Verified RealEstate™

REFERENCE
01/2025-26

ISSUED
06 May 2025

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.

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING (WAREHOUSE) IN S.F. No.169/1A PANAPATTI VILLAGE, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

SCALE : 1 : 100

N

BUILDING AREA DETAILS

FLOOR NAME	FSI AREA IN SQM.	NON FSI AREA IN SQM.	TOTAL BUILD UP AREA IN SQM.
BLOCK - 1			
GROUND FLOOR	3418.20		3418.20
HEAD ROOM	---	28.23	28.23
BLOCK - 2			
GROUND FLOOR	174.50	---	174.50
BLOCK - 3			
GROUND FLOOR	15.00	---	15.00
TOTAL AREA	3607.70	28.23	3635.93

OSR AREA REQUIRED - 2049.70 SQM.
(1, 2, 3 & 4)

PROVIDED - 2050.00 SQM (10.00 %)

FLOOR SPACE INDEX $\frac{3607.70\ SQM}{20497.0\ SQM} = 0.18$

PARKING CALCULATION
(a) Godown, Warehouses, Freight Stations, Containerisation Units
If the area is open, 1 lorry space for every 300sq.m of plot area or part thereof
If the area is covered, 1 lorry space for every 300sq.m of covered area or part thereof.

REQUIRED LORRY PARKING - $\frac{3607.70}{300} = 12$ Nos.

PARKING DETAILS AS PER TNCDBR REPORT

PARKING NAME	REQUIRED	PROVIDED
LORRY PARKING	12	12
CAR WHEELER	04	06
TWO WHEELER	09	14

SCHEDULE OF JOINERY		IN METER
RS	ROLLING SHUTTER	4.50 x 5.00
RS1	ROLLING SHUTTER	3.00 x 3.00
FD	FRONT DOOR	1.50 x 2.10
D	DOOR	1.80 x 2.10
D1	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.80 x 1.20
W1	WINDOW	1.60 x 1.60
LV	VENTILATOR	2.00 x 1.00
V1	VENTILATOR	1.00 x 0.75

APPLICANT

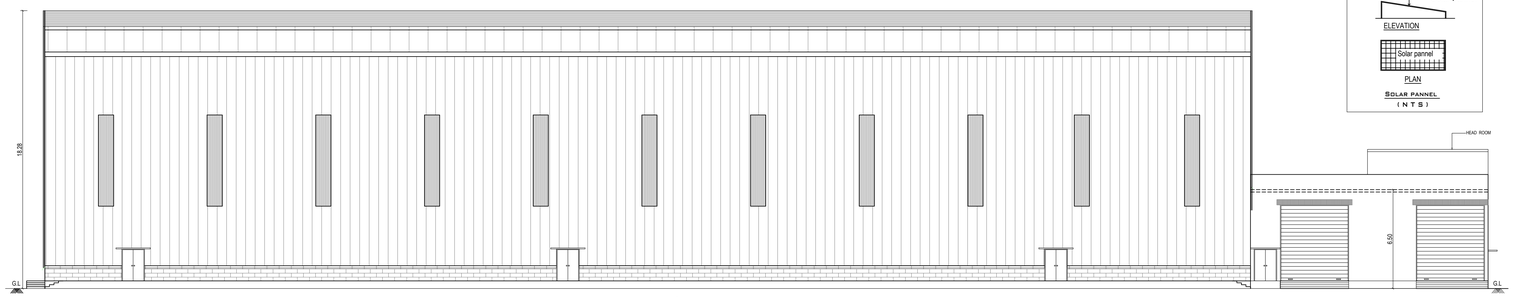
STRUCTURAL ENGINEER

REGISTERED ENGINEER

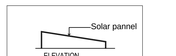
SITE APPROVAL
Roc No : SWP / BPA / 422835 / 2025
Site Approval No. : 107 / 2025

PLANNING PERMISSION
Roc No : SWP / BPA / 422835 / 2025
Building Approved No. : 39 / 2025

