

PP

APPROVAL RECORD

Planning Permission

Coimbatore
Coimbatore district, Tamil Nadu

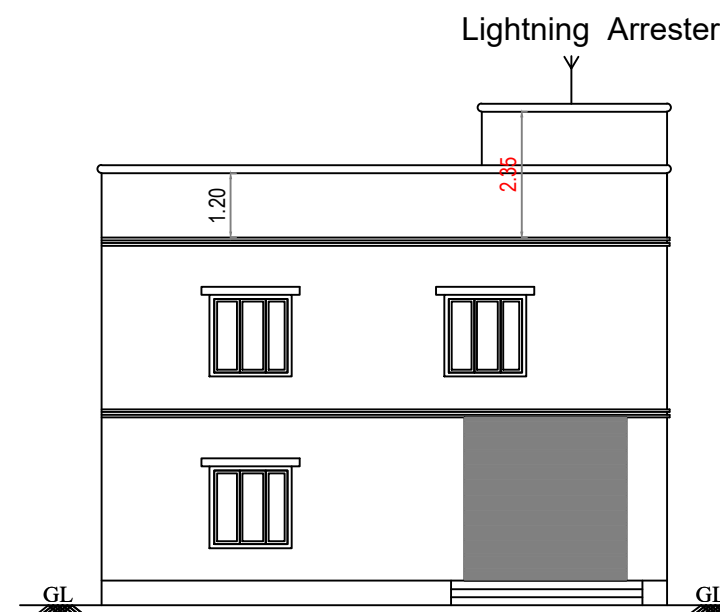
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

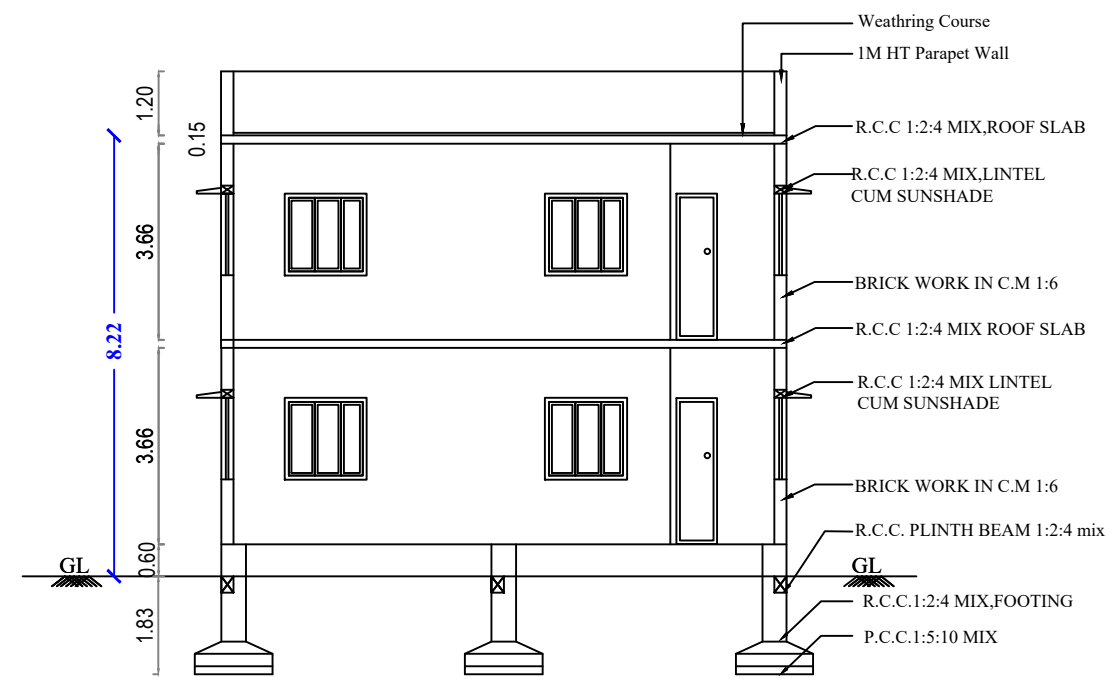
The approval as the planning authority issued it, reproduced in full behind this page.

