PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

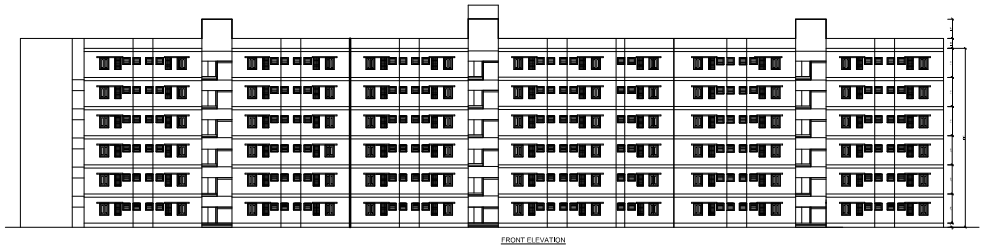
ISSUING AUTHORITY
DTCP

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

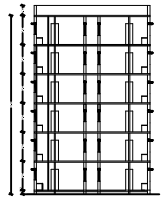
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

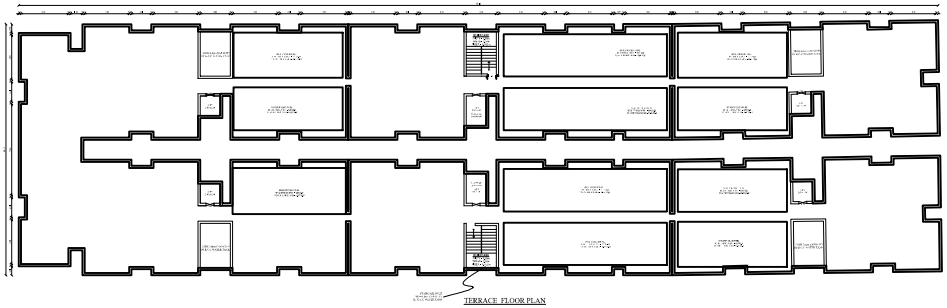
hello@verified.realestate
+91 9996 12 9996
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FRONT ELEVATION

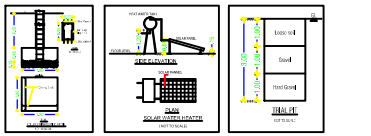


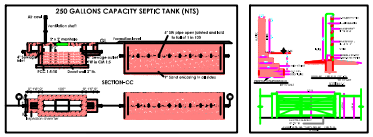
SECTION ON AA



TERRACE FLOOR PLAN

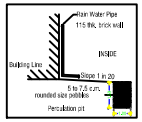
SCHEDULE OF JOINERIES		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
O	OPENING	0.90 x 2.10
W1	WINDOW	1.20 x 1.20
W2	WINDOW	0.90 x 1.20
V	VENTILATOR	0.75 x 0.70
G	GRILL	0.61x1.20

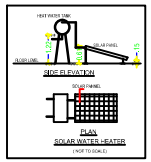




SECTION-CC

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 NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* G.H.T PROVIDED IN TERRACE FLOOR PLAN.



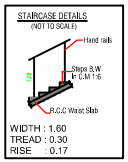


SIDE ELEVATION

PLAN

SOLAR WATER HEATER

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.60
TREAD : 0.30
RISE : 0.17

TYPE DESIGN NO.25C3/2018(BLOCK 01)		
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	-	37.45 sq.m
COMMON AREA / UNIT	-	6.56 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	-	30.89 sq.m
CARPET AREA	-	26.25 sq.m

