Verified RealEstate™

REFERENCE
250/2025-2026

ISSUED
13 January 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

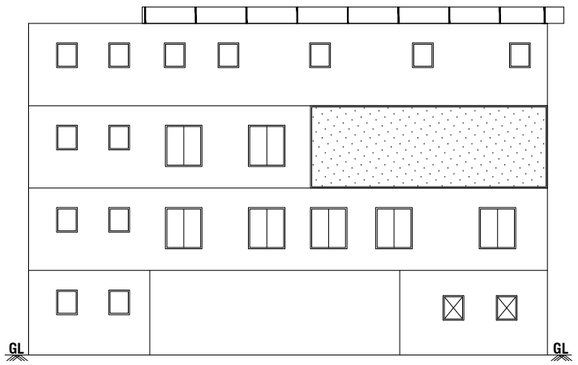
The approval as the planning authority issued it, reproduced in full behind this page.

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

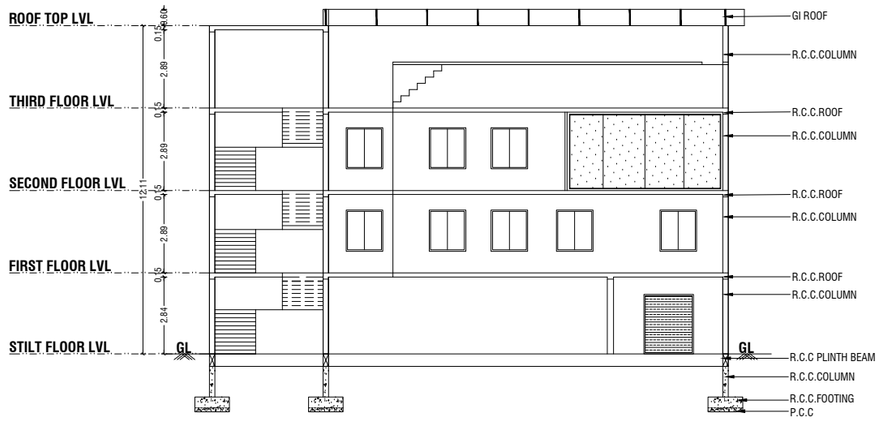
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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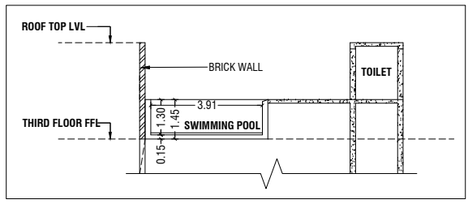
DIGITALLY VERIFIED RECORD



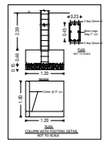
BLOCK 3 - ELEVATION @ SOUTH SIDE

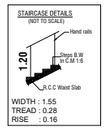


BLOCK 3 - SECTION "CC" @ SOUTH SIDE



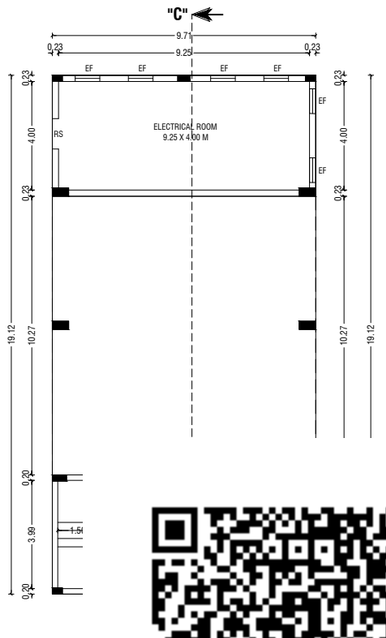
SWIMMING POOL - SECTION "DD" @ WEST SIDE



