Verified RealEstate™

REFERENCE
350/2025-26

ISSUED
23 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 343/3A and 1 more

Chikkadasampalayam

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.

Verified RealEstate™

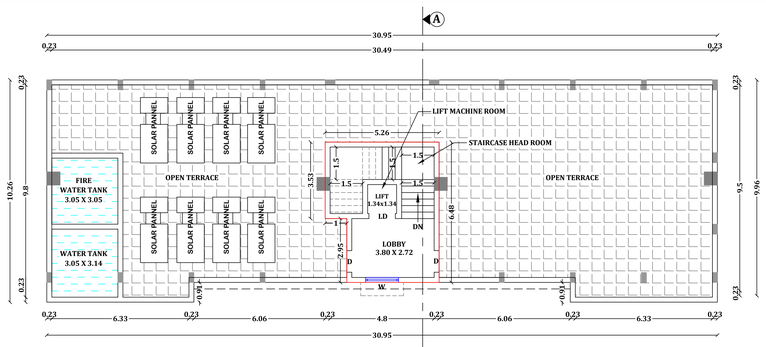
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

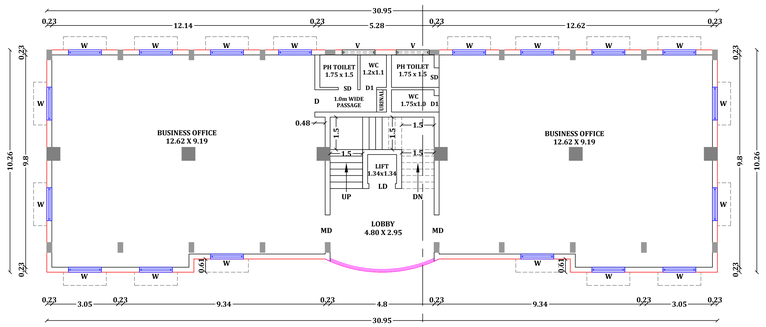
+91 9996 12 9996

verified.realestate

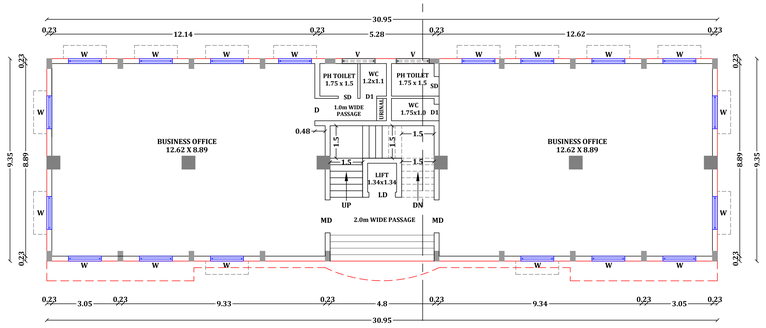
DIGITALLY VERIFIED RECORD



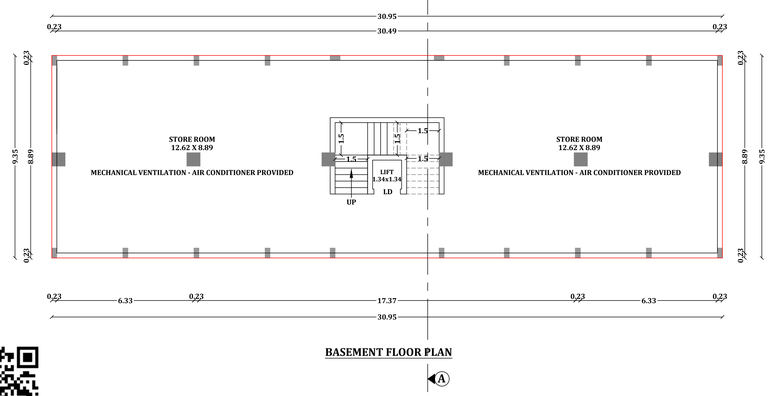
TERRACE FLOOR PLAN



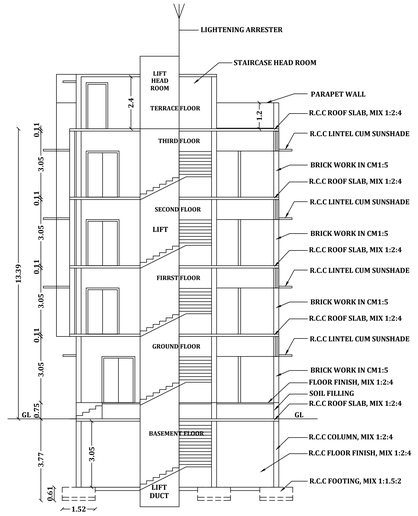
TYPICAL FLOOR PLAN
[FIRST, SECOND & THIRD FLOOR]



