PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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,
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SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PETROL BUNK R.C.C ROOF OFFICE (MS/HSD - FILLING STATION) BUILDING IN S.F NO:263/2A, AT POOLUVAMPATTI VILLAGE & TOWN PANCHAYAT, PERUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSION ARE IN METRE | SCALE - 1:100 | N

ONLINE APPLICATION NO:SWP/BPA/630037/2025

APPLICANT: Mr. R. SUBRAMANIAN S/o Mr.RAMASAMY

(BHARAT PETROLEUM CORPORATION LIMITED)

SITE AREA STATEMENT :-

AS PER DOCUMENT	= 3702.84 Sq.m (0.91 ½ ACRE)
AS PER PATTA	= 3680.00 Sq.m.
AS PER SUPER IMPOSED AREA	= 3465.29 Sq.m.

PROPOSED BUILDING AREA DETAILS:

BUILDING AREA DETAILS	FSI (SQ.M)	NON FSI (SQ.M)	TOTAL BUILTUP AREA
AREA OF PRO. G.I SHEET ROOF GROUND FLOOR CANOPY BUILDING	192.00	-------	192.00
AREA OF PRO. R.C.C ROOF GROUND FLOOR OFFICE BUILDING	32.65	-------	32.65
GRAND TOTAL	224.65	-------	224.65

FLOOR SPACE INDEX (FSI) = FSI AREA / AREA OF SITE = 224.65 / 3465.29 = 0.06 > 2.0

BUILDING HEIGHT :6.00 M

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 100 sqm. of Floor area (Including Visitors Parking)	1	2
1 Two Wheeler space for every 25 sq.m Floor area (Including Visitors Parking)	1	2

DETAILS OF JOINARIES

DESCRIPTION	METERS
D - DOOR	1.06 X 2.13
D1 - DOOR	0.76 X 2.13
D2 - DOOR	0.76 X 1.80
W - WIDOW	1.37 X 1.37
W1 - WINDOW	0.91 X 1.37
V - VENTILATOR	0.91 X 0.61

COLOUR INDEX :-

- EXISTING ROAD
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- RAIN WATER HARVESTING
- DRIVE WAY

ONLINE APPLICATION NO:SWP/BPA/630037/2025

SWP/Site Approval/DTCP/LP/CLPA No : 708/2025

SWP/DTCP/Planning Permission No : 824/2025

Er.V.RAJAMANICKAM, B.E (Civil), M.E (Struct), L.P.A
Registered Structural Engineer Grade - II
Registration No: TDIRSE/CR-11/2024/13012
312, Best Complex, Kumaran Road, Tiruppur-641 601
Cell : 72004 55666
Mail Id : rajamanichandp@gmail.com
REGISTERED STRUCTURAL ENGINEER

M.R. VARATHARAJAN B.E.E.,
Registered Engineer Grade - III (ME)
Registration No : CBE LPA/ENGR-III/18/2024
20, MMY Complex, First Floor,
198, Kamaraj Road, TIRUPPUR - 641 604.
REGISTERED ENGINEER

APPLICANT / OWNER

ELEVATION ON EAST SIDE

" SECTION ON AA"

GROUND FLOOR

CANOPY GROUND FLOOR

" CANOPY SECTION ON AA"

ELEVATION

STAIRCASE DETAILS (NOT TO SCALE)

T - TREAD : 0.30M
R - RISE : 0.15 M
W - WIDTH : 1.50 m
LANDING WIDTH - 1.50 M

COLUMN POST DETAILS

- FIRE ALRAM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUIPMENTS
- FIRE HYDRANT

DETAILS OF EARTHQUAKE :-

SEWAGE TREATMENT PLANT DETAILS

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

PLAN OF SEPTIC TANK

PLAN OF DISPERSION TRENCH

SITE PLAN

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

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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

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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.