BLOCK 01 - Unit area

SHEET NO: 02/03

S.No	Units No.	Area in G floor	Area in F floor	Area in S floor	Area in T floor
1.	01	31.11	31.11	31.11	31.11
2.	02	31.11	31.11	31.11	31.11
3.	03	31.11	31.11	31.11	31.11
4.	04	31.11	31.11	31.11	31.11
5.	05	31.11	31.11	31.11	31.11
6.	06	31.11	31.11	31.11	31.11
7.	07	31.11	31.11	31.11	31.11
8.	08	31.11	31.11	31.11	31.11
9.	09	31.11	31.11	31.11	31.11
10.	10	31.11	31.11	31.11	31.11
11.	11	31.11	31.11	31.11	31.11
12.	12	31.11	31.11	31.11	31.11
13.	13	31.11	31.11	31.11	31.11
14.	14	32.59	32.59	32.59	32.59
15.	15	30.74	30.74	30.74	30.74
16.	16	30.75	30.75	30.75	30.75
17.	17	30.75	30.75	30.75	30.75
18.	18	30.74	30.74	30.74	30.74
19.	19	30.75	30.75	30.75	30.75
20.	20	30.73	30.73	30.73	30.73
21.	21	32.07	32.07	32.07	32.07
22.	22	31.11	31.11	31.11	31.11
23.	23	31.11	31.11	31.11	31.11
24.	24	31.11	31.11	31.11	31.11
25.	25	31.11	31.11	31.11	31.11
26.	26	31.11	31.11	31.11	31.11
27.	27	31.11	31.11	31.11	31.11
28.	28	31.11	31.11	31.11	31.11
29.	29	31.11	31.11	31.11	31.11
30.	30	31.11	31.11	31.11	31.11
31.	31	31.11	31.11	31.11	31.11
32.	32	31.11	31.11	31.11	31.11
33.	33	31.11	31.11	31.11	31.11
34.	34	31.11	31.11	31.11	31.11
35.	35	31.11	31.11	31.11	31.11
36.	36	31.11	31.11	31.11	31.11
37.	37	31.11	31.11	31.11	31.11
38.	38	31.11	31.11	31.11	31.11
39.	39	31.11	31.11	31.11	31.11
40.	40	31.48	31.48	31.48	31.48
41.	41	30.74	30.74	30.74	30.74
42.	42	30.75	30.75	30.75	30.75
43.	43	30.74	30.74	30.74	30.74
44.	44	30.74	30.74	30.74	30.74
45.	45	30.75	30.75	30.75	30.75
46.	46	30.73	30.73	30.73	30.73
47.	47	30.96	30.96	30.96	30.96
48.	48	31.11	31.11	31.11	31.11
49.	49	31.11	31.11	31.11	31.11
50.	50	31.11	31.11	31.11	31.11
51.	51	31.11	31.11	31.11	31.11
52.	52	31.11	31.11	31.11	31.11
53.	53	31.11	31.11	31.11	31.11
54.	54	31.11	31.11	31.11	31.11
55.	55	31.11	31.11	31.11	31.11
56.	56	31.11	31.11	31.11	31.11



GROUND FLOOR PLAN

CONCEPTUAL PLAN FOR THE CONSTRUCTION OF (G+5) FLOORS 492 TENEMENTS IN S.NO.1905/9PT3, 1905/9 PT4, 1905/10, 1905/11PT, WARD NO.C3, BLOCK NO.25 AT CMC COLONY, COIMBATORE CORPORATION.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/689435/2025

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	6800.22 Sqm	3.696 Acre
AREA OF SITE AS PER DOCUMENT	=	6800.22 Sqm	3.696 Acre
SUPER IMPOSED PLOT AREA	=	6800.22 Sqm	

EXISTING APPROVAL AREA DETAILS:-

L.P/C.L.P.A No:169/2020
Planning permission No:228A,B,C/2020

DESCRIPTION (BLOCK 01)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	54	19,62	2087.32	2106.94
AREA OF FIRST FLOOR	56	-	2087.32	2087.32
AREA OF SECOND FLOOR	56	-	2087.32	2087.32
AREA OF THIRD FLOOR	56	-	2087.32	2087.32
AREA OF FORTH FLOOR	56	-	2087.32	2087.32
AREA OF FIFTH FLOOR	56	-	2087.32	2087.32
AREA OF HEAD ROOM	-	14.45	-	14.45
TOTAL (BLOCK 01)	334	34,07	12523.92	12557.99

