

PP

APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

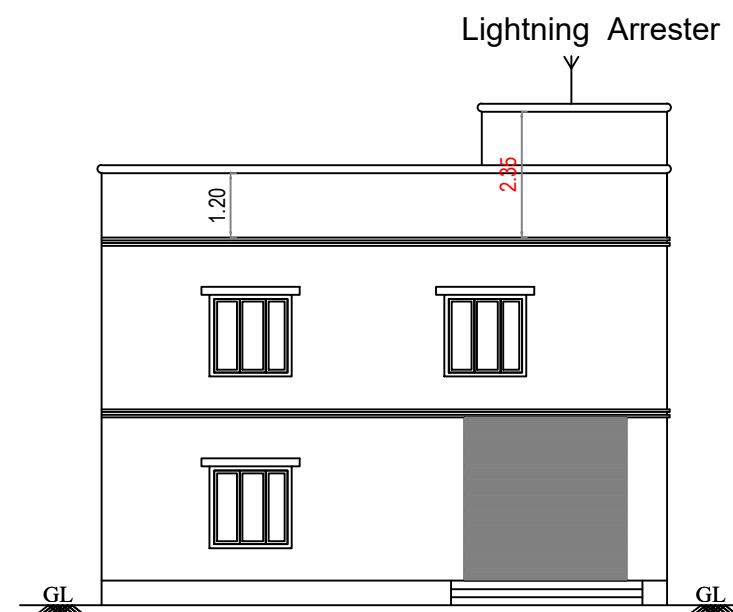
ISSUING AUTHORITY

**Rural Panchayat**

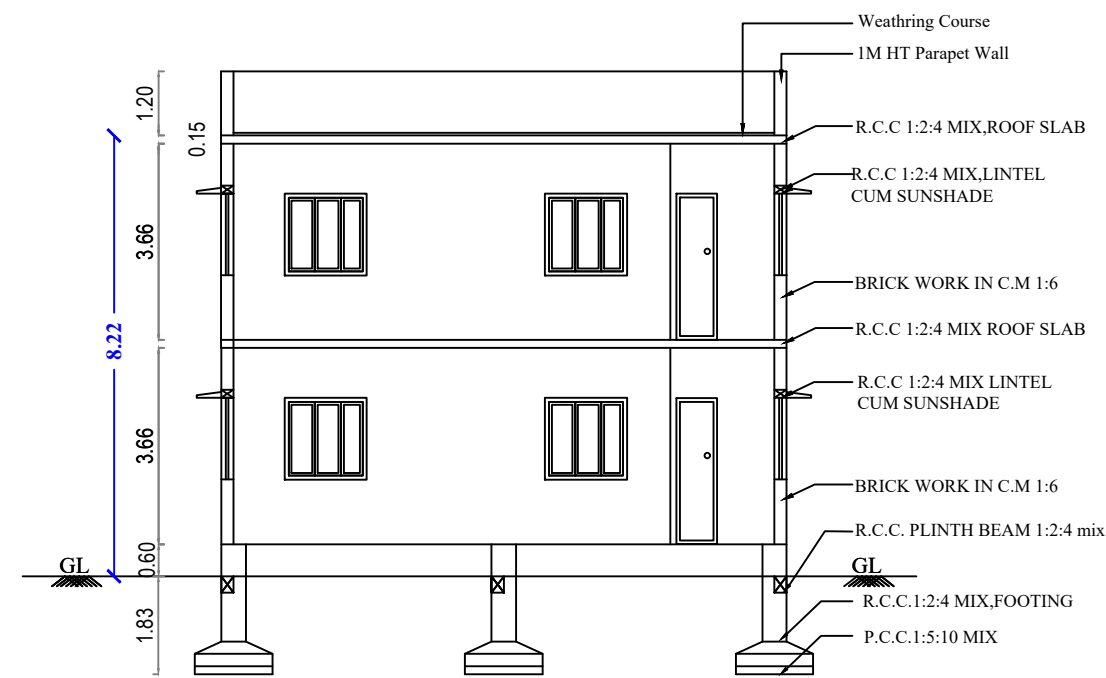
The approval as the planning authority issued it, reproduced in full behind this page.

