

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

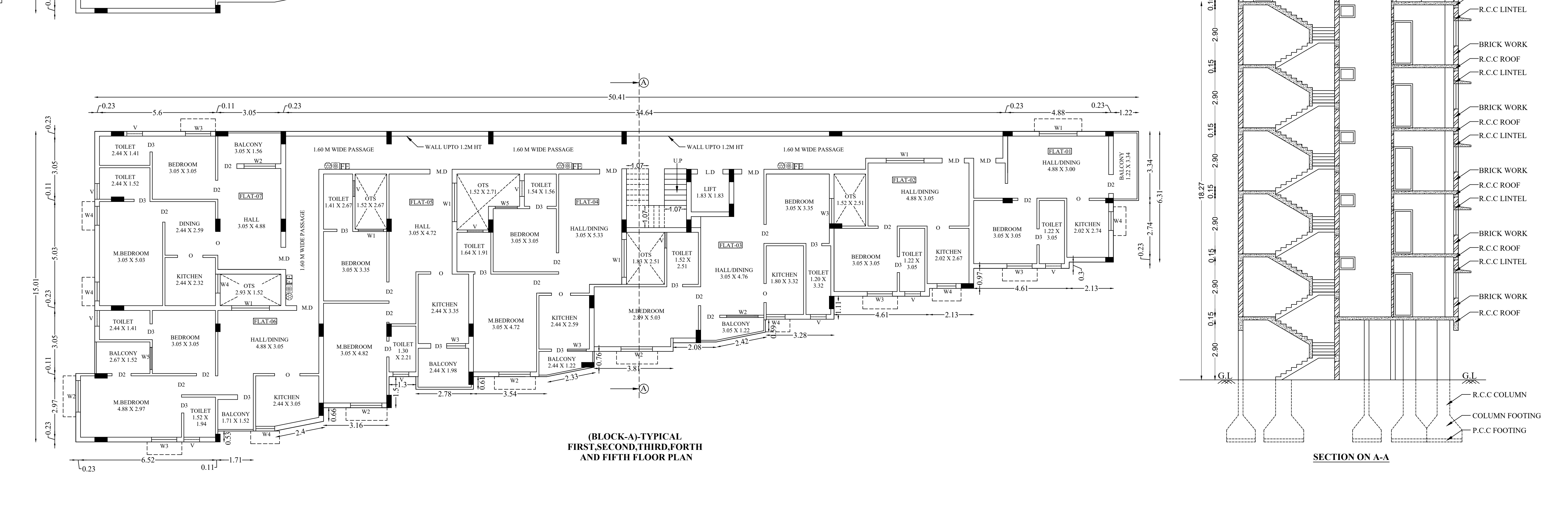
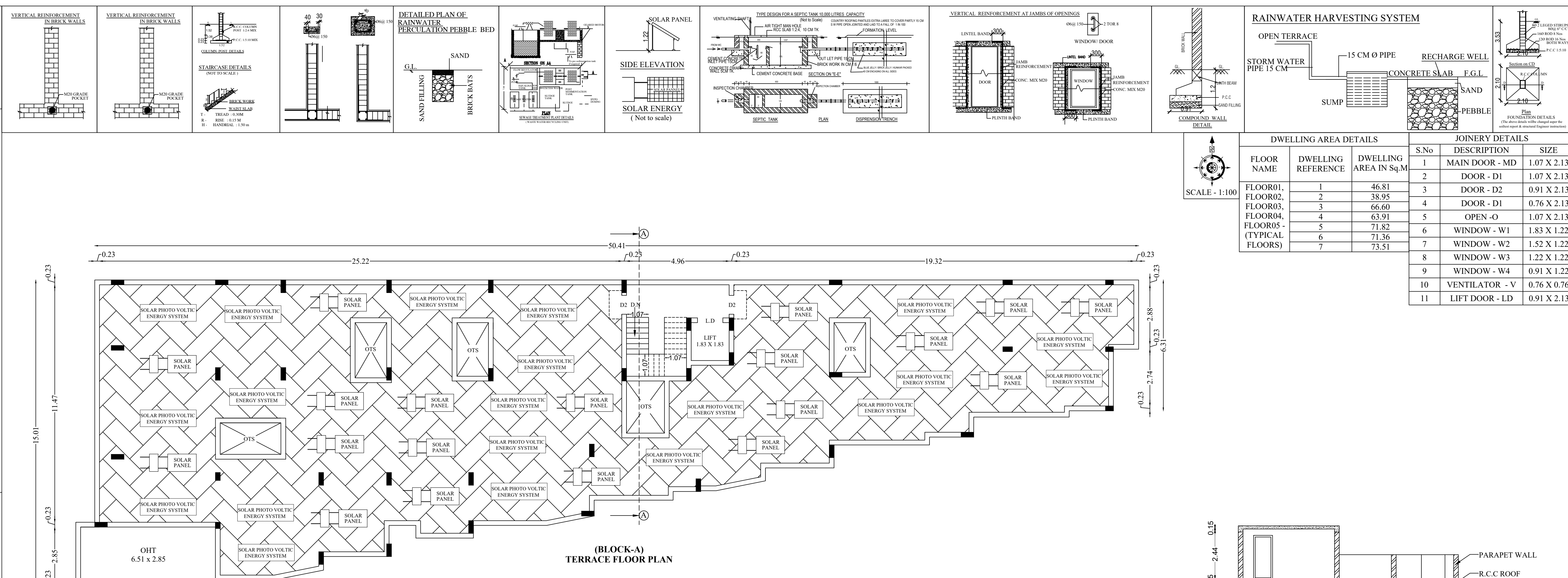
Building Plan

