Verified RealEstate™

REFERENCE
239/2025

ISSUED
18 December 2025

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.

Verified RealEstate™
3/350/2 Mettukuppam,
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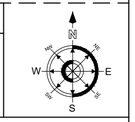
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND, THIRD FLOOR PLAN RCC ROOF RESIDENTIAL BUILDING IN S.F.NO:119/10B1A, SITE NO'S:109 & 110, IN "STAR VILLAS", AT ORATTUK KUPPAI VILLAGE, MADUKKARAI TALUK & COIMBATORE DISTRICT. (APPROVED LAYOUT NO:L.P/D.T.C.P NO: 183/2018)

SCALE : 1:100 **ALL DIMENSIONS ARE IN METERS**

SITE AREA DETAILS

		IN SQ.FT	IN SQ.M
AREA OF SITE NO:109	=	1000.00	92.902
AREA OF SITE NO:110	=	1000.00	92.902
TOTAL AREA OF THE SITE	=	2000.00	185.804



PROPOSED BUILDING AREA DETAILS

S.NO	FLOOR NAME	TOTAL BUILT UP AREA IN SQ.M	TOTAL BUILT UP AREA IN SQ.FT
1	STILT FLOOR	111.63	1201.58
2	FIRST FLOOR	111.63	1201.58
3	SECOND FLOOR	111.63	1201.58
4	THIRD FLOOR	111.63	1201.58
5	TOTAL AREA	446.52	4806.32

F.S.I CALCULATION

F.S.I (334.89 / 185.804) = 1.802 < 2

BUILDING HEIGHT

BUILDING HEIGHT = 12.66m

JOINERY DETAILS

MD	MAIN DOOR	1.07 X 2.13	D2	DOOR	0.76 X 2.13
O	OPEN	0.92 X 2.13	W1	WINDOW	1.22 X 1.22
O1	OPEN	1.22 X 2.13	KW	WINDOW	1.22 X 1.22
D1	DOOR	0.92 X 2.13	V	VENTILATOR	0.92 X 0.92

NOTE

* ALL ROUND COMPOUND WALL PROVIDED
* RAINWATER PERCOLATION PITS PROVIDED NW CORNOR OF THE SITE
* SEPTIC TANK PROVIDED SE CORNOR OF THE SITE
* SUMP AND FIRE SUMP PROVIDED
* LIGHTING ARRESTER PROVIDED

REFERENCE

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVE WAY :

CONSULTANT

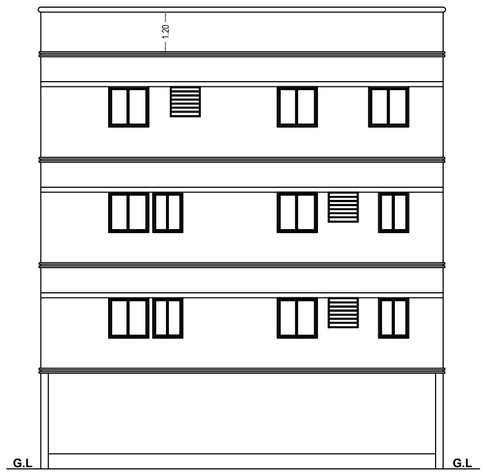
MD Associates
Planners | Approvals | Builders

Er.M.Sekar B.E.,
Civil and Architectural Consultant
No.1,Sree Ramakrishna Nagar,
Near D-Mart, Thoppampatti,
Coimbatore - 641 017.
Mob No. 99767 33236

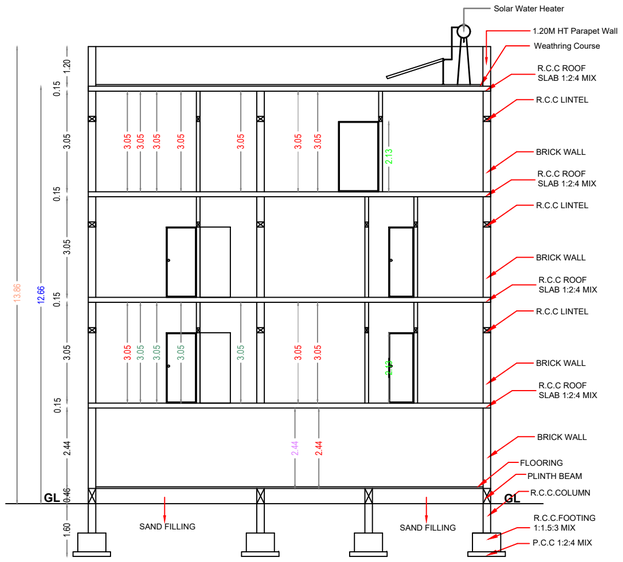
(Mr.K.Keerthi Kennedy)
APPLICANT

R. NANDHINI, B.E.,
Regd.Engineer-Gr-III-162/LS/2023/00079
19/97E, MGR Colony, Opp. ICICI Bank,
Edayarpalayam, Coimbatore - 641 025.
Mobile No: 99523 88472