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

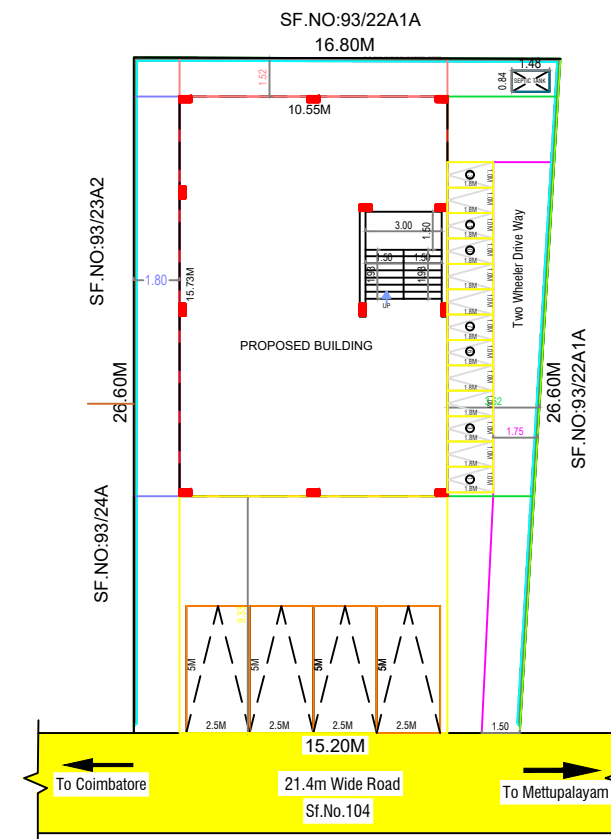
PLAN SHOWING THE PROPOSED GROUND, FIRST AND TERRACE FLOOR  
COMMERCIAL SHOP BUILDING IN S.F.NO: 93/22A1B AT KURUDAMPALAYAM  
VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.



