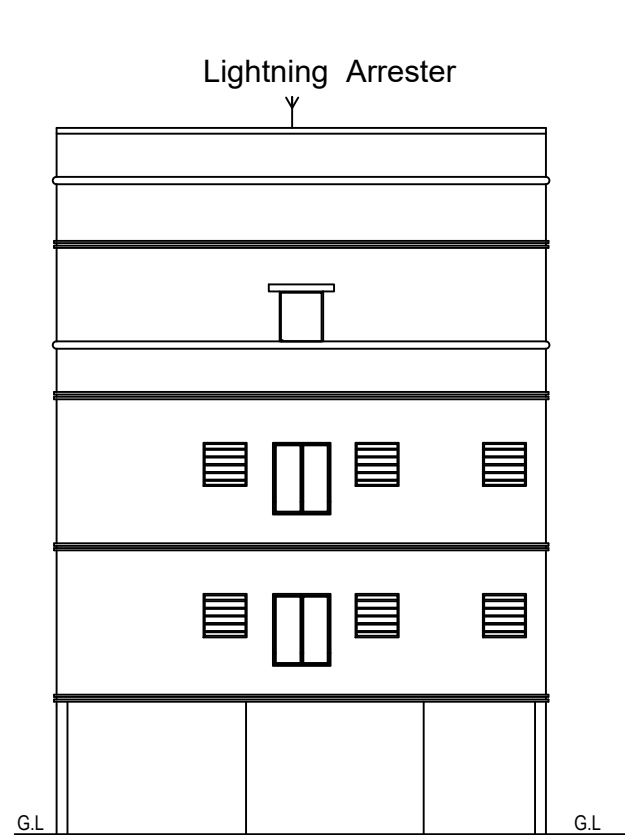
Coimbatore
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

