PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

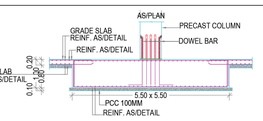
ISSUING AUTHORITY
**DTCP**

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

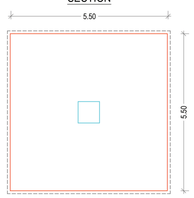
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

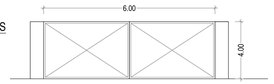
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+91 9996 12 9996
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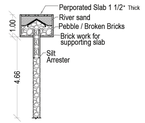

SECTION



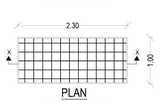

PLAN
FOUNDATION DETAILS
SCALE- 1:50



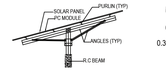

ELEVATION
COMPOUND WALL DETAIL
SCALE- 1:50



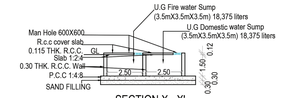

DETAILS OF PERCOLATION PIT



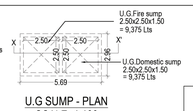

PLAN
SOLAR PANELS



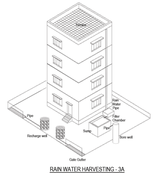

SOLAR PANELS SECTION
SECTION - X-X



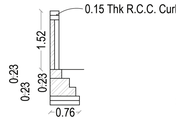

SECTION X - X'



