

PP

APPROVAL RECORD

# Planning Permission

Coimbatore  
Coimbatore district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

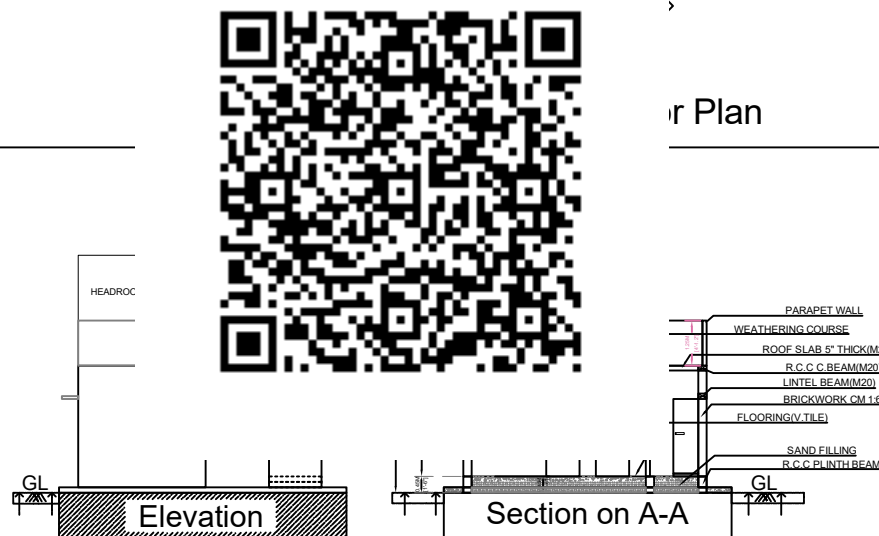
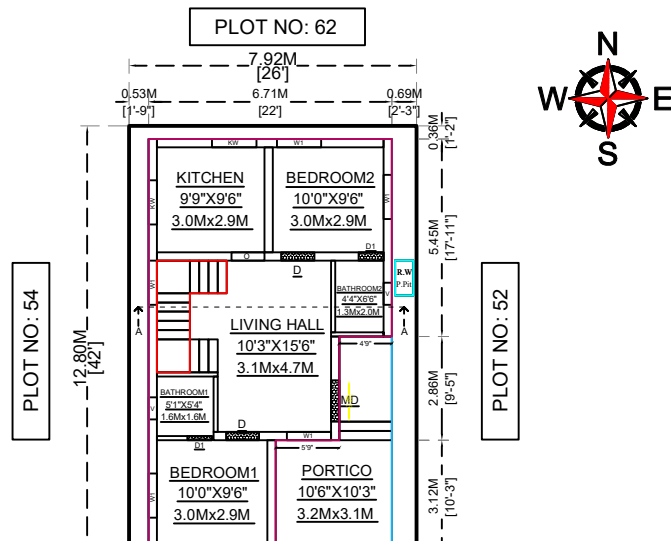
ISSUING AUTHORITY  
**Town Panchayat**

PURPOSE  
**Residential**

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 PROPOSED CONSTRUCTION OF GROUND FLOOR RESIDENTIAL BUILDING  
@ SITE NO:53, NEXT CITY, SURVEY FIELD NO.94/85, PATTA NO.7596, NO.4 VEERAPANDI  
VILLAGE, NO.4 VEERAPANDI TOWN PANCHAYAT, PERIYANAICKENPALAYAM SUBREG.,  
COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.  
L.P.CLPA NO.236/2024. PLANNING PERMISSION NO.275/2024  
FINAL APPROVAL BY NO.4 VEERAPANDI - ROC NO.714/2024, APPROVAL NO.07/2024-2025



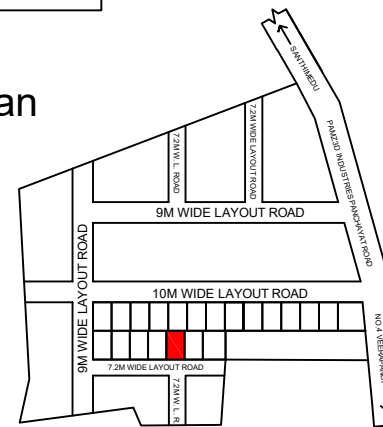
Site No: 53

### Proposed Site - Map Co-Ordinates

Lat: 11.174387

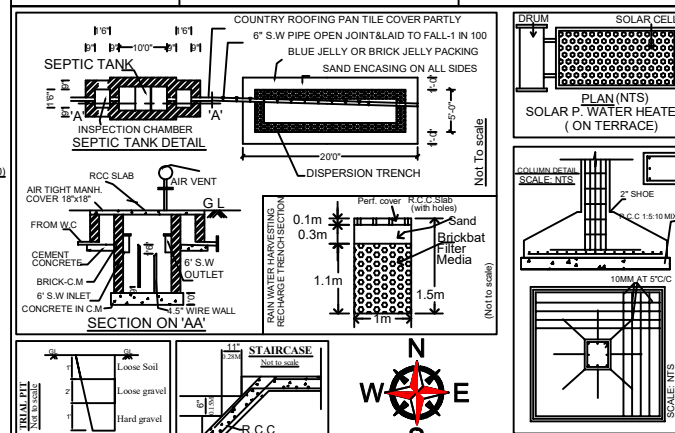
Long: 76.968851

## Key Plan



## SCHEDULE OF JOINERIES

| TYPE | DESCRIPTION    | SIZE      |
|------|----------------|-----------|
| MD   | MAIN DOOR      | 1.09X2.13 |
| D    | DOOR           | 0.91X2.13 |
| D1   | DOOR           | 0.76X2.13 |
| O    | OPEN           | 1.40X2.13 |
| W    | WINDOW         | 1.22X1.22 |
| KW   | KITCHEN WINDOW | 1.22X1.22 |
| V    | VENTILATOR     | 0.91X0.61 |



### AREA STATEMENT

| DESCRIPTION         | SQ.FT   | SQ.M    |
|---------------------|---------|---------|
| SITE EXTENT         | 1092.00 | 101.450 |
| PRO. GROUND FLOOR   | 825.00  | 76.645  |
| HEAD ROOM (Non FSI) | 40.24   | 3.738   |
| OPEN SPACE          | 267.00  | 24.805  |

Remarks on FSI allowed & remaining avail:

|                 |                  |                    |
|-----------------|------------------|--------------------|
| Allowed FSI - 2 | Pro. FSI - 0.756 | Remain FSI - 1.244 |
|-----------------|------------------|--------------------|

APPLICANT / OWNERS NAME & SIGNATURE

R.S. Aug

AKSHAYA R S

  
M.S.Navaneethan B.E.Civil Engg., Registered En.,  
**Vedic Archtype**  
**Surveyors, Engineers, Architects**  
4/4, Santhimedu Busstop, MTP, main rd., CBE-641019  
7010960260/9943548083/vedicarchtype@gmail.com

REGISTERED ENGINEER / LICENSED SURVEYOR

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