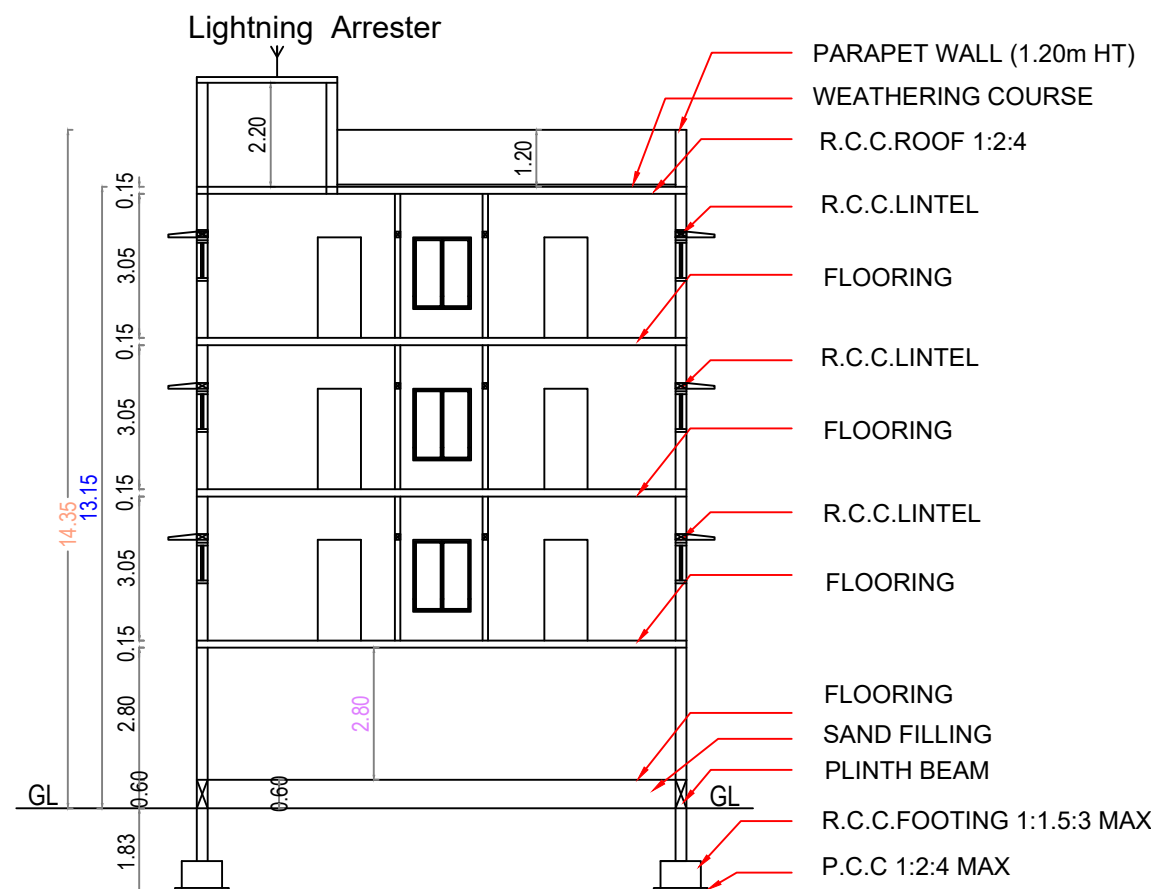
ISSUING AUTHORITY
DTCP

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