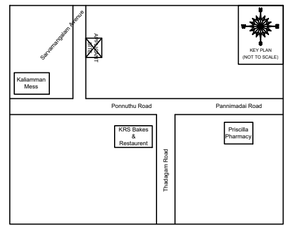
REGISTERED ENGINEER

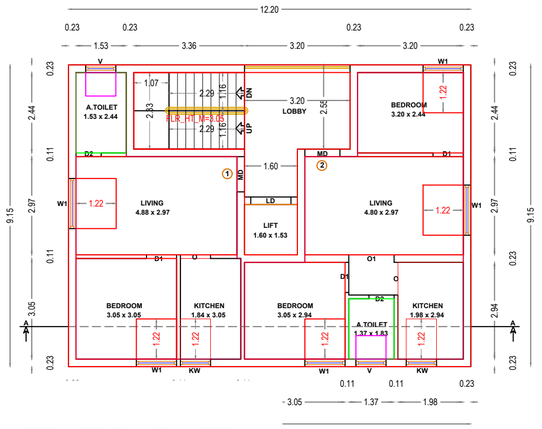


ELEVATION



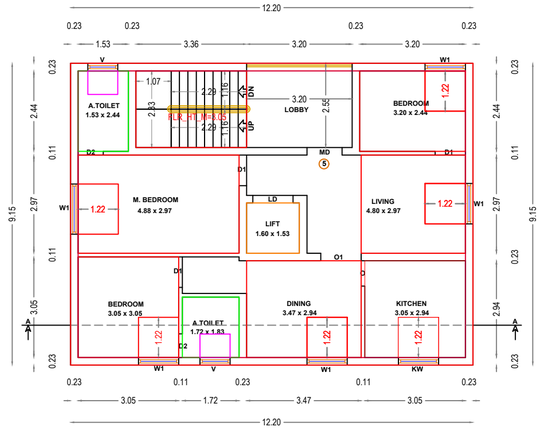
SECTION A-A



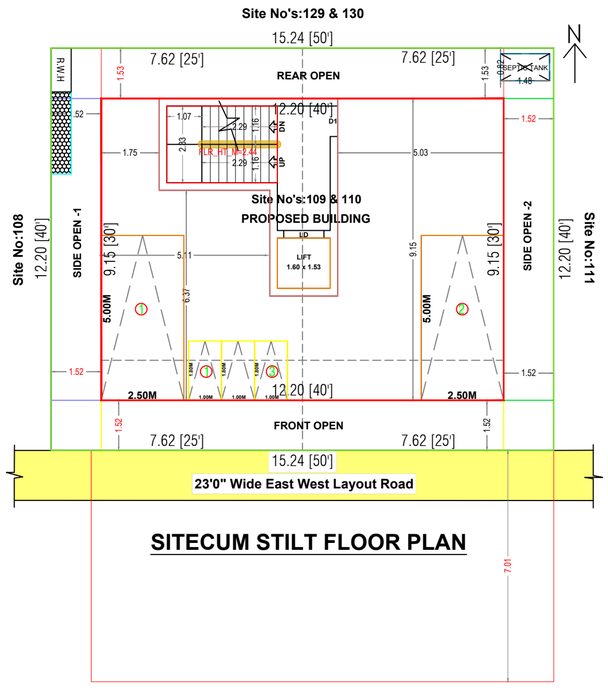


COND FLOOR PLAN

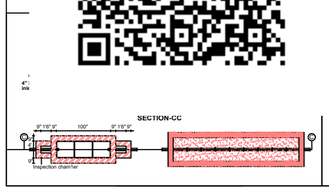
OR_PLAN=1,2

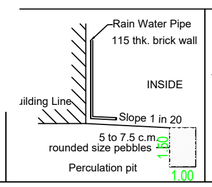


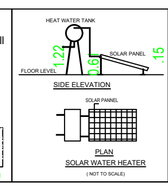
THIRD FLOOR PLAN

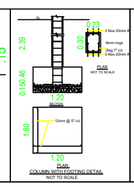


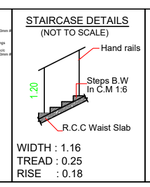
SITECUM STILT FLOOR PLAN

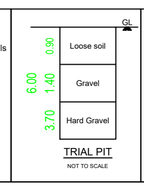


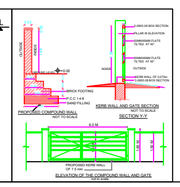












THE LANDLENS SUITE

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

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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.