DESCRIPTION (BLOCK 02)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	31	4,38	1146.95	1151.33
AREA OF FIRST FLOOR	31	-	1146.95	1151.33
AREA OF SECOND FLOOR	31	-	1146.95	1151.33
AREA OF THIRD FLOOR	31	-	1146.95	1151.33
AREA OF FORTH FLOOR	31	-	1146.95	1151.33
AREA OF FIFTH FLOOR	31	-	1146.95	1151.33
AREA OF HEAD ROOM		14.45	-	14.45
TOTAL (BLOCK B)	186	18,83	6881.70	6922.43
GRAND TOTAL	520	52.90	19405,62	19480,42

REVISED APPROVAL AREA DETAILS:-

DESCRIPTION (BLOCK 01)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	56	19,60	2087.70	2107.30
AREA OF FIRST FLOOR	56	-	2087.70	2087.70
AREA OF SECOND FLOOR	56	-	2087.70	2087.70
AREA OF THIRD FLOOR	56	-	2087.70	2087.70
AREA OF FORTH FLOOR	56		2087.70	2087.70
AREA OF FIFTH FLOOR	56		2087.70	2087.70
AREA OF HEAD ROOM		14.45	-	14.45
TOTAL (BLOCK 01)	336	34.05	12526,20	12560.75

DESCRIPTION (BLOCK 02)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	26	9,80	983,97	998.42
AREA OF FIRST FLOOR	26	-	978.52	978.52
AREA OF SECOND FLOOR	26	-	978,52	978.52
AREA OF THIRD FLOOR	26	-	978.52	978.52
AREA OF FORTH FLOOR	26	-	978,52	978,52
AREA OF FIFTH FLOOR	26	-	978.52	978.52
AREA OF HEAD ROOM	-	14.45	-	14.45
TOTAL (BLOCK 02)	156	24,25	5871,12	5895.37
GRAND TOTAL	492	58,30	18397.32	18456,12

F.S.I CALCULATION AS PER FMB / PATTA :-

F.S.I (18397.32 / 6800.22) = 2.71

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 18.10 mt

PARKING DETAILS	REQUIRED (INCLUDING PH)	PROVIDED (INCLUDING PH)
TOTAL TWO WHEELER PARKING	34 No's	34 No's
TOTAL DA TWO WHEELER PARKING	550 No's	550 No's

PLANNING PERMISSION NO: 77/2026

This Planning permission is valid for a period of - years from e-sign

EXECUTIVE ENGINEER/TNUHDB

e-signed
Joint Director/Member Secretary ,
District Town and Country Planning Office
Coimbatore District

SHEET NO: 02/03

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SCALE :- 1:100
RESIDENTIAL BUILDING

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ONLINE APPLICATION NO: SWP/BPA/689435/2025

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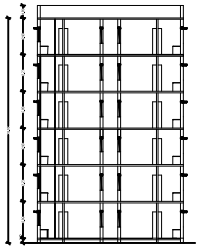
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BLOCK 02 - Unit area

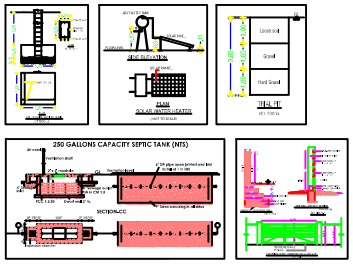
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5.	05	30.82	30.82	30.82	30.82
6.	06	30.14	30.14	30.14	30.14
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11.	11	30.14	30.14	30.14	30.14
12.	12	30.14	30.14	30.14	30.14
13.	13	30.74	30.74	30.74	30.74
14.	14	30.74	30.74	30.74	30.74
15.	15	30.74	30.74	30.74	30.74
16.	16	30.74	30.74	30.74	30.74
17.	17	30.14	30.14	30.14	30.14
18.	18	30.14	30.14	30.14	30.14
19.	19	30.14	30.14	30.14	30.14
20.	20	30.67	30.67	30.67	30.67
21.	21	30.74	30.74	30.74	30.74
22.	22	30.74	30.74	30.74	30.74
23.	23	30.14	30.14	30.14	30.14
24.	24	30.13	30.13	30.13	30.13
25.	25	30.14	30.14	30.14	30.14
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FRONT ELEVATION

