Verified RealEstate™

REFERENCE
350/2025-26

ISSUED
23 February 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.

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

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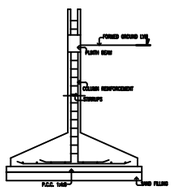
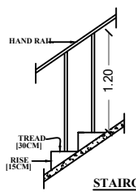
DIGITALLY VERIFIED RECORD

KEY PLAN



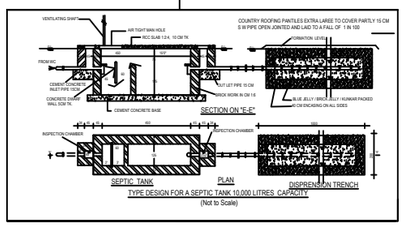
TYPICAL DETAIL OF COLUMN FOOTING

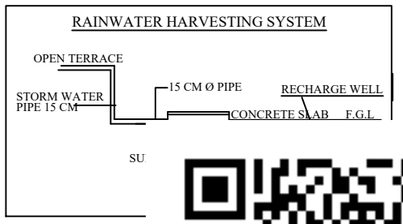


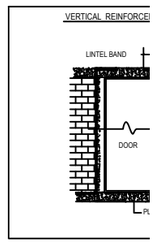
WIDTH - (150CM)
TREAD - (30CM)
RISE - (15CM)

