PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

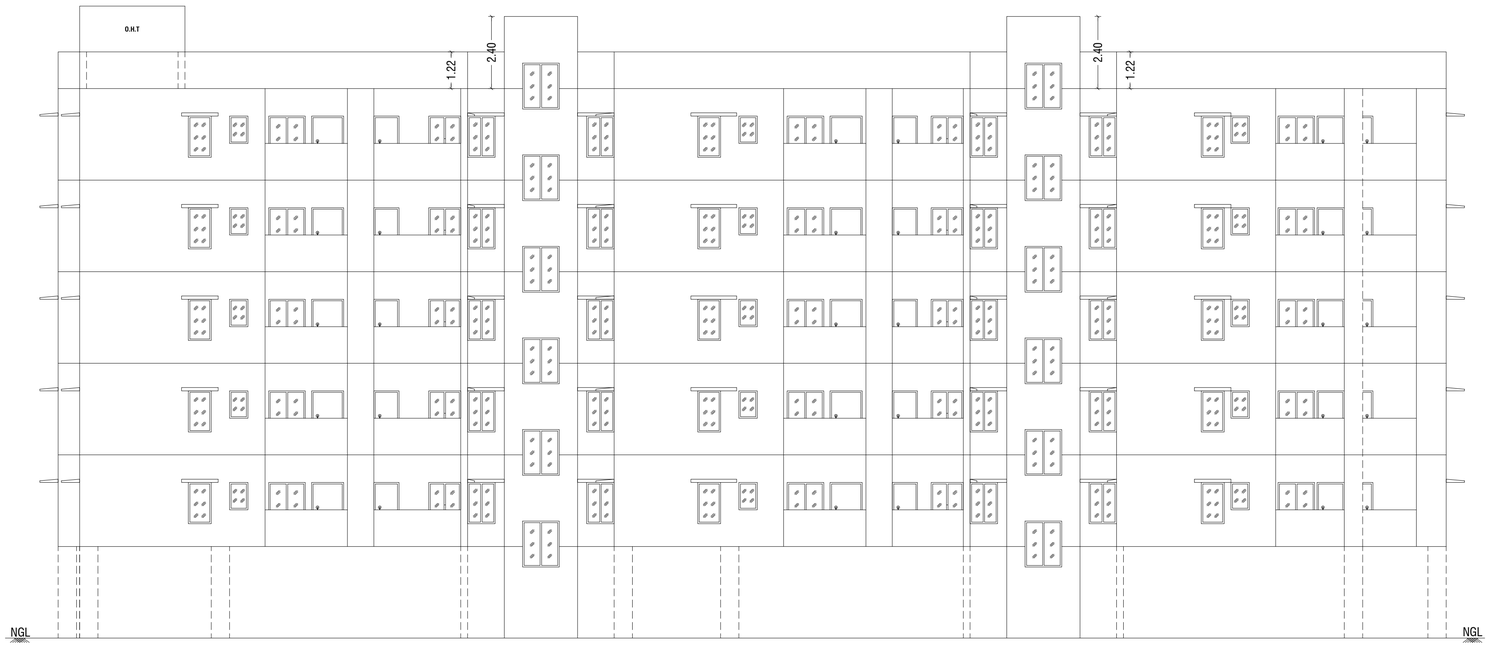
ISSUING AUTHORITY
DTCP

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

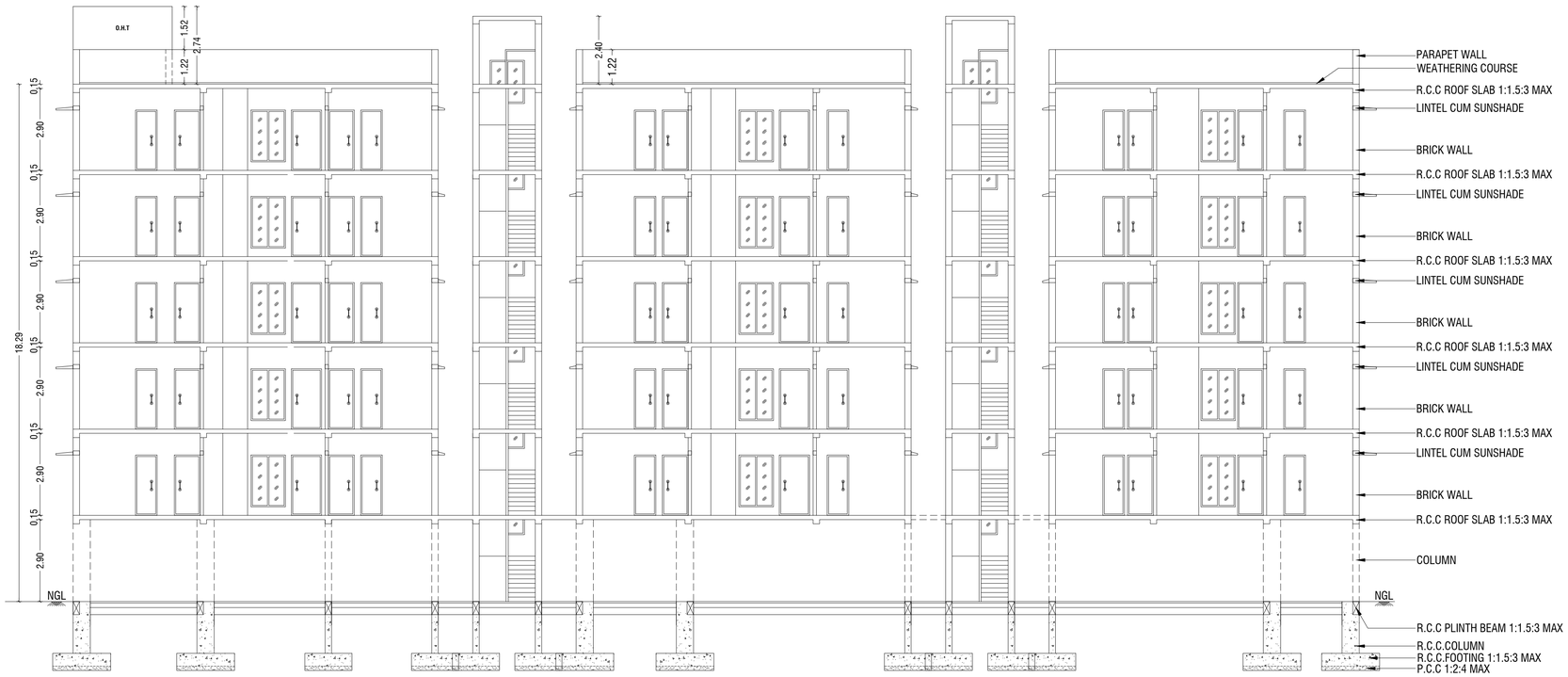
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

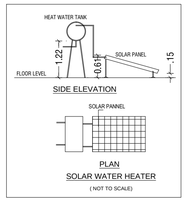
hello@verified.realestate
+91 9996 12 9996
verified.realestate



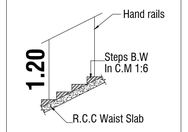
ELEVATION @ SOUTH SIDE VIEW



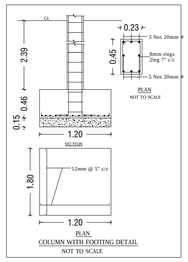
SECTION - "AA" @ SOUTH SIDE VIEW



STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.97
TREAD : 0.28
RISE : 0.16



BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S NOS.170/3, 170/4, 170/5 & 187/2, WARD NO.R(18), BLOCK NO.20 AT SANGANOOR VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0626397/2025

APPLICANT NAME: M/S.INDIA BUILDERS (CHENNAI) LIMITED, Mr.P.HARI KUMAR DEV (POWER AGENT) & THREE OTHERS

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	1872.10 Sqm	0.462 Acre
AREA OF SITE AS PER DOCUMENT	=	1871.52 Sqm	0.462 Acre
SUPER IMPOSED PLOT AREA	=	1882.91 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.14 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	0.84 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W1	WINDOW	1.83 X 1.52
W2	WINDOW	0.76 X 1.52
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W4	WINDOW	1.22 X 1.52
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	1.22 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.91 X 1.07
V	VENTILATOR	0.61 X 0.91

02/03/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

02/03/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
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REGISTERED ENGINEER / ARCHITECT

