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.

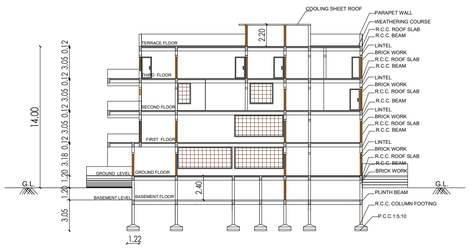
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

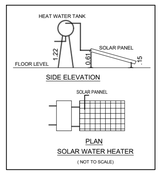
hello@verified.realestate
+91 9996 12 9996
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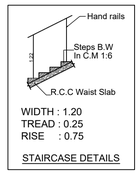


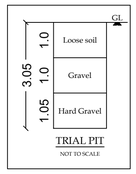
ELEVATION

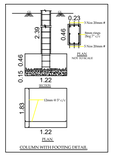


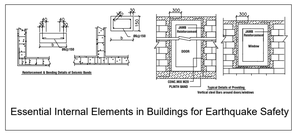
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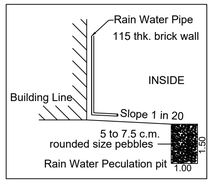


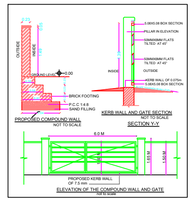






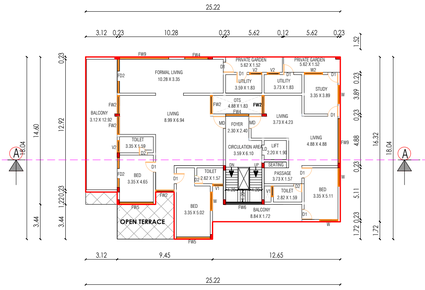


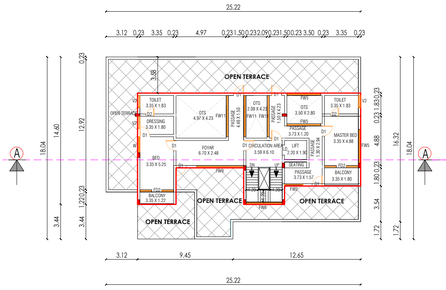


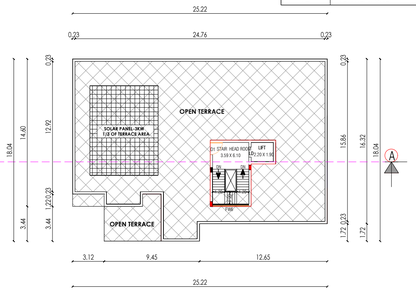


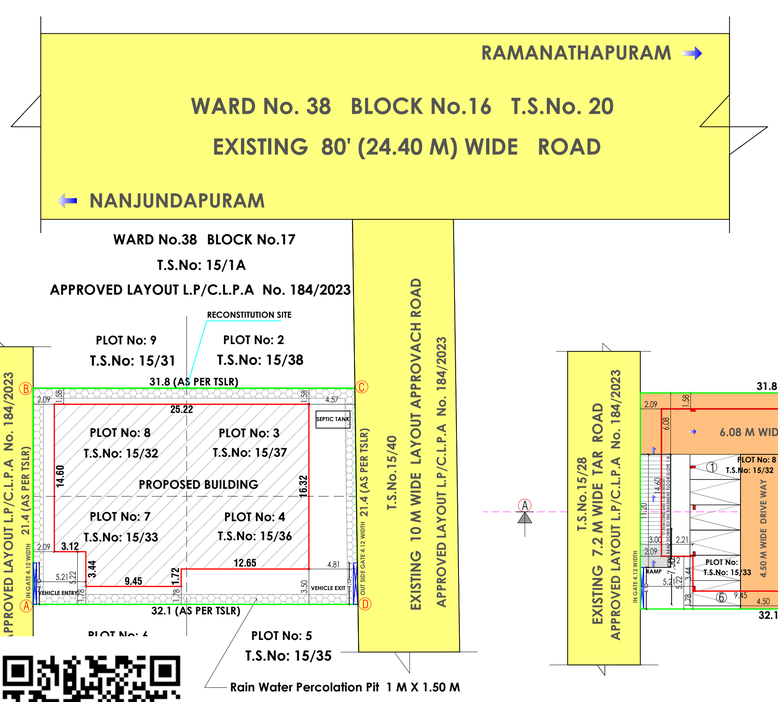
JOINERY DETAILS:-		METRE
MD	MAIN DOOR	1.50 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.80 x 2.13
O1	OPEN	1.00 x 2.13
LD	LIFT	1.00 x 2.13
SD	STEEL DOOR	3.62 x 2.13
FD1	FRENCH DOOR	2.97 x 2.13
