

PP

APPROVAL RECORD

Planning Permission

Survey 375/1

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

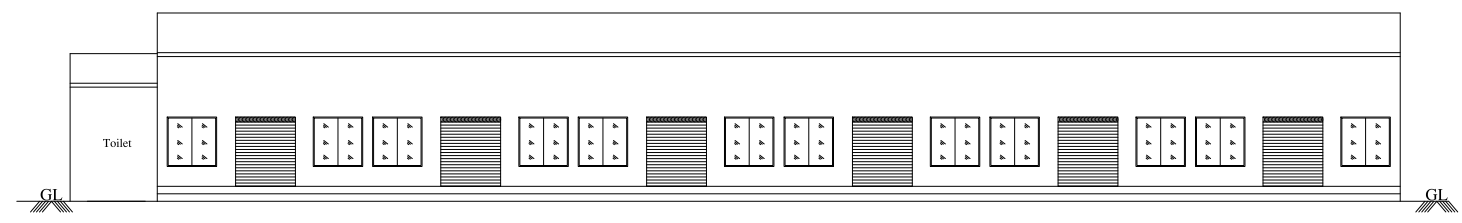
Town Panchayat

PURPOSE

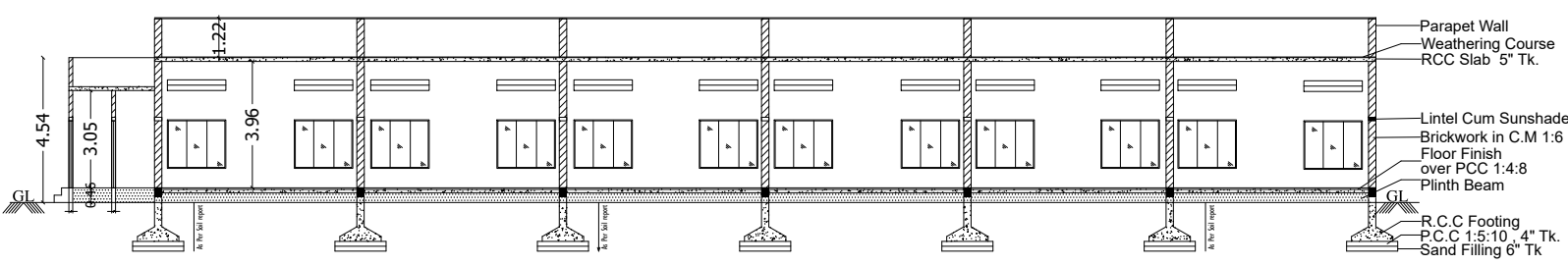
Commercial

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.

