

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

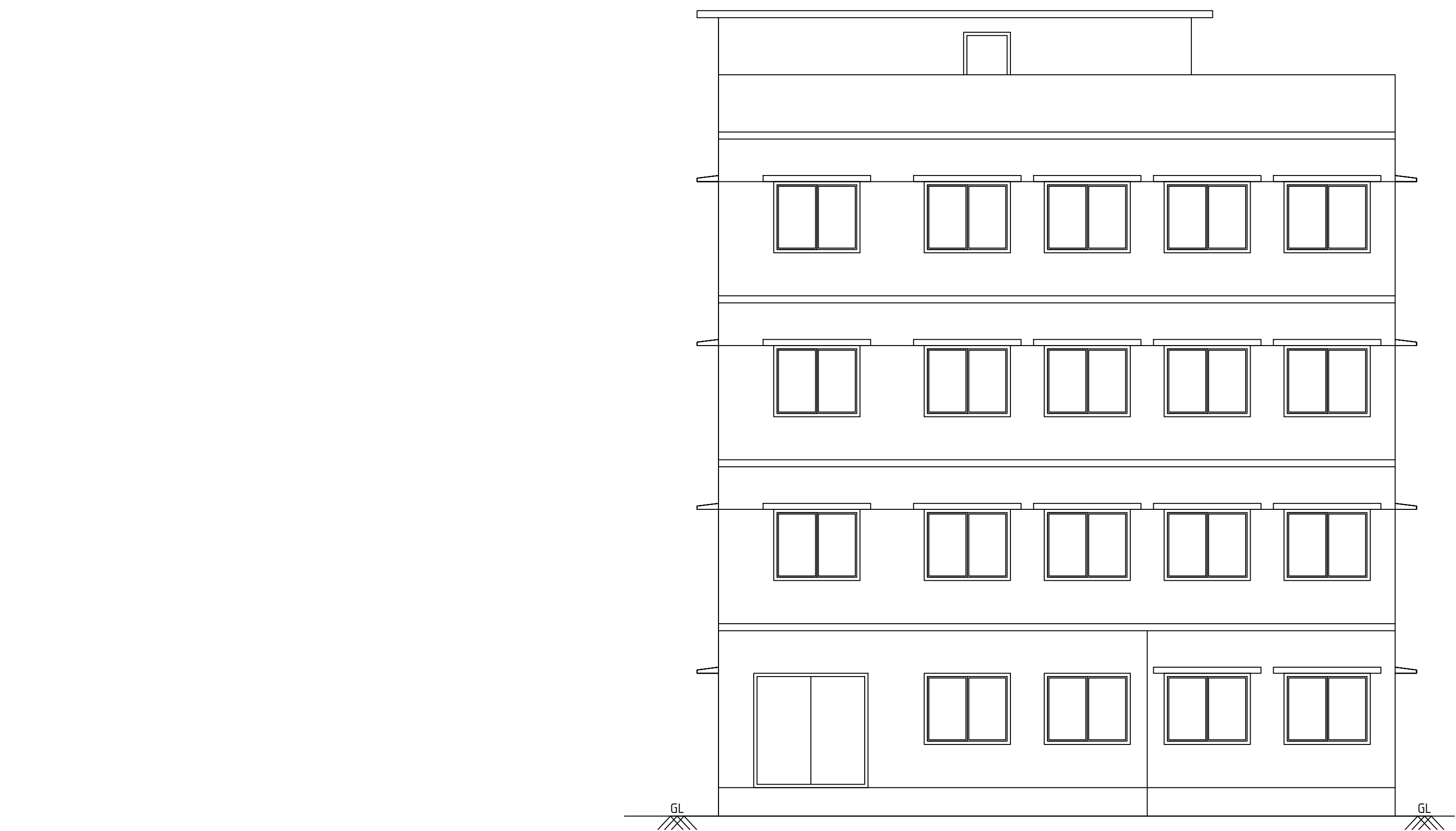
Building Plan

