PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

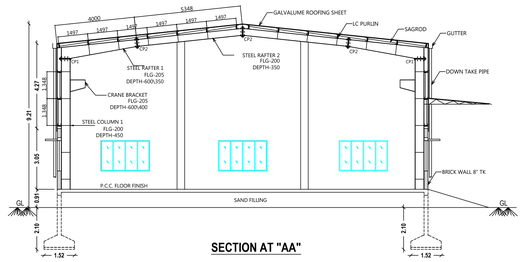
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

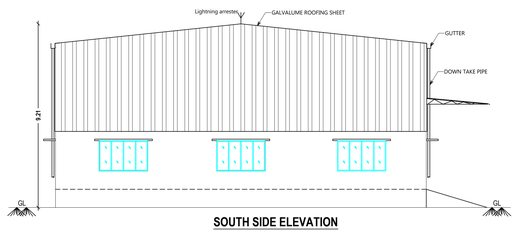
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

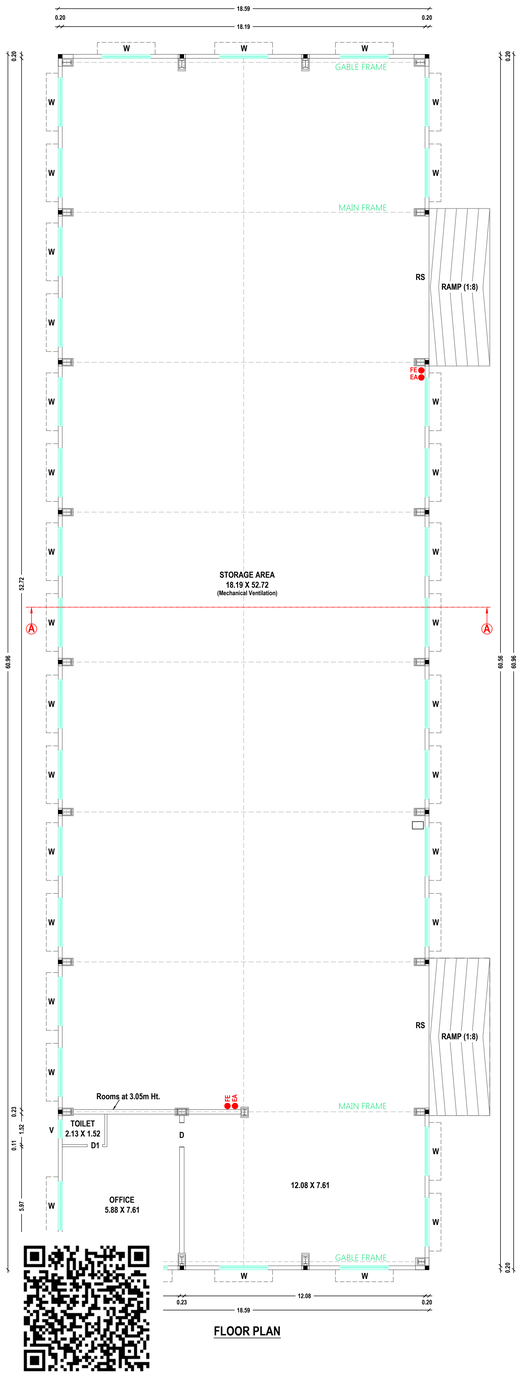
hello@verified.realestate
+91 9996 12 9996
verified.realestate



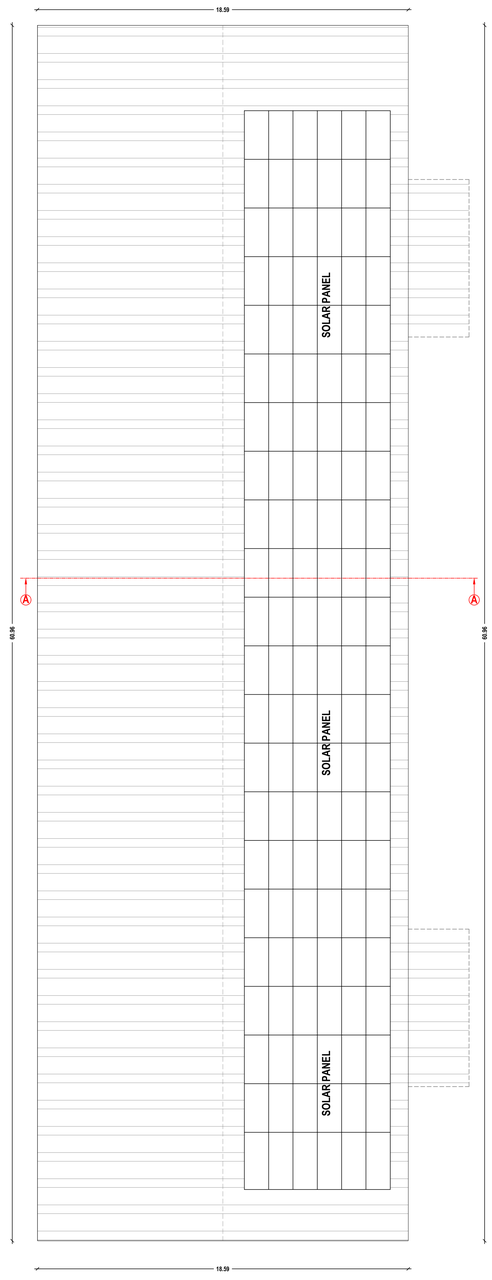
SECTION AT "AA"



