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.

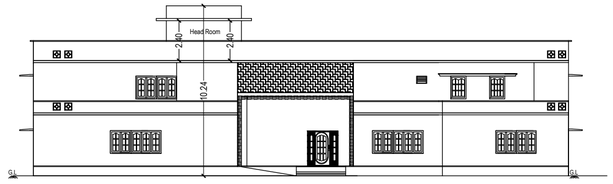
Verified RealEstate™

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

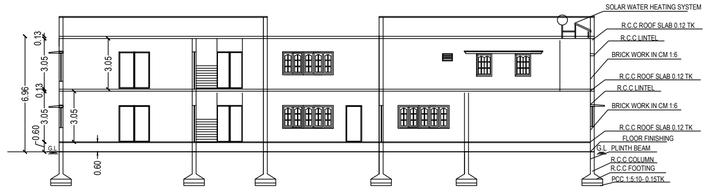
hello@verified.realestate

+91 9996 12 9996

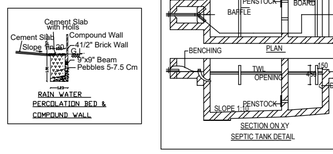
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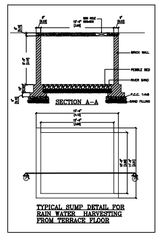


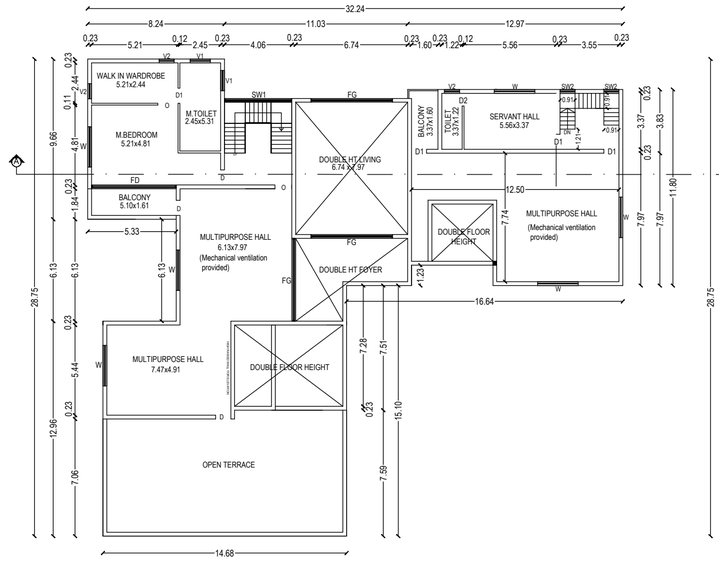
ELEVATION



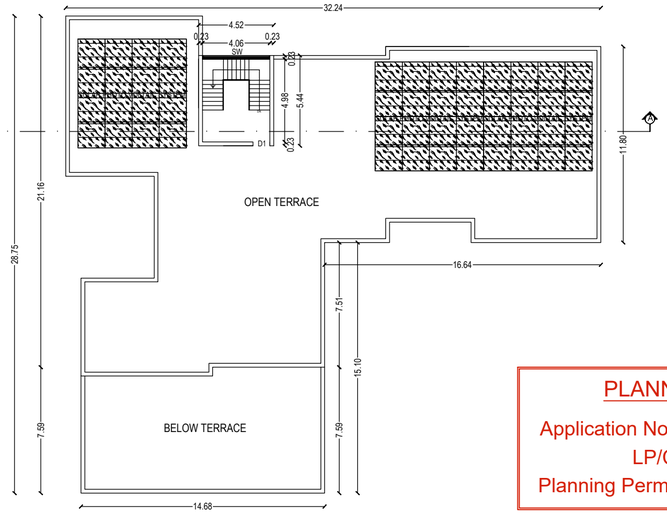
SECTION



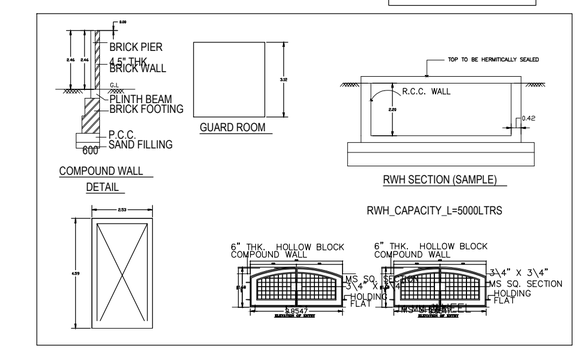


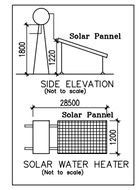


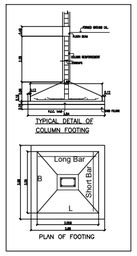
FIRST FLOOR PLAN



TERRACE FLOOR PLAN







PLANNING PERMISSION

Application No: SWP/BPA/434968/2025

LP/CLPA No : 54 / 2025

Planning Permission No: 68 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN SF.NO.305/2A1 AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCALE = 1:100

W S N E

Area Details

As per Document			1254.41 sq.m
As per Patta			1254.00 sq.m
FLOOR AREA	FSI AREA (Sqm)	NON FSI AREA (Sqm)	TOTAL AREA (Sqm)
GROUND FLOOR AREA	574.85		574.85
FIRST FLOOR AREA	467.63		467.63
HEADROOM AREA	-	24.62	24.62
TOTTAL AREA	1042.48	24.62	1067.10