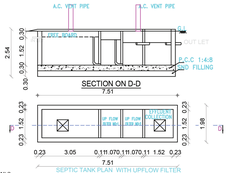

U.G SUMP - PLAN
SCALE- 1:100

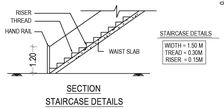



RAIN WATER HARVESTING - 3A




SECTION
SCALE- 1:50

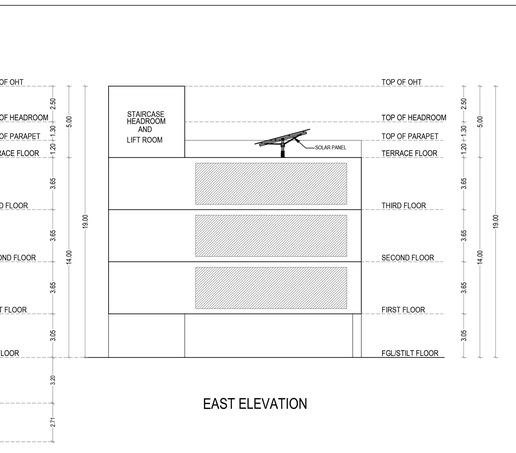


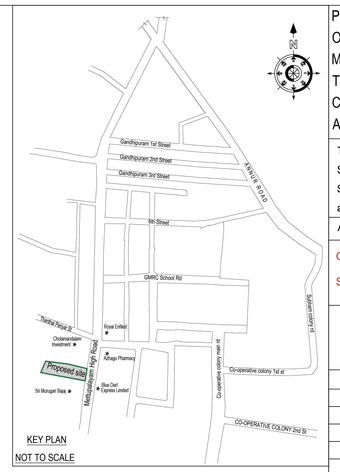

SECTION
STAIRCASE DETAILS



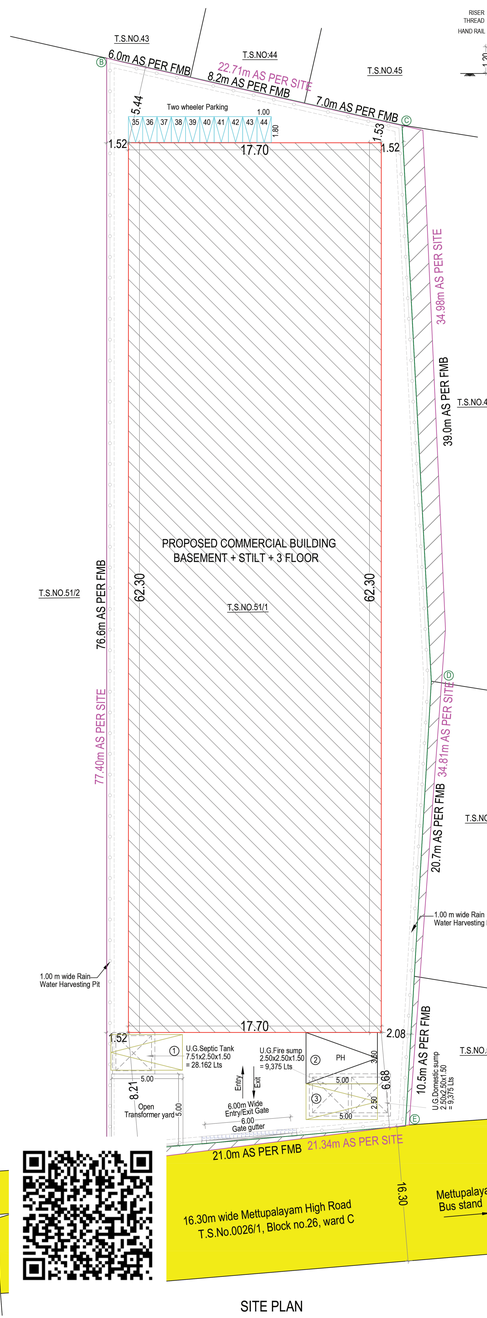

SECTION AA



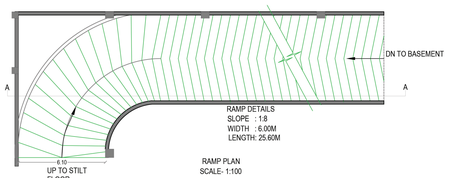

EAST ELEVATION



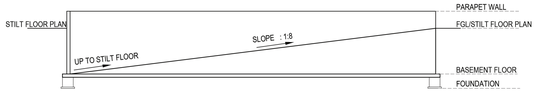

KEY PLAN
NOT TO SCALE



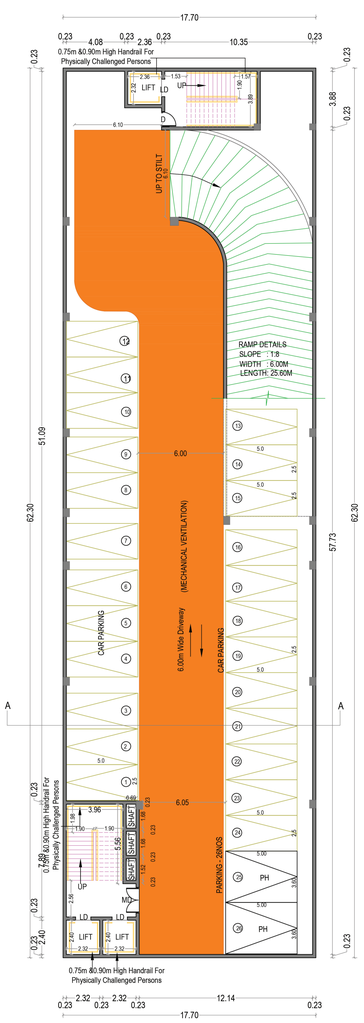

SITE PLAN



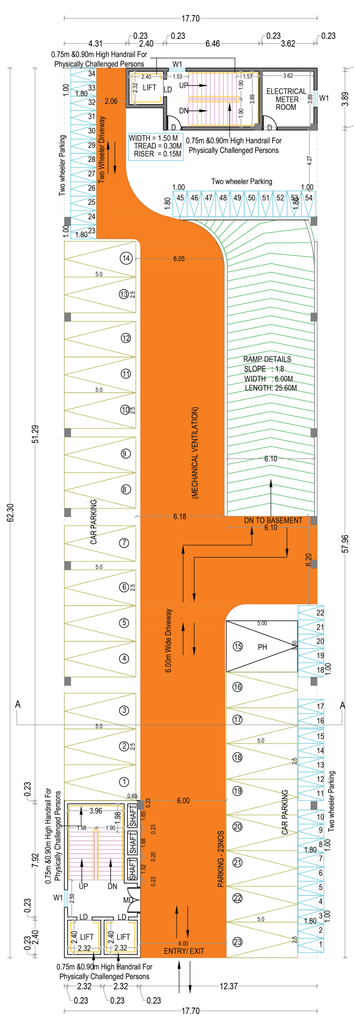

RAMP PLAN
SCALE- 1:100



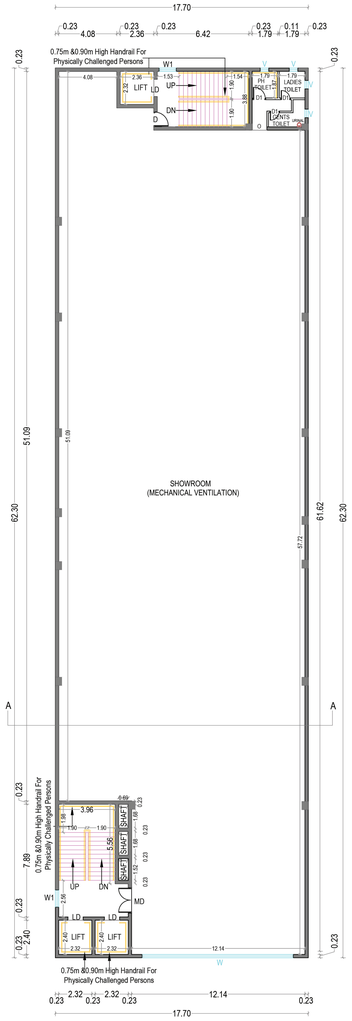

RAMP SECTION



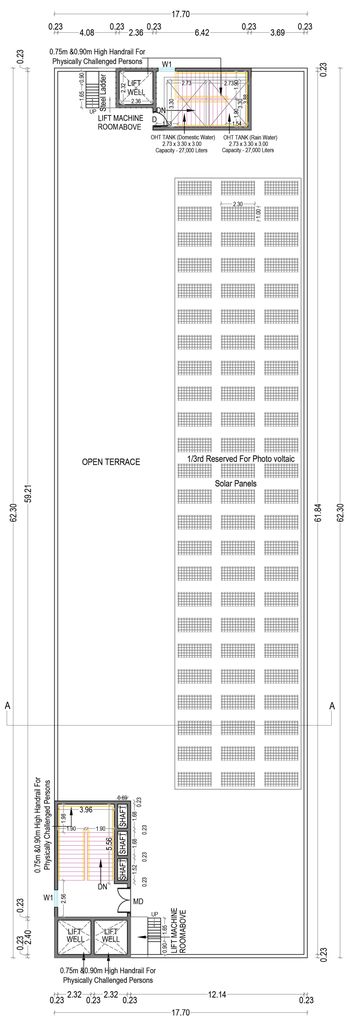

BASEMENT FLOOR PLAN




STILT FLOOR PLAN




FIRST, SECOND , THIRD FLOOR
TYPICAL PLAN




TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERICAL BUILDING (TEXTILE SHOP) AT METTUPALAYAM TO COIMBATORE ROAD IN T.S.NO.51/1, BLOCK NO.38, WARD B , OF CHIKKATHASAMPALAYAM, METTUPALAYAM TALUK AND TOWN, COIMBATORE DISTRICT.

Title:
Site plan, Basement ,Stilt , First, Second, Third, Terrace Floor Plan, Section and Elevation

APPLICANT : P . ARUMUGAM

Scale - 1 : 100

Online application No : SWP/BPA/689912/ 2025

SWP/LP/R(C)No.41/2026 and SWP/BP/DTCPR(C)No. 27/2026

SITE EXTENT.

AS PER DOCUMENT - 1625.05 Sq.m

AS PER PATTA - 1625.00 Sq.m

Proposed Commercial (Textile Shop) Building Area Details in Sq.mt

| Floor | FSI Area | Non FSI Area | Built Up Area |
|---|---|---|---|
| Basement | - | 1102.71 | 1102.71 |
| Stilt | 14.06 | 1088.65 | 1102.71 |
| First | 1099.36 | 0.00 | 1099.36 |
| Second | 1099.36 | 0.00 | 1099.36 |
| Third | 1099.36 | 0.00 | 1099.36 |