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

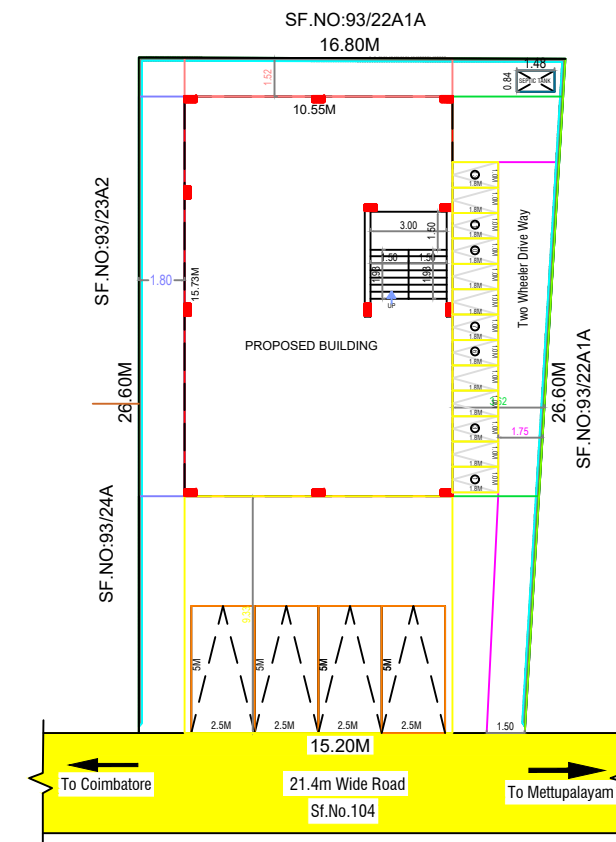
PLAN SHOWING THE PROPOSED GROUND, FIRST AND TERRACE FLOOR
COMMERCIAL SHOP BUILDING IN S.F.NO: 93/22A1B AT KURUDAMPALAYAM
VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.