FLOOR SPACE INDEX = $\frac{1042.48}{1254.42}$ = 0.831

SHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.84X2.13
D	DOOR	1.00X2.13
D1	DOOR	0.76X2.13
W	WINDOW	2.44X1.83
W1	WINDOW	1.22X1.37
FW	FRENCH WINDOW	3.00X3.00
V1	VENTILATOR	1.22X0.91
V2	VENTILATOR	0.91X0.91

Parking Details	Required	Provided
Car	6	8
Total Number of Dwelling Unit	1	

COLOUR INDEX

SITE BOUNDARY

EXISTING ROAD

PROPOSED DRIVEWAY

PROPOSED CONSTRUCTION

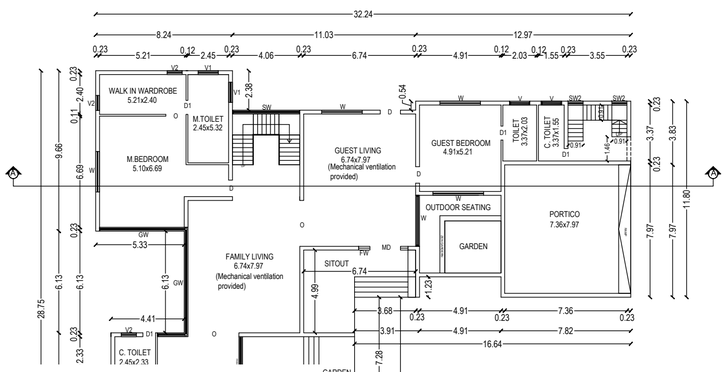
APPLICANT

Er. R. SARANYA, M.E.,(Struc.)
Registered Engineer Grade-II(RE)
DTCP Reg No RE GR II FEBRUARY 2023/065
Municipal Registered No. 044/LS/2023/00001
No 26C, Vadamalai Complex, Thirch Main Road, Villupuram - 605 602.
Cell : 77082 62761

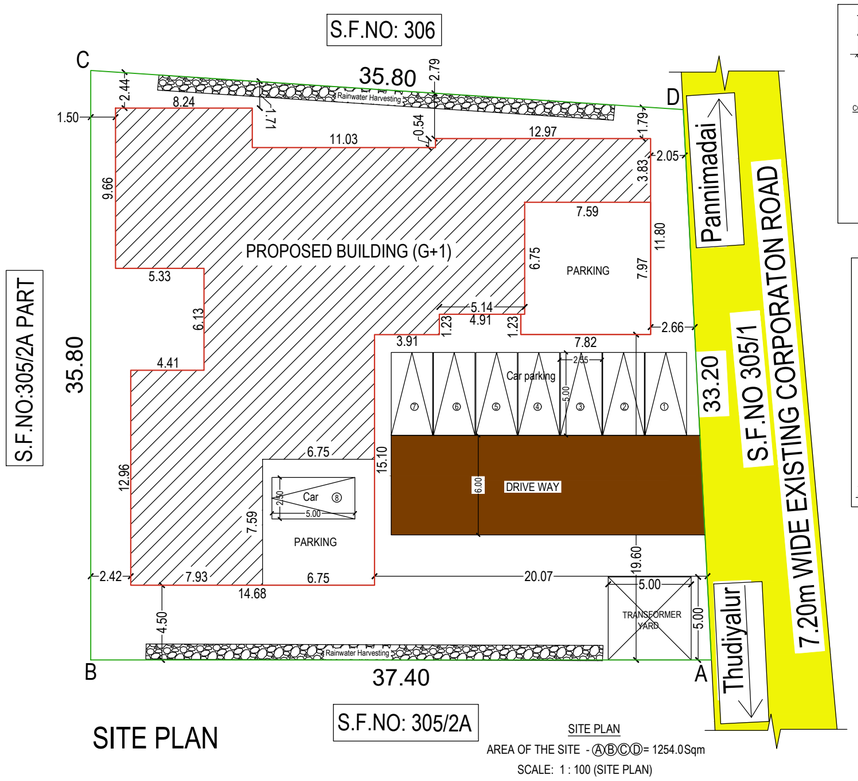
REGISTERED ENGINEER

Er. R. SARANYA, M.E.,
Regd Structural Engineer Grade-II(RSE)
DTCP Reg No RSE/GR-II/AUGUST-2022/017
No. 26C, First Floor, Vadamalai Complex,
Thirch Main Road, Opp to Bharat Petrol Bunk,
Villupuram - 605 602 Cell 77082 62761

STRUCTURL ENGINEER



FLOOR PLAN

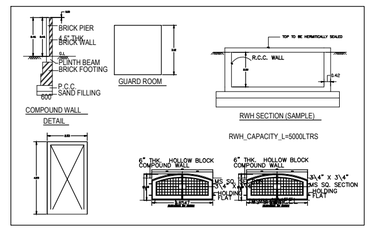


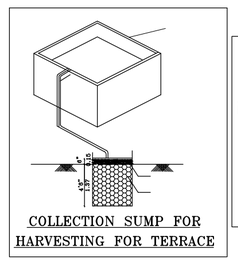
SITE PLAN

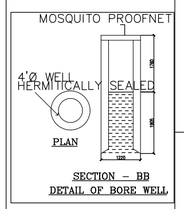
SITE PLAN

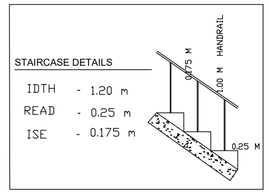
AREA OF THE SITE - (ABCD)= 1254.0Sqm

SCALE: 1 : 100 (SITE PLAN)









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.