PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

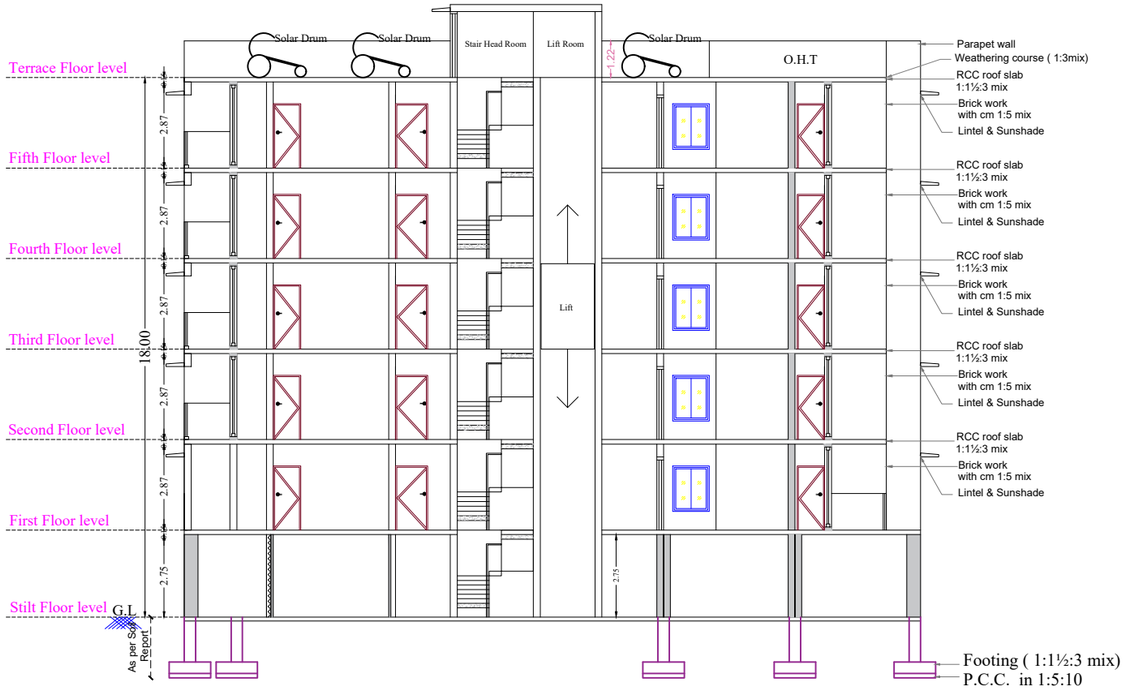
ISSUING AUTHORITY
**Rural Panchayat**

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

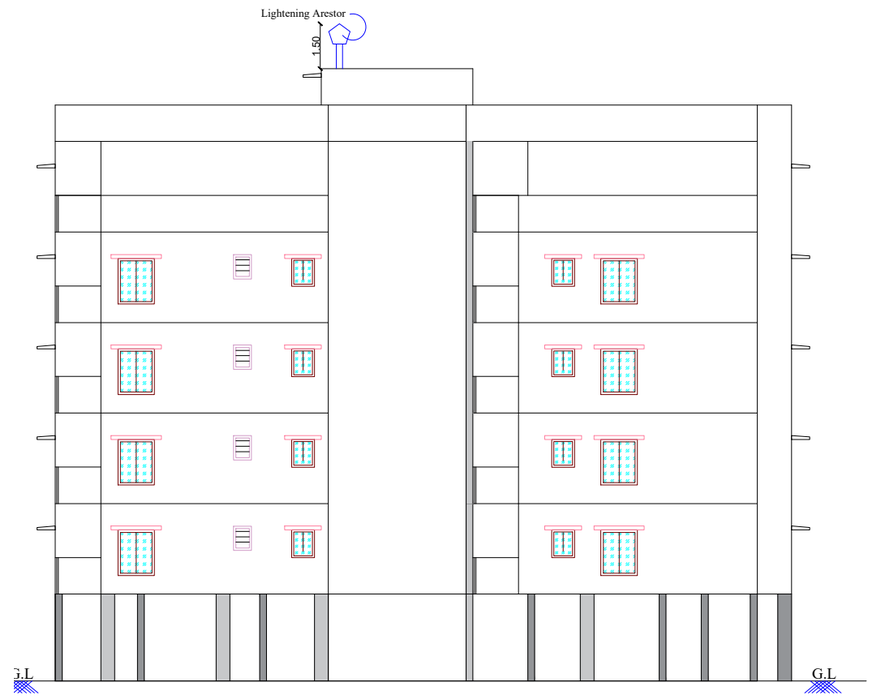
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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# SECTION ON 'AA'