.

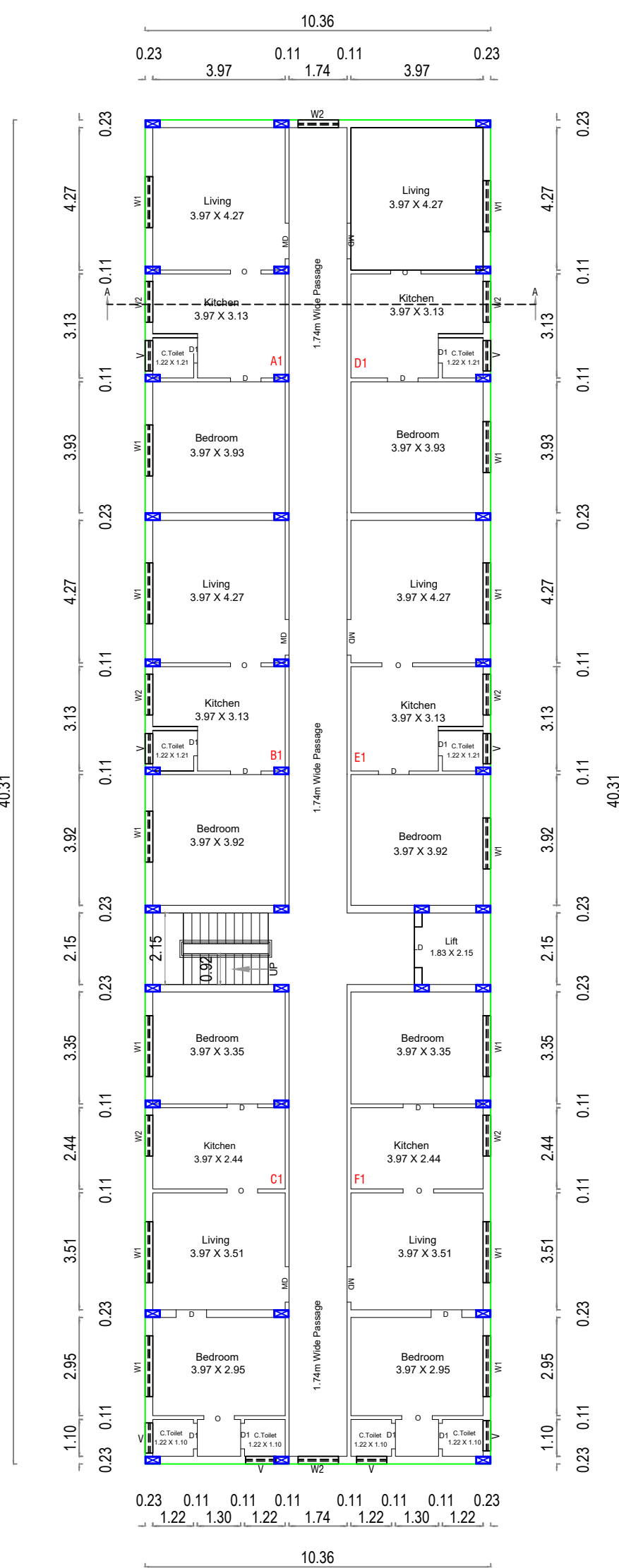
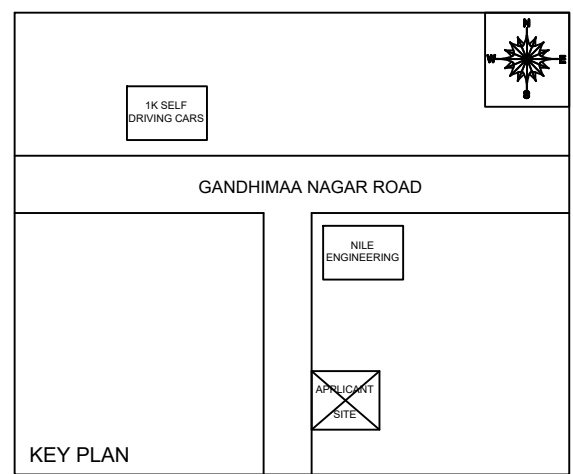