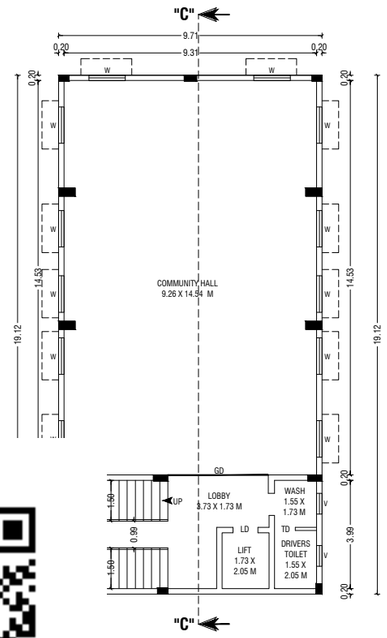


JOINERY DETAILS:-

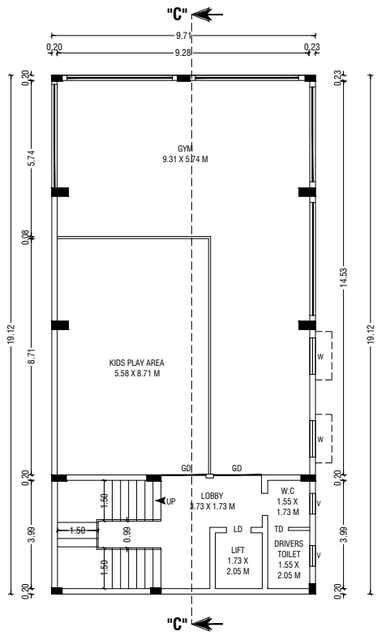
SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
FD	FRENCH DOOR	0.99 X 2.13
TD	TOILET DOOR	0.76 X 2.13
GD	GLASS DOOR	2.44 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.52
W1	WINDOW	1.70 X 1.52
W2	WINDOW	1.07 X 1.52
KW	KITCHEN WINDOW	1.07 X 1.52
FW	FRENCH WINDOW	1.83 X 1.52
SW	WINDOW	1.22 X 1.52
V	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	0.91 X 0.91
RS	ROLLING SHUTTER	0.91 X 0.91



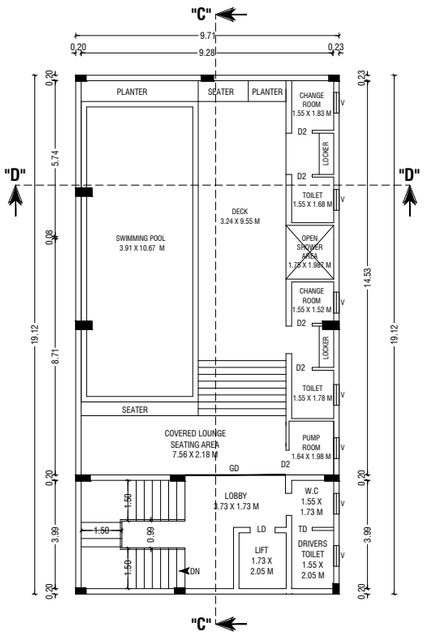
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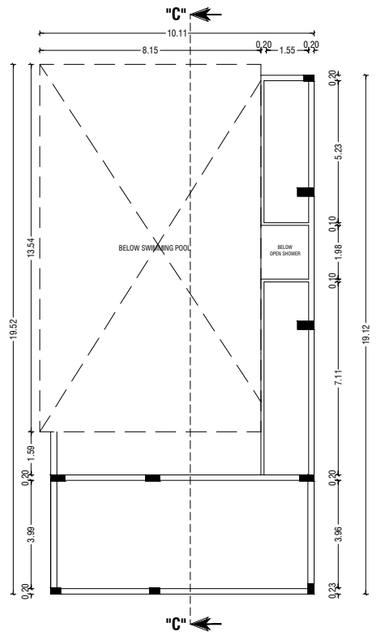
K 3 - FIRST FLOOR PLAN



BLOCK 3 - SECOND FLOOR PLAN



BLOCK 3 - THIRD FLOOR PLAN



BLOCK 3 - TERRACE FLOOR PLAN

PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 422/4A2, 422/5A2 & 422/5B2 AT KEERANATHAM VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0642888/2025

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4190.00 Sqm	1.035 Acre
AREA OF SITE AS PER DOCUMENT	=	4190.00 Sqm	1.035 Acre
SUPER IMPOSED PLOT AREA	=	4164.70 Sqm	

EXISTING APPROVED DETAILS:-

BLOCK	FLOOR	FSI AREA (SQ.MT)	NON-FSI AREA (SQ.MT)	TOTAL BUILDUP AREA (SQ.MT)
BLOCK 1	STILT FLOOR	-	1177.10	1177.10
	FIRST FLOOR	1174.10	3.00	1177.10
	SECOND FLOOR	1174.10	3.00	1177.10
	THIRD FLOOR	1174.10	3.00	1177.10
	FOURTH FLOOR	1174.10	3.00	1177.10
	FIFTH FLOOR	1174.10	3.00	1177.10
	TERRACE FLOOR	-	57.30	57.30
BLOCK 2	STILT FLOOR	-	869.50	869.50
	FIRST FLOOR	865.10	4.40	869.50
	SECOND FLOOR	865.10	4.40	869.50
	THIRD FLOOR	865.10	4.40	869.50
	FOURTH FLOOR	865.10	4.40	869.50
	FIFTH FLOOR	865.10	4.40	869.50
	TERRACE FLOOR	-	**57.30**	**57.30**
BLOCK 3	STILT FLOOR	36.00	149.80	185.80
	FIRST FLOOR	185.80	-	185.80
	SECOND FLOOR	185.80	-	185.80
	THIRD FLOOR	185.80	-	185.80
TOTAL AREA		10789.40	2348.00	13137.40