| Headroom | 0.00 | 95.65 | 95.65 |
| Total | 3312.14 | 2287.01 | 5599.15 |

FSI and PC Calculation:

FSI - FSI Area / Site Area

- 3312.14 / 1625.00 = 2.03

Plot Coverage - (Floor Area / Site Area) x 100

- ( 1102.71 / 1625.00 ) x 100 = 67.86%

Parking Details

| Description | Car Parking (Annexure-IV) | | Two wheeler Parking (Annexure-IV) | |
|---|---|---|---|---|
| | Required | Provided | Required | Provided |
| Car Parking 75 % of FSI area - 3312.14 Sq.mt, For Shops, 1 Car Space and 1 two wheeler space for every 50 Sq.mt excluding first 50 sq.mt = 3312.14 – 50 = 3262.14 Sq.mt | 49 | 52 | 49 | 54 |

Physically Special Person Parking - 4 Nos

Joinery Details

| S.No | Symbol | Description | Size in Metre |
|---|---|---|---|
| 1 | MD | Main Door | 2.20 X 3.50 |
| 2 | D | Door | 1.07 x 2.10 |
| 3 | D1 | Toilet Door | 0.68 X 2.10 |
| 4 | LD | Lift Door | 1.00 X 2.10 |
| 5 | W | Window | 1.20 X 1.20 |
| 6 | W1 | Window | 10.00 X 1.20 |
| 7 | V | Ventilator | 0.60 x 0.91 |

Reference:

Site Boundary -

Proposed Building -

Existing Road -

Proposed Drive Way -

STRUCTURAL ENGINEER :

V.SASIREKHA
REG. STRUCTURAL ENGINEER-GRADE - I
CMDA Reg. No. ELIGR 0/2022/11/318
DTCP. Reg. No. TVLRRSEGR II/2023/02081
E-202, Central Park West, Kumaraswmy Nagar Main Road, Shollinganallur, Chennai - 600 119.

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/E3/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840098425
E-mail : rjarchitects@gmail.com

OWNER :

SCALE - 1:150

SHEET NO.1/1

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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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.