

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 CONSTRUCTION OF  
SHOP BUILDING ( GROUND & FIRST FLOOR ) IN SITE No. 74,  
CHINNAMMAL NAGAR, Appd. LAYOUT No. L.P/D.T.C.P No. 1305/1989,  
S.F. No. 656/6A1C, SOMAYAMAPALAYAM VILLAGE, COIMBATORE -  
-NORTH TALUK, SOMAYAMAPALAYAM PANCHAYAT.

SCALE 1 : 100 ALL DIMENSIONS ARE IN METERS

SITE AREA DETAILS

|                                      | Sq.m.  | Sq.ft. |
|--------------------------------------|--------|--------|
| Area Of The Site ( As per Document ) | 199.07 | 2142   |
| Area Of The Site ( As per Patta )    | 199.00 | 2141   |

BUILDING AREA DETAILS

| Floor Name   | Occupancy                                                | Floor Area ( Sq.m.) | Deduction Area ( Sq.m.) | FSI Area ( Sq.m.) |
|--------------|----------------------------------------------------------|---------------------|-------------------------|-------------------|
| Ground Floor | Shops/Shopping Centres/Departmental-Stores/Super Markets | 90.19               | 0.00                    | 90.19             |
| First Floor  | Shops/Shopping Centres/Departmental-Stores/Super Markets | 90.19               | 0.00                    | 90.19             |
| TOTAL        |                                                          | 180.38              | 0.00                    | 180.38            |

F . S . I

| As per TNCDDBR                            | Occupancy  | Area Type | Road Width | Required | Provided |
|-------------------------------------------|------------|-----------|------------|----------|----------|
| Part VI Pt.35 / pt.36/ pt.37 pt.38/ pt.39 | Commercial | OTHERS    | 18.30m     | <=3.25   | 0.940    |

JOINERY DETAILS

|     |                  |             |    |            |             |
|-----|------------------|-------------|----|------------|-------------|
| RS1 | Rolling Shutters | 3.05 x 2.10 | W1 | Window     | 1.52 x 1.52 |
| RS2 | Rolling Shutters | 3.05 x 2.10 | V1 | Ventilator | 0.91 x 0.61 |
| D1  | Door             | 1.00 x 2.10 | D2 | Doors      | 0.76 x 2.10 |

REFERENCE

|                   |  |
|-------------------|--|
| PROPOSED SITE     |  |
| PROPOSED BUILDING |  |
| EXISTING ROAD     |  |

APPLICANT

Er. M. Raja Venkadachalam B.E.,

Consulting Civil Engineer & Registered Engineer ( GR- I)

