

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

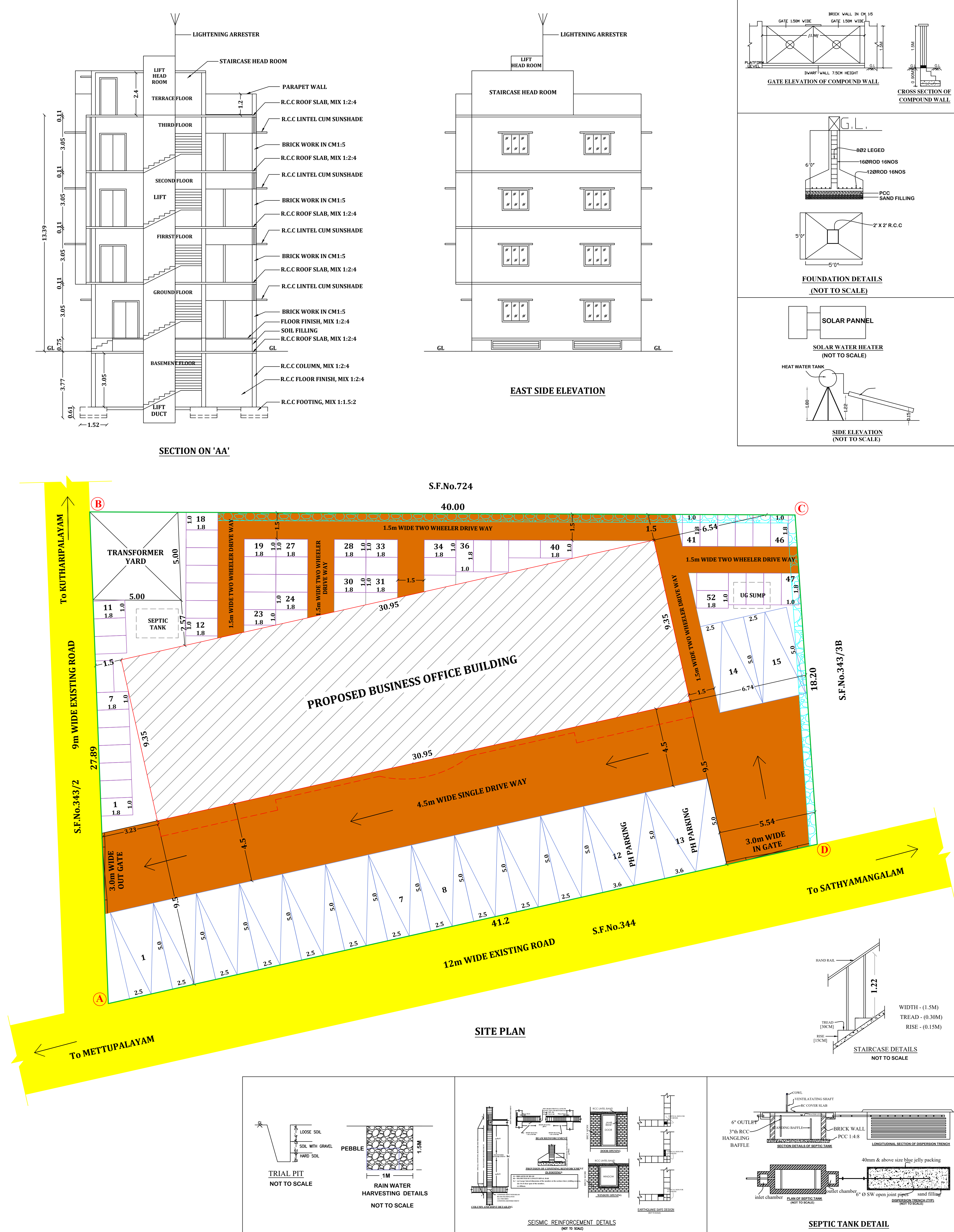
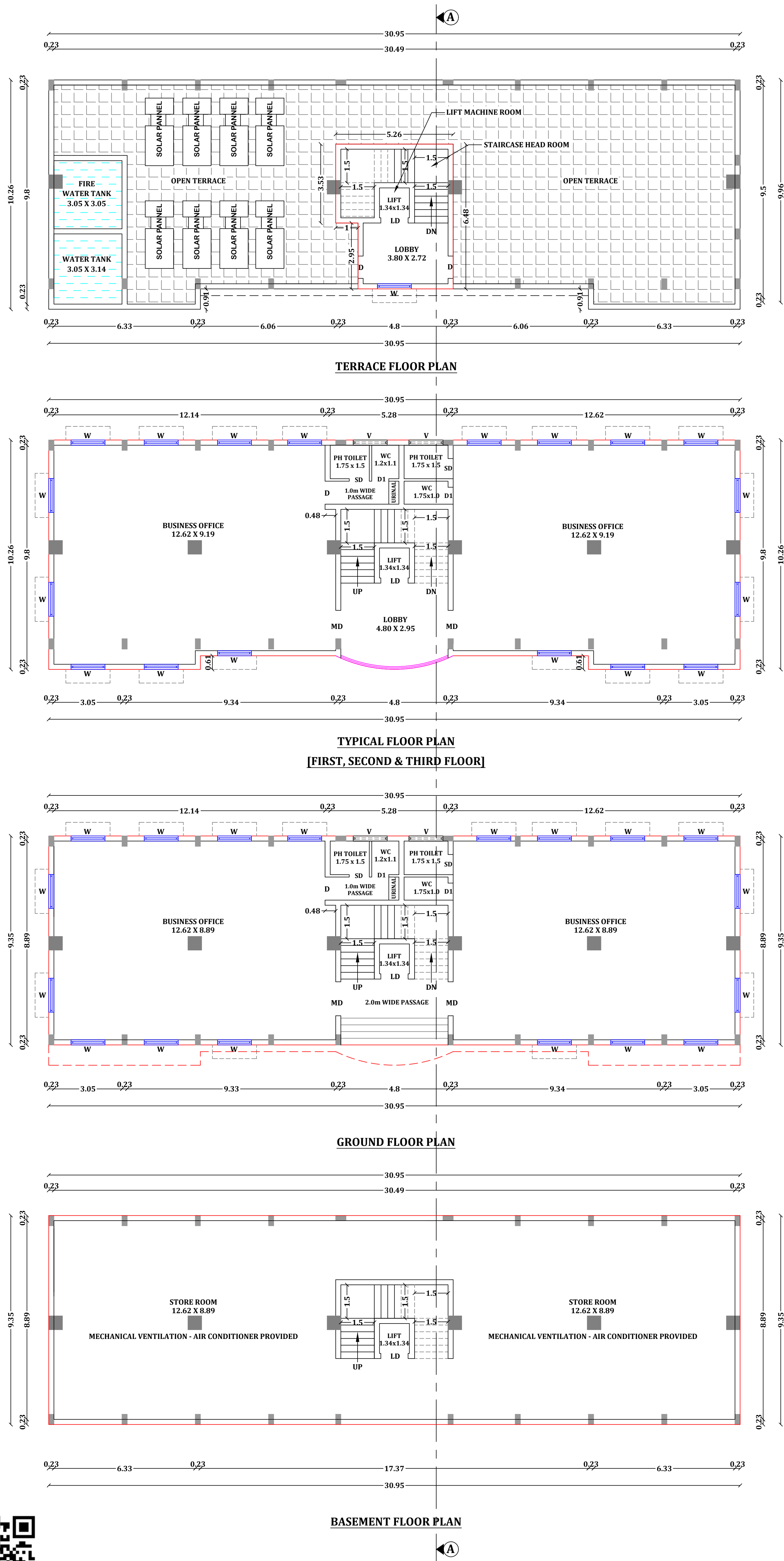
Building Plan