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.



SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING BLOCK-A WITH STILT + FIVE FLOORS IN S.F.NO:5192 AT IDIKARAI VILLAGE AND TOWN PANCHAYAT, ANNUR TALUK, COMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO-SWP/BPA/719096/2025

NAME OF THE APPLICANT :
 MR.G.JAGANATHAN S/O GURUSAMY

AREA DETAILS :
 AS PER PATTU - 1265.00 Sq.m
 AS PER DOCUMENT - 0.3125 Acre (OR) 1264.64 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO OF DWELLING UNITS
1	STILT FLOOR	-	542.64	-	542.64	-
2	FIRST FLOOR	519.24	-	23.45	519.24	7
3	SECOND FLOOR	519.24	-	23.45	519.24	7
4	THIRD FLOOR	519.24	-	23.45	519.24	7
5	FOURTH FLOOR	519.24	-	23.45	519.24	7
6	FIFTH FLOOR	519.24	-	23.45	519.24	7
7	TERRACE FLOOR	-	26.40	-	26.40	-
	TOTAL	2596.20	569.04	117.25	3165.24	35

FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2596.20}{1264.64} = 2.05 > 2.0$ (Premium FSI)

ALLOWABLE FSI = 2.0
 PREMIUM FSI = 2.6
 PREMIUM FSI ALLOWED = 30% OF NORMALLY ALLOWABLE FSI = 2.06 (INCLUDING PREMIUM FSI)
 FLOOR SPACE INDEX = 2.06 (INCLUDING PREMIUM FSI)
 FSI AREA = 2596.20 Sq.m
 NORMALLY ALLOWABLE FSI AREA = 2529.28 Sq.m
 PREMIUM FSI AREA = 66.92 Sq.m

MAXIMUM HEIGHT OF THE BUILDING-18.27M

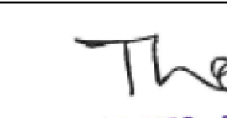
PARKING CATEGORY	NO OF DWELLING UNITS	CARS REQUIRED	PARKING DETAILS	
			CARS PROVIDED INCLUDING PH	TWO WHEELERS
			REQUIRED	PROVIDED
RESIDENTIAL ABOVE 25 Sq.m upto 50 Sq.m	10	-	-	20
RESIDENTIAL ABOVE 50 Sq.m upto 75 Sq.m	25	13	15(INCLUDING 2 P.H)	25
10% VISITORS CAR PARKING	-	2	-	-
TOTAL	35	15	17	46


Er.T.THILAK RANJITH,
 B.E(Civil), M.E(Sr), MIE, AN/FCC, C.Engg, PE(BCI)
 Registered Structural Engineer (Tamil)
 CPW/SEFOR/1024/2024
 thilakranjith19@gmail.com, 9486112301

REGISTERED STRUCTURAL ENGINEER


Er.K.PRAKASH, M.E (Geo-Technical Engg), MSc
 Registered Geo-Technical Engineer (GTE),
 Regn. No. Coimbatore LP/4/GTE/004/2024
 prakash.civil157@gmail.com
 Contact: 98947113236, 85376 27705

REGISTERED GEOTECHNICAL ENGINEER


Er.T.THILAK RANJITH,
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 Registered Construction Engineer
 CPW/CE/007/2024
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REGISTERED CONSTRUCTION ENGINEER


Er.T.THILAK RANJITH,
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 Registered Engineer (Grade -4)
 CIVIL REG/0207/14-192
 thilakranjith19@gmail.com, 9486112301

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

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.

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.