# ELEVATION

Sheet No: 03/03

PLAN SHOWING THE SITE AMALGAMATION OF SITE NO: 6,7,8 EAST,11 EAST, 12, 13 AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/1B2, 144/2A1B, 144/1B1B, 144/2A1A2, 144/1B1A2, 144/1B1A1B, 144/14A1B, 144/14A2, 144/15, 144/2A1A1B, 144/14B, 144/16, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

APPLICANT NAME: Sri Gujan Builder & Developers - S.Kumar and E.Narmadha (POA) E.Hariharan

All Dimensions are in Metre

Scale: 1:200

Online Application No:SWP/BPA/0481138/2025

N

| Building Area Details | F.S.I AREA (sqm) | NON F.S.I AREA (sqm) | Total (sqm) | Usage |
|---|---|---|---|---|
| Area of the Stilt Floor | 57.91 | 549.57 | 607.48 | Parking, Electrical Transformer Room |
| Area of the First Floor | 532.93 | | 532.93 | 09 Dwelling |
| Area of the Second Floor | 532.93 | -- | 532.93 | 09 Dwelling |
| Area of the Third Floor | 532.93 | -- | 532.93 | 09 Dwelling |
| Area of the Fourth Floor | 532.93 | -- | 532.93 | 09 Dwelling |
| Area of the Fifth Floor | 375.72 | -- | 375.72 | 06 Dwelling |
| Area of the Terrace Floor | -- | 49.82 | 49.82 | Head Room,OHT |
| TOTAL | 2565.35 | 599.39 | 3164.74 | 42 Dwelling |

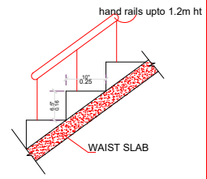
INDIVIDUAL FLAT AREA

| Flat Name | AREA IN SQM | | |
|---|---|---|---|
| | FLOOR - 1 | FLOOR - 2 to 4 | FLOOR - 5 |
| A | 49.58 | 49.58 | 49.58 |
| B | 48.21 | 48.21 | 68.25 |
| C | 48.20 | 48.20 | 42.99 |
| D | 62.88 | 62.88 | 42.48 |
| E | 57.80 | 57.80 | 46.73 |
| F | 42.36 | 42.36 | 49.88 |
| G | 42.48 | 42.48 | --- |
| H | 46.73 | 46.73 | --- |
| I | 49.88 | 49.88 | --- |
| Common Area | 84.81 | 84.81 | 75.78 |

JOINERY DETAILS

| Description works | In Meter |
|---|---|
| M.D - Main Door | 1.07 x 2.14 |
| D1 - Door 1 | 0.91 x 2.14 |
| D2 - Door 2 | 0.78 x 2.14 |
| F.D 1 - Fixed Door 1 | 1.83 x 2.14 |
| F.D 2 - Fixed Door 2 | 1.72 x 2.14 |
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| W2 - Window 2 | 1.22 x 1.52 |
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| W4 - Window 4 | 1.22 x 1.22 |
| W5 - Window 5 | 0.91 x 0.91 |
| L.D - Lift door | 0.91 x 2.87 |
| R.S - Rolling Shutter | 3.05 x 2.75 |

STAIRCASE DETAILS :




| | In CM |
|---|---|
| Flight Width | 107 |
| Tread | 25 |
| Riser | 16 |

Applicant

Dr. V. JOHNPAUL. B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOH, Structural Engineer Grade - I (SE) Reg. No: LPA/S/E/CR-1/1032/2024 3/358, Arul Jothi Nagar, Karanampettai, Palladam, Tirupur - 641 401.

Structural Engineer

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.