FRONT ELEVATION



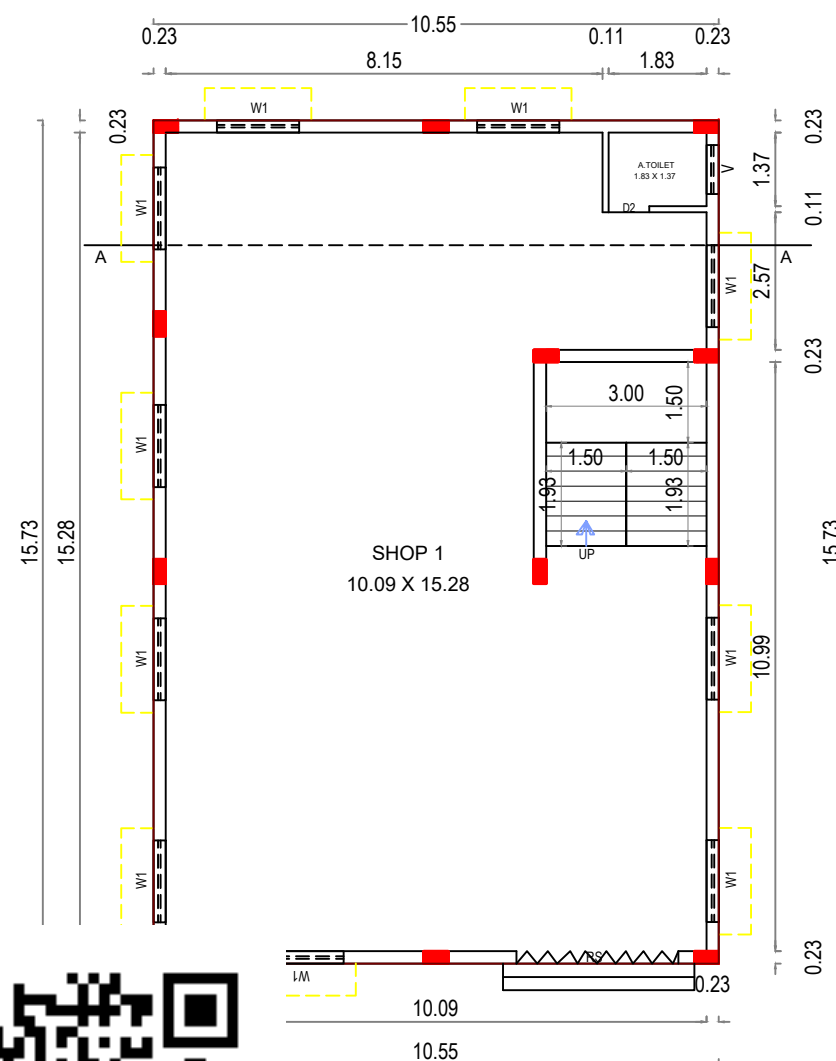
SECTION A-A



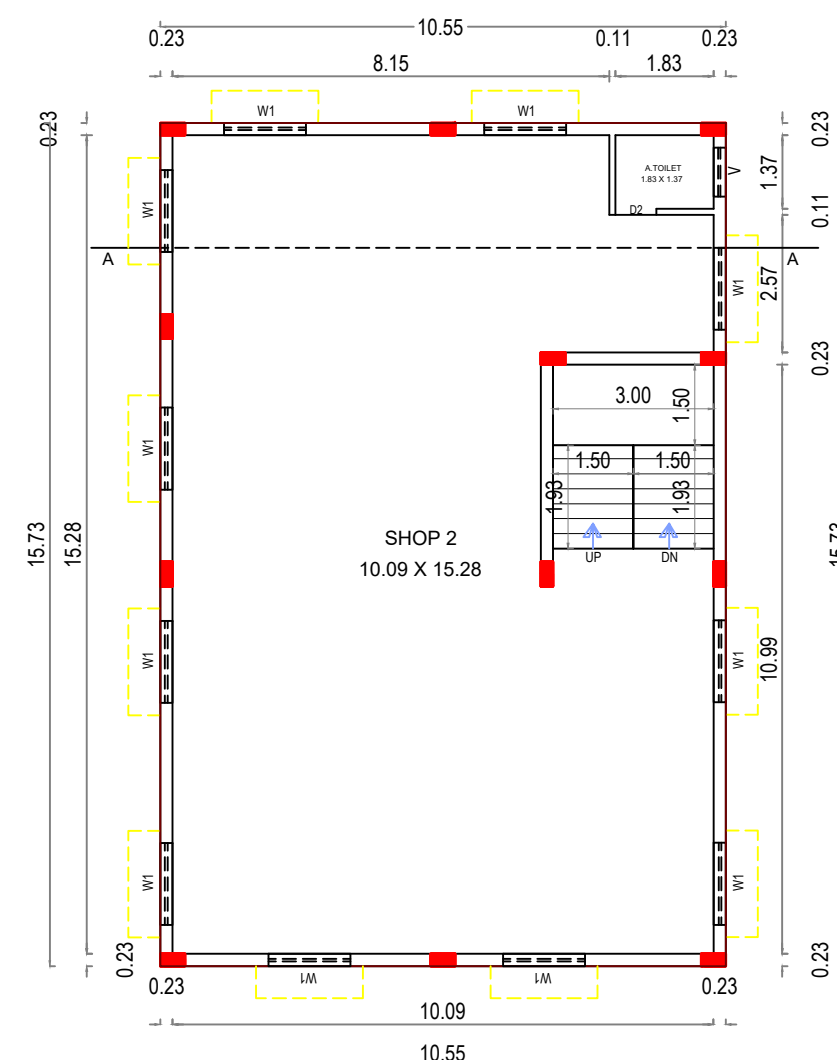
## SITE PLAN

(SCALE 1:200)