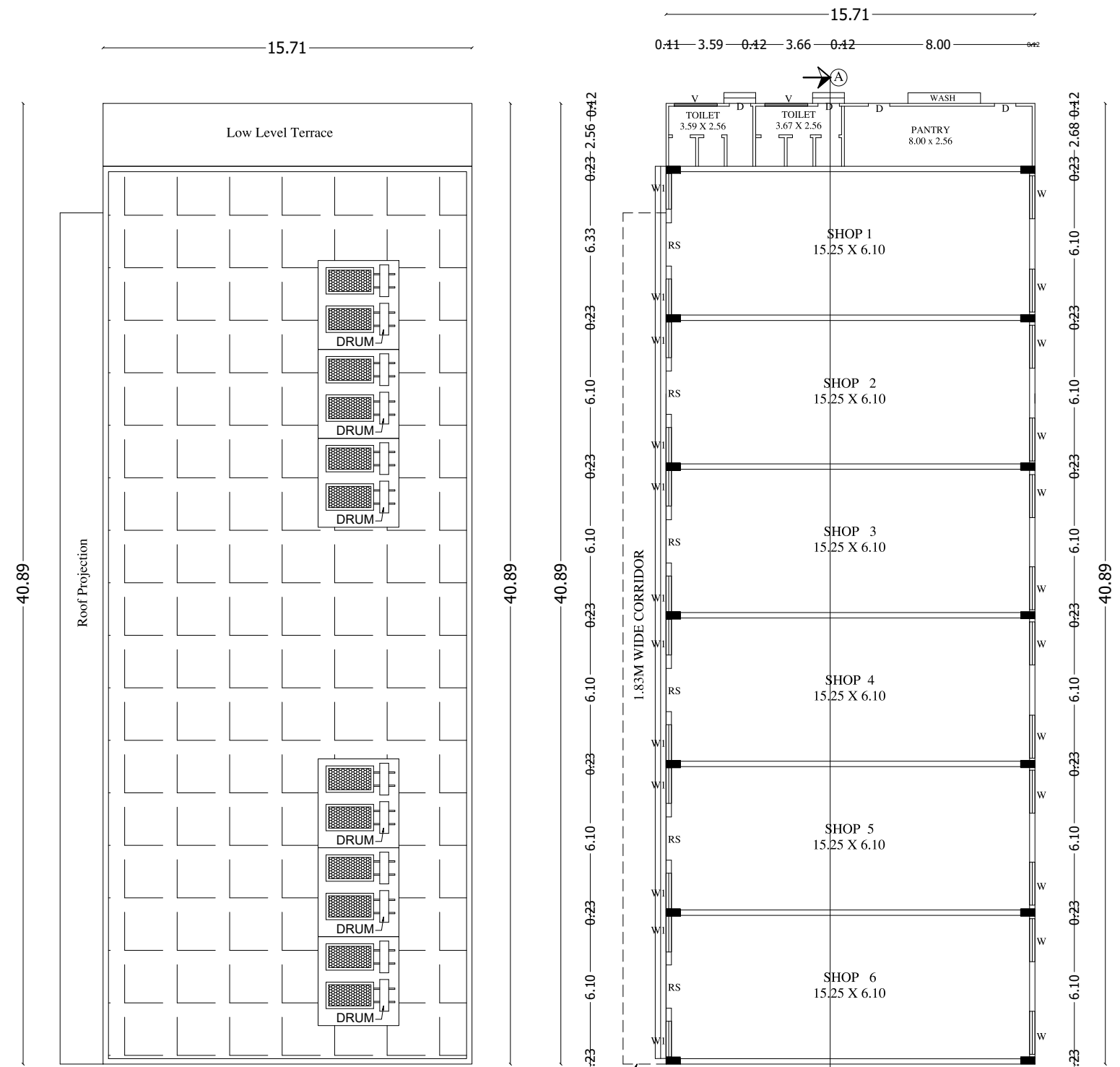


WEST SIDE ELEVATION

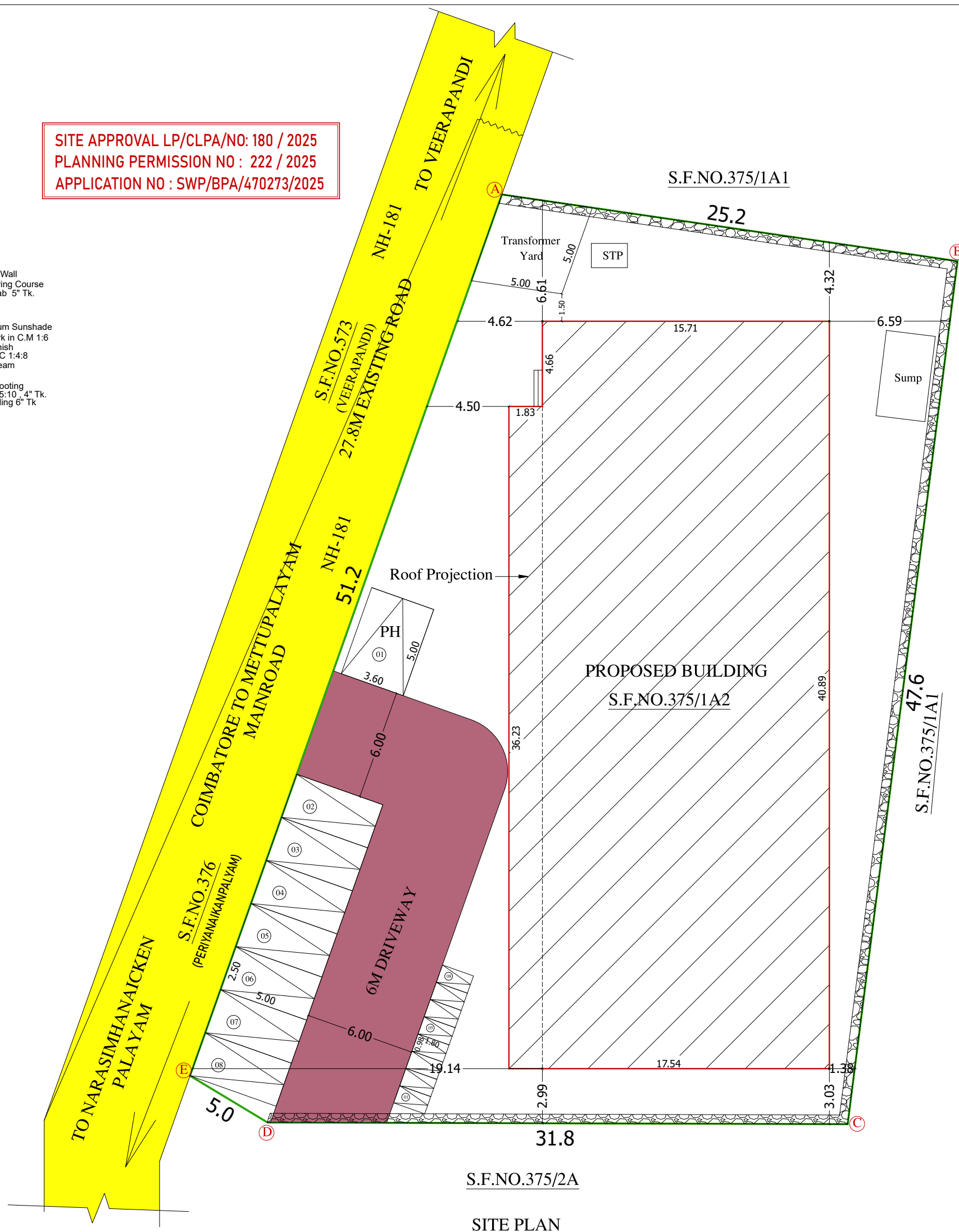


SECTION -AA

SITE APPROVAL LP/CLPA/NO: 180 / 2025
PLANNING PERMISSION NO : 222 / 2025
APPLICATION NO : SWP/BPA/470273/2025