ISSUING AUTHORITY

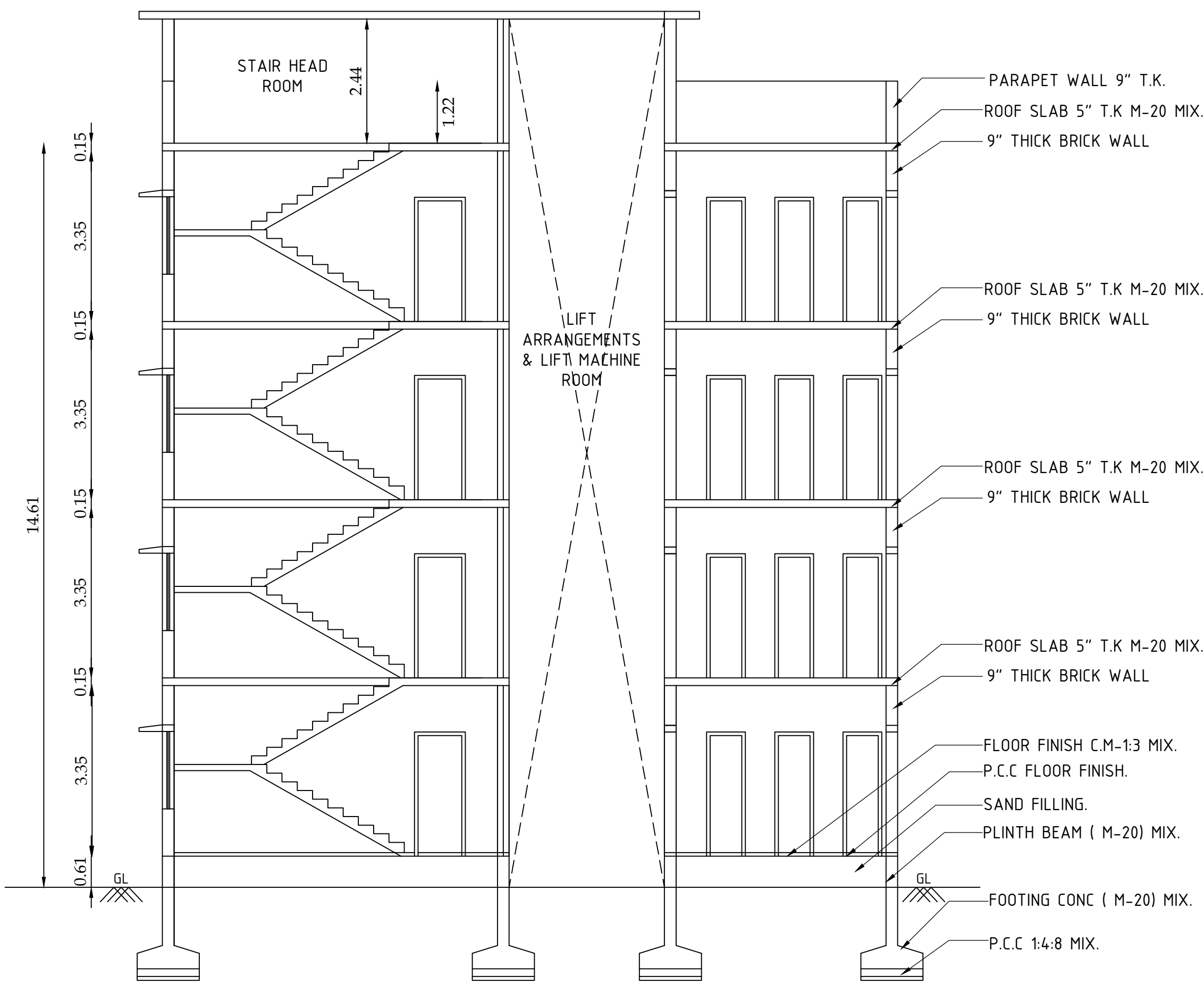
Rural Panchayat

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