REVISED APPROVAL AREA DETAILS:-

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	SECOND FLOOR	1174.30	2.80	1177.10
	THIRD FLOOR	1174.30	2.80	1177.10
	FOURTH FLOOR	1174.30	2.80	1177.10
	FIFTH FLOOR	1174.30	2.80	1177.10
	TERRACE FLOOR	-	73.00	73.00
BLOCK 2	STILT FLOOR	-	869.60	869.60
	FIRST FLOOR	865.20	4.40	869.60
	SECOND FLOOR	865.20	4.40	869.60
	THIRD FLOOR	865.20	4.40	869.60
	FOURTH FLOOR	865.20	4.40	869.60
	FIFTH FLOOR	865.20	4.40	869.60
	TERRACE FLOOR	-	60.30	60.30
BLOCK 3	STILT FLOOR	43.30	142.50	185.80
	FIRST FLOOR	185.80	-	185.80
	SECOND FLOOR	185.80	-	185.80
	THIRD FLOOR	185.80	-	185.80
DECK SLAB @ 2.89 M HEIGHT LEVEL		-	1001.60	1001.60
TOTAL AREA		10798.20	3360.10	14158.30

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (10798.20 / 4164.70) = 2.592 [MAX. PERMISSIBLE FSI] PREMIUM FSI - 0.592

BUILDING HEIGHT:-

HEIGHT OF THE BUILDING = 18.19 Mt

Er.S.PRADEEP, B.E.,M.I(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.No:CLPA/GTE/008/2024
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REGISTERED GEOTECH ENGINEER

Er.S.PRADEEP, B.E.,M.I(ST)
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Ganapathy, Coimbatore - 641 006. Phone : 9655008064