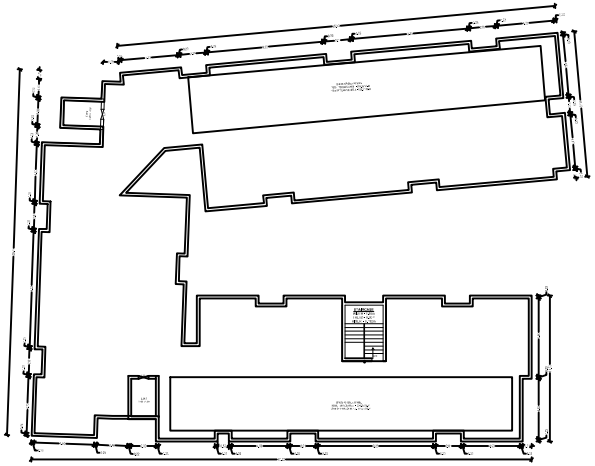


SECTION ON AA





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

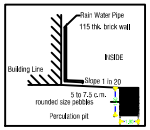


TERRACE FLOOR PLAN



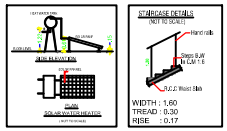
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TYPE DESIGN NO.25C3/2018(BLOCK 01)

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COMMON AREA / UNIT-		7.39 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	-	30.35 sq.m
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PLANNING PERMISSION NO: 77/2026

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EXECUTIVE ENGINEER/TNUHDB

e-signed
Joint Director/Member Secretary ,
District Town and Country Planning Office
Coimbatore District

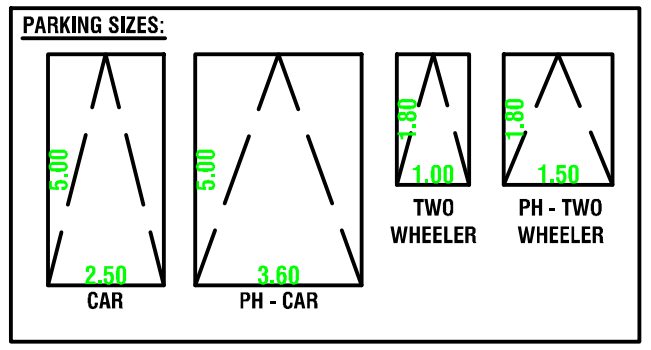
SHEET NO: 01/03

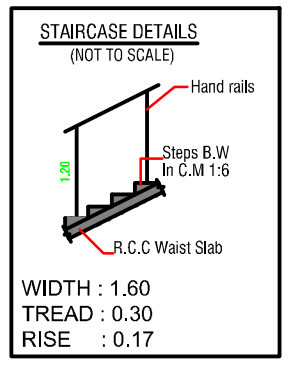
REVISED SITE PLAN FOR CONSTRUCTION OF (G+5) FLOORS 492 TENEMENTS IN S.NO.1905/9PT3, 1905/9 PT4, 1905/10, 1905/11PT, WARD NO.C3, BLOCK NO.25 AT CMC COLONY, COIMBATORE CORPORATION.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

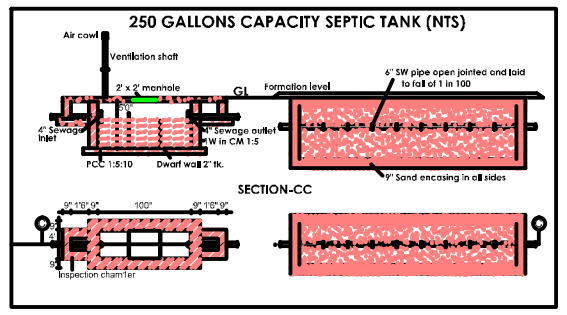
ONLINE APPLICATION NO: SWP/BPA/689435/2025

