Verified RealEstate™

REFERENCE
SWP/BPA/424087/2024

ISSUED
23 January 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

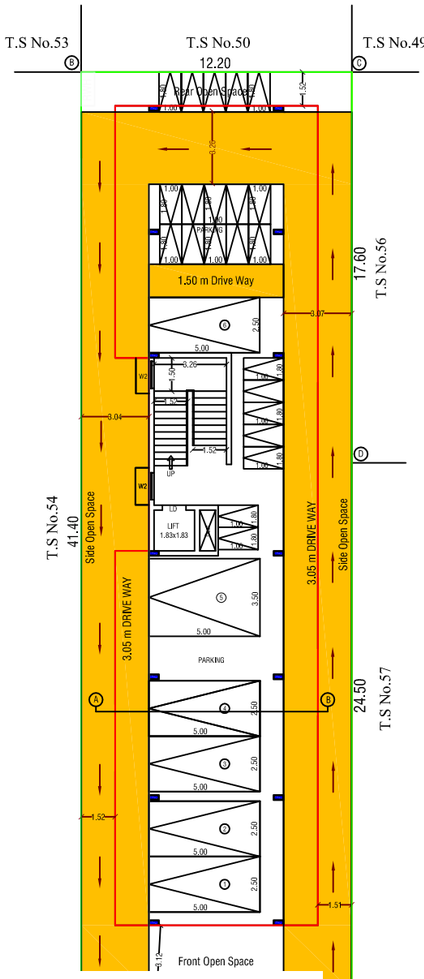
The approval as the planning authority issued it, reproduced in full behind this page.

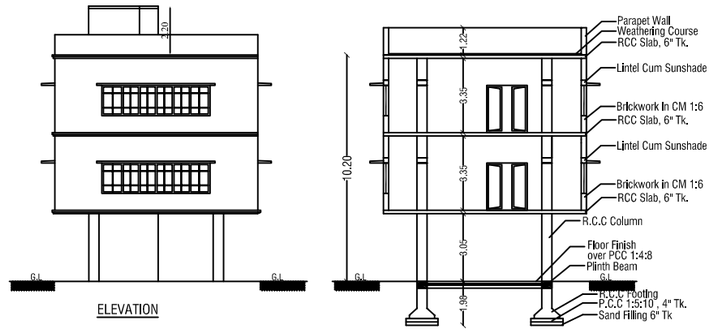
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

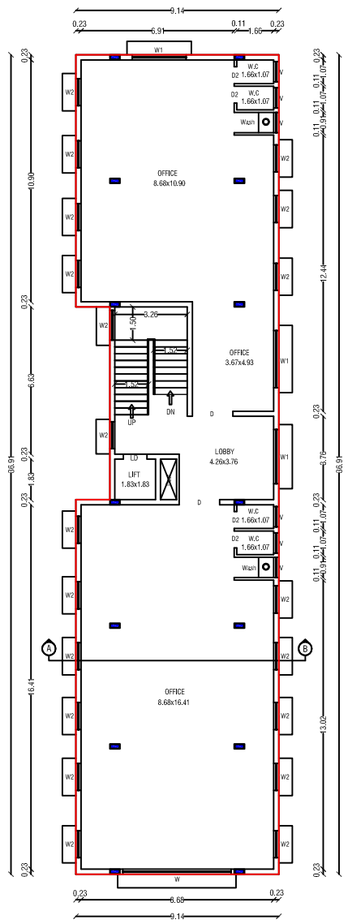
DIGITALLY VERIFIED RECORD



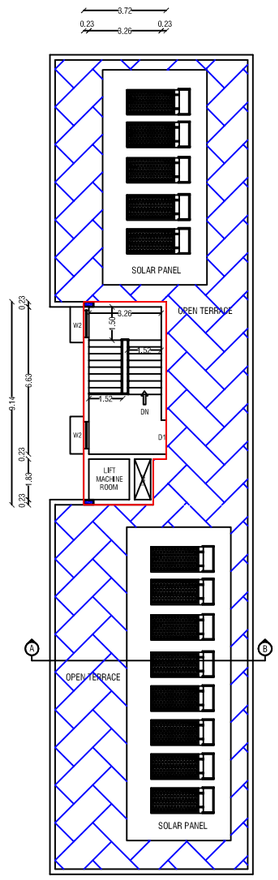


ELEVATION

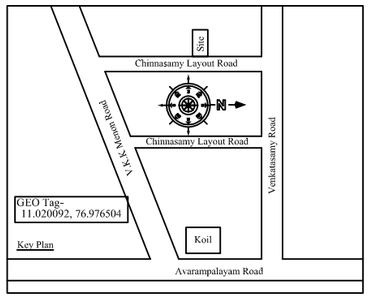
SECTION ON "AB"