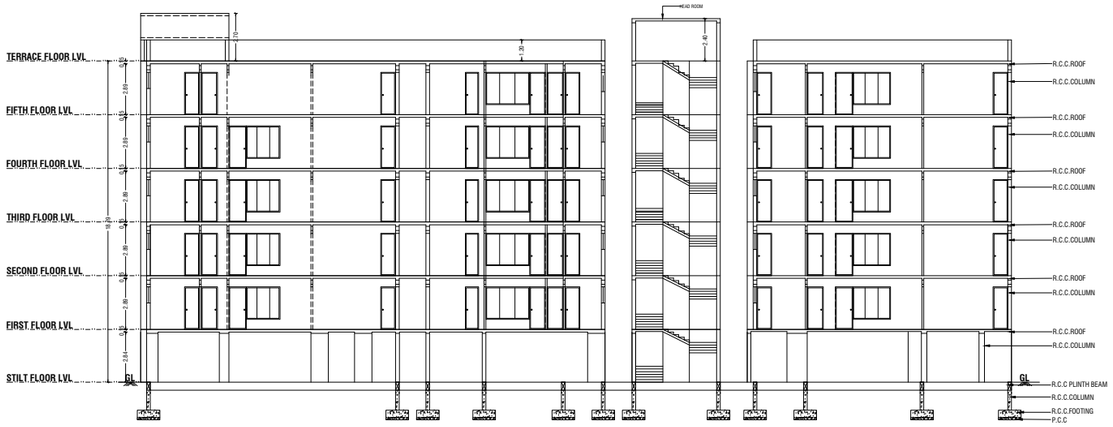
REGISTERED ENGINEER / ARCHITECT

Er.P.MOHANKUMAR B.E.,CIVIL.,
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REGISTERED CONSTRUCTION ENGINEER

OWNER / APPLICANT

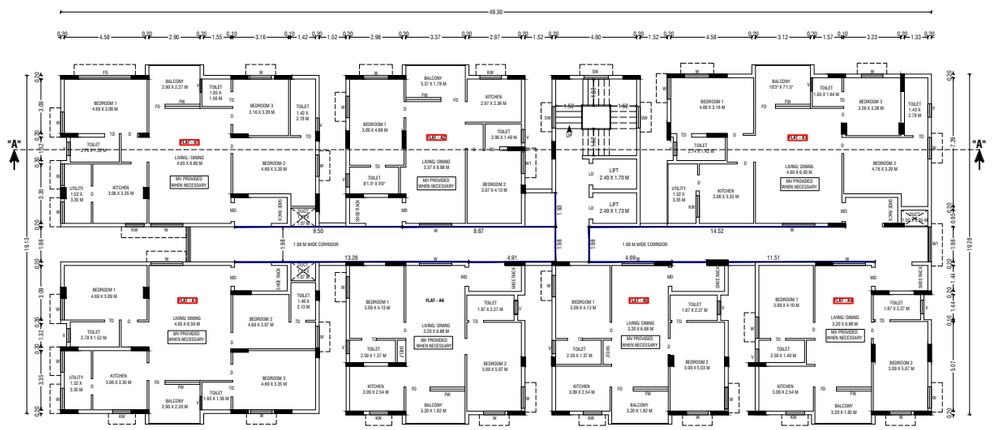
SHEET NO : 03/04



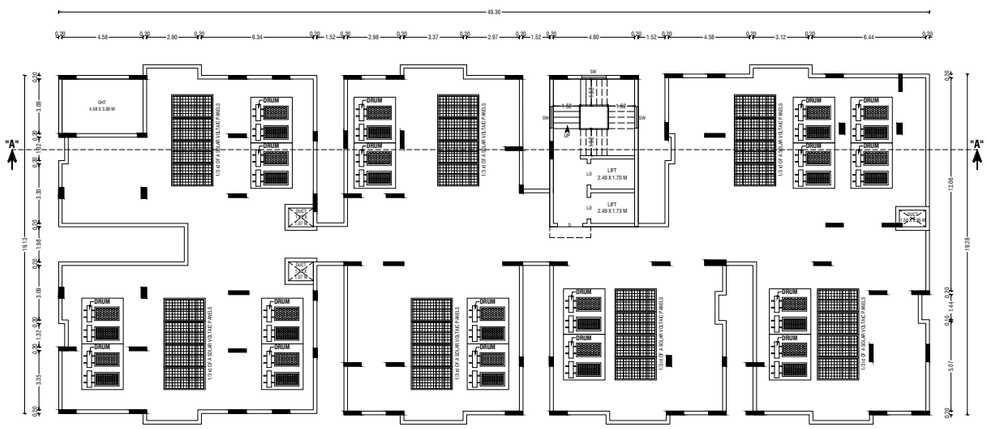
BLOCK-02 - SECTION "AA" @ WEST SIDE



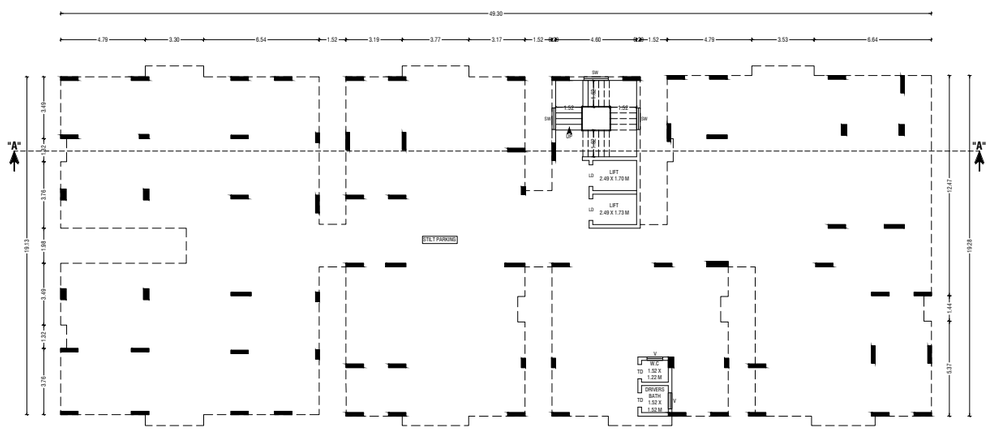
BLOCK-02 - ELEVATION @ EAST SIDE



BLOCK-02 - TYPICAL (FIRST, SECOND, THIRD, FOURTH & FIFTH) FLOOR PLAN



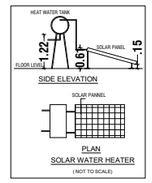
BLOCK-02- TERRACE FLOOR PLAN

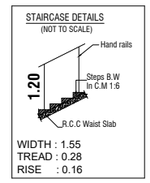


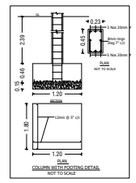
BLOCK-02 - STILT FLOOR PLAN

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
FD	FRENCH DOOR	0.99 X 2.13
TD	TOILET DOOR	0.76 X 2.13
GD	GLASS DOOR	2.44 X 2.13
LD	LIFT DOOR	0.91 X 2.13
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V	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	0.91 X 0.91
RS	ROLLING SHUTTER	0.91 X 0.91