02/03/26
N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

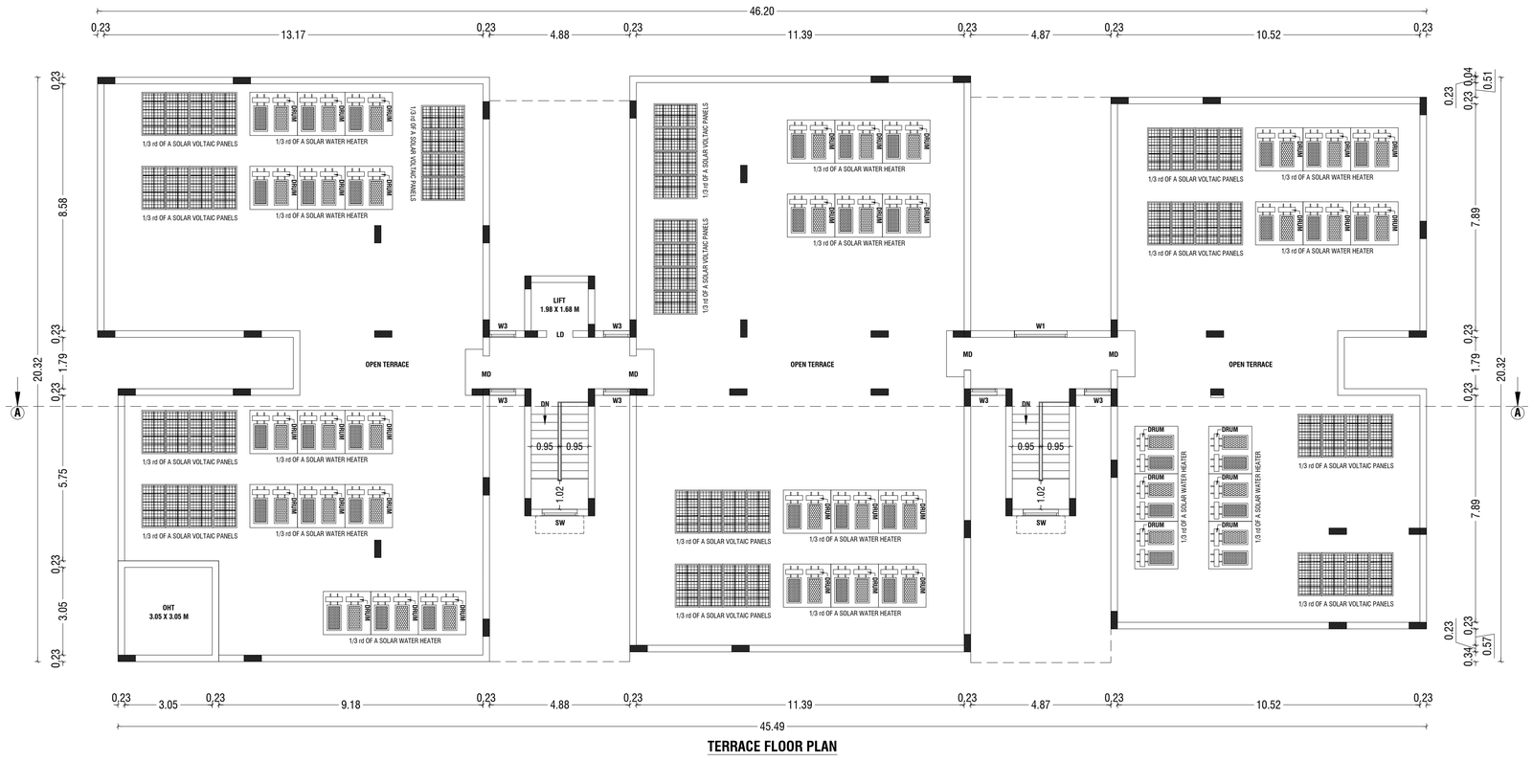
REGISTERED GEOTECH ENGINEER

For India Builders (Chennai) Limited

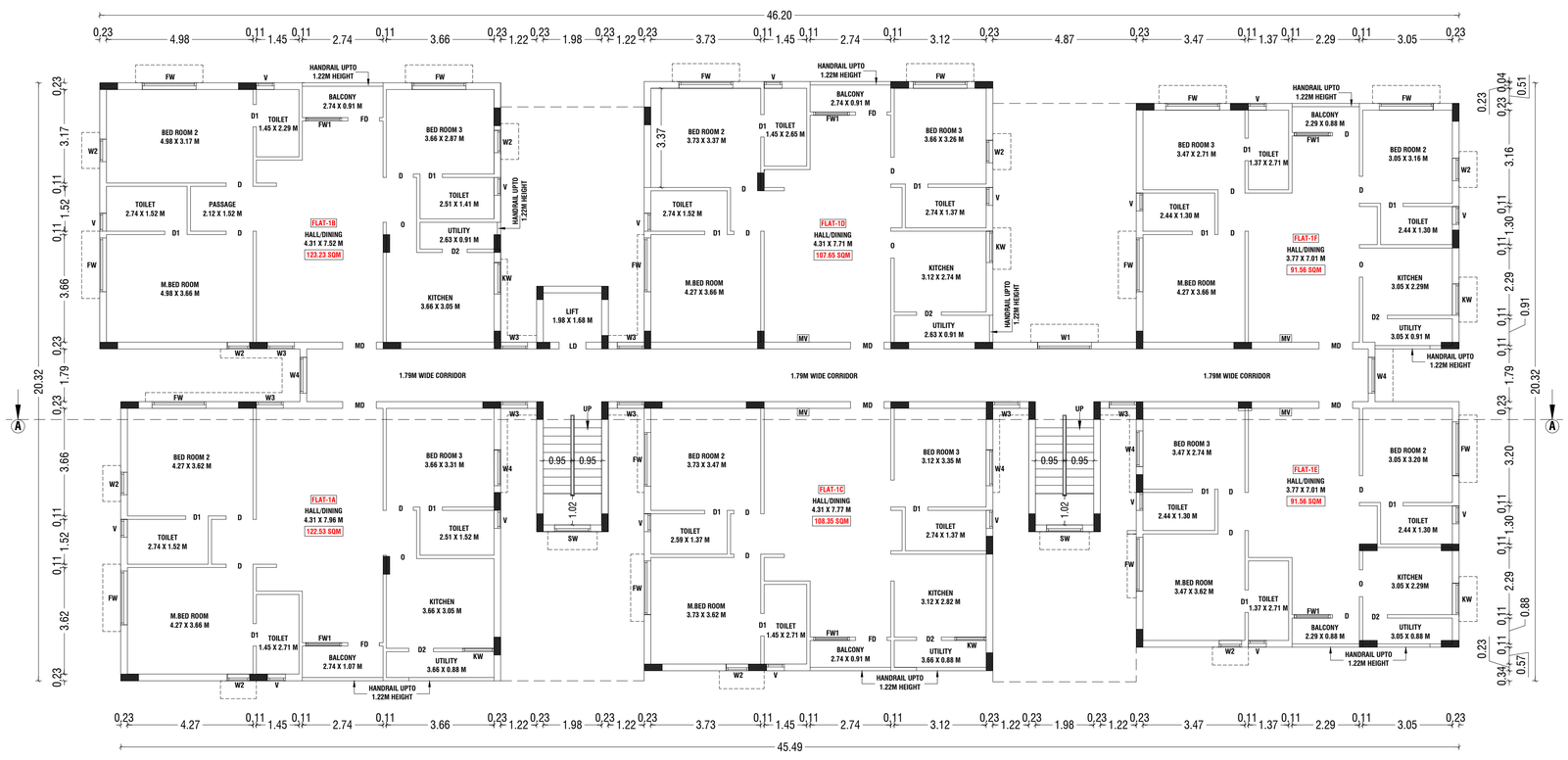
General Manager

OWNER / APPLICANT

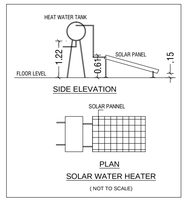
SHEET NO : 03/03

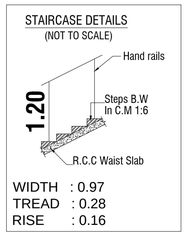


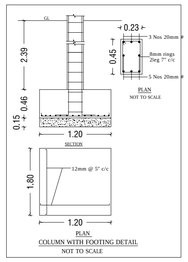
TERRACE FLOOR PLAN



TYPICAL - FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN







BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S NOS.170/3, 170/4, 170/5 & 187/2, WARD NO.R(18), BLOCK NO.20 AT SANGANOOR VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

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SUPER IMPOSED PLOT AREA	=	1882.91 Sqm	

PROPOSED BUILDING AREA DETAILS:-

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1	STILT FLOOR	-	888.85	888.85
2	FIRST FLOOR	739.84	-	739.84
3	SECOND FLOOR	739.84	-	739.84
4	THIRD FLOOR	739.84	-	739.84
5	FOURTH FLOOR	739.84	-	739.84
6	FIFTH FLOOR	739.84	-	739.84
7	TERRACE FLOOR	-	61.35	61.35
8	SECURITY ROOM	-	5.24	5.24
	TOTAL AREA	3699.20	955.44	4654.64