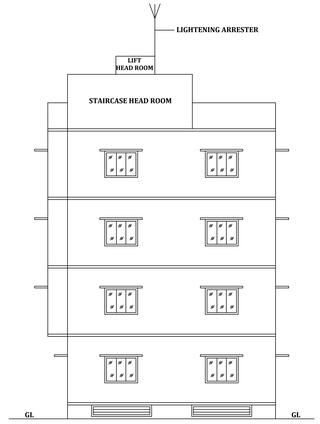
GROUND FLOOR PLAN



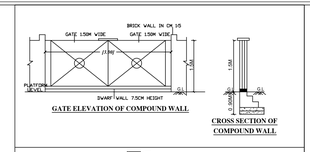
BASEMENT FLOOR PLAN



SECTION ON 'AA'

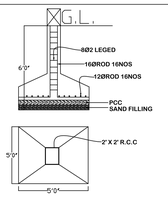


EAST SIDE ELEVATION

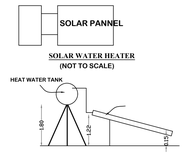


GATE ELEVATION OF COMPOUND WALL

CROSS SECTION OF COMPOUND WALL

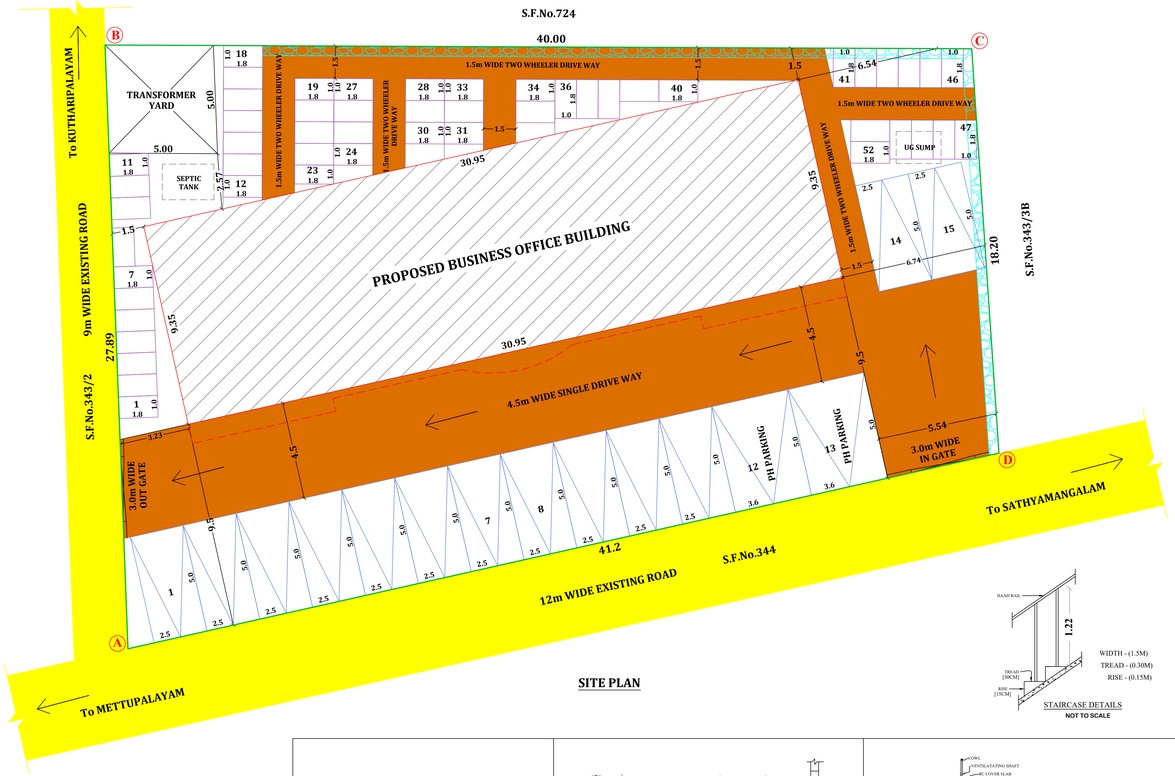


FOUNDATION DETAILS
(NOT TO SCALE)



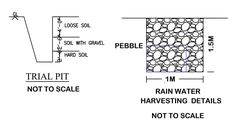
SOLAR WATER HEATER
(NOT TO SCALE)