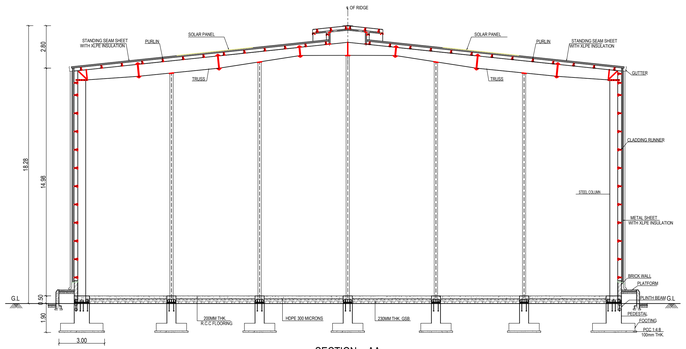
BLOCK - 1



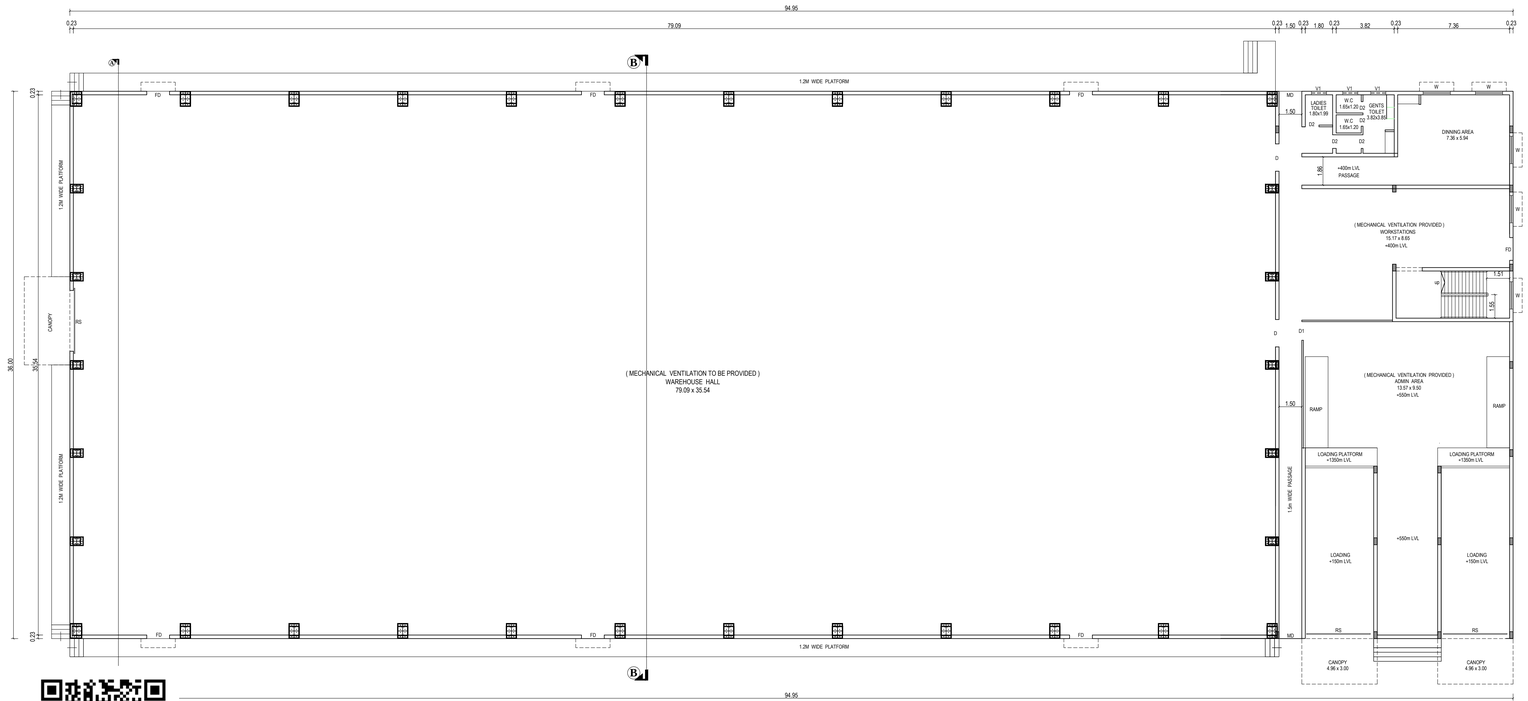
ELEVATION



SOLAR PANNEL
(N T S)

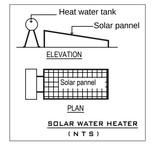


SECTION - AA

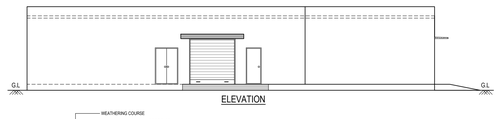


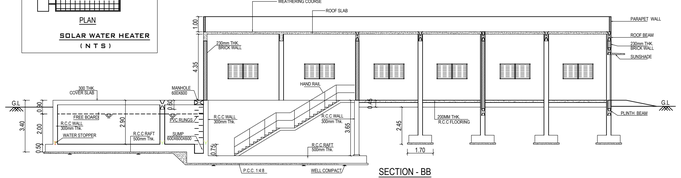
GROUND FLOOR PLAN

BLOCK - 2

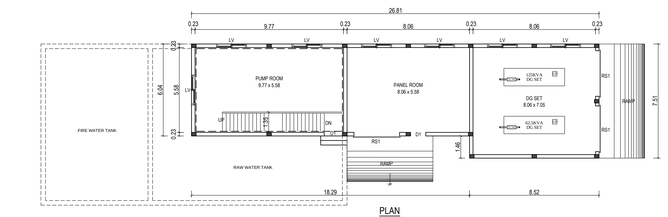


SOLAR WATER HEATER
(N T S)