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SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0642888/2025

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AREA OF SITE AS PER DOCUMENT	=	4190.00 Sqm	1.035 Acre
SUPER IMPOSED PLOT AREA	=	4164.70 Sqm	

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BLOCK	FLOOR	FSI AREA (SQ.MT)	NON-FSI AREA (SQ.MT)	TOTAL BUILDUP AREA (SQ.MT)
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	FIRST FLOOR	1174.10	3.00	1177.10
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	THIRD FLOOR	1174.10	3.00	1177.10
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	FIFTH FLOOR	1174.10	3.00	1177.10
	TERRACE FLOOR	-	57.30	57.30
BLOCK 2	STILT FLOOR	-	869.50	869.50
	FIRST FLOOR	865.10	4.40	869.50
	SECOND FLOOR	865.10	4.40	869.50
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BLOCK 2	STILT FLOOR	-	869.60	869.60
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	FOURTH FLOOR	865.20	4.40	869.60
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	TERRACE FLOOR	-	60.30	60.30
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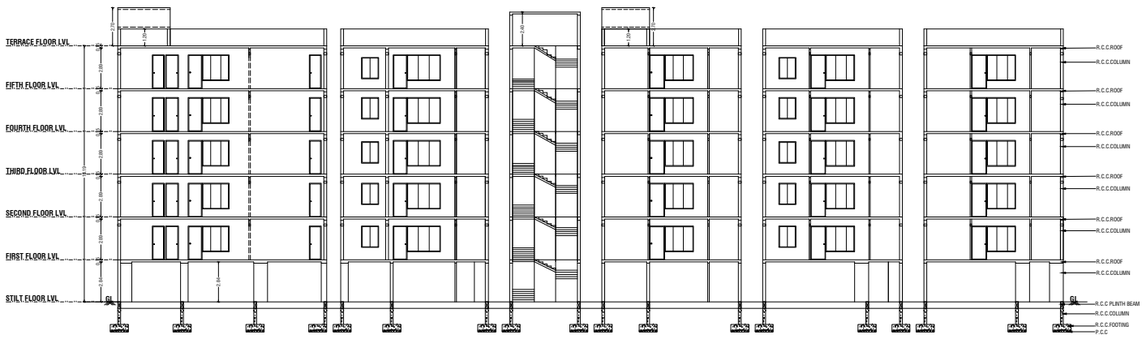
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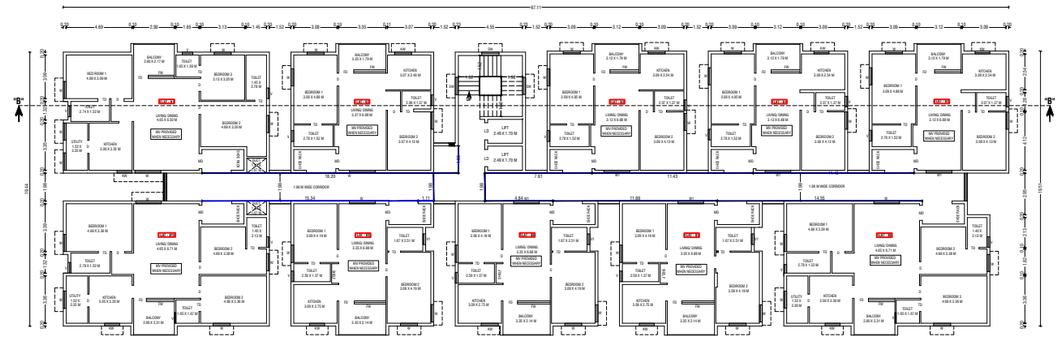
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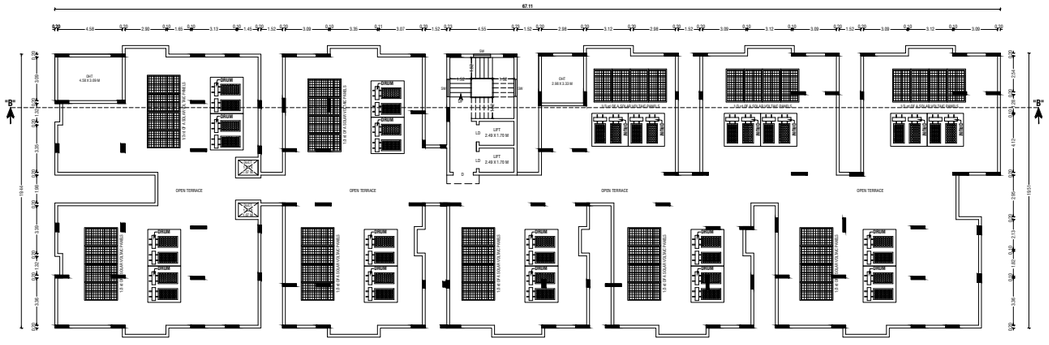
BLOCK-01 - SECTION "BB" @ WEST SIDE