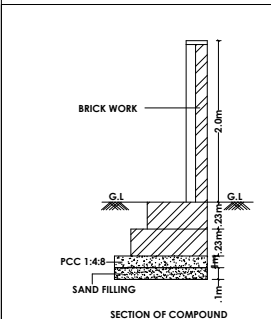
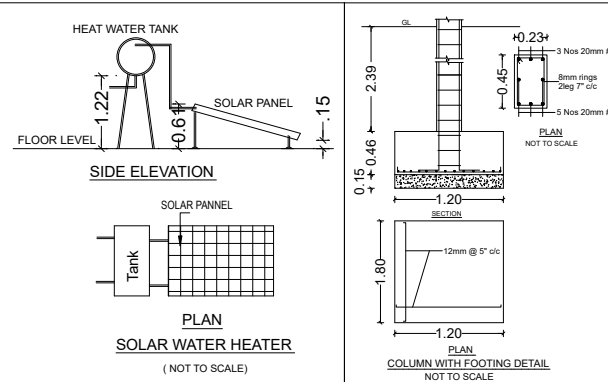
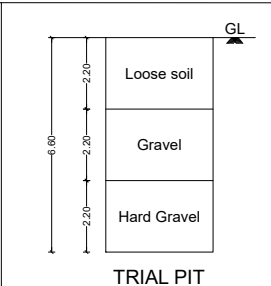
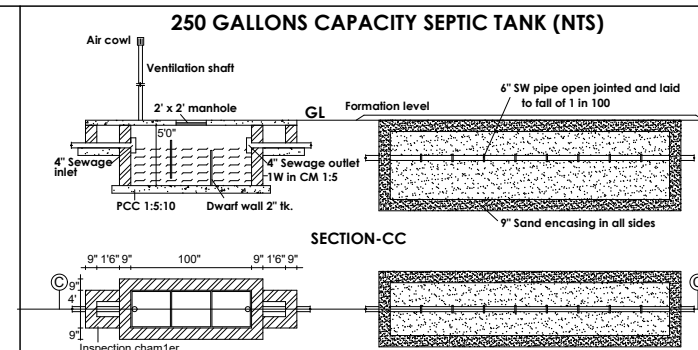
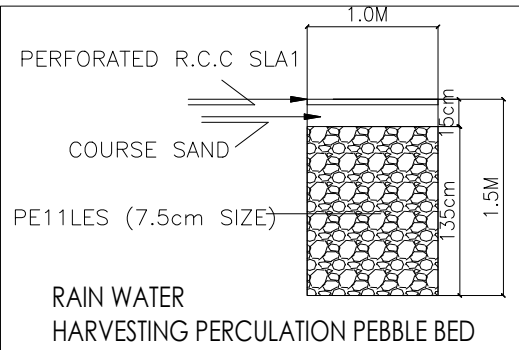