Coimbatore Corporation : Gr.-I-042/2019

Coimbatore LPA/RE/GR-I/050/2024

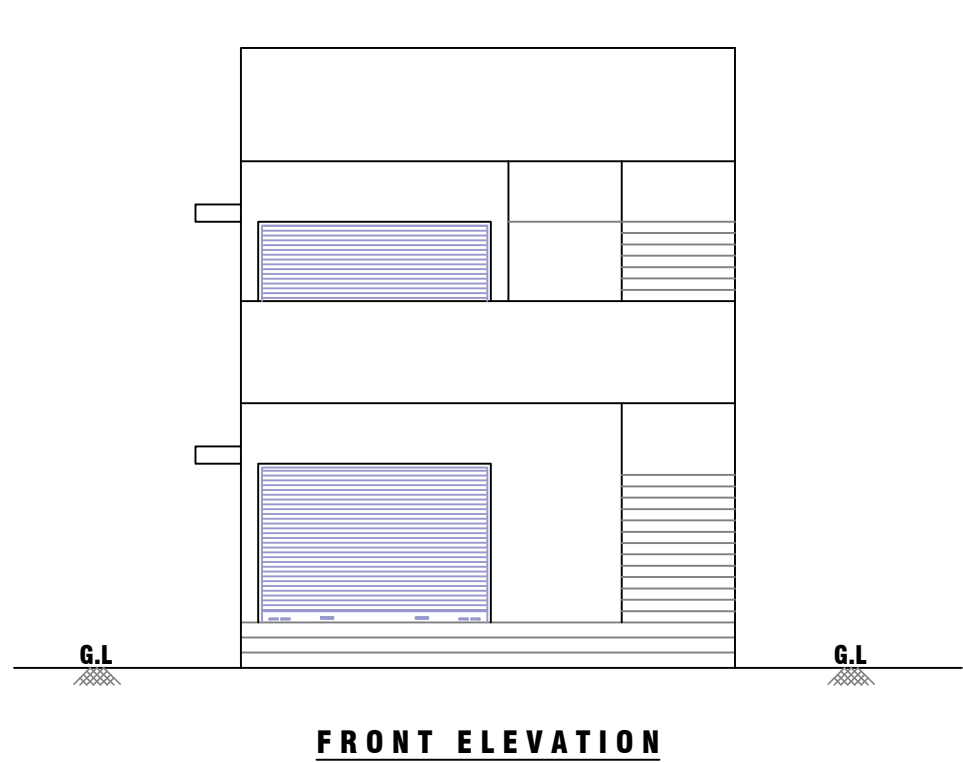
No.4A-3, Subiksham Paradise apartments, Kanuvai Road,

Near Chavara Vidhya Bhavan, Navavur Pirivu,

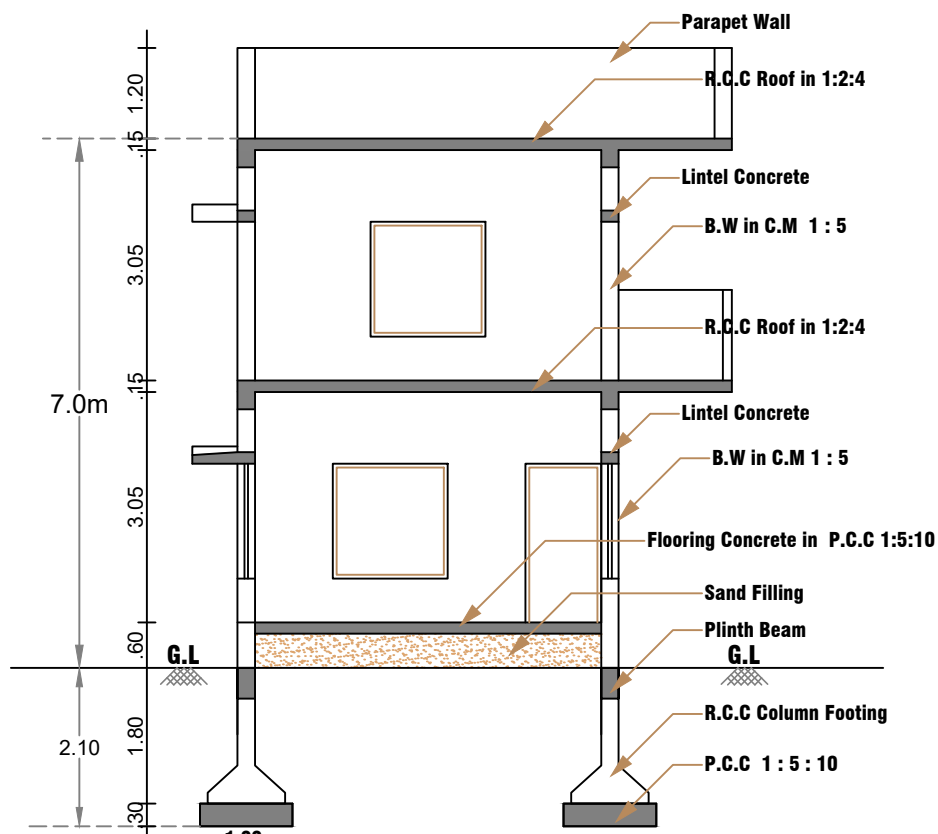
Barathiyar University (P.O), Coimbatore- 641046.