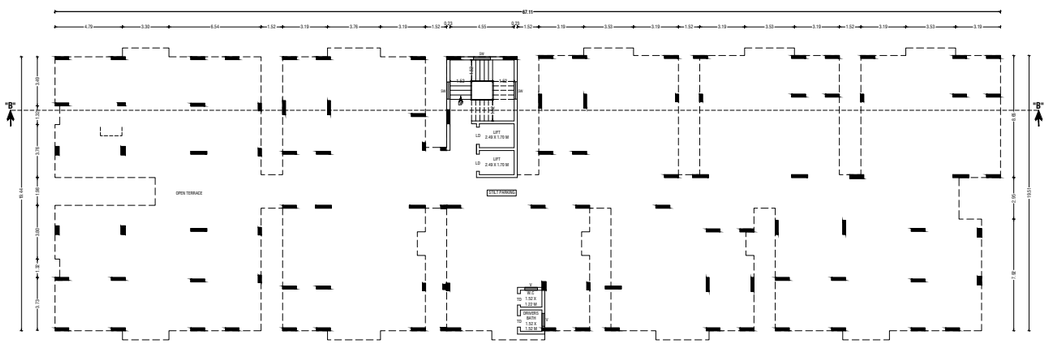
BLOCK-01 - SECTION "BB" @ EAST SIDE



BLOCK-01 - TYPICAL (FIRST, SECOND, THIRD, FOURTH & FIFTH) FLOOR PLAN



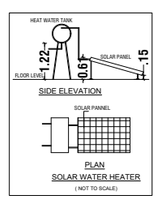
BLOCK-01- TERRACE FLOOR PLAN

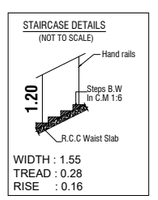


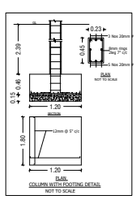
BLOCK-01 - STILT FLOOR PLAN

JOINERY DETAILS:-

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	SECOND FLOOR	1174.10	3.00	1177.10
	THIRD FLOOR	1174.10	3.00	1177.10
	FOURTH FLOOR	1174.10	3.00	1177.10
	FIFTH FLOOR	1174.10	3.00	1177.10
	TERRACE FLOOR	-	57.30	57.30
BLOCK 2	STILT FLOOR	-	869.50	869.50
	FIRST FLOOR	865.10	4.40	869.50
	SECOND FLOOR	865.10	4.40	869.50
	THIRD FLOOR	865.10	4.40	869.50
	FOURTH FLOOR	865.10	4.40	869.50
	FIFTH FLOOR	865.10	4.40	869.50
	TERRACE FLOOR	-	**57.30**	**57.30**
BLOCK 3	STILT FLOOR	36.00	149.80	185.80
	FIRST FLOOR	185.80	-	185.80
	SECOND FLOOR	185.80	-	185.80
	THIRD FLOOR	185.80	-	185.80
TOTAL AREA		10789.40	2348.00	13137.40

REVISED APPROVAL AREA DETAILS:-

BLOCK	FLOOR	FSI AREA (SQ.MT)	NON-FSI AREA (SQ.MT)	TOTAL BUILDUP AREA (SQ.MT)
BLOCK 1	STILT FLOOR	-	1177.10	1177.10
	FIRST FLOOR	1174.30	2.80	1177.10
	SECOND FLOOR	1174.30	2.80	1177.10
	THIRD FLOOR	1174.30	2.80	1177.10
	FOURTH FLOOR	1174.30	2.80	1177.10
	FIFTH FLOOR	1174.30	2.80	1177.10
	TERRACE FLOOR	-	73.00	73.00
BLOCK 2	STILT FLOOR	-	869.60	869.60
	FIRST FLOOR	865.20	4.40	869.60
	SECOND FLOOR	865.20	4.40	869.60
	THIRD FLOOR	865.20	4.40	869.60
	FOURTH FLOOR	865.20	4.40	869.60
	FIFTH FLOOR	865.20	4.40	869.60
	TERRACE FLOOR	-	60.30	60.30
BLOCK 3	STILT FLOOR	43.30	142.50	185.80
	FIRST FLOOR	185.80	-	185.80
	SECOND FLOOR	185.80	-	185.80
	THIRD FLOOR	185.80	-	185.80
DECK SLAB @ 2.89 M HEIGHT LEVEL		-	1001.60	1001.60
TOTAL AREA		10798.20	3360.10	14158.30