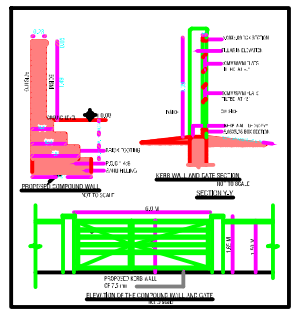


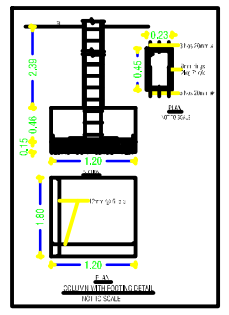


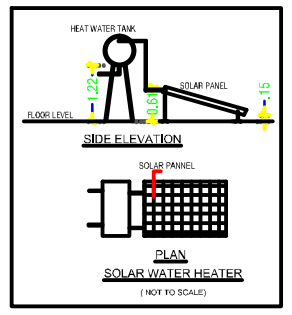
COLOUR INDEX:-

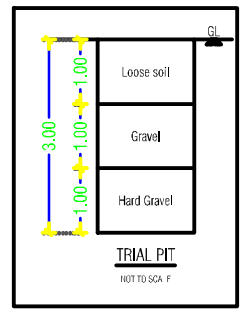
BOUNDARY OF THE SITE	: (red line)
EXISTING ROADS	: (yellow)
PROPOSED CONSTRUCTION	: (blue line)
PROPOSED DRIVEWAY	: (brown)