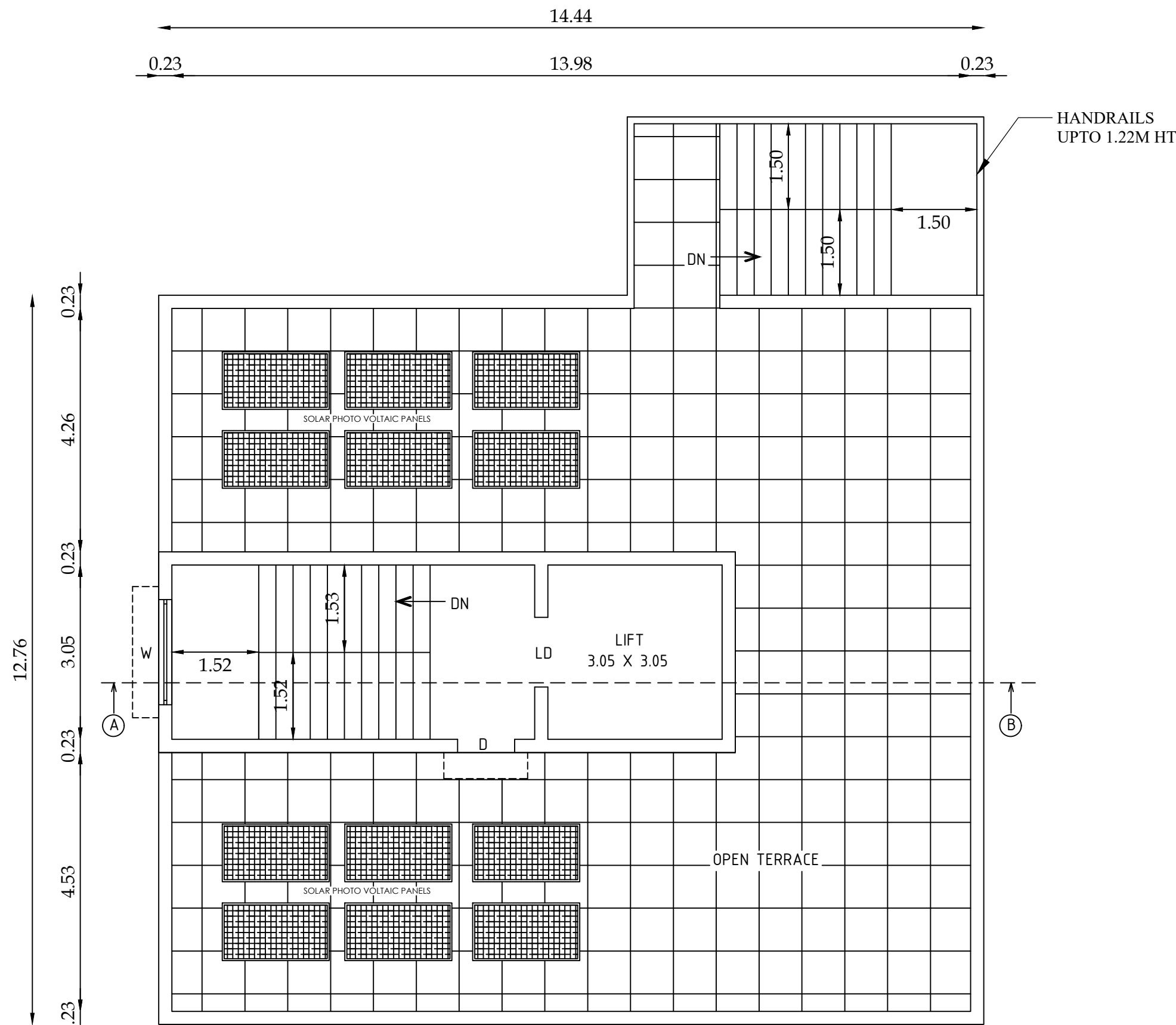
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