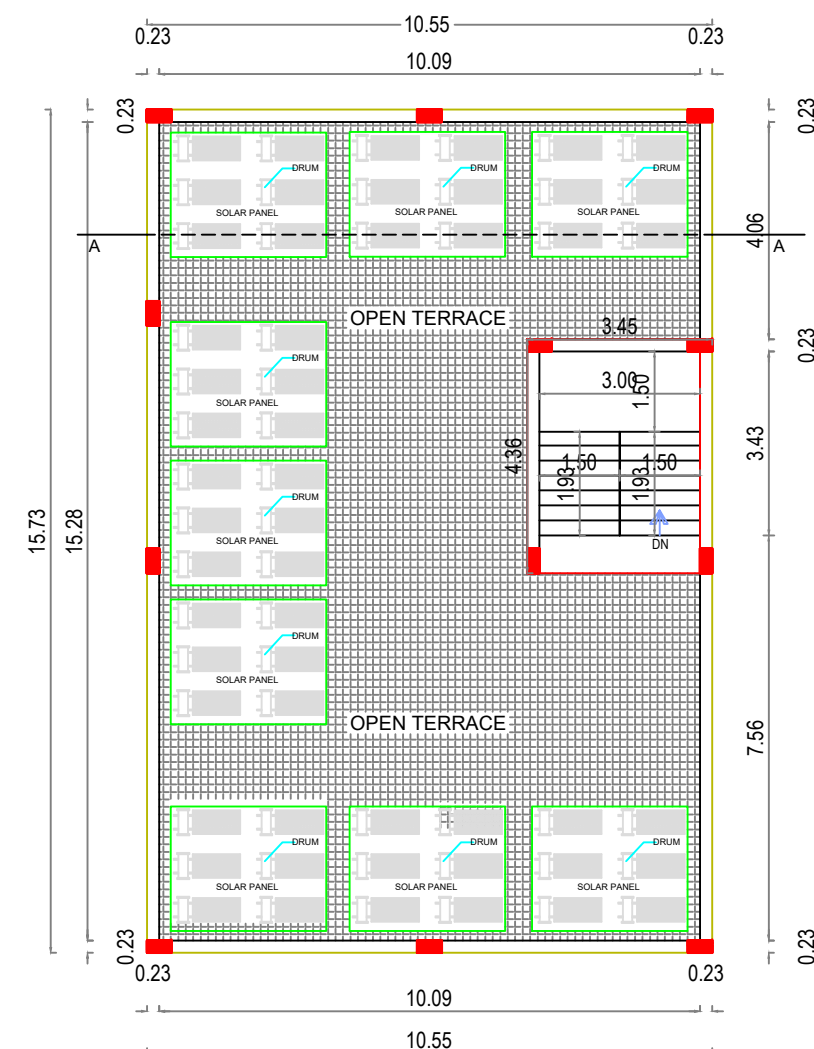
ONLINE APPLICATION NO : SWP/BPA/0404410/2024  
B.P/C.L.P.A NO : 17 /2025  
PLANNING PERMISSION NO : 19 /2025



## JND FLOOR PLAN



## FIRST FLOOR PLAN



### TERRACE FLOOR PLAN

| <b><u>AREA DETAILS</u></b>      |   | <b>IN SQ.M</b> |
|---------------------------------|---|----------------|
| AREA OF SITE AS PER FMB / PATTA | = | 424.00 Sq.M    |
| AREA OF SITE AS PER DOCUMENT    | = | 424.38 Sq.M    |
| AREA OF SUPER IMPOSED PLOT AREA | = | 425.23 Sq.M    |

### PROPOSED BUILDING AREA DETAILS

| S.NO | FLOOR DETAILS | FSI AREA IN SQ.M | NON FSI AREA IN SQ.M | TOTAL AREA IN SQ.M |
|------|---------------|------------------|----------------------|--------------------|
| 1    | GROUND FLOOR  | 165.95           | -                    | 165.95             |
| 2    | FIRST FLOOR   | 165.95           | -                    | 165.95             |
| 3    | TERRACE FLOOR | -                | 15.04                | 15.04              |
|      |               |                  |                      |                    |
| 4    | TOTAL AREA    | 331.90           | 15.04                | 346.94             |

**PARKING DETAILS:**

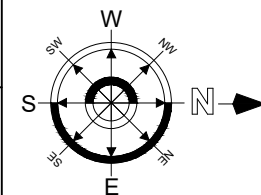
| PARKING DETAILS                  | REQUIRED | PROVIDED |
|----------------------------------|----------|----------|
| CAR PARKING<br>(75 Sq.M)         | 4        | 4        |
| TWO WHEELER PARKING<br>(75 Sq.M) | 4        | 13       |