Mobile : +91 9489677308 Email : m.raja2910@icloud.com

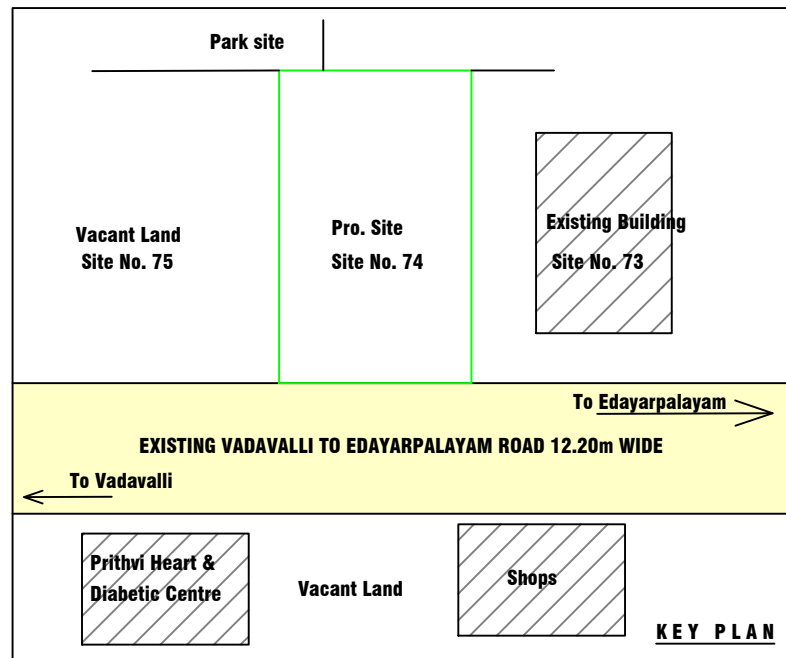
L.B.S / REGISTERED ENGINEER