Construction Engineer

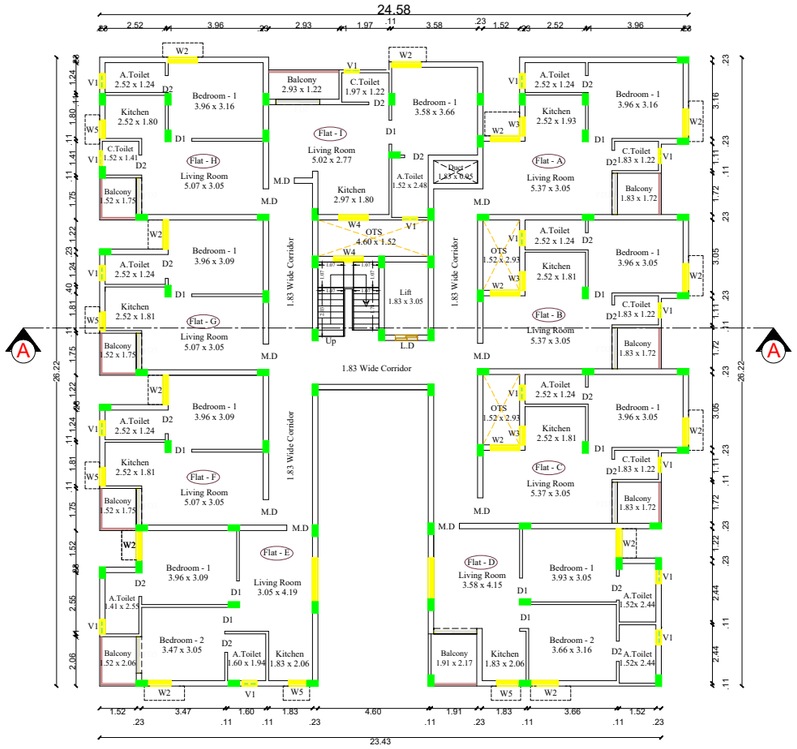
Er.K.P VETRISELVAN, M.E. (GEOTECH) ENGG.MISTE., GEOTECHNICAL ENGINEER, CLPA Regn No. CLPA/GTE/19/002/21, GEOCESSION INDIA PRIVATE LIMITED, Q. No. 69, N.No. 29, 6th Street, K.K. Pudur Coimbatore-641 038

Geotech. Engineer

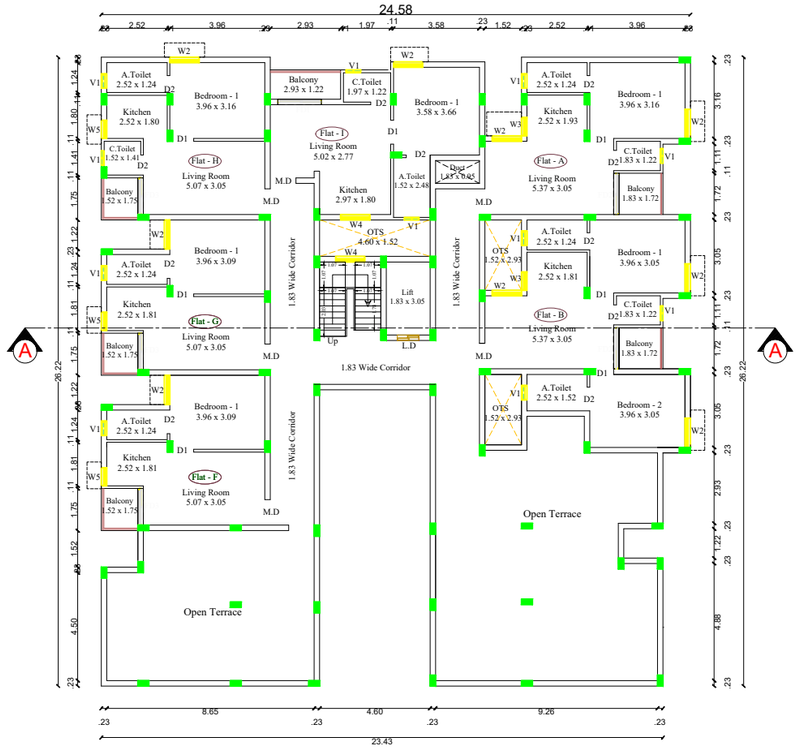
P.KATHIRAVAN, B.Arch., M.Tech., Ph.D., REGISTERED ARCHITECT, CA / 2004 / 33 1681 S K ASSOCIATES 2/3, 1st Floor, Vinayagar Kovil Street, Krishnasamy Nagar, Coimbatore-641045.