FRONT ELEVATION



SECTION A-A



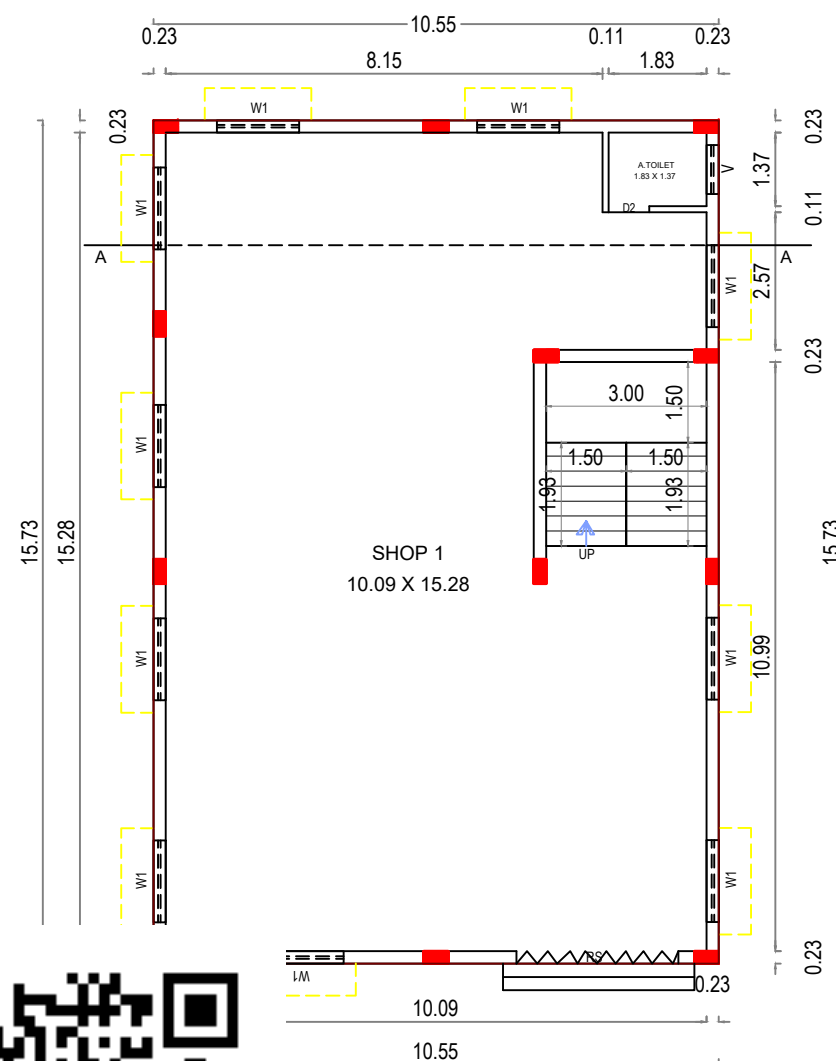
SITE PLAN

(SCALE 1:200)

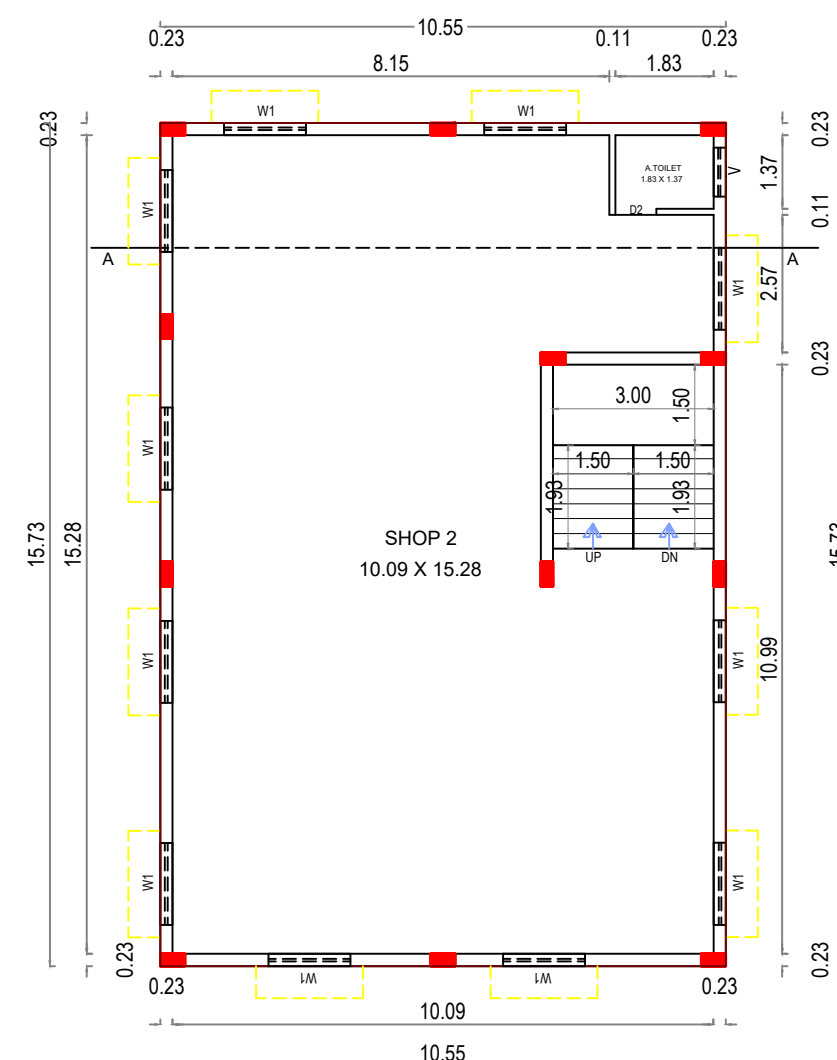
ONLINE APPLICATION NO : SWP/BPA/0404410/2024