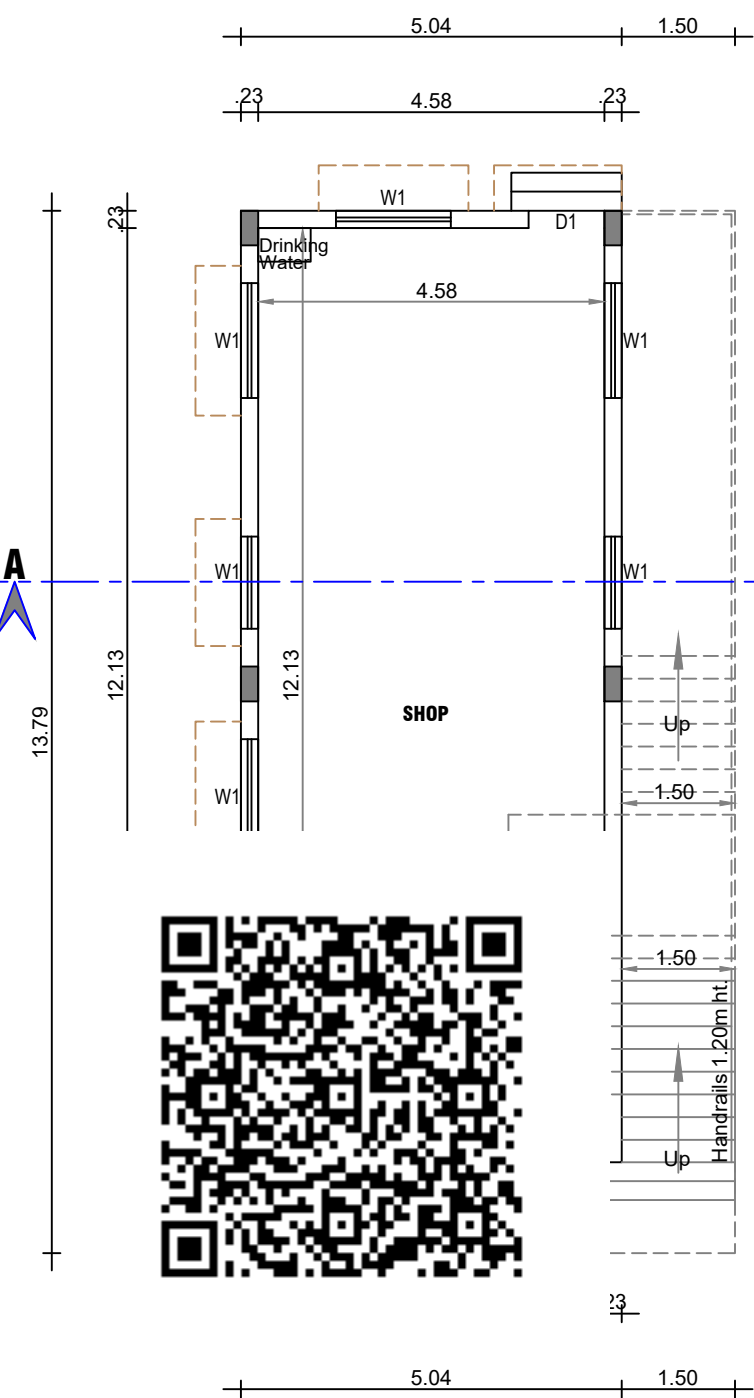
FRONT ELEVATION



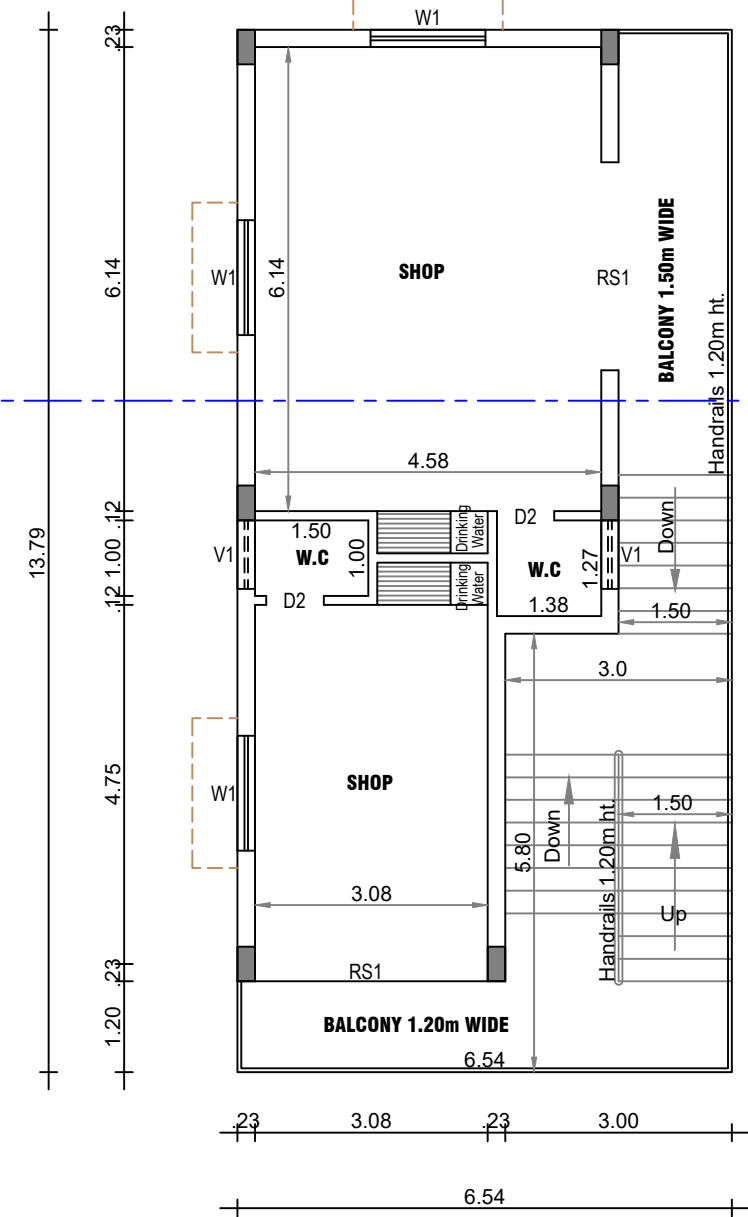
SECTION THROUGH "AA"