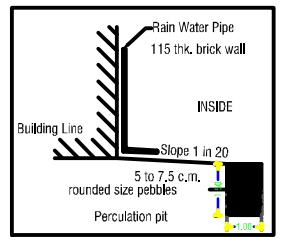






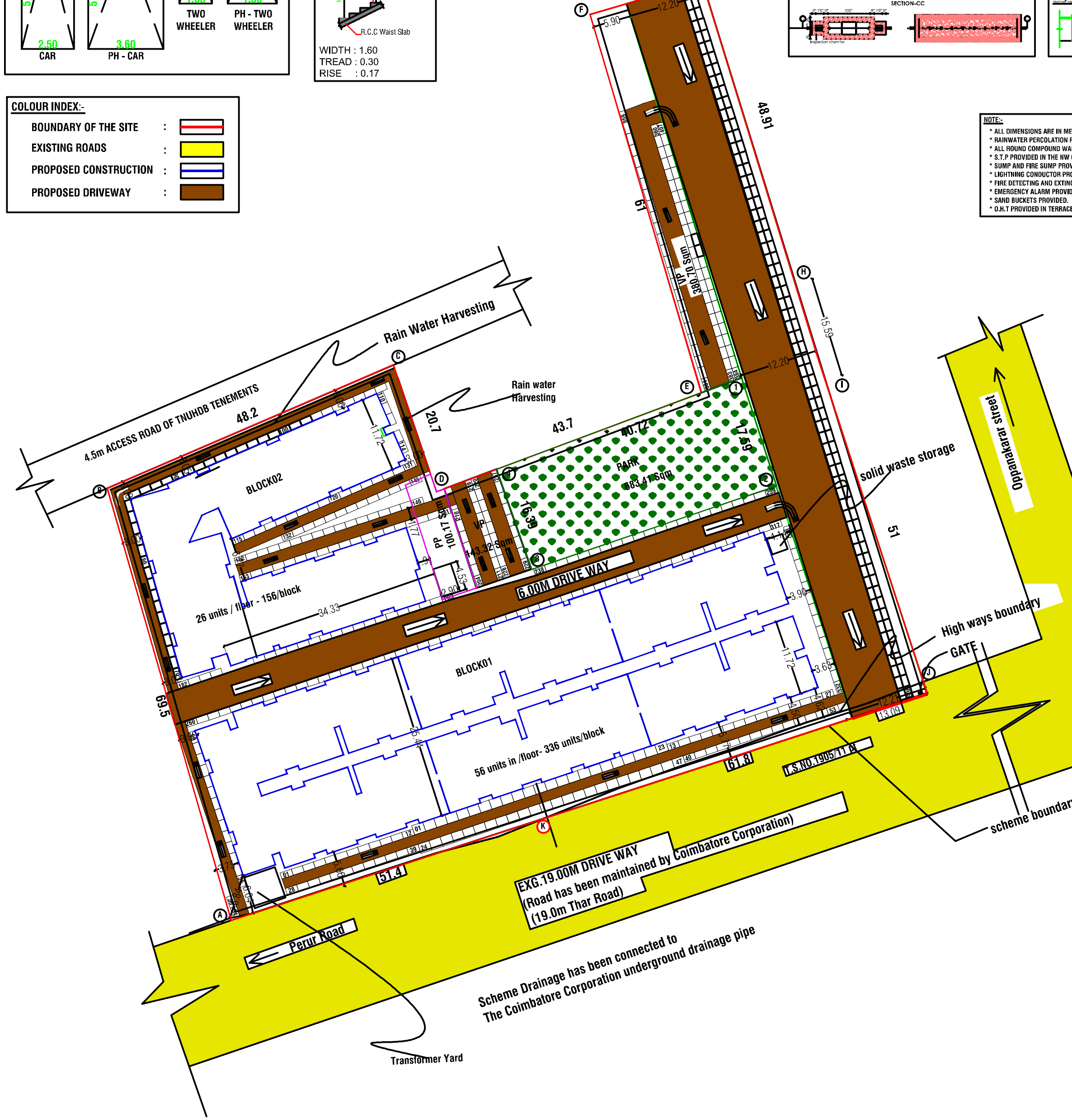
NOTE:-

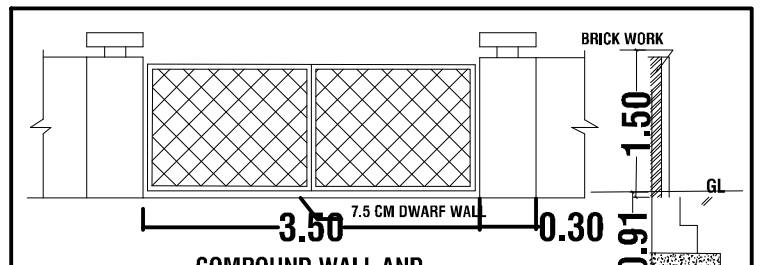
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.



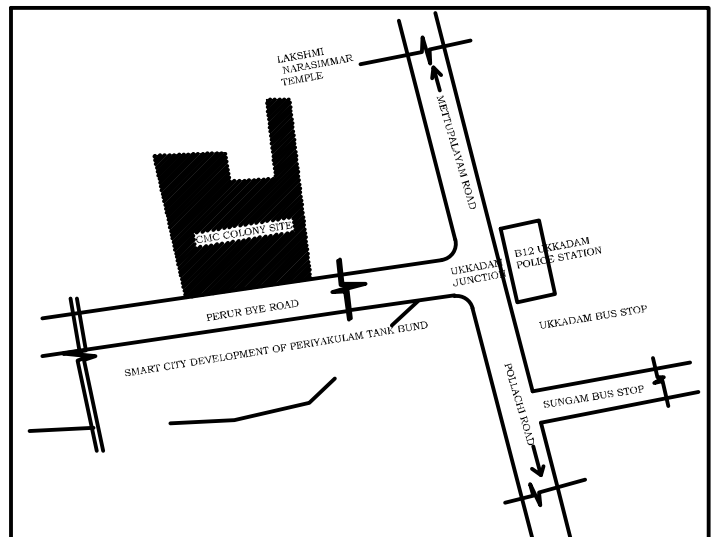
SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
O	OPENING	0.90 x 2.10
W1	WINDOW	1.20 x 1.20
W2	WINDOW	0.90 x 1.20
V	VENTILATOR	0.75 x 0.70
G	GRILL	0.61x1.20





COMPOUND WALL AND GATE DETAIL



KEY PLAN(Not To Scale)

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	6800.22 Sqm	3.696 Acre
AREA OF SITE AS PER DOCUMENT	=	6800.22 Sqm	3.696 Acre
SUPER IMPOSED PLOT AREA	=	6800.22 Sqm	