B.P/C.L.P.A NO : 17 /2025

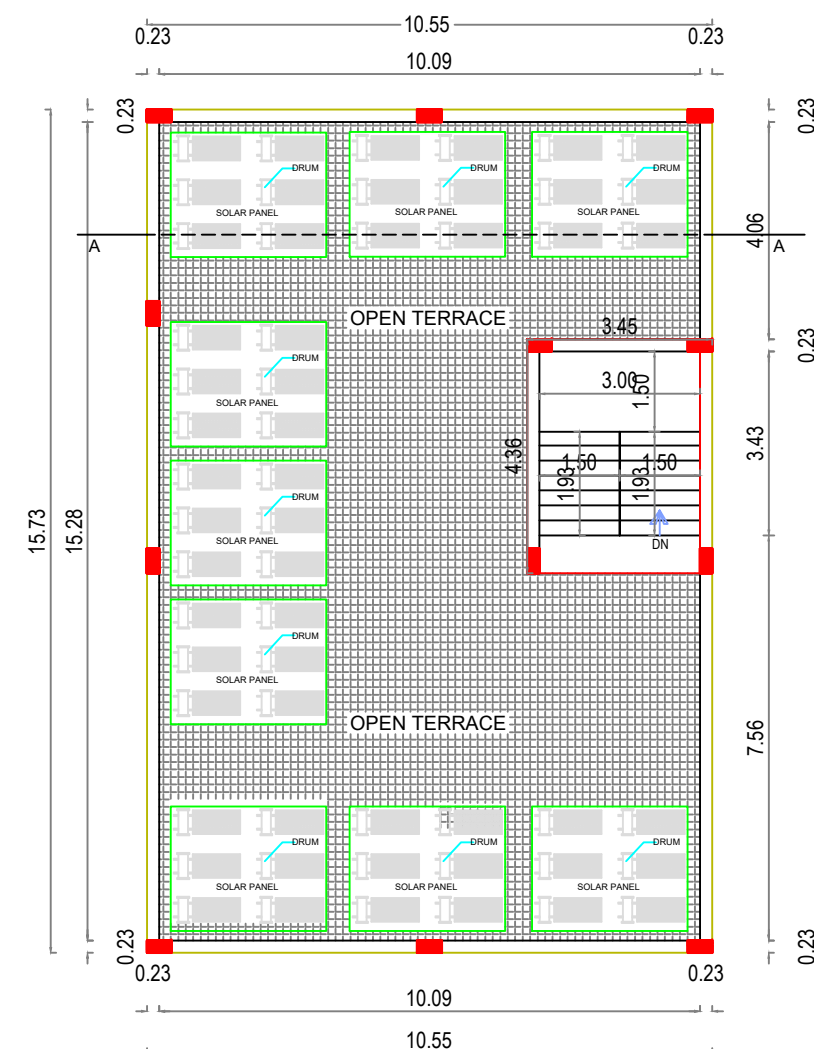
PLANNING PERMISSION NO : 19 /2025



JND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

<u>AREA DETAILS</u>		IN SQ.M
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

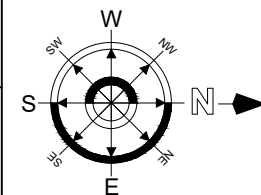
PARKING DETAILS:

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING (75 Sq.M)	4	4
TWO WHEELER PARKING (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

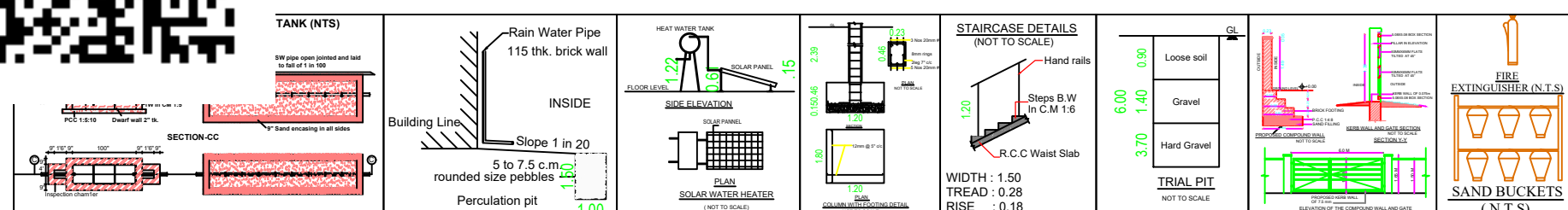

SIGNATURE OF THE ENGINEER
B. ARUN KUMAR, ME., (Struct.)
CBE Regn./SE/Gr-1/2019077008
METIS STRUCTURES
8-8-1 Lakshmi Garden, Sarthara College Road,
Saraswathinagar, Bangalore - 56
GSTIN: 29AAKUN0701P1ET

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.

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.