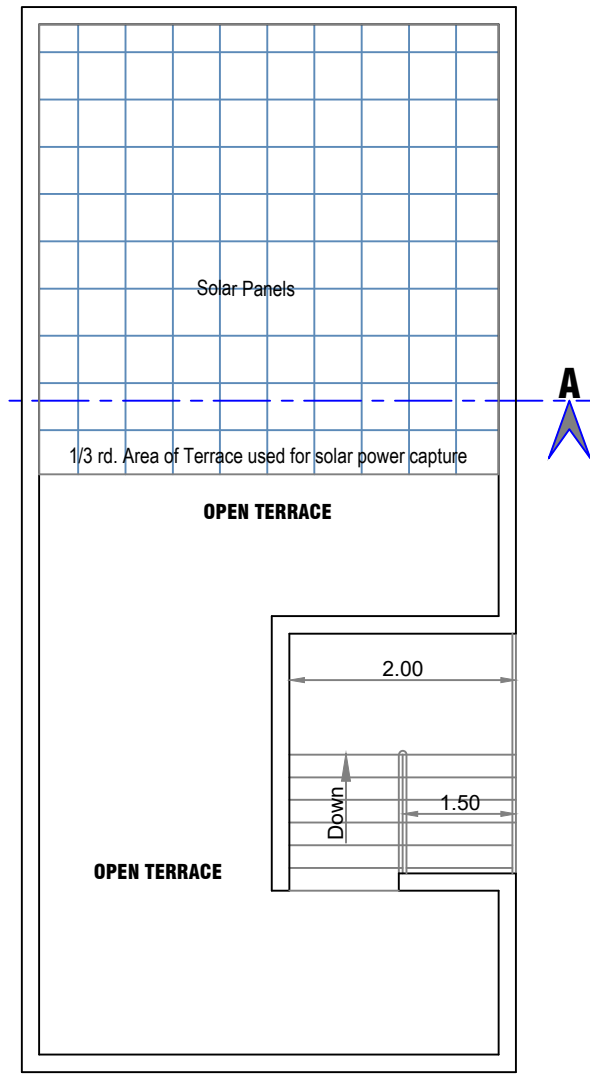
KEY PLAN



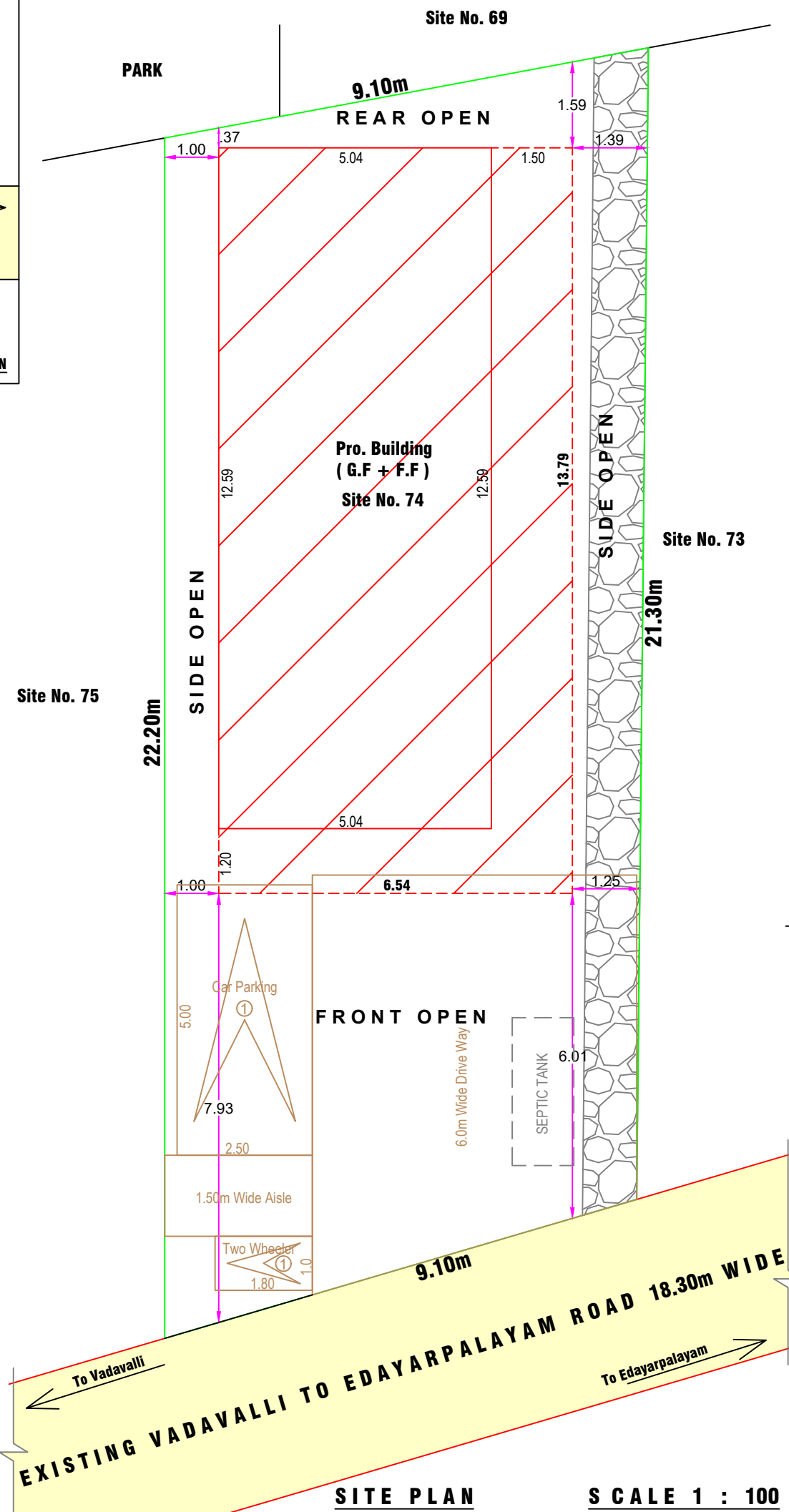
GROUND FLOOR PLAN



FIRST FLOOR PLAN

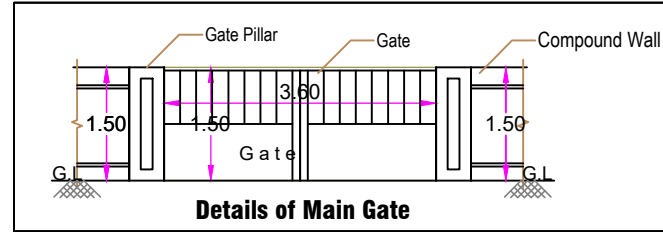
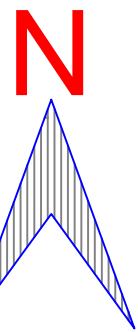


