PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

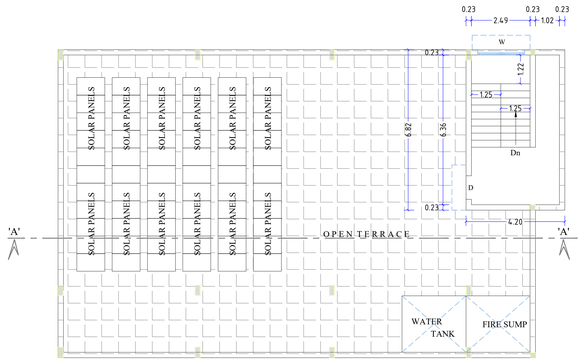
ISSUING AUTHORITY
**Rural Panchayat**

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

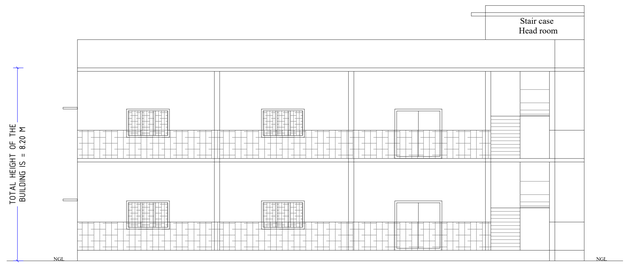
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

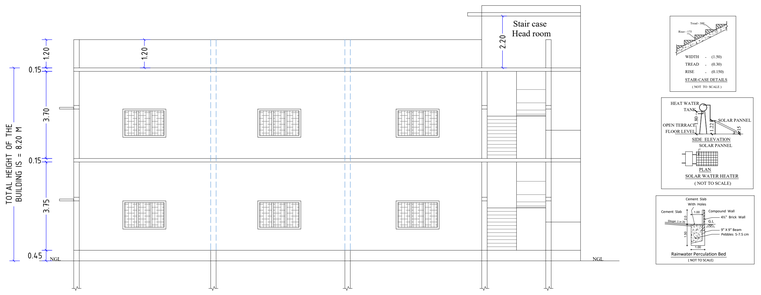
hello@verified.realestate
+91 9996 12 9996
verified.realestate



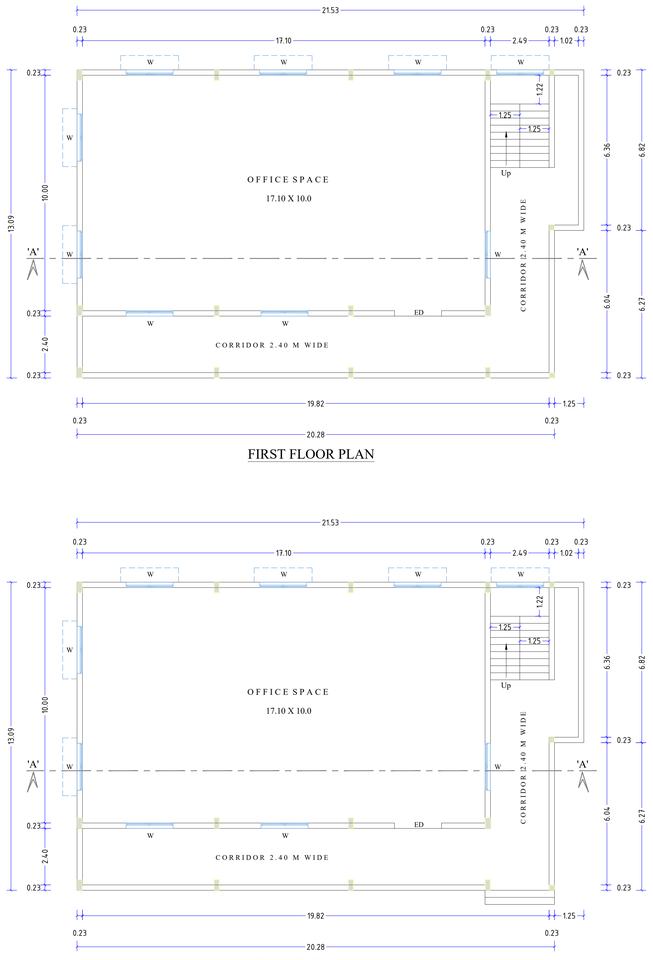

TERRACE FLOOR PLAN




EAST SIDE ELEVATION




SECTIONAL ELEVATION ON 'A-A'