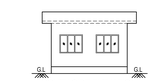


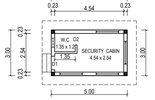
SECTION - BB



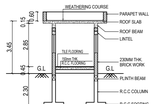
PLAN

BLOCK - 3



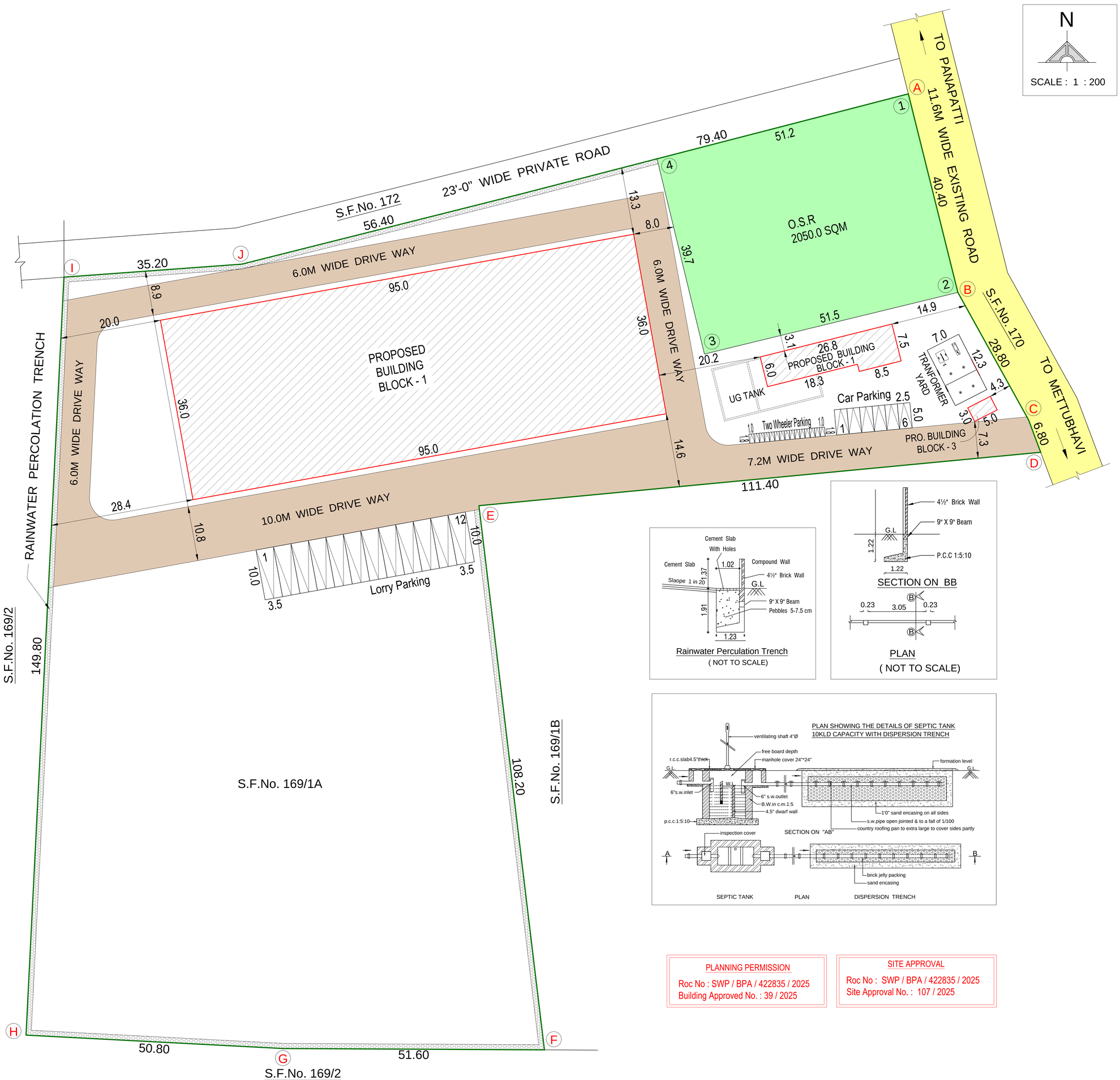


PLAN



SECTION - CC

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING (WAREHOUSE) IN S.F. No.169/1A PANAPATTI VILLAGE, KINATHUKADAVU TALUK, COIMBATORE DISTRICT



Rainwater Percolation Trench
(NOT TO SCALE)

SECTION ON BB

PLAN
(NOT TO SCALE)

PLANNING PERMISSION	SITE APPROVAL
Roc No : SWP / BPA / 422835 / 2025	Roc No : SWP / BPA / 422835 / 2025
Building Approved No. : 39 / 2025	Site Approval No. : 107 / 2025

LAND AREA DETAILS :-

SITE AREA AS PER PATTA	- 20550.0 SQM.
SITE AREA AS PER DOCUMENT (A To J)	- 20497.0 SQM.

BUILDING AREA DETAILS

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REFERENCE :-

- SITE UNDER REFERENCE
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY
- OSR

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APPLICANT

STRUCTURAL ENGINEER

REGISTERED ENGINEER

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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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.