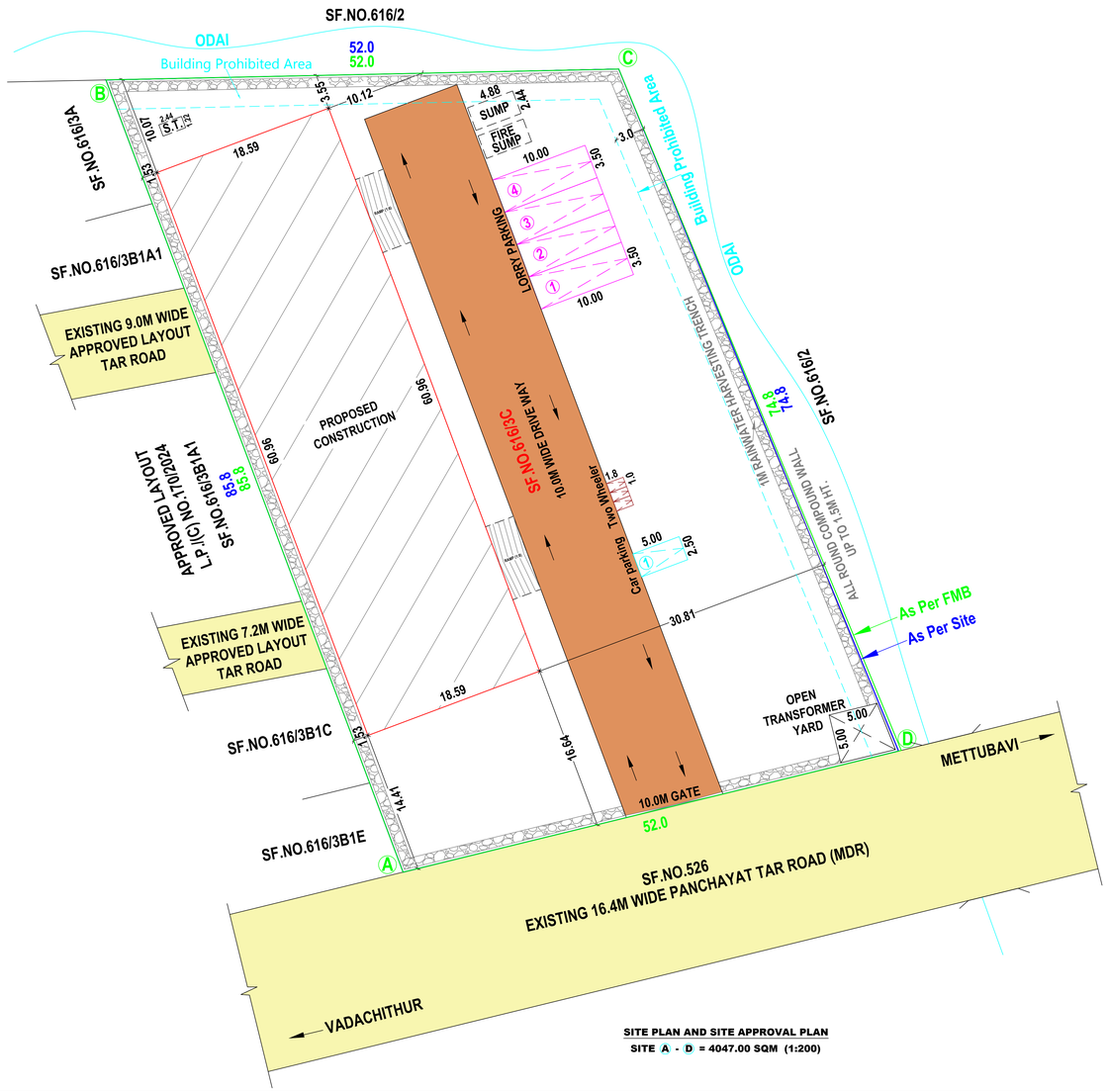
SOUTH SIDE ELEVATION



FLOOR PLAN

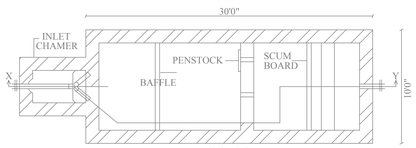


ROOF PLAN (SOLAR PANEL ARRANGEMENTS)

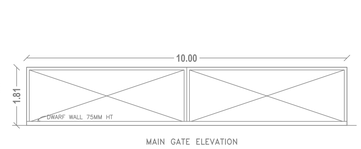


SITE PLAN AND SITE APPROVAL PLAN

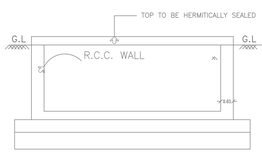
SITE A - D = 4047.00 SQM (1:200)



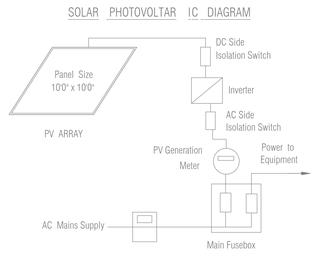
SECTION ON XY
SEPTIC TANK DETAIL

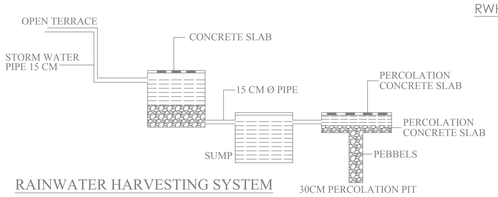


MAIN GATE ELEVATION

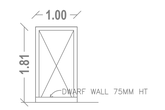


RWH SECTION (SAMPLE)

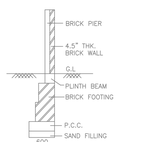




RAINWATER HARVESTING SYSTEM



WIKET GATE ELEVATION



COMPOUND WALL DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GALVALUME SHEET ROOF GODOWN BUILDING IN SF.NO.616/3C OF METTUBAVI VILLAGE / PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT.

SCRUTINY REFERENCE NO.:3TKPCSOY

APPLICATION NO.:SWP/BPA/730469/2025

APPLICANT NAME:S.MANIKANDAN

SCALE:- 1" = 8' (or) 1 : 100

LAND USE: COMMERCIAL

AREA DETAILS:-

	SQM	ACRE
SITE AREA AS PER PATTA	= 4047.00	1.000
SITE AREA AS PER DOC.	= 4047.00	1.000
SITE AREA AS PER FMB	= 4026.94	0.995
SITE AREA AS PER FIELD	= 4059.08	1.003

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
(INDUSTRIAL BUILDING) - COTTAGE CATEGORY			
GROUND FLOOR MAIN BUILDING WITH OFFICE	1133.42	---	1133.42
TOTAL	1133.42	---	1133.42

AREA OF SITE OPEN SPACE = 2913.58 SQM
PLOT COVERGE = 28.01%
F.S.I 1133.42 / 4047.00 (<=2.0) = 0.280

O.S.R REQUIRED = 404.70 SQM (10.00%)
* Amount has been fully paid by the Applicant for above OSR Area.

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	4.47 X 4.27
Door	D	0.91 X 2.13
Door	D1	0.76 X 2.13
Window	W	2.44 X 1.52
Ventilator	V	0.91 X 0.61

PARKING REQUIREMENTS:-

* 1 lorry space for every 300sq.m of covered area or part thereof.

	Required	Provided
Car -	0	1
Two Wheeler -	0	3
Lorry Parking -	4	4

COLOUR INDEX:-

- Site Boundary (As per FMB) :
- Site Boundary (As per Field) :
- Existing Road :
- Proposed Construction :
- Proposed Drive way :
- Rainwater trench :
- Existing Odai :
- Fire Extinguisher : FE
- Emergency Alarm : EA

NOTE:-

* All Measurements are in metre
* All round Compound Wall Provided.
* Sump & Septic Tank Provided.
* Rainwater Percolation Trench Provided
* Transformer Yard Provided.
* Lightning Arrester & Solar Panel Provided in the roof top

SWP / LP / R(C) NO. : 10 / 2026
SWP / BP / DTCP R(C) No. : 05 / 2026

B. SENTHILKUMAR, M.E.(Structural)
Registered Construction Engineer
Coimbatore Reg. No: CE/018/2022
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 96658 52255
CONSTRUCTION ENGINEER

OWNER / APPLICANT

B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-IV/12/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 96658 52255
REGISTERED ENGINEER

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-VI/21/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 96658 52255
STRUCTURAL ENGINEER

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
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.