

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

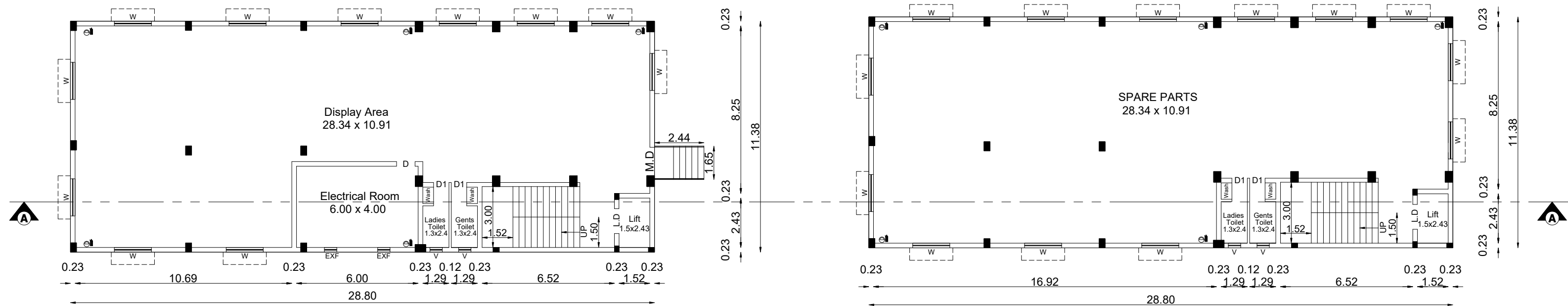
Building Plan

ISSUING AUTHORITY

Town Panchayat

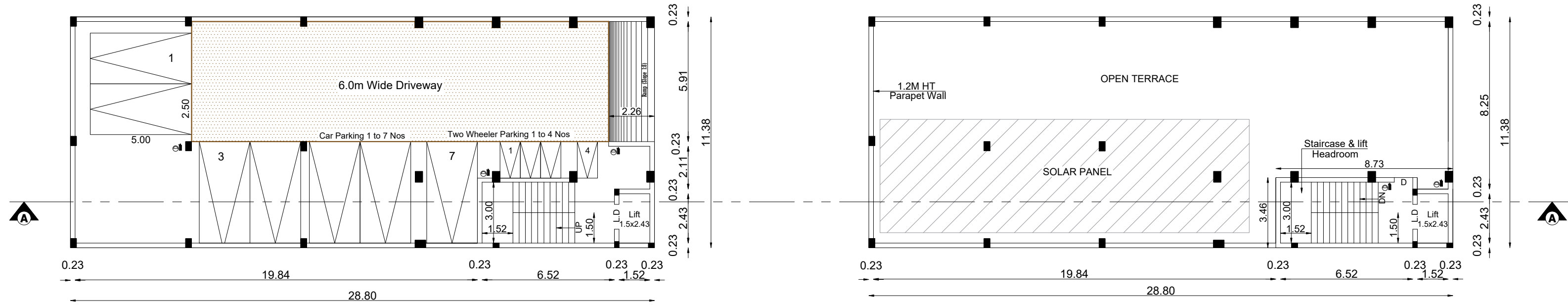
The approval as the planning authority issued it, reproduced in full behind this page.