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.14 X 2.13
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V	VENTILATOR	0.61 X 0.91

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Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

REGISTERED CONSTRUCTION ENGINEER

For India Builders (Chennai) Limited
General Manager

OWNER / APPLICANT

SHEET NO : 02/03

PARKING & DWELLING AREA DESCRIPTION:-

S.NO & FLOOR NAME		01						02						03						04						05						TOTAL
		FIRST FLOOR						SECOND FLOOR						THIRD FLOOR						FOURTH FLOOR						FIFTH FLOOR						
DWELLING NO'S & AREA SQM		1A	1B	1C	1D	1E	1F	2A	2B	2C	2D	2E	2F	3A	3B	3C	3D	3E	3F	4A	4B	4C	4D	4E	4F	5A	5B	5C	5D	5E	5F	30 FLAT
		122.53	123.23	108.35	107.65	91.56	91.56	122.53	123.23	108.35	107.65	91.56	91.56	122.53	123.23	108.35	107.65	91.56	91.56	122.53	123.23	108.35	107.65	91.56	91.56	122.53	123.23	108.35	107.65	91.56	91.56	3224.40
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	03																														03
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	33
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	03																														

COLOUR INDEX:-

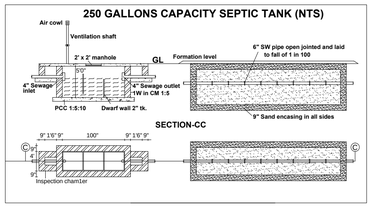
AS PER TSLR BOUNDARY	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
AS PER FIELD BOUNDARY	:	

ONLINE APPLICATION NO : SWP/BPA/0626397/2025
SWP / SITE APPROVAL : L.P / CLPA NO : 157/2026
SWP / PLANNING PERMISSION NO : 195/2026

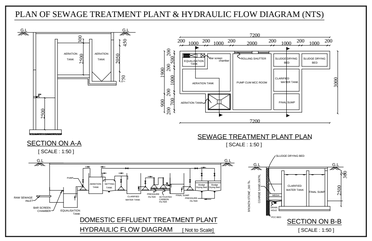
FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

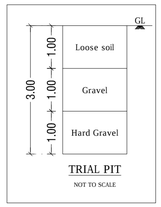
NOTE :-
MASTER PLAN 2041 LAND USE
SANGANOOR VILLAGE - RESIDENTIAL USE

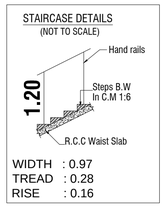
250 GALLONS CAPACITY SEPTIC TANK (NTS)

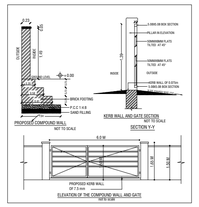


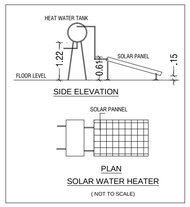
PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

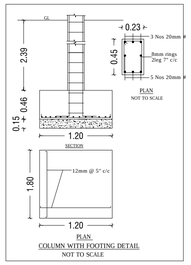






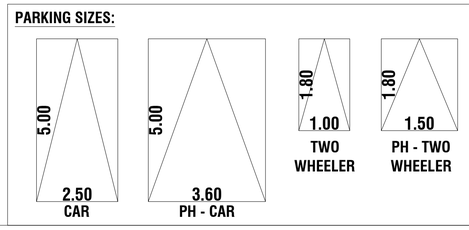






SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)

PARKING SIZES:



NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.

02/05/26
N. RAGGUL M E
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

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OSR DETAILS:-
OSR AREA = 1872.10 Sqm X 10% = 187.21 Sqm
* OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

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8	SECURITY ROOM	-	5.24	5.24
	TOTAL AREA	3699.20	955.44	4654.64

F.S.I CALCULATION AS PATTA AREA:-
F.S.I (3699.20 / 1872.10) = 1.975 < 2.0

BUILDING HEIGHT:-
BUILDING HEIGHT = 18.29 Mt

JOINERY DETAILS:-

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For India Builders (Chennai) Limited
General Manager
OWNER / APPLICANT

SHEET NO : 01/03

தி(ஊ)வ(ஒ)நி(கி)கா(ஏ) எ(எ)ண்.3634/2025/ப(பி)ம்.வ(வி)ரை.3(ஆ),
நி(கி)ரை.25.07.2025

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.