PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

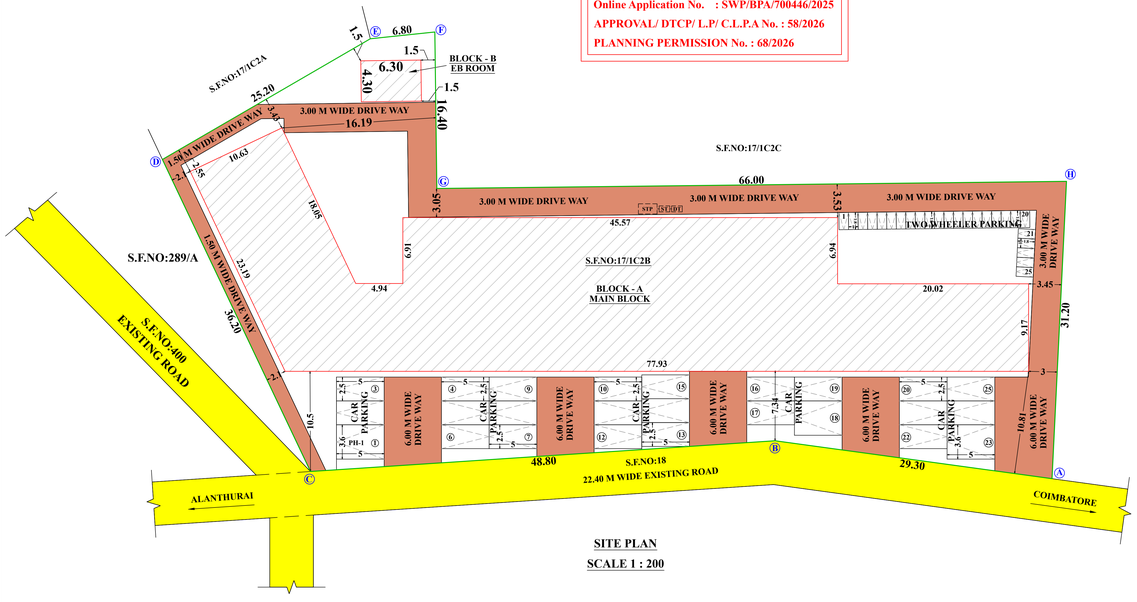
The approval as the planning authority issued it, reproduced in full behind this page.

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

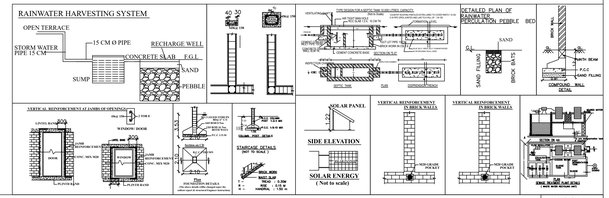
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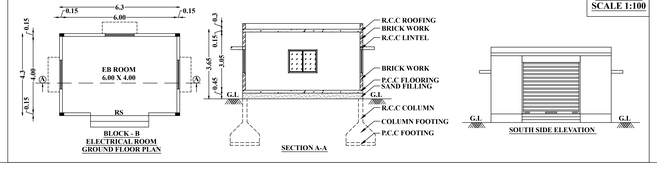
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Online Application No. : SWP/BPA/700446/2025
APPROVAL/ DTCP/ L.P/ C.L.P.A No. : 58/2026
PLANNING PERMISSION No. : 68/2026