TERRACE FLOOR PLAN



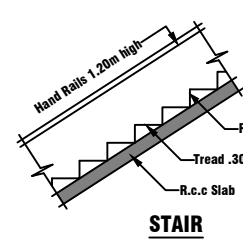
SITE PLAN

SCALE 1 : 100

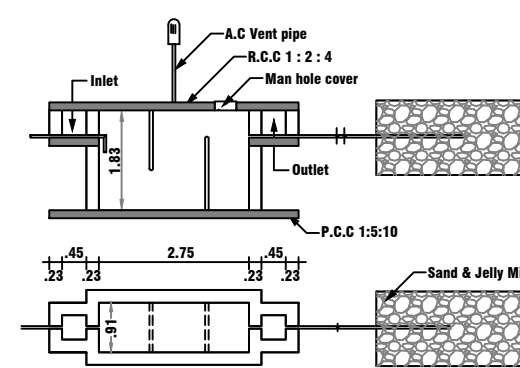


Details of Main Gate

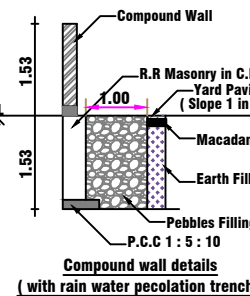
| PARKING REQUIREMENT DETAILS               |                                  |          |          |
|-------------------------------------------|----------------------------------|----------|----------|
| As per TNCDDBR                            | Description                      | Required | Provided |
| Annexure iv - part I-13,17,b, part II-A,C | Car Parking                      | 1        | 1        |
| Annexure iv - part I-13,17,b, part II-A,C | Two Wheeler Parking              | 1        | 1        |
| Annexure-IV,Part-I(1), Part- II(A)(B)(C)  | Width of driveway (Four Wheeler) | 6.0m     | 6.0m     |
| Annexure-IV,Part-I(1), Part- II(A)(B)(C)  | Width of driveway (Two Wheeler)  | 1.50m    | 1.50m    |



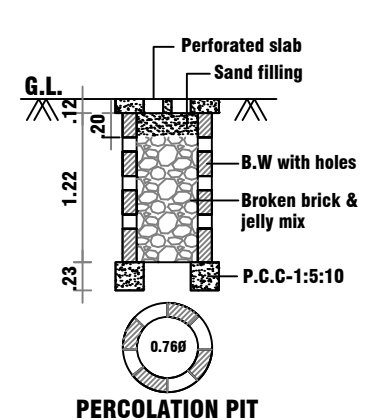
STAIR



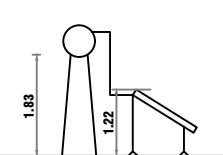
SEPTIC TANK AND TRENCH



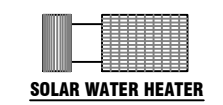
Compound wall details (with rain water percolation trench)



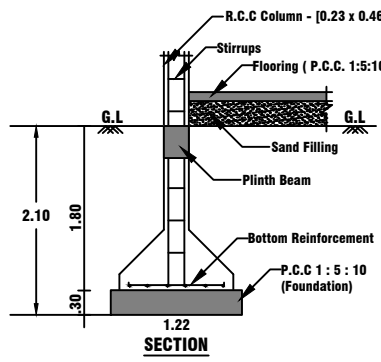
PERCOLATION PIT



SIDE ELEVATION

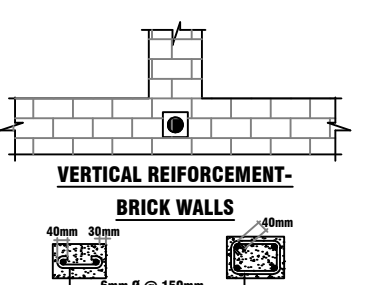


SOLAR WATER HEATER

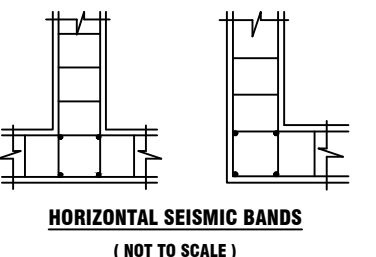


1:22 SECTION

PLAN COLUMN DETAILS



VERTICAL REINFORCEMENT-BRICK WALLS



HORIZONTAL SEISMIC BANDS (NOT TO SCALE)

# 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**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