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



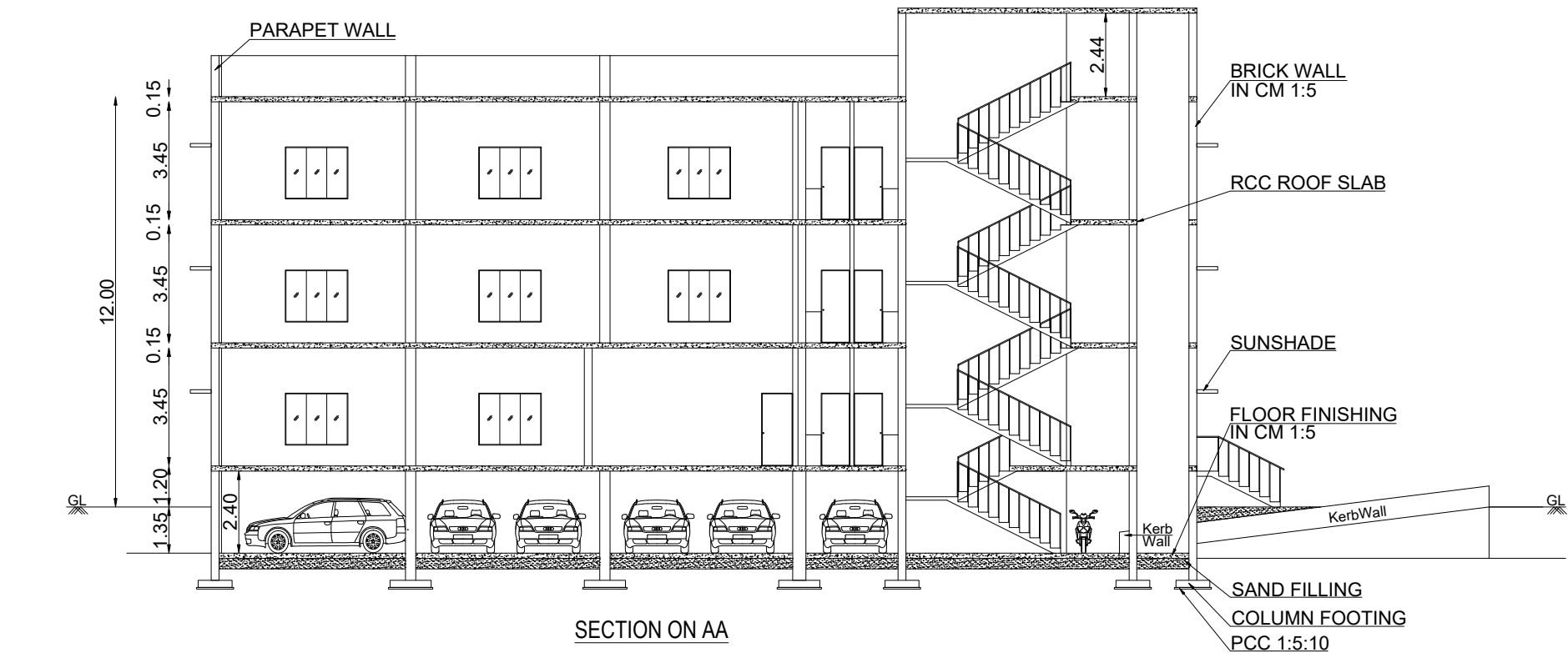
GROUND FLOOR PLAN

TYPICAL FIRST & SECOND FLOOR PLAN

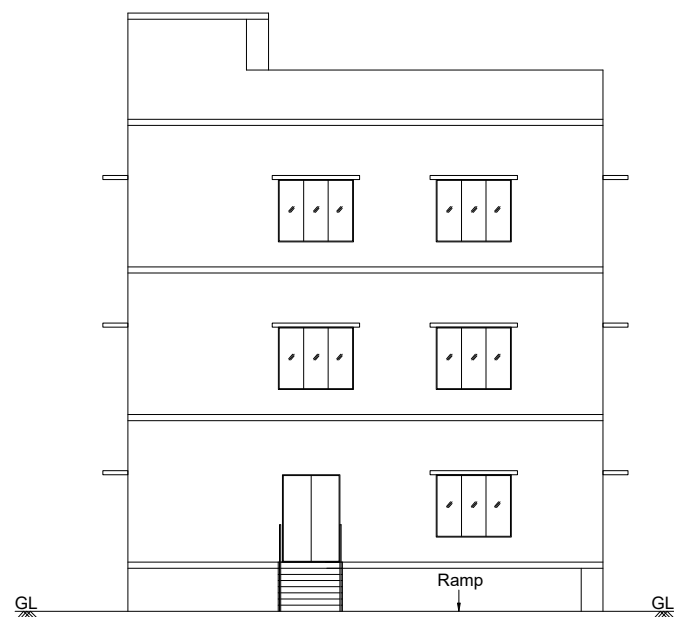


BASEMENT FLOOR PLAN

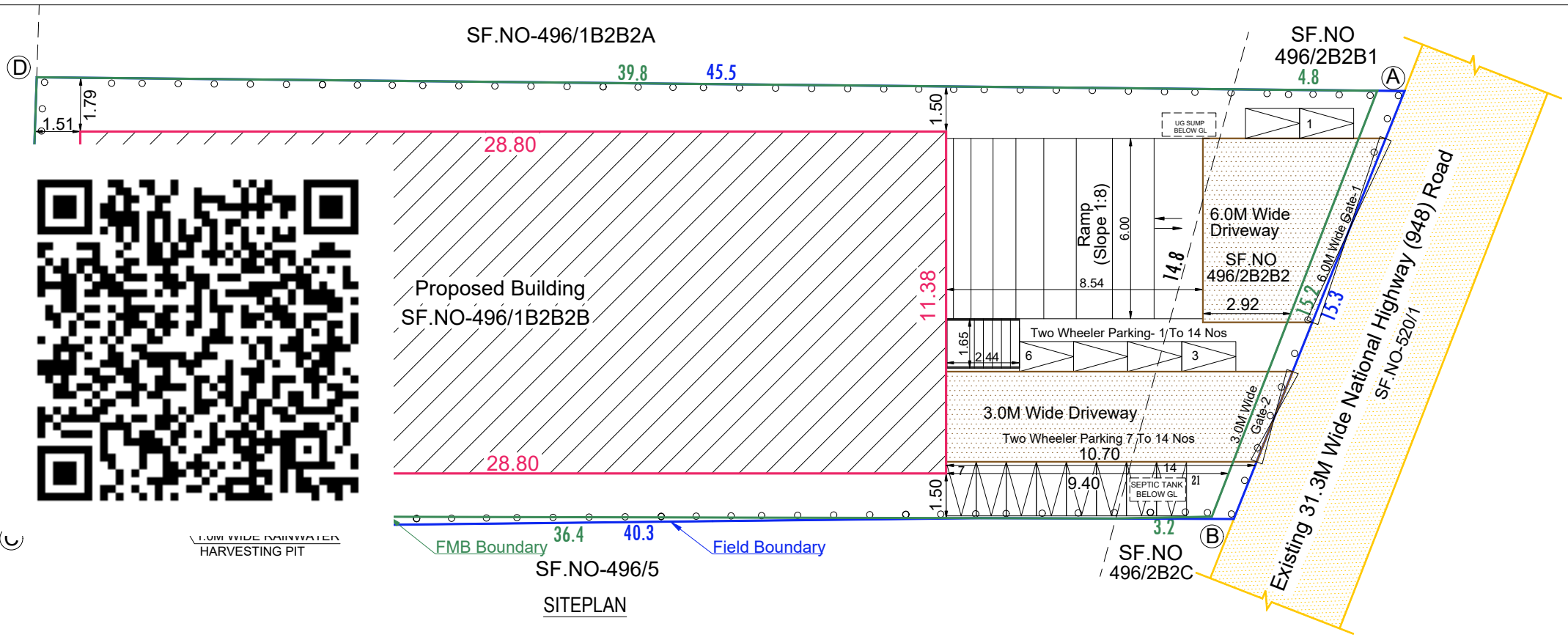
TERRACE FLOOR PLAN



SECTION ON AA



ELEVATION ON EASTSIDE



SITEPLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
AUTOMOBILE SHOWROOM BUILDING IN SF.NO-496/1B2B2B
& 496/2B2B2, AT SARKAR SAMAKULAM VILLAGE,
ANNUR TALUK, COIMBATORE DISTRICT.

Scale 1:100	N
ALL DIMENSIONS ARE IN METERS	

LAND AREA STATEMENT	
AREA OF SITE AS PER PATTA	- 607.00 SQM
AREA OF SITE AS PER DOCUMENT	- 607.00 SQM

Land Use As Per Masterplan - Industrial	HEIGHT OF THE BUILDING = 12.00M
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BUILDING AREA STATEMENT				
S.NO	AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL BUILTUP AREA IN SQM
1.	BASEMENT FLOOR	-	327.74	327.74
2.	GROUND FLOOR	327.74	-	327.74
3.	FIRST FLOOR	327.74	-	327.74
4.	SECOND FLOOR	327.74	-	327.74
5.	TERRACE FLOOR	-	29.22	29.22
GRAND TOTAL		983.22	356.96	1340.18

TOTAL FSI	= $\frac{983.22}{607.00}$ = 1.619
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Parking Details:						
Floor	Area-sqm	Usage	Cars Required	Cars Provided	T.W Required	T.W Provided
Ground	327.74	Automobile - Display area	Nil	Nil	Nil	Nil
First	327.74	Spare Parts	7	7	Nil	Nil
Second	327.74	Spare Parts				