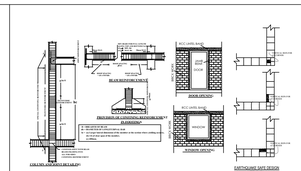
SIDE ELEVATION
(NOT TO SCALE)



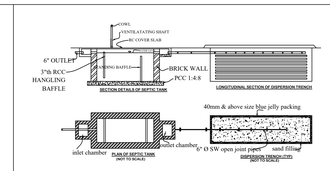
SITE PLAN

STAIRCASE DETAILS
NOT TO SCALE





SEISMIC REINFORCEMENT DETAILS
(NOT TO SCALE)



SEPTIC TANK DETAIL
NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION COMMERCIAL BUSINESS OFFICE BUILDING IN S.F.No. 343/3A , SIKKADASAMPALAYAM VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

SCALE 1"=8'0"(1:100)

SUPER IMPOSED PLOT AREA - 938.15 sq.mt.
DOCUMENT AREA - 944.00 sq.mt.
PLR / FMB AREA - 944.00 sq.mt.

NORTH

AREA DETAILS	F.S.I AREA SQ.MTS	NON F.S.I AREA SQ.MTS	TOTAL AREA SQ.MTS
AREA OF THE BASEMENT FLOOR	289.38	--	289.38
AREA OF THE GROUND FLOOR	289.38	--	289.38
AREA OF THE FIRST FLOOR	309.10	--	309.10
AREA OF THE SECOND FLOOR	309.10	--	309.10
AREA OF THE THIRD FLOOR	309.10	--	309.10
AREA OF THE TERRACE FLOOR [STAIRCASE & LIFT HEAD ROOM AREA]	--	31.12	31.12
GRAND TOTAL	1506.06	31.12	1537.18

JOINERY DETAILS :

ITEMS	METER	ITEMS	METER
MD - MAIN DOOR	1.52 X 2.13	W - WINDOW	1.52 X 1.22
D - DOOR	1.00 X 2.13		
D1 - DOOR	0.76 X 2.13	V1 - VENTILATOR	2.77 X 0.53
SD - SLIDING DOOR	0.90 X 2.13	V2 - VENTILATOR	1.52 X 0.91

FOR FSI CALCULATION :

NOTE	PERMITTED	PROVIDED
F.S.I 1506.06 / 944.00 = 1.595	2.0	1.595

PARKING DETAILS :

Parking Spaces Required shall be Calculated for 75% of the Total Buildup Area in the Buildings.
1 car space for every 100sq.m of floor area or part thereof and
1 two wheeler space for every 25sqm of floor area or part thereof

DETAILS	REQUIRED	PROVIDED
No. of CAR PARKING	12+2=14	15
No. of TWO WHEELER PARKING	46+5 = 51	52

NOTES:-

01. ALL DIMENSIONS ARE IN 'METER',UNLESS OTHERWISE NOTED
02. THE HORIZONTAL DISTANCE FROM ELECTRICITY LINE IF ANY : Nil
03. MECHANICAL VENTILATION - AIR CONDITIONER PROVIDED

ONLINE APPLICATION No: SWP/BPA/713091/2025
SWP/LP/R(C) No : 07/2026
SWP/BP/DTCPR(C) No : 03/2026

REFERENCE :

SITE BOUNDARY —
PROPOSED BUILDING —
EXISTING ROAD —
RAINWATER HARVESTING TRENCH —

S.PRABHAVATHI,M.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg.No: Coimbatore LPA / GTE / 19/04/2022
No. 17/2-B, Amur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4369772, Mob: +91 9600958705

REGISTERED GEO-TECHNICAL ENGINEER

Er. D. ANANTHI, M.E (Struct)
Registered Structural Engineer
Reg. No. 1 / 2019 / SE / 0010
18, Kannadi Nagar, Sholavaram,
Chennai - 600 066.
Ph : 87788 96301 & 99411 93810

REGISTERED STRUCTURAL ENGINEER

Er. M. SAKTHIVEL, DCE.,
Registered Construction Engineer,
No. 1, 1st Floor, Ganesh Nagar,
Nanjundapuram Road,
Coimbatore - 641 036.

REGISTERED CONSTRUCTION ENGINEER

Er. M. SAKTHIVEL, DCE.,
Registered Engineer,
Reg. No. 1 / 2019 / ENG / 0024
No. 1/2, Bharathi Nagar 6th Street,
Nanjundapuram Road, Coimbatore - 641 036.
Mobile : 89728 47813

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.