Engineer (or) Architect

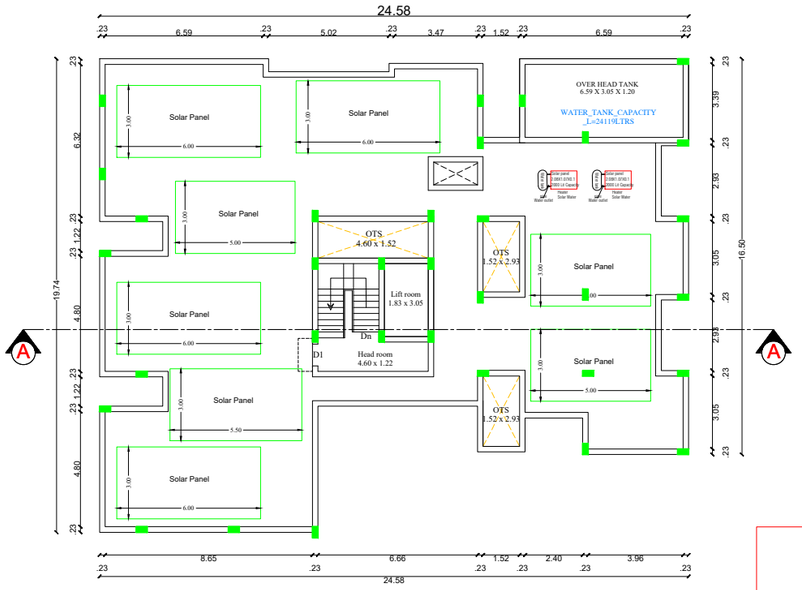
e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District




**TYPICAL FLOOR PLAN (SECOND FLOOR TO FOURTH FLOOR)**




**FIFTH FLOOR PLAN**




**TERRACE FLOOR PLAN**

Sheet No: 02/03

PLAN SHOWING THE SITE AMALGAMATION OF SITE NO: 6,7,8 EAST,11 EAST, 12, 13 AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/1B2, 144/2A1B, 144/1B1B, 144/2A1A2, 144/1B1A2, 144/1B1A1B, 144/14A1B, 144/14A2, 144/15, 144/2A1A1B, 144/14B, 144/16, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

APPLICANT NAME: Sri Gujan Builder & Developers - S.Kumar and E.Narmadha (POA) E.Hariharan

All Dimensions are in Metre

Scale: 1:200

Online Application No:SWP/BPA/0481138/2025

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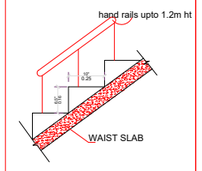
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| E | 57.80 | 57.80 | 46.73 |
| F | 42.36 | 42.36 | 49.88 |
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| H | 46.73 | 46.73 | --- |
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| Common Area | 84.81 | 84.81 | 75.78 |

JOINERY DETAILS

| Description works | In Meter |
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STAIRCASE DETAILS :




| | In CM |
|---|---|
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| Tread | 25 |
| Riser | 16 |

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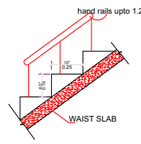
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Scale: 1:200

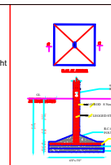
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N

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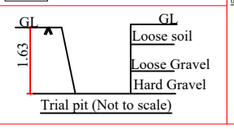


5. FOUNDATION DETAILS

— MULTI TYPE FIRE FIGHTER

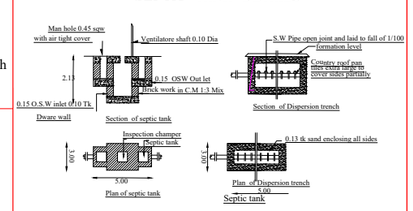
— FIRE EXTINGUISHER

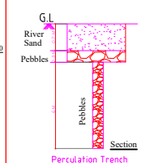
- Existing Road
- Proposed Building
- Proposed Site Boundary
- Rainwater Harvesting Trench
- Subdivision Lines