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (10798.20 / 4164.70) = 2.592 [MAX. PERMISSIBLE FSI] PREMIUM FSI - 0.592

BUILDING HEIGHT:-

HEIGHT OF THE BUILDING = 18.19 Mt

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Reg.No:DTCP/AMMAKKAL/RSE-II/001/2022
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CLPA REGN.No:CLPA/GTE/0082/2024
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+919944370917,email: mohanm.ch@gmail.com
REGISTERED GEOTECH ENGINEER

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REGISTERED CONSTRUCTION ENGINEER

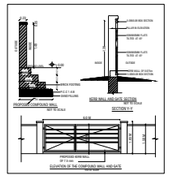
OWNER / APPLICANT

SHEET NO : 02/04

PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 422/4A2, 422/5A2 & 422/5B2 AT KEERANATHAM VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.



BLOCK-1,2 AND 3 - SITE PLAN (1:100)



COLOUR INDEX:-

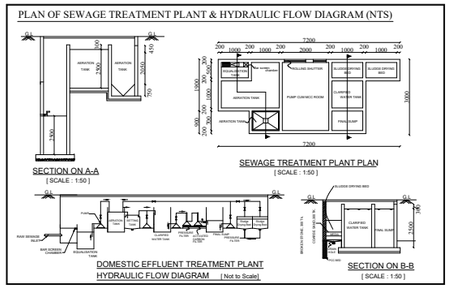
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
DECK SLAB @ 2.89 M HEIGHT LEVEL	:	

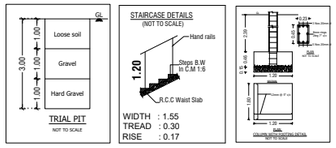
REVISED DWELLING AREA DETAILS (SQ.MT):-

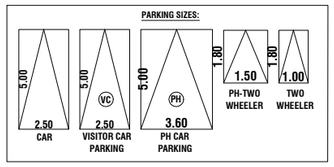
FLOOR DETAILS (TOTAL NO OF DWELLING UNITS-85 NO'S)			FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
BLOCK 1	DWELLING UNITS (50 No's)		10 No's	10 No's	10 No's	10 No's	10 No's
	FLAT NO'S & AREA SQM	FLAT-B1	125.30	125.30	125.30	125.30	125.30
		FLAT-B2	89.20	89.20	89.20	89.20	89.20
		FLAT-B3	87.60	87.60	87.60	87.60	87.60
		FLAT-B4	87.60	87.60	87.60	87.60	87.60
		FLAT-B5	87.60	87.60	87.60	87.60	87.60
		FLAT-B6	130.50	130.50	130.50	130.50	130.50
		FLAT-B7	91.50	91.50	91.50	91.50	91.50
		FLAT-B8	91.50	91.50	91.50	91.50	91.50
		FLAT-B9	91.50	91.50	91.50	91.50	91.50
		FLAT-B10	130.10	130.10	130.10	130.10	130.10
BLOCK 2	DWELLING UNITS (35 No's)		07 No's	07 No's	07 No's	07 No's	07 No's
	FLAT NO'S & AREA SQM	FLAT-A1	125.30	125.30	125.30	125.30	125.30
		FLAT-A2	89.20	89.20	89.20	89.20	89.20
		FLAT-A3	129.20	129.20	129.20	129.20	129.20
		FLAT-A4	87.70	87.70	87.70	87.70	87.70
		FLAT-A5	87.70	87.70	87.70	87.70	87.70
		FLAT-A6	89.60	89.60	89.60	89.60	89.60
		FLAT-A7	125.30	125.30	125.30	125.30	125.30