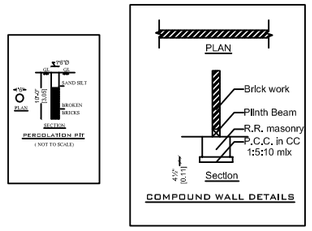


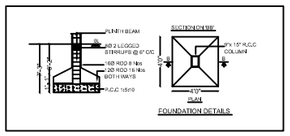
TYPICAL FLOOR PLAN
(FIRST & SECOND)

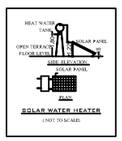


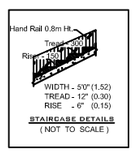
TERRACE FLOOR PLAN

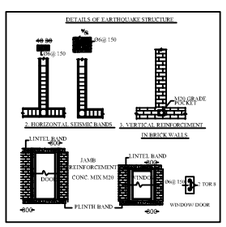












ONLINE APPLICATION NO: SWP/BPA/424087/2024

M.Boopathl	U.Bharathy	J.Guruprasath
Surveyor/Asst.Draughtsman	Draughtsman - III	Archltectural/Plannlng Asslstant

PROFESSIONAL DETAILS BASED ON FORM C

REGISTERED CONSTRUCTION ENGINEER	REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT
Dr.N.BALASUNDARAM LPA/CE/002/2024 Dr. N.Balasundaram, M.E., Ph.D Construction Engineer Reg. No. LPA/CE/002/2024 356, Nanjundapuram Road, Near Shree Pathy Nagar, Coimbatore - 641 036. Ph : 94421 30186	Er. M.MANOJ KUMAR LPA/SE/GR - II/063/2024 Er M MANOJKUMAR,M.E (Structs).- STRUCTURAL ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641 045. Cell : 97 90 65 63 62 LPA / SE / Gr.II / 19 / 04 / 017	K. MOORTHY LPA/RE/GR - II/109/2024 K. MOORTHY,D.C.E., REGISTERED ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641 045. Cell : 98427 19764 CCMC / RE / Gr III-061 / 2019 LPA / RE / Gr.III / 19 / 04 / 023	Mr. P.BALADHANDAPANI

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF STILT, FIRST & SECOND FLOOR R.C.C ROOF OFFICE BUILDING AT SITE NO.8, CHINNASAMY LAYOUT, T.S WARD NO.K(11), BLOCK No.38, T.S NO.1301/55, (Old S.F No.203/1), COIMBATORE MUNICIPAL CORPORATION.
[T.P.SCHEME NO:5]

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO: SWP/BPA/424087/2024

REFERENCE
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY

AREA DETAILS

Area of the Site (As Per Document)	508.65 Sq.M (5475.11 Sft)
Area of the Site (As Per TSLR)	510.00 Sq.M (5489.64 Sft)

(Minimum Area Should be Taken In Account)

PROPOSED BUILT-UP AREA

Description	FSI Area Sq M.	Non FSI Area Sq M.	
Area of the Stilt Floor	-----	324.14	324.14
Area of the First Floor	324.14	---	324.14
Area of the Second Floor	324.14	---	324.14
Area of the Stair and Lift Room In Terrace Floor	-----	32.77	32.77
TOTAL	648.28	356.91	1005.19

FLOOR SPACE INDEX (FSI) = 648.28/508.65 = 1.274 < 2.00

PARKING DETAILS

PARKING NAME	REQUIRED	PROVIDED
CAR PARKING SPACE	6	6
TWO WHEELER PARKING SPACE	22	22

JOINERY DETAILS

Description	In Ft.	In Mtr.
D - Door	6'0" x 7'0"	1.83 x 2.14
D1 - Door	5'0" x 7'0"	1.52 x 2.14
D2 - Door	2'6" x 7'0"	0.76 x 2.14
LD - Lift Door	3'6" x 7'0"	1.07 x 2.14
W - Window	16'0" x 4'6"	4.88 x 1.37
W1 - Window	8'0" x 4'6"	2.57 x 1.37
W2 - Window	4'0" x 4'6"	1.22 x 1.37
V - Ventllator	3'0" x 2'0"	0.91 x 0.61

Special Condition

The building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiated under 56 and 57 of Town And Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

LP / CLPA No. 30 / 2025

PLANNING PERMISSION NO: 34 / 2025

(This Planning Permission is valid for a period of 8 years from e-sign)

e-signed
Joint Director/ Member Secretary,
District Town and Country Planning Office,
Coimbatore District

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

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.