ELEVATION

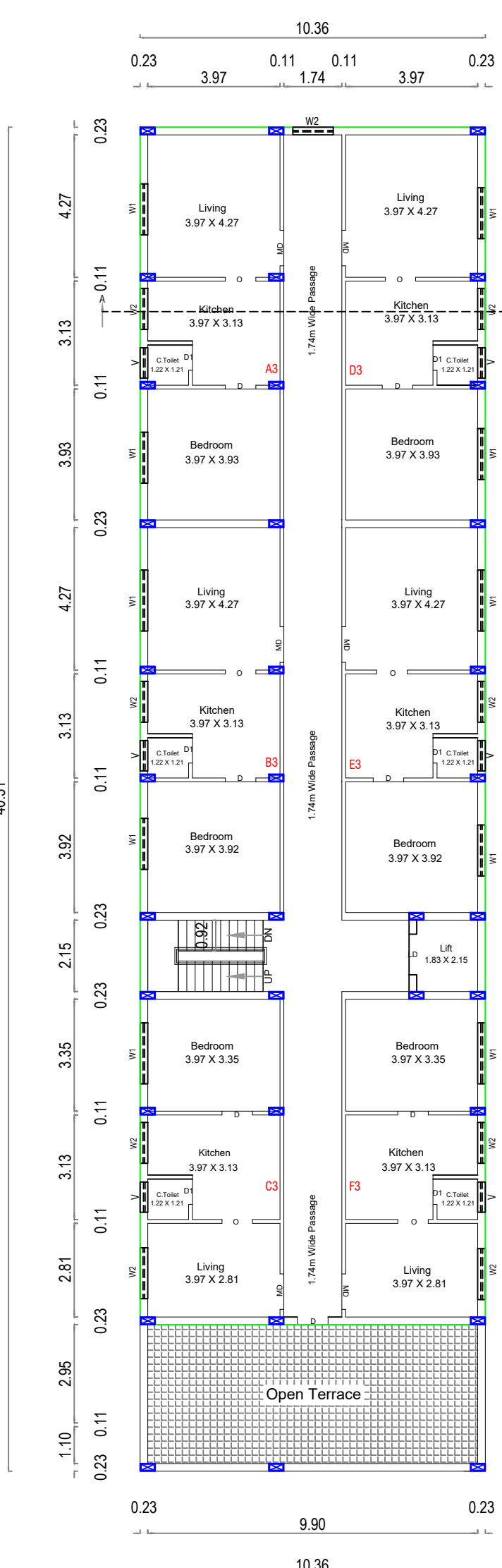


SECTION A-A

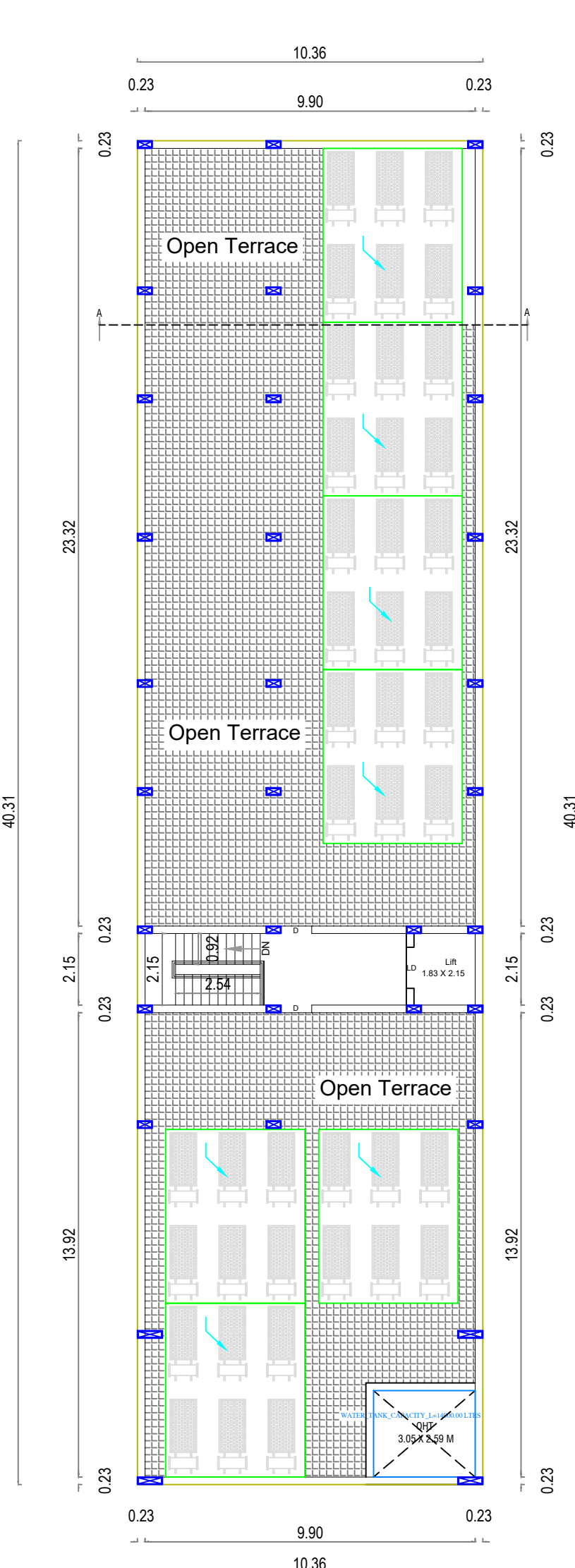
ONLINE APPLICATION NO : SWP/BPA/0401072/2024
L.P/C.L.P.A NO : 09 /2025
PLANNING PERMISSION NO : 10 /2025