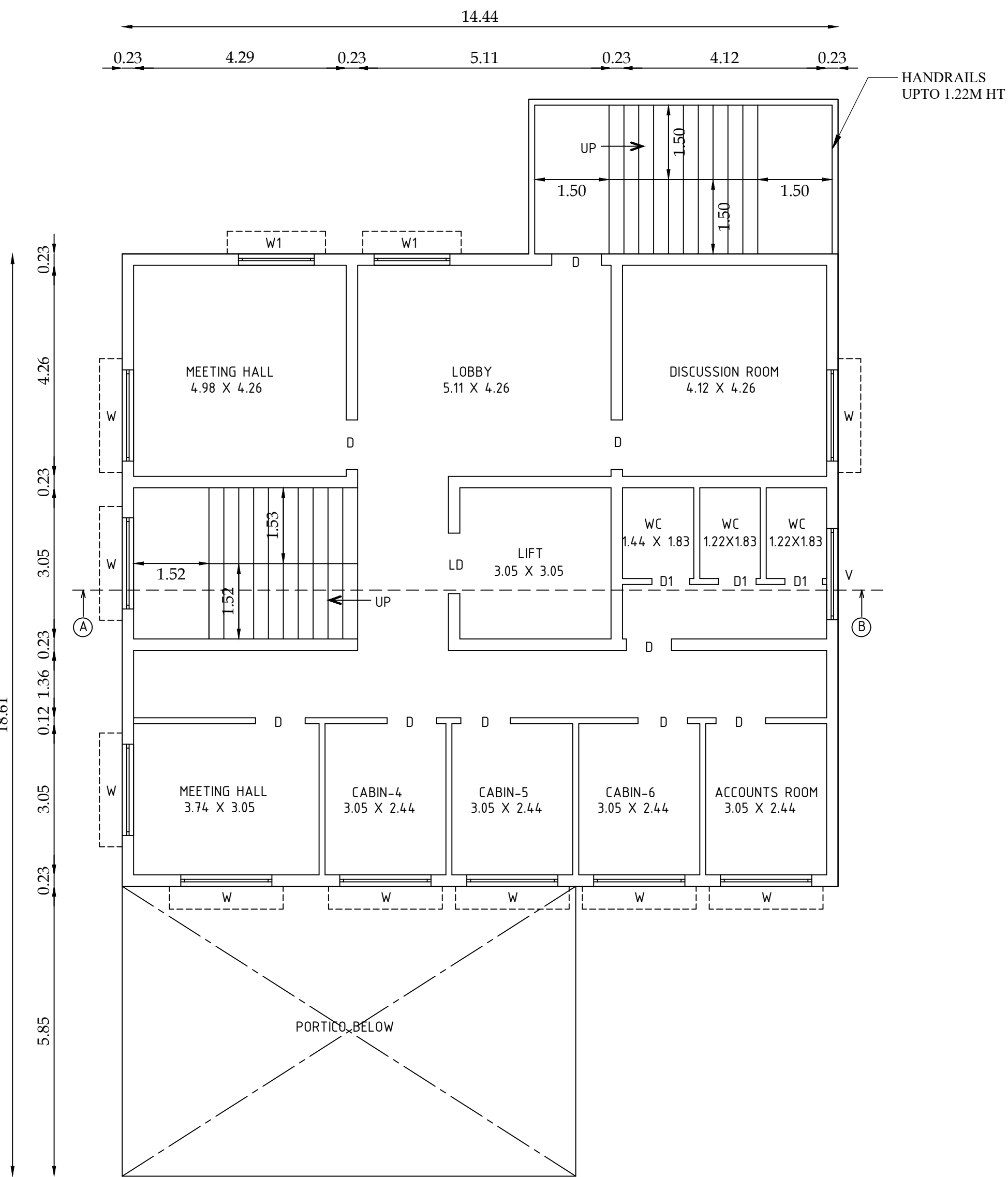
ELEVATION



SECTION on 'AB'



TERRACE FLOOR PLAN



PROPOSED TYPICAL FIRST,SECOND & THIRD FLOOR PLAN



EXISTING GROUND FLOOR PLAN

FLOOR PLANS, SECTION & ELEVATION

SHEET NO-2/2

PLAN SHOWING THE EXISTING GROUND FLOOR & PROPOSED CONSTRUCTION OF FIRST SECOND & THIRD FLOOR COMMERCIAL OFFICE BUILDING OF SITE IN S.F NO: 18/9B, NACHIPALAYAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE - 1":8'0" [1:100]

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
GROUND FLOOR	203.72	53.53	257.25
FIRST FLOOR	203.72	-	203.72
SECOND FLOOR	203.72	-	203.72
THIRD FLOOR	203.72	-	203.72
HEAD ROOM	-	35.45	35.45
TOTAL AREA	814.88	88.98	903.86

JOINERY DETAILS:-

TYPE	DESCRIPTION	MT
D.D	DOUBLE DOOR	2.44 x 2.44
L.D	LIFT DOOR	1.23 x 2.44
D	DOOR	1.00 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.52
W1	WINDOW	1.52 x 1.52
V	VENTILATOR	1.84 x 0.76

Er. S. POORNIMA B.Tech., M.Tech (Struct.)
Construction Engineer
Reg. No. L-A / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

Er. S. POORNIMA B.Tech., M.Tech (Struct.)
Approved Civil & Structural Engineer,
LPA/BE/CR-1108/2022
Contact: 9573345002, 9959955325

STRUCTURAL ENGINEER

Er. S. DHANAPAL, M.E (Struc.),
REGISTERED ENGINEER,
162/LS/2025/00052,
SDS ASSOCIATES,
No. 28, Sarojini Nagar 3rd Street,
Selvapuram, Coimbatore-641026.
Ph : 97892 32157.