PROPOSED AREA PARKING DETAILS:-

PARKING DETAILS	PARKING DETAILS	DWELLING SIZE (Sq.mt)	PARKING CALCULATION	NO OF DWELLING UNITS	NO OF CAR REQUIRED	VISITOR PARKING (10%)	NO OF PARKING REQUIRED	TOTAL NO OF PARKING REQUIRED	TOTAL NO OF PARKING PROVIDED	GRAND TOTAL
RESIDENTIAL	CAR	ABOVE 100	FOR 100 Sq.mt = 1 CAR	30	30	03	33	64	97	107 NO'S CAR PARKING
		75 TO 100	FOR 2 DWELLING UNITS = 1 CAR	55	28	03	31			
	TWO WHEELER	ABOVE 100	-	-	-	-	-	61	64	94 NO'S TWO WHEELER PARKING
		75 TO 100	EACH 1 DWELLING UNITS = 1 TWO WHEELER	55	55	06	61			
COMMERCIAL	CAR	1 CAR PARKING PER 100 SQ.MT		-	07	01 (PH)	08	08	10	
	TWO WHEELER	1 TWO WHEELER PARKING PER 25 SQ.MT		-	-	04 (PH)	25	25	30	







JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
FD	FRENCH DOOR	0.99 X 2.13
TD	TOILET DOOR	0.76 X 2.13
GD	GLASS DOOR	2.44 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.52
W1	WINDOW	1.70 X 1.52
W2	WINDOW	1.07 X 1.52
KW	KITCHEN WINDOW	1.07 X 1.52
FW	FRENCH WINDOW	1.83 X 1.52
SW	WINDOW	1.22 X 1.52
V	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	0.91 X 0.91
RS	ROLLING SHUTTER	0.91 X 0.91

B.P / DTCP No: 560 / 2025

EXISTING APPROVED PARKING DETAILS:-

PARKING DETAILS	PARKING DETAILS	DWELLING SIZE (Sq.mt)	PARKING CALCULATION	NO OF DWELLING UNITS	NO OF CAR REQUIRED	VISITOR PARKING (10%)	NO OF PARKING REQUIRED	TOTAL NO OF PARKING REQUIRED	TOTAL NO OF PARKING PROVIDED	GRAND TOTAL
RESIDENTIAL	CAR	ABOVE 100	FOR 100 Sq.mt = 1 CAR	30	30	03	33	68	85	95 NO'S CAR PARKING
		75 TO 100	FOR 2 DWELLING UNITS = 1 CAR	35	35	05	35			
	TWO WHEELER	ABOVE 100	-	-	-	-	-	61	64	94 NO'S TWO WHEELER PARKING
		75 TO 100	EACH 1 DWELLING UNITS = 1 TWO WHEELER	55	55	06	61			
COMMERCIAL	CAR	1 CAR PARKING PER 100 SQ.MT		-	07	01 (PH)	08	08	10	
	TWO WHEELER	1 TWO WHEELER PARKING PER 25 SQ.MT		-	-	04 (PH)	25	-	30	

EXISTING APPROVED DETAILS:-

NOTE:- (APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY COIMBATORE DTCP
SWP/BPA/0462592/2025
SWP / SITE APPROVAL : B.P / DTCP.NO : 225/2025, DATED: 07.05.2025
SWP / PLANNING PERMISSION NO: 311/2025, DATED: 31.05.2025

NOTE:-

* ALL DIMENSIONS ARE IN METER
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* STP PROVIDED IN THE SITE.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0642888/2025

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4190.00 Sqm	1.035 Acre
AREA OF SITE AS PER DOCUMENT	=	4190.00 Sqm	1.035 Acre
SUPER IMPOSED PLOT AREA	=	4164.70 Sqm	

EXISTING APPROVED DETAILS:-

BLOCK	FLOOR	FSI AREA (SQ.MT)	NON-FSI AREA (SQ.MT)	TOTAL BUILDUP AREA (SQ.MT)
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	FOURTH FLOOR	1174.10	3.00	1177.10
	FIFTH FLOOR	1174.10	3.00	1177.10
	TERRACE FLOOR	-	57.30	57.30
BLOCK 2	STILT FLOOR	-	869.50	869.50
	FIRST FLOOR	865.10	4.40	869.50
	SECOND FLOOR	865.10	4.40	869.50
	THIRD FLOOR	865.10	4.40	869.50
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	FIFTH FLOOR	1174.30	2.80	1177.10
	TERRACE FLOOR	-	73.00	73.00
BLOCK 2	STILT FLOOR	-	869.60	869.60
	FIRST FLOOR	865.20	4.40	869.60
	SECOND FLOOR	865.20	4.40	869.60
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BUILDING HEIGHT:-

HEIGHT OF THE BUILDING = 18.19 Mt

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Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

OWNER / APPLICANT

SHEET NO : 01/04

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

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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.