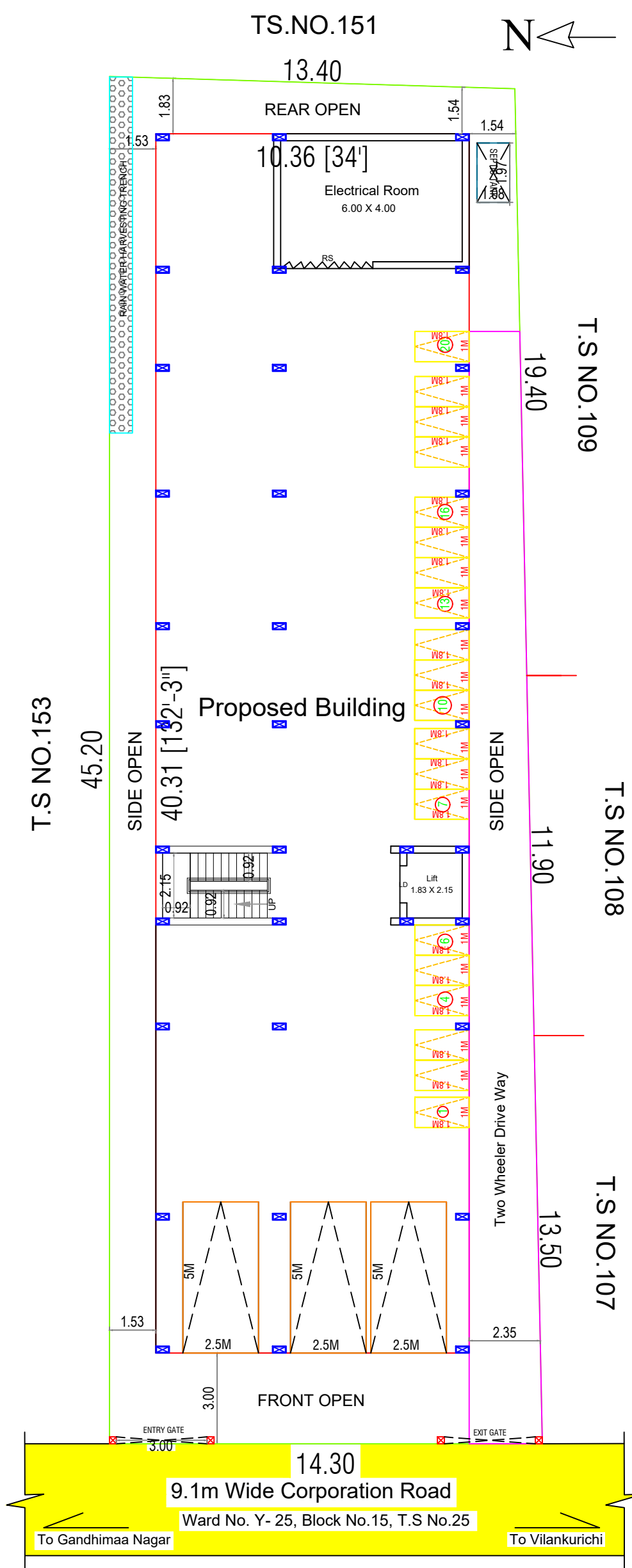
SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN



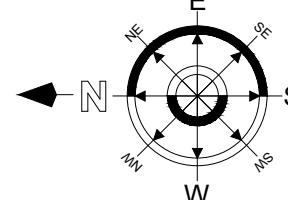
SITECUM STILT FLOOR PLAN

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

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				
S.NO	FLOOR NAME	DWELLING NO'S & AREA IN SQ.M	NO'S OF REQUIRED		VISITOR PARKING REQUIRED		
			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	-	2	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	-	2	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	:		PROPOSED CONSTRUCTION	:	
EXISTING ROADS	:		PROPOSED DRIVE WAY	:	

APPLICANT

SIGNATURE OF THE ENGINEER
S. ANJAN KUMAR, M.E. (Struct)
CBE Reg. RSD Gr-3201907000
METIS STRUCTURES
S-4 Lakshmi Garden, Gandhinagar Road,
Siddharthnagar, Coimbatore - 56
GSTIN : 33AAU06650107

STRUCTURAL ENGINEER

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

REGISTERED ENGINEER

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

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

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

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.