EXISTING APPROVAL AREA DETAILS:-

L.P/C.L.P.A No:169/2020
Planning permission No:228A,B,C/2020

DESCRIPTION (BLOCK 01)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	54	19.62	2087.32	2106.94
AREA OF FIRST FLOOR	56	-	2087.32	2087.32
AREA OF SECOND FLOOR	56	-	2087.32	2087.32
AREA OF THIRD FLOOR	56	-	2087.32	2087.32
AREA OF FORTH FLOOR	56	-	2087.32	2087.32
AREA OF FIFTH FLOOR	56	-	2087.32	2087.32
AREA OF HEAD ROOM	-	14.45	-	14.45
TOTAL (BLOCK 01)	334	34.07	12523.92	12557.99
DESCRIPTION (BLOCK 02)	**No. OF DWELLING UNIT**	**NON FSI AREA in Sq.m**	**NET FSI AREA in Sq.m**	**TOTAL BUILTUP AREA**
AREA OF GROUND FLOOR	31	4.38	1146.95	1151.33
AREA OF FIRST FLOOR	31	-	1146.95	1146.95
AREA OF SECOND FLOOR	31	-	1146.95	1146.95
AREA OF THIRD FLOOR	31	-	1146.95	1146.95
AREA OF FORTH FLOOR	31	-	1146.95	1146.95
AREA OF FIFTH FLOOR	31	-	1146.95	1146.95
AREA OF HEAD ROOM		14.45	-	14.45
TOTAL (BLOCK B)	186	18.83	6881.70	6900.53
GRAND TOTAL	520	52.90	19405.62	19480.42

REVISED APPROVAL AREA DETAILS:-

DESCRIPTION (BLOCK 01)	No. OF DWELLING UNIT	NON FSI AREA in Sq.m	NET FSI AREA in Sq.m	TOTAL BUILTUP AREA
AREA OF GROUND FLOOR	56	19.60	2087.70	2107.30
AREA OF FIRST FLOOR	56	-	2087.70	2087.70
AREA OF SECOND FLOOR	56	-	2087.70	2087.70
AREA OF THIRD FLOOR	56	-	2087.70	2087.70
AREA OF FORTH FLOOR	56		2087.70	2087.70
AREA OF FIFTH FLOOR	56		2087.70	2087.70
AREA OF HEAD ROOM		14.45	-	14.45
TOTAL (BLOCK 01)	336	34.05	12526.20	12560.75
DESCRIPTION (BLOCK 02)	**No. OF DWELLING UNIT**	**NON FSI AREA in Sq.m**	**NET FSI AREA in Sq.m**	**TOTAL BUILTUP AREA**
AREA OF GROUND FLOOR	26	9.80	978.52	988.32
AREA OF FIRST FLOOR	26	-	978.52	978.52
AREA OF SECOND FLOOR	26	-	978.52	978.52
AREA OF THIRD FLOOR	26	-	978.52	978.52
AREA OF FORTH FLOOR	26	-	978.52	978.52
AREA OF FIFTH FLOOR	26	-	978.52	978.52
AREA OF HEAD ROOM	-	14.45	-	14.45
TOTAL (BLOCK 02)	156	24.25	5871.12	5895.37
GRAND TOTAL	492	58.30	18397.32	18456.12

F.S.I CALCULATION AS PER FMB / PATTA :-

F.S.I (18397.32 / 6800.22) = 2.71

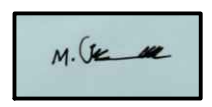
BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 18.10 mt

PARKING DETAILS	REQUIRED (INCLUDING PH)	PROVIDED (INCLUDING PH)
TOTAL TWO WHEELER PARKING	34 No's	34 No's
TOTAL DA TWO WHEELER PARKING	550 No's	550 No's

PLANNING PERMISSION NO: 77/2026

This Planning permission is valid for a period of - years from e-sign



EXECUTIVE ENGINEER/TNUHDB

e-signed
Joint Director/Member Secretary ,
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

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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.