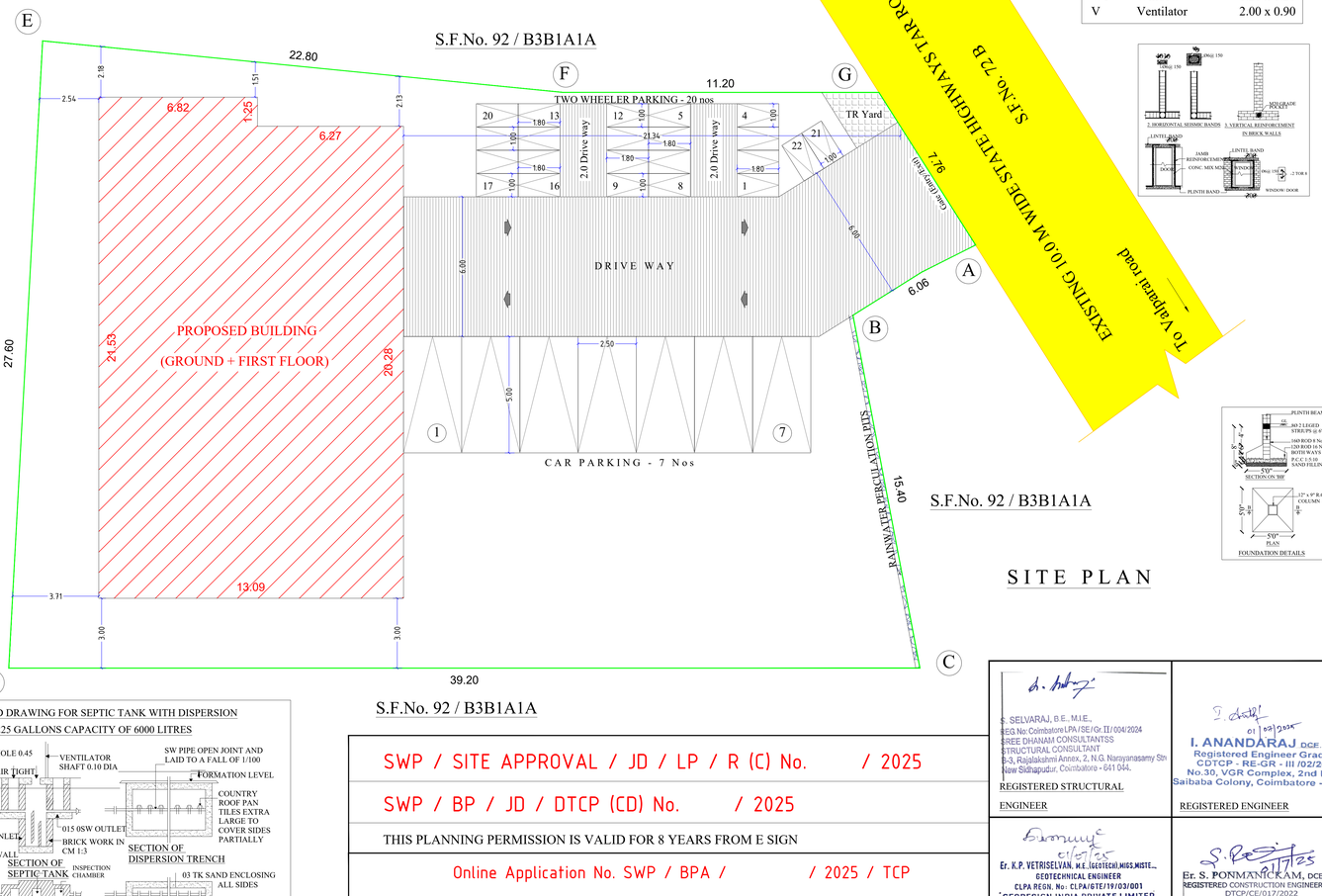



FIRST FLOOR PLAN




GROUND FLOOR PLAN

| JOINERY DETAILS | | In Meter |
|---|---|---|
| ED | Entrance Door | 1.80 x 2.10 |
| D | Door | 1.00 x 2.10 |
| D1 | Door | 0.76 x 2.10 |
| LD | Lift Door | 1.0 x 2.10 |
| W | Window | 1.80 x 1.20 |
| W1 | Window | 1.20 x 1.20 |
| V | Ventilator | 2.00 x 0.90 |










DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 6000 LITRES




SWP / SITE APPROVAL / JD / LP / R (C) No. / 2025

SWP / BP / JD / DTCP (CD) No. / 2025

THIS PLANNING PERMISSION IS VALID FOR 8 YEARS FROM E SIGN

Online Application No. SWP / BPA / / 2025 / TCP

KANNAN
DRAUGHTSMAN GRADE - III

R. SEBASTHI ROSALI
SUPERVISOR

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE SPACE) IN S.F.No. 92 / B3B1A2, AT THENSANGAMPALAYAM VILLAGE AND PANCHAYAT, ANAMALAI TALUK, COIMBATORE DISTRICT

ONLINE APPLICATION No. SWP / BPA / / 2025

APPLICANT NAME :
A V MANIKANDAN
(POWER AGENT)
POLLACHI

SCALE : 1 : 100

AREA DETAILS:

| DESCRIPTION | IN SQM |
|---|---|
| SITE AREA AS PER DOCUMENT | 1000.00 |
| SITE AREA AS PER PATTA (ABCDEFG) | 1000.00 |

| DESCRIPTION | FSI Area In Sqmt | Non FSI In Sqmt | Total Built up Area In Sqmt |
|---|---|---|---|
| GROUND FLOOR | 273.97 | ---- | 273.97 |
| FIRST FLOOR | 273.97 | ---- | 273.97 |
| TERRACE FLOOR | ---- | 28.64 | 28.64 |
| TOTAL | 547.94 | 28.64 | 576.58 |

| SET BACK DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| Front Set Back | 3.00 M | 21.34 M |
| Side Set Back - 1 | 1.50 M | 3.00 M |
| Side Set Back - 2 | 1.50 M | 1.51 M |
| Rear Set Back | 1.50 M | 2.54 M |

TOTAL HEIGHT OF THE BUILDING = 8.20 M

Floor Space Index
= 547.94 / 1000.00
= 0.549 < 2.0

NOTES:
1. ALL DIMENSIONS ARE IN METERS
2. ⊙ - MULTI TYPE FIRE FIGHTER
3. ⓔ - FIRE EXTINGUISHER

| PARKING DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| 1 Car space for every 100sq.m of floor area or part thereof | | |
| CAR PARKING | 6 Nos | 7 Nos |
| 1 Two wheeler space for every 25sqm of floor area or part thereof | | |
| TWO WHEELER | 22 Nos | 22 Nos |

REFERENCE
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

S. SELVARAJ, B.E., M.I.E.,
REG.No: Coimbatore LPA/SE/Gr.II/004/2024
SREE DHANAM CONSULTANTSS
STRUCTURAL CONSULTANT
B-3, Rajalakshmi Annex., 2, N.G. Narayanasamy Stn
New Sidhapudur, Coimbatore - 641 044.
REGISTERED STRUCTURAL ENGINEER

I. ANANDARAJ DCE., B.E.,
Registered Engineer Grade-III
CDTCP - RE-GR - III /02/2021
No.30, VGR Complex, 2nd Floor,
Saibaba Colony, Coimbatore - 641
REGISTERED ENGINEER

Er. K.P. VETRISELVAN, M.E.(GEOTECH),MIGS,MISTE...,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
No.40, M.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90423 44488, E-mail: geodesign123@gmail.com
REGISTERED GEO TECH ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 73391 17438
Email : skannan705@gmail.com
REGISTERED CONSTRUCTION ENGINEER

APPLICANT

JOINT DIRECTOR / ASSISTANT DIRECTOR (I/C)
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
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.