ARCHITECT / ENGINEER

APPLICANT



SHEET NO-1/2

22.8

S.F. NO- 18/7B

6.4

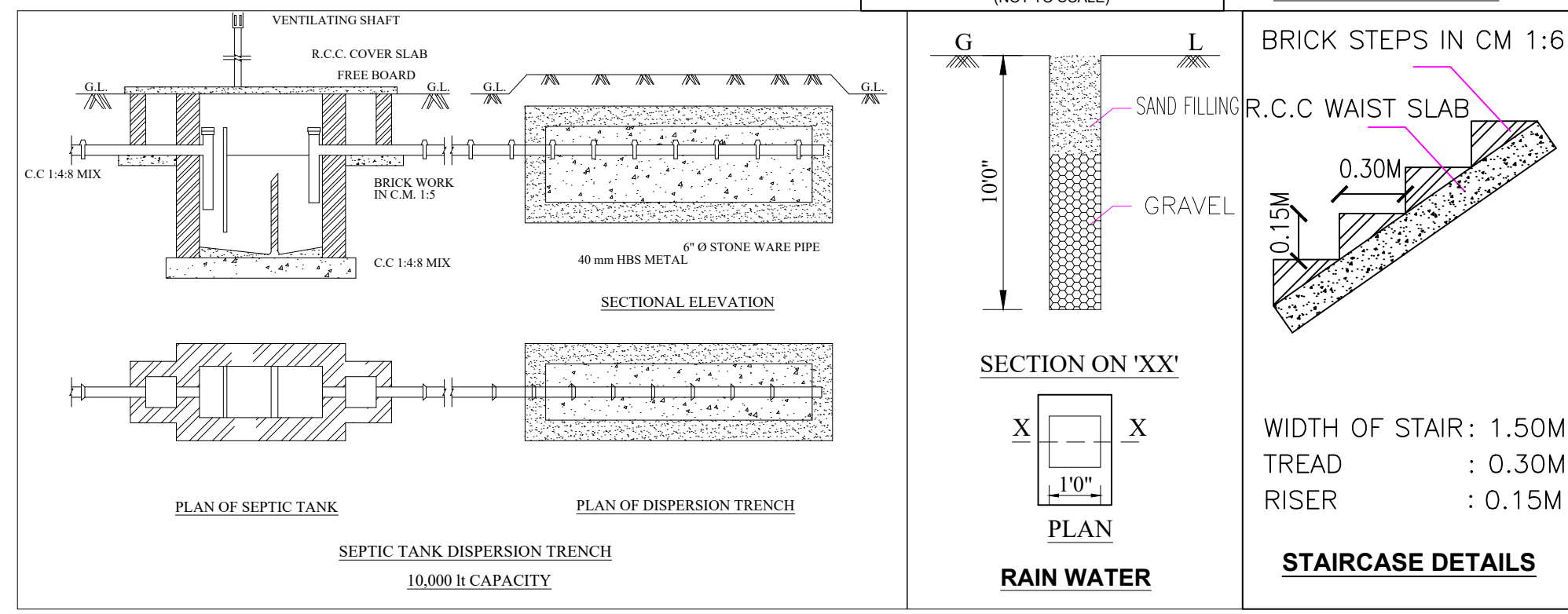
9.2

AS PER FMBAS AT SITE

S.F. NO- 18/9A

50.7

S.F. NO- 18/9A



COIMBATORE MASTERPLAN LANDUSE
2041 = RESIDENTIAL USE ZONE

AREA OF THE DOCUMENT : 1700.00 Sq.m
AREA OF THE PATTA : 1700.00 Sq.m
AREA AS AT SITE CONDITION : 1654.81 Sq.m

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HEAD ROOM	-	35.45	35.45
TOTAL AREA	814.88	88.98	903.86

For Document, $FSI = 814.88 / 1700.00 = 0.479$
 For Site Condition, $FSI = 814.88 / 1654.81 = 0.492$
 HEIGHT OF THE BUILDING = 14.61M

OFFICE AREA = 737.00 Sq.m

		TWO WHEELER PARKING	Provided	CAR PARKING	
		Required		Required	Provided
OFFICE	1 CAR PARKING SPACE FOR EVERY 100 Sqm	-	38	8	12
	1 TWO WHEELER PARKING SPACE FOR EVERY 25 Sqm	30		-	
	Total	33 (30X10%)		09 (08X10%)	

SITE BOUNDARY	—	
PROPOSED BUILDING	—	
EXISTING ROAD	—	
RAIN WATER HARVESTING	—	
FMB BOUNDARY	—	

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

ARCHITECT / ENGINEER

PLANNING PERMISSION
Application No - SWP/BPA/625951/2025
Site Approval No - 631/2025
Planning Permission No - 737/2025
Site Approval A to D

APPLICANT

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.

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.