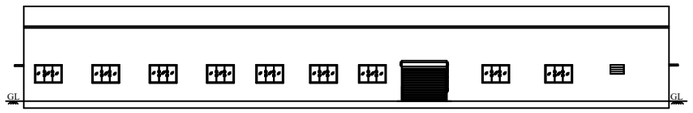
STAIRCASE DETAILS

NOT TO SCALE

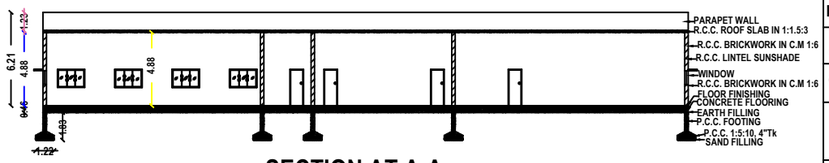




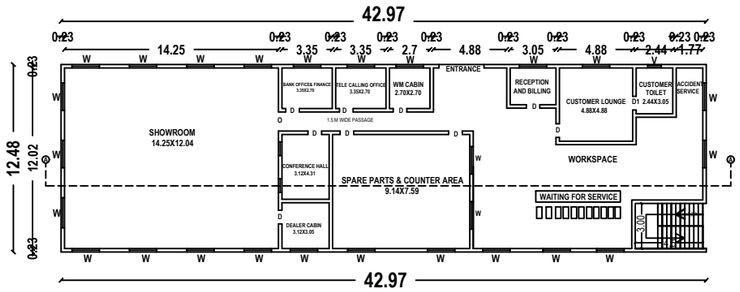




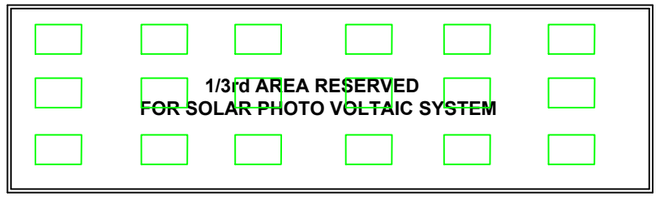
NORTH FACE ELEVATION



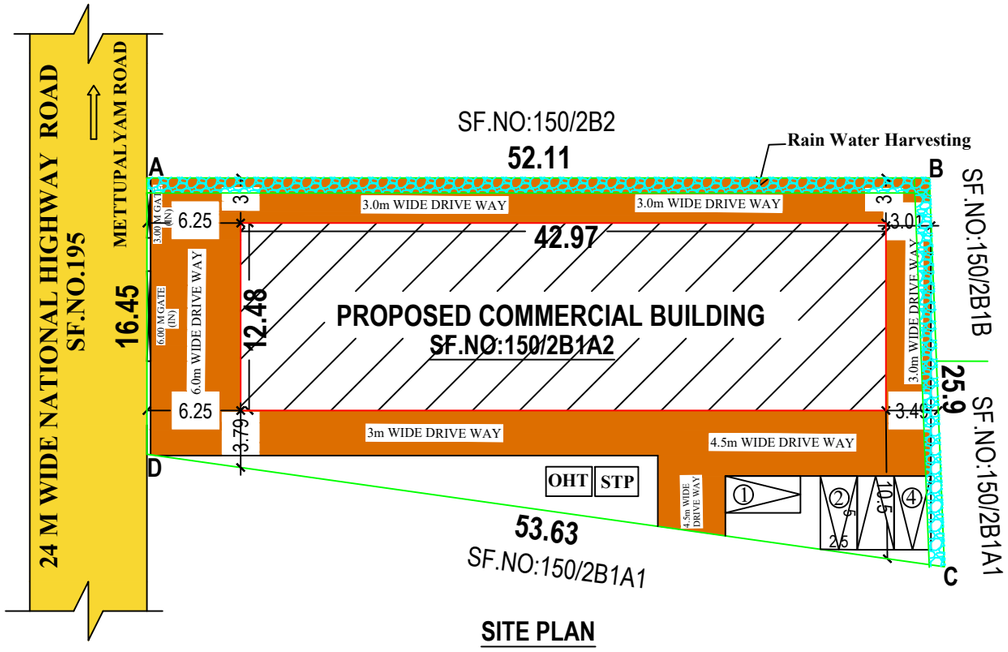
SECTION AT A-A



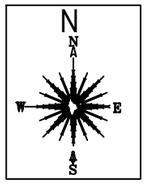
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN



PLANNING PERMISSION

SWP/L.P/R(C) No: 28 /2026

SWP/BP/DTCP R(C)No. : 22/2026

SITE PLAN CUM STILT FLOOR PLAN

AREA OF THE SITE - ⒶⒷⒸⒹ = 1123.00 Sqm

SCALE: 1 : 100 (SITE PLAN)

COLOR INDEX

SITE BOUNDRY	–
PROPOSED BUILDING	–
DRIVE WAY	–
EXISTING ROAD	–
PERCOLATION PIT	– ○

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (AUTOMOBILE SHOWROOM) IN S.F.O. 150/2B1A2 IN CIKKADASAMPALAYAM VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

APPLICANT: JOTHIMANI, VANITHA AND KAVITHA

ONLINE APPLICATION NO :SWP/BPA/694384/2025/TCP

SCALE: 1:100

AREA DETAILS:

S.F.NO : 150/2B1A2 : 1123 sq.m

Site Area (As per patta) : 1123.00 sq.m
Site Area (As per doc) : 1123.47 sq.m
Site area(As per field) : 1123.52 Sq.m

FLOOR AREA DETAILS:	FSIArea (Sq.m)	Non-FSIArea (Sq.m)	Total Area (Sq.m)
AREA OF GROUND FLOOR	561.87		561.87
TOTAL AREA	561.87		561.87

Height of the Building = 6.21 m

FSI = 561.87 / 1123.00 = 0.50< 2

OSR SHOULD BE RETAINED

CAR PARKING DETAILS:	REQUIRED	PROVIDED
CAR PARKING(1 CAR FOR 100 SQM)	4	4

SCHEDULE OF JOINERY:

NAME	DESCRIPTION	SIZE
RS	RS	3.00mX2.70m
D	DOOR	0.91mX2.42m
W	WINDOW	1.82mX1.21m
V	VENTILATOR	0.91mX0.61m

COLOUR INDEX:

- Boundary of the Site:
- Existing Road:
- Drive Way:
- Rainwater Percolation Trench:

FE -FIRE SAFETY MEASURE PROVIDED
FA -FIRE ALARM PROVIDED
SB -SAND BUCKET PROVIDED

1. S. Jothimani
2. K. Vanitha
3. [illegible]

OWNER/APPLICANT

Ar. K. KARTHIKA DEVI, B.Arch.,
Registered Architect
Reg. No.: CA/2019/115905
No.:03, PMP Complex, Gandhinagar,
Peelamedu, Coimbatore-641 004.
Mobile No.: 9445645670

REGISTERED ENGINEER (OR)ARCHITECT

Er. R. SARANYA, M.E.,
Regd. Structural Engineer Grade (NRSE)
DTCP Reg. No. RSE-648-4/2022/1.2023/07
No. 26C, First Floor, Vadamalai Complex,
Trichy Main Road, Opp to Bharat Petrol Bunk,
Virupuram - 625 022. Cell : 77082 62751

STRUCTURAI ENGINEER

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

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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.