GROUND FLOOR



SITE PLAN

NOTE:-
* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY



D. ARUN KUMAR, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/2007/028
205, Ajeesha Road, Sahasra Colony, Coimbatore - 641 011.

CONSTRUCTION ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR
R.C.C. ROOF COMMERCIAL SHOP BUILDING AT S.F.NO.375/1A2 OF
PERIYANAIKANPALAYAM TOWN PANCHAYAT, PERIYANAIKANPALAYAM
VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE : 1:100 COMMERCIAL SHOP BUILDING	
CLIENT NAME : Mrs.V.VIDHYA	

AREA DETAILS :	SQ.M	CENTS
AREA OF THE SITE AS PER PATTa/FMB	1528.0	37.76
AREA OF THE SITE AS PER DOCUMENT	1528.0	37.76
AREA OF THE SITE AS PER SITE	1530.0	37.80

PROPOSED AREA DETAILS :	
TOTAL BUILDUP AREA (GROUND FLOOR)	- 708.65 SQ.M

SY.M.	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	1.83 X 2.13
D	DOOR	0.91 X 2.13
W1	WINDOW	1.52 X 1.52
W2	WINDOW	1.83 X 1.52
V	VENTILATOR	1.83 X 0.76

FSI CALCULATION :	
FSI - $\frac{\text{TOTAL FSI AREA}}{\text{TOTAL SITE AREA}} = \frac{708.65}{1528.00} = 0.46 < 2$	

*PARKING DETAILS :
1 CAR AND I TWO WHEELER SPACE FOR EVERY 75SQ.M OF FLOOR
AREA (708.65/75% = 531.49/75 -7 NO'S)

PARKING CALCULATION :	REQUIRED	PROVIDED
CAR PARKING	07	08
TWO WHEELER PARKING	07	08

LEGEND :	
BOUNDARY OF PROPOSED BUILDING	
BOUNDARY OF SITE	
EXISTING ROAD	
DRIVEWAY	

HEIGHT OF THE BUILDING - 4.54 Mt

R. SABARIMANIKANDAN B.E (Civil)
Registered Engineer
Reg. No: DTCP/RE/Gr-II/002/2022
SRI RANGA ASSOCIATES
46, KERALA CLUB ROAD, CBE - 641 018.

REGISTERED ENGINEER

R. SABARIMANIKANDAN M.E (Civil)
Registered Structural Engineer
Reg. No: DTCP/SE/Gr-II/003/2022
SRI RANGA ASSOCIATES
46, KERALA CLUB ROAD, CBE - 641 018.

STRUCTURAL ENGINEER

N. C. R.
N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

GEOTECH ENGINEER

V. Vidhya.

APPLICANT/OWNER



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

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

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

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.