JOINERY DETAILS					
INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
MD	Main Door	1.40 x 2.13	W	Window	1.83 x 1.52
D	Door	0.91 x 2.13	W1	Window	1.22 x 1.52
D1	Door	0.76 x 2.13	V	Ventilator	0.61 x 0.61
L.D	Lift Door	1.22 x 2.13	EXF	Exhaust Fan	0.23Ø

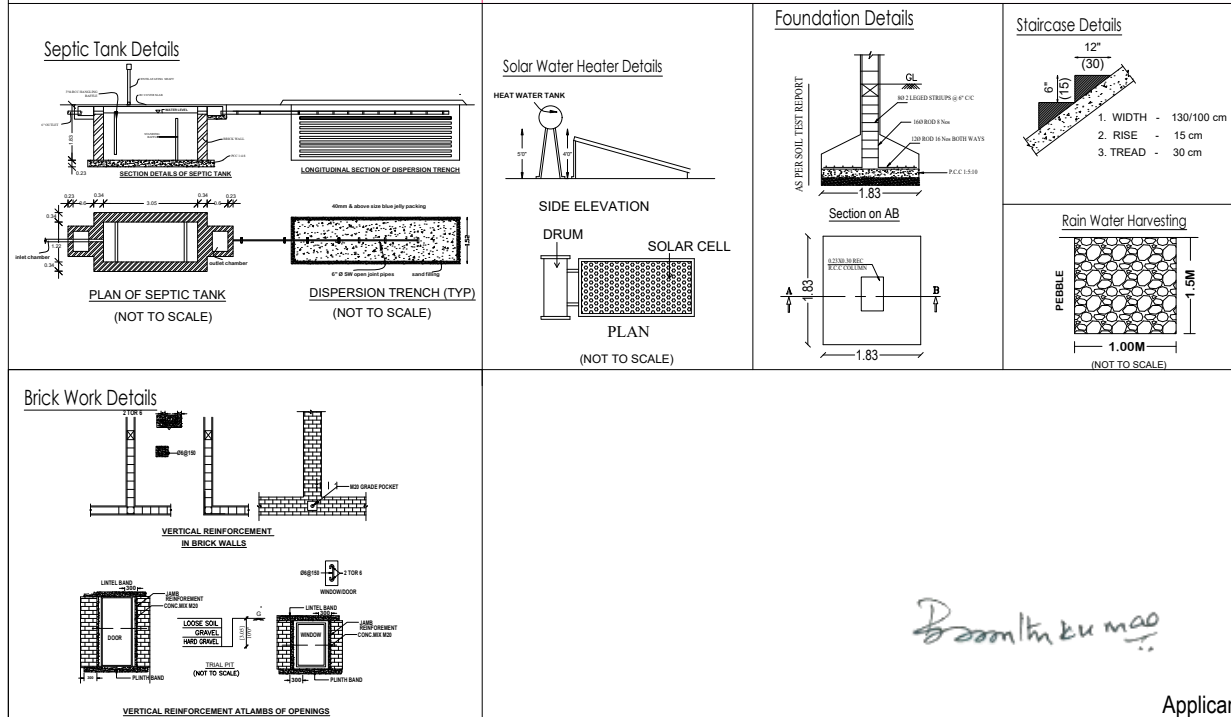
REFERENCE:	
FMB BOUNDARY	-
FIELD BOUNDARY	-
EXISTING ROAD	-
PROPOSED DRIVEWAY	-
PROPOSED BUILDING FOR APPROVAL	-

Er. HARINI, P.S. ME.(Str.), MBA (HR),
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PRODOC CONSULTANTS PVT LTD
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E - mail harini@proddoc.in
Construction Engineer

Er. M. SAMUDEEN M.E.,
REGISTERED STRUCTURAL ENGINEER
COIMBATORE STCP REG NO : SE/GR-11/002/2023
SAMS ASSOCIATES
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R.S. Puram, Coimbatore - 641 002,
Ph No: 99940 73397, 98425 73397
Structural Engineer

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Ph : 737337 1000,
E - mail : harini.proddoc@gmail.com.
Applicant

Registered Engineer



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.