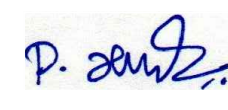
ISSUING AUTHORITY

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.



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.																																		
<table><tr><th>AREA DETAILS</th><th>F.S.I AREA SQ.MTS</th><th>NON F.S.I AREA SQ.MTS</th><th>TOTAL AREA SQ.MTS</th></tr><tr><td>AREA OF THE BASEMENT FLOOR</td><td>289.38</td><td>--</td><td>289.38</td></tr><tr><td>AREA OF THE GROUND FLOOR</td><td>289.38</td><td>--</td><td>289.38</td></tr><tr><td>AREA OF THE FIRST FLOOR</td><td>309.10</td><td>--</td><td>309.10</td></tr><tr><td>AREA OF THE SECOND FLOOR</td><td>309.10</td><td>--</td><td>309.10</td></tr><tr><td>AREA OF THE THIRD FLOOR</td><td>309.10</td><td>--</td><td>309.10</td></tr><tr><td>AREA OF THE TERRACE FLOOR [STAIRCASE & LIFT HEAD ROOM AREA]</td><td>--</td><td>31.12</td><td>31.12</td></tr><tr><td>GRAND TOTAL</td><td>1506.06</td><td>31.12</td><td>1537.18</td></tr></table>				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
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. PRASHANTH, A.E (General) M.E.S. Regional Director (General) Reg. No. Coimbatore City (07-1804002) No. 1102/3, Anna Road, Coimbatore-641 001. Coimbatore - 641 009. Ph: 0422-4301772, Mob. 91 989595570.  Mr. M. SANKARVEL, C.E., Reg. No. Coimbatore City (07-1804002) Ph. No. 0422-4742711 Mob. No. 98712 474271 <table><tr><td>REGISTERED STRUCTURAL ENGINEER</td><td>REGISTERED CONSTRUCTION ENGINEER</td></tr></table>  Mr. M. SANKARVEL, C.E., Reg. No. Coimbatore City (07-1804002) Ph. No. 0422-4742711 Mob. No. 98712 474271  P. Sankar <table><tr><td>REGISTERED ENGINEER</td><td>APPLICANT</td></tr></table>					REGISTERED STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER	REGISTERED ENGINEER	APPLICANT																										
REGISTERED STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER																																	
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.