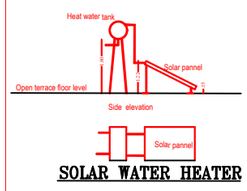



Trial pit (Not to scale)

SEPTIC TANK DETAILS



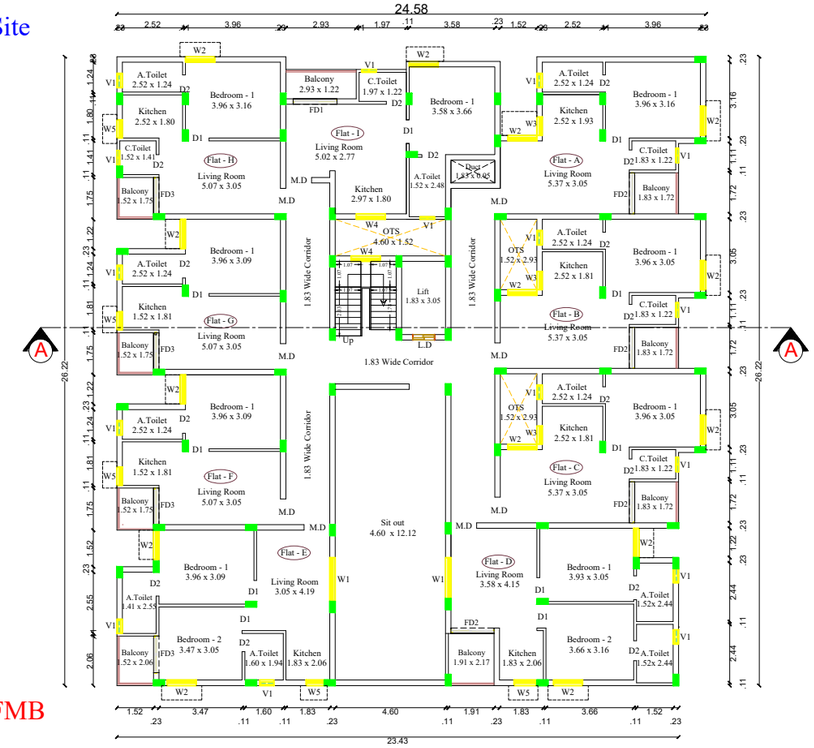







## STILT CUM SITE PLAN




## FIRST FLOOR PLAN

PROPOSED SITE AREA DETAILS

| S.F.NO/VILLAGE | AS PER DOCUMENT | | AS PER FMB & PATTA |
|---|---|---|---|
| | Area in Acres | Area in sqm | Area in sqm |
| 144/1B2,144/2A1B,144/1B1B,144/2A1A2, 144/1B1A2,144/1B1A1B,144/14A1B, 144/14A2,144/15, 144/2A1A1B,144/14B, 144/16 - Madhampatty | 0.25 | 990.51 | 992 |

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| G | 42.48 | 42.48 | --- |
| H | 46.73 | 46.73 | --- |
| I | 49.88 | 49.88 | --- |
| Common Area | 84.81 | 84.81 | 75.78 |

Parking Detail

| Description | No. of Dwelling | Required parking | | Provided parking | |
|---|---|---|---|---|---|
| | | Two wheeler | Car | Two wheeler | Car |
| Floor area upto 50 sq.m | 33 Nos. | 33 Nos. | --- | 33 Nos. | --- |
| Floor area 50 sq.m to 75 sq.m | 09 Nos. | 09 Nos. | 05 Nos. | 09 Nos. | 05 Nos. |
| Total | 42 Nos. | 42 Nos. | 05 Nos. | 42 Nos. | 05 Nos. |
| Visitors Parking 10% | | 05 Nos. | 01 Nos. | 05 Nos. | 01 Nos. |
| Net Total | | 47 Nos. | 06 Nos. | 47 Nos. | 06 Nos. |

FLOOR SPACE INDEX = Proposed FSI area / Proposed site area = 2565.35 / 990.51 = 2.59

JOINERY DETAILS

| Description works | In Meter |
|---|---|
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| R.S - Rolling Shutter | 3.05 x 2.75 |

**LP/CLPA NO: 142/2025**

**PLANNING PERMISSION NO: 179/2025**

Applicant

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/032/2024
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Engineer (or) Architect

e-signed
Joint Director / Member Secretary,
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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.