FD2	FRENCH DOOR	3.35 x 2.13
FW1	FRENCH WINDOW	1.06 x 2.13
FW2	FRENCH WINDOW	1.83 x 2.13
FW3	FRENCH WINDOW	2.17 x 2.13
FW4	FRENCH WINDOW	2.30 x 2.13
FW5	FRENCH WINDOW	3.35 x 2.13
FW6	FRENCH WINDOW	3.59 x 2.13
FW7	FRENCH WINDOW	3.62 x 2.13
FW8	FRENCH WINDOW	4.23 x 2.13
FW9	FRENCH WINDOW	4.88 x 2.13
FW10	FRENCH WINDOW	7.55 x 2.13
W	WINDOW	1.83 x 1.37
V1	VENTILATORE	1.06 x 0.60
V2	VENTILATORE	1.22 x 0.60





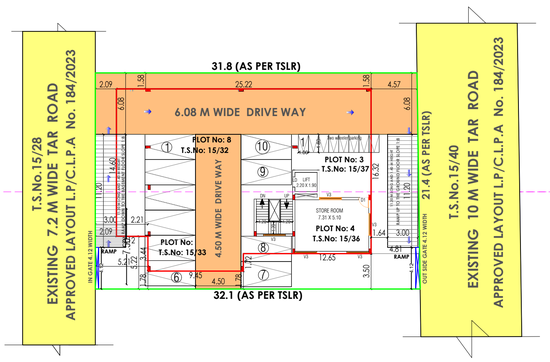




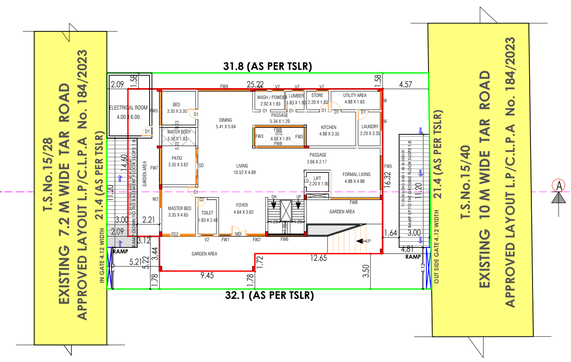


SITE PLAN

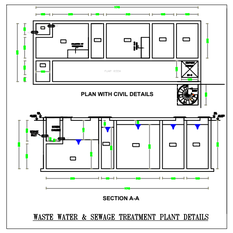
(SCALE = 1:100)

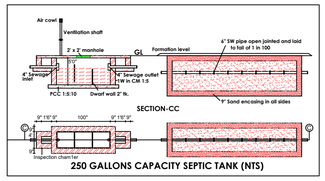


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN





TSLR AREA STATEMENT:-	AREA IN SQ.M
AREA OF THE PLOT No: 3 (T.S.L.R No: 15/37)	179.10
AREA OF THE PLOT No: 4 (T.S.L.R No: 15/36)	180.80
AREA OF THE PLOT No: 7 (T.S.L.R No: 15/33)	162.60
AREA OF THE PLOT No: 8 (T.S.L.R No: 15/32)	162.60
TOTAL AREA OF THE PLOT (AS PER DOCUMENT)	685.10
TOTAL AREA OF THE PLOT (AS PER TSLR)	685.10

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED RECONSTITUTION SITE & CONSTRUCTION FOR SINGLE DWELLING UNIT (INDIVIDUAL HOUSE) IN APPROVED LAYOUT L.P/C.L.P.A No. 184/2023, DATED. 21.04.2023. WARD No: (38) AL RAMANATHAPURAM, BLOCK No: 17, T.S. No: 15/32, 15/33, 15/36 & 15/37, (OLD S.F.No: 572/1 OF RAMANATHAPURAM VILLAGE), AT SITE No: 3, 4, 7 & 8, NANJUNDAPURAM ROAD, WARD No: 062, CENTRAL ZONE, COIMBATORE CORPORATION.

ONLINE APPLICATION FILE No: SWP/BPA/722016/2025/TCP

APPLICANT NAME :- (1) Mr. J. ALTAF RASHEED (2) Mr. J. IMITIAZ HAMEED (3) Mrs. J. SHAMEENA BANU (4) Mrs. MOHAMMED SHABNA (5) Mrs. A RIZWANA BANU

SINGLE DWELLING UNIT (INDIVIDUAL HOUSE)

N W E S

ALL DIMENSIONS ARE IN METER SCALE = 1:100

PLOT AREA STATEMENT :-		SQ.FT	SQ.M
AREA OF THE PLOT	[As per Document]	7374.42	685.10
AREA OF THE PLOT	[As per T.S.L.R]	7374.42	685.10
AREA OF THE SUPER IMPOSED PLOT AREA		7374.42	685.10

PROPOSED BUILDING AREA DETAILS :-

DESCRIPTION:-	FSI Area IN SQ.M	Non FSI Area IN SQ.M	Total Built up Area IN SQ.M
AREA OF THE BESEMENT FLOOR	----	422.42	422.42
AREA OF THE GROUND FLOOR	422.42	----	422.42
AREA OF THE FIRST FLOOR	320.01	----	320.01
AREA OF THE SECOND FLOOR	397.04	----	397.04
AREA OF THE THIRD FLOOR	205.56		205.56
AREA OF THE TERRACE FLOOR	----	32.30	32.30
TOTAL AREA OF THE BUILDING	1345.03	454.72	1799.75

FSI (FLOOR SPACE INDEX) = 1345.03 / 685.10 = **1.96**

FSI LIMITATION < = 2.00

PLOT COVERAGE = 422.42 / 685.10 = **0.62 %**

HEIGHT OF THE BUILDING = 14.00 METERS

PARKING DETAILS:-

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	4 Nos.	10 Nos.
TWO WHEELER PARKING	4 Nos.	2 Nos.

LEGEND:-

LAND USE MASTER PLAN	---	RESIDENTIAL USE
PLOT BOUNDARY	---	
PROPOSED BUILDING	---	
DRIVEWAY	---	
EXISTING ROAD	---	

Er. S. POORNIMA B.Tech.,M.Tech(Struct)., Approved Civil & Structural Engineer, LPA/SE/GR-II/68/2022 Contacts: 9573345002, 9999955326

STRUCTURAL ENGINEER

Er.S. POORNIMA, B.Tech., M.Tech (Struct) Construction Engineer Reg. No. L.PA / CE / 025 / 2022 1/313, J.Palanisamy Nagar, Malumichampatti, Coimbatore - 641 050. Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

M.GOMATHI B.E.(Civil) Registered Engineer Grade-II CDTCP - RE - GR-II /02/2025 89, Nanjappa Chettiyar Street, Oddapalur, Coimbatore South, Coimbatore - 641 016

REGISTERED ENGINEER

APPLICANT

Online Application Number : SWP/BPA/722016/2025/TCP

BUILDING PLANNING PERMISSION No: 44/2026

SITE PLANNING L.P/C.L.P.A PERMISSION No: 34/2026

(This Planning Permission is valid for a period of 8 years from the date of e-sign)

e-signed

Joint Director / Member Secretary (IC)
District Town and Country Planning office
Coimbatore District

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
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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.