

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

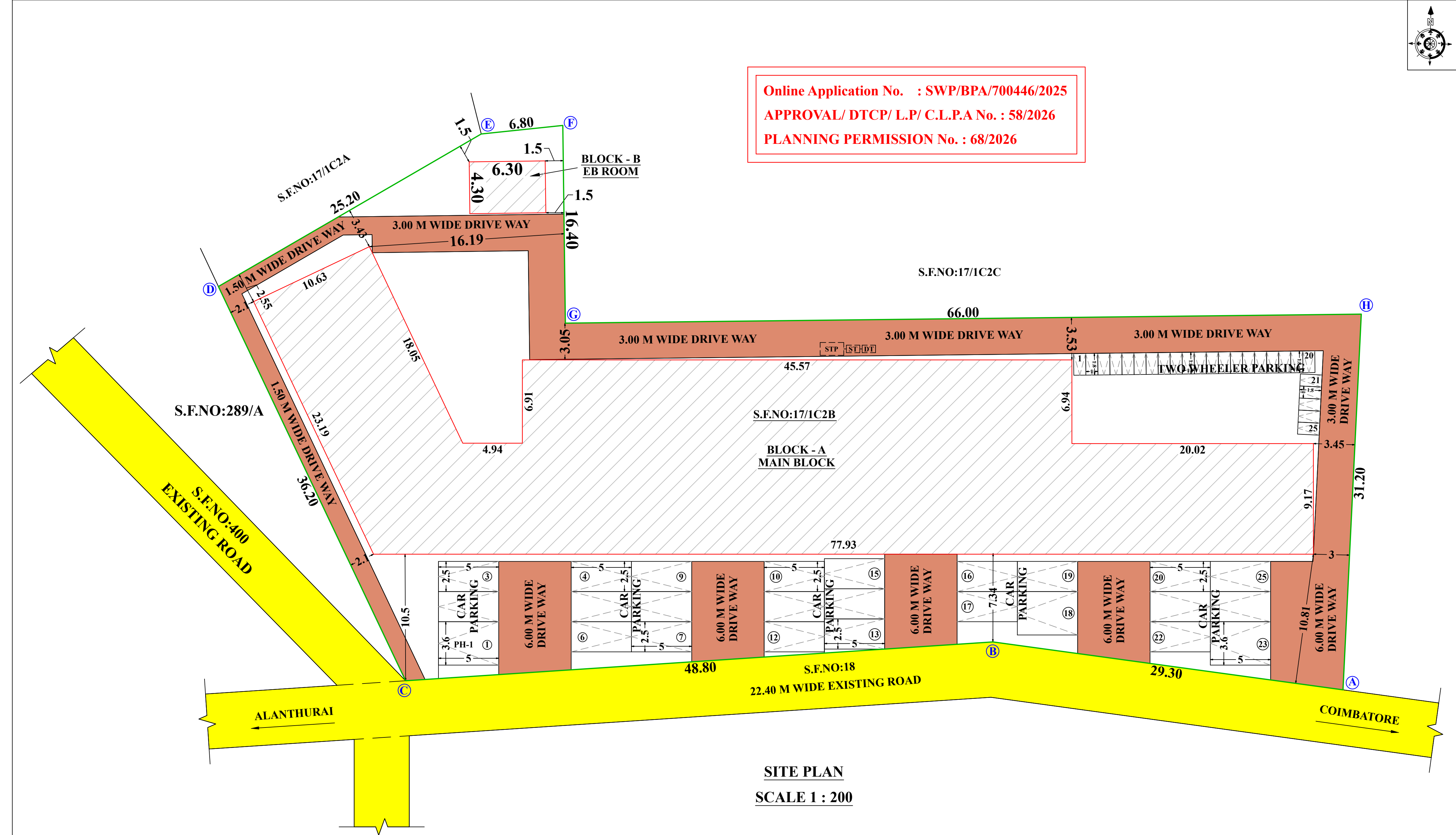
Building Plan

ISSUING AUTHORITY

Rural Panchayat

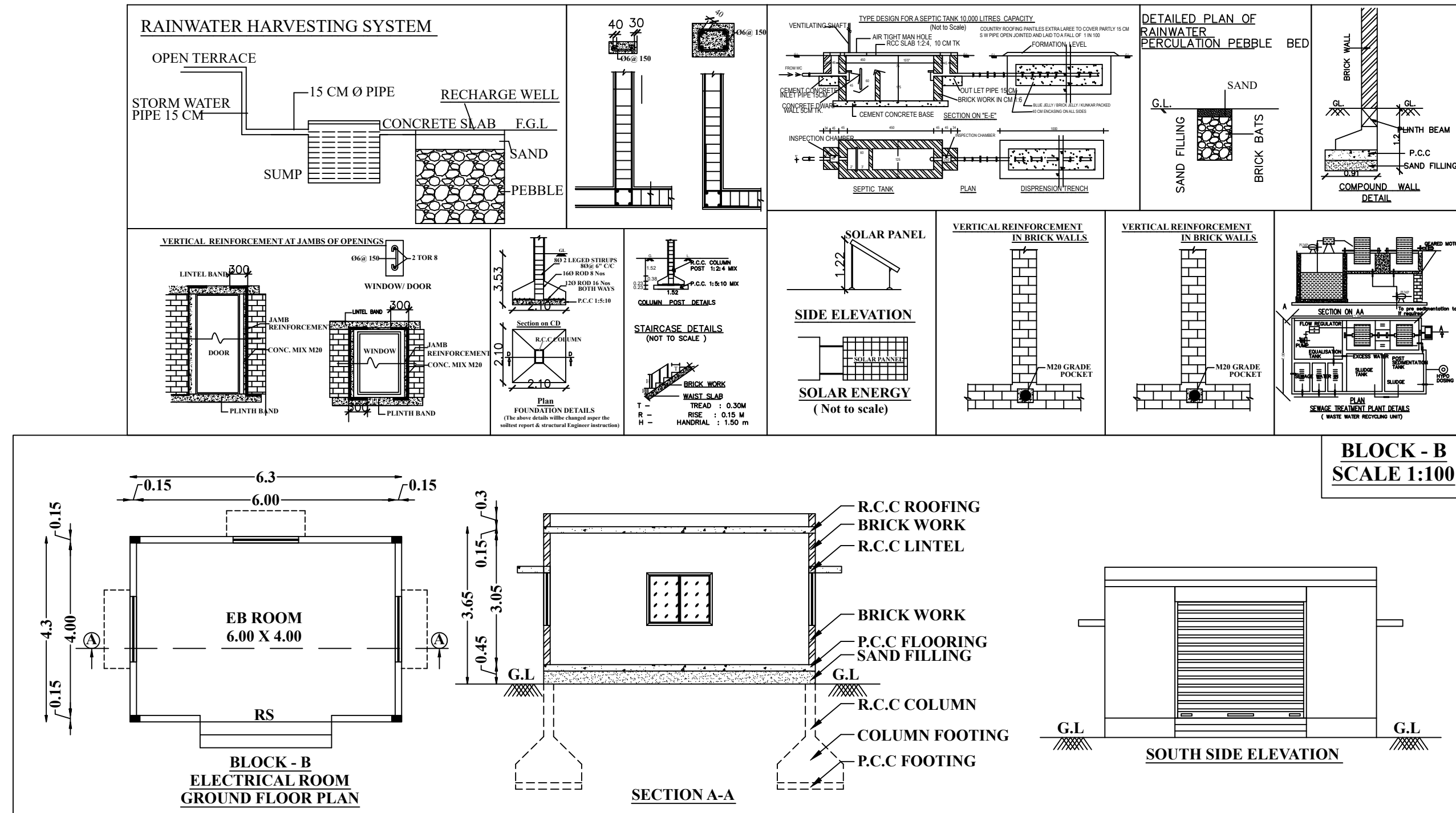
The approval as the planning authority issued it, reproduced in full behind this page.

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

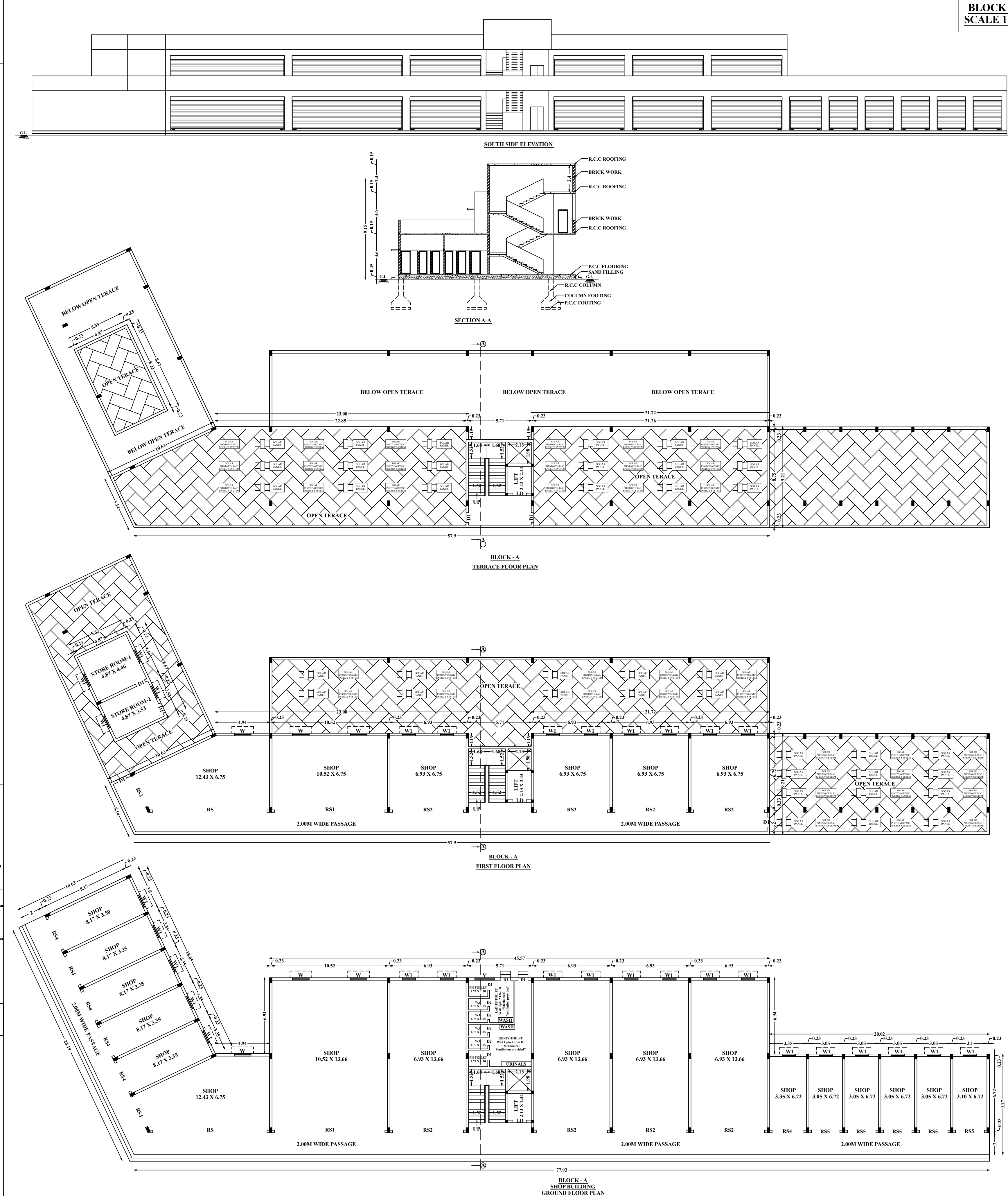


Online Application No. : SWP/BPA/700446/2025
APPROVAL/ DTCP/ L.P/ C.L.P.A No. : 58/2026
PLANNING PERMISSION No. : 68/2026

SITE PLAN
SCALE 1 : 200



BLOCK - B
SCALE 1:100



BLOCK - A
TERRACE FLOOR PLAN

BLOCK - A
FIRST FLOOR PLAN

BLOCK - A
SHOP BUILDING
GROUND FLOOR PLAN

BLOCK - A
SCALE 1:200

SITE AND DETAIL PLAN SHOWING THE RCC ROOF SHOP (COMMERCIAL) BUILDING HAVING GROUND FLOOR AND FIRST FLOOR IN S.F.NO:17/IC2B, AT MADAMPATTI VILLAGE, PERUR TALUK AND COIMBATUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO : SWP/BPA/700446/2025

MASTER PLAN LAND USE
Note : Zoning Regulation (Residential Use Zone)

NAME OF THE APPLICANT :

Mr.SRI SARAVANA GUHAN.K S/o.Mr.KULANTHAIVEL

AREA DETAILS :

AS PER DOCUMENT - 2772.10 Sq.m (or) 0.68 ½ Acre
AS PER PATTI - 2772.00 Sq.m
AS PER SUPER IMPOSED AREA - 2759.37 Sq.m

BUILDING AREA (IN Sqm)

S.NO	DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
BLOCK - A (SHOP BUILDING)				
1	GROUND FLOOR	1216.64	-	1216.64
2	FIRST FLOOR	565.79	-	565.79
3	HEAD ROOM	-	49.50	49.50
BLOCK - B (EB ROOM)				
1	GROUND FLOOR	27.09	-	27.09
TOTAL AREA - B		1809.52	49.50	1859.02

FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1809.52}{2759.37} = 0.66 < 2.0$

OSR REQUIRED 277.21 Sq.m(10.00%)

THE APPLICANT HAS PAID THE GUIDELINE VALUE OF EQUILENT LAND IN LIEU OF THE LAND TO BE RESERVED

HEIGHT OF THE BUILDING - 9.15M

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
ONE CAR SPACE FOR EVERY 75 SQ.M OF SHOP FLOOR AREA	1792.57	24	25 (INCLUDING 3 PH)
ONE TWO WHEELER SPACE FOR EVERY 75 SQ.M OF SHOP FLOOR AREA	1792.57	24	25

JOINERY DETAILS			REFERENCE	
S.NO	DESCRIPTION	SIZE		
1	ROLLING SHUTTER - RS1	10.41 X 3.05	☒	FIRE ALARM SYSTEM
2	ROLLING SHUTTER - RS1	10.06 X 3.05	☒	HOSE REEL
3	ROLLING SHUTTER - RS2	6.47 X 3.05	☒	FIRE FIGHTING EQUIPMENT
4	ROLLING SHUTTER - RS3	3.05 X 3.05	☒	DRINKING WATER
5	ROLLING SHUTTER - RS4	2.89 X 3.05		
6	ROLLING SHUTTER - RS5	2.59 X 3.05		
7	DOOR - D1	0.91 X 2.13		
8	DOOR - D2	0.76 X 2.13		
9	WINDOW-W1	1.52 X 1.22		
10	WINDOW-W2	1.22 X 1.22		
11	VENTILATOR	1.83 X 0.46		
12	VENTILATOR	0.91 X 0.46		
13	LIFT DOOR	0.91 X 2.13		

Er.C.PALANISAMY, B.E.,
Registered Engineer - TDRE/Gr-4202305/001
Registered Structural Engineer - TDRE/Gr-0202408/002
Licensed Building Surveyor - 032/2016-2017
Consulting Civil Engineer
RG Builders No - 501, Sreeva Towers (Third Floor),
Sreeva Road 4th Street, Arambam Main Road,
Tirupur - 641602, Cell No: 9894042540
E-mail: cpsamyrgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TDRE/Gr-4202305/001
Registered Structural Engineer - TDRE/Gr-0202408/002
Licensed Building Surveyor - 032/2016-2017
Consulting Civil Engineer
RG Builders No - 501, Sreeva Towers (Third Floor),
Sreeva Road 4th Street, Arambam Main Road,
Tirupur - 641602, Cell No: 9894042540
E-mail: cpsamyrgbuilders@gmail.com

REGISTERED ENGINEER

APPLICANT

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
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.

