PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

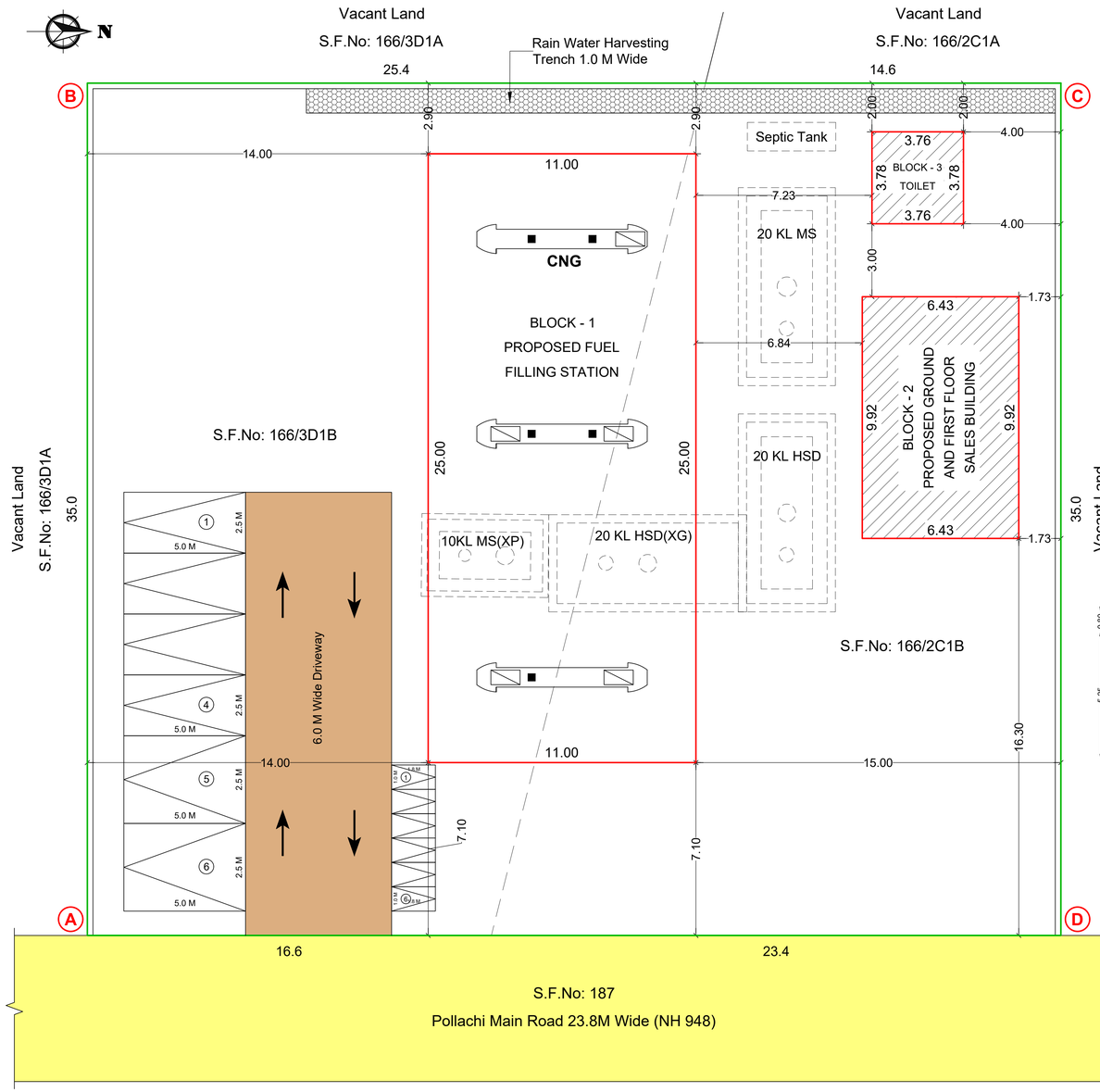
ISSUING AUTHORITY
DTCP

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

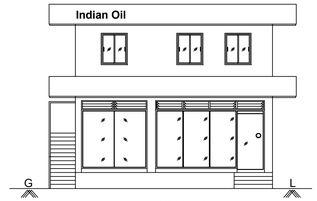
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

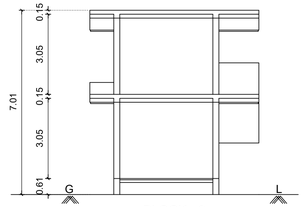
hello@verified.realestate
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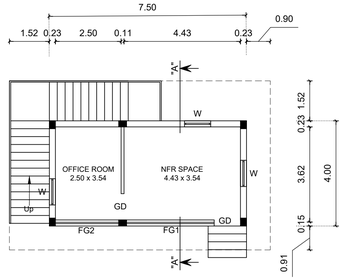
SITE PLAN



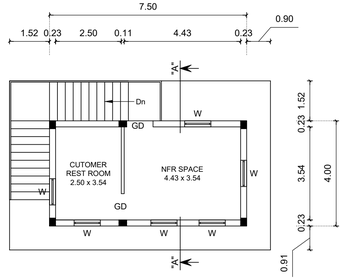
BLOCK - 2
ELEVATION



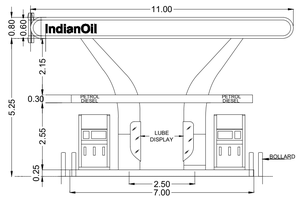
BLOCK - 2
SECTION ON "AA"