### BUILDING HEIGHT

BUILDING HEIGHT = 8.22 Mt

### F.S.I CALCULATION

$$\frac{\text{F.S.I}}{(331.90 / 424.00)} = 0.78 < 2$$



SCALE : 1:100

**JOINERY DETAILS:**

| SYM | JOINERY DETAILS | SIZE IN METER |
|-----|-----------------|---------------|
| RS  | ROLLING SHUTTER | 3.05 X 2.13   |
| D1  | DOOR            | 0.92 X 2.13   |
| D2  | DOOR            | 0.76 X 2.13   |
| W1  | WINDOW          | 1.53 X 1.83   |
| O   | OPEN            | 1.22 X 2.13   |
| V   | VENTILATOR      | 0.91 X 0.91   |

## COLOUR INDEX

BOUNDARY OF THE SITE : 

EXISTING ROADS : 

PROPOSED CONSTRUCTION : 

PROPOSED DRIVE WAY : 

**NOTE**

- \* ALL DIMENSIONS ARE IN METRE
- \* ALL AROUND COMPOUND WALL PROVIDED
- \* RAINWATER PERCOLATION PITTS PROVIDED ALL AROUND OF THE SITE
- \* SEPTIC TANK PROVIDED NW CORNOR OF THE SITE
- \* SUMP AND FIRE SUMP PROVIDED
- \* LIGHTING ARRESTER PROVIDED
- \* MECHANICAL VENTILATION TO BE PROVIDED WHEREAS NECESSARY

OWNER / APPLICANT

*V. Venghateshvaran*  
 Dr. V.S. VENGHATESHVARAN  
 Reg. No. COIMBATORE LPA/CE/2003/024  
 #178, Co-operative Colony, Villanurukuchi,  
 Coimbatore-641 035, Cell 9489150527  
 email: vsvenghateshvaran@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Dr. P.D. ARUMAIRAJ, M.E., Ph.D., FRS, FIE  
GEOTECHNICAL ENGINEER  
COIMBATORE LPA / GTE / 006 / 2024  
Mob : 99942 55322

REGISTERED GEO TECH ENGINEER

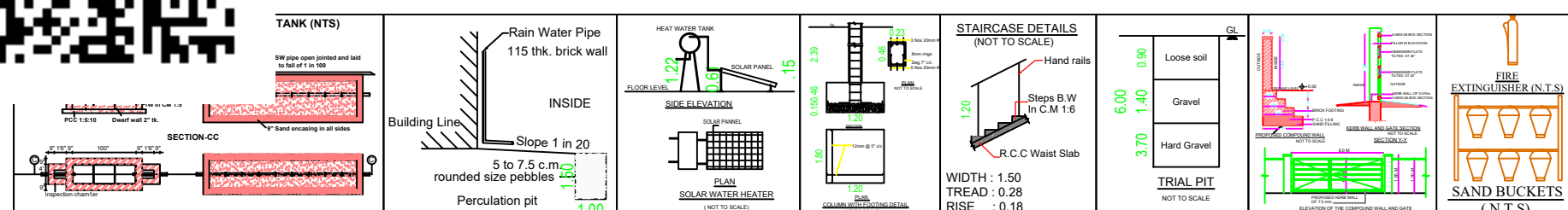
  
SIGNATURE OF THE ENGINEER  
B. ARUN KUMAR, ME., (Struct.)  
CBE Rgn./SE/Gr-1/2019077008  
**METIS STRUCTURES**  
8-8-1 Lakshmi Garden, Sarthara College Road,  
Saraswathinagar, Bangalore - 56  
GSTIN: 33AAKUN071P1ET

REGISTERED STRUCTURAL ENGINEER

  
**Er. THARANIPATHI. C**  
38, Boyar Street No: 1,  
Singanailor (Po), Coimbatore-641 005.  
Cell: 98422 69679  
CBE.LP/RE/GR-V/19/04/033

REGISTERED ENGINEER

SHEET NO:01



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