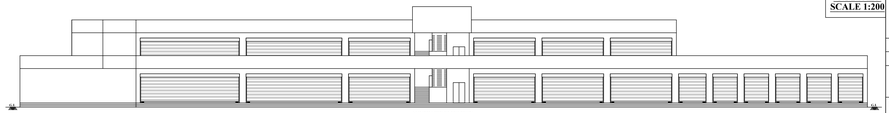


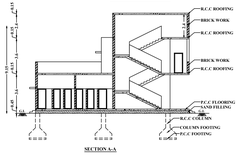
SITE PLAN
SCALE 1 : 200

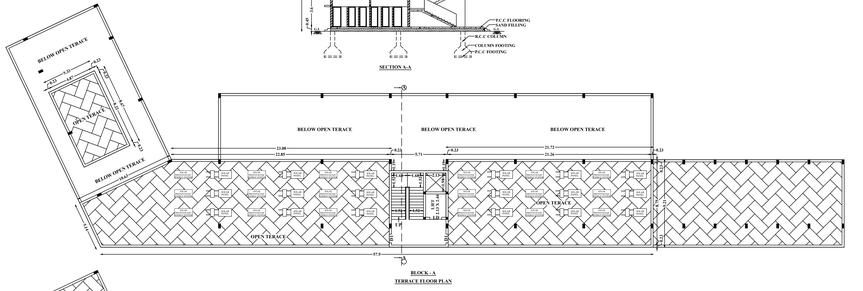


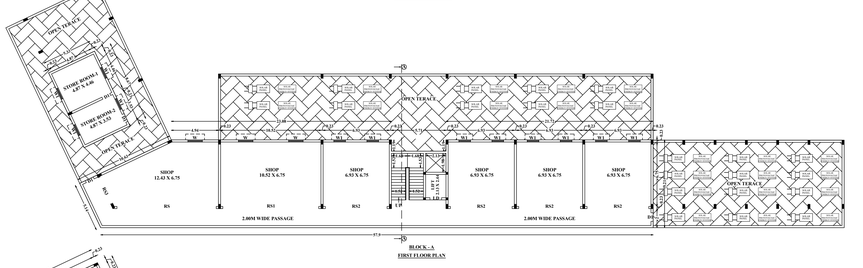


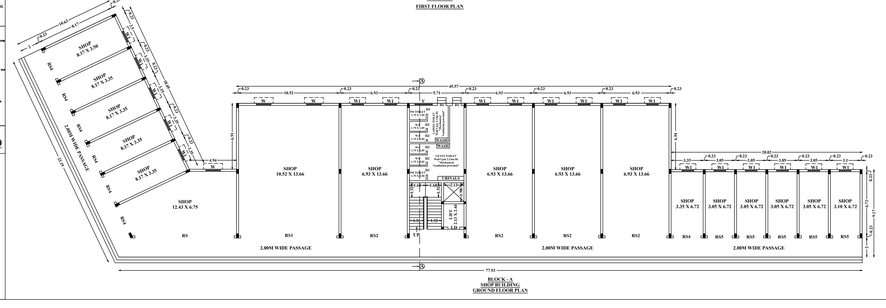
BLOCK - B
SCALE 1:100











BLOCK - A
SCALE 1:200

SITE AND DETAIL PLAN SHOWING THE RCC ROOF SHOP (COMMERCIAL) BUILDING HAVING GROUND FLOOR AND FIRST FLOOR IN S.F.NO:17/1C2B, AT MADAMPATTI VILLAGE, PERUR TALUK AND COIMBATIOR 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 PATTA - 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 = FSI AREA / SITE AREA = 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

S.NO	DESCRIPTION	SIZE
1	ROLLING SHUTTER - RS	10.41 X 3.05
2	ROLLING SHUTTER - RS1	10.06 X 3.05
3	ROLLING SHUTTER - RS2	6.47 X 3.05
4	ROLLING SHUTTER - RS3	3.05 X 3.05
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

REFERENCE

FIRE ALARM SYSTEM
HOSE REEL
FE FIRE FIGHTING EQUIPMENT
DW DRINKING WATER

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

Er.C.PALANISAMY, B.E.,
Registered Engineer - TCP/REG/ID-v2023/S/001
Registered Structural Engineer - TDR/SE/Gr-II/2018/0003
Licensed Building Surveyor - 032/35/2018-2017
Consulting Civil Engineer
RG Rubbers No : 597, Swarna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TCP/REG/ID-v2023/S/001
Registered Structural Engineer - TDR/SE/Gr-II/2018/0003
Licensed Building Surveyor - 032/35/2018-2017
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RG Rubbers No : 597, Swarna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

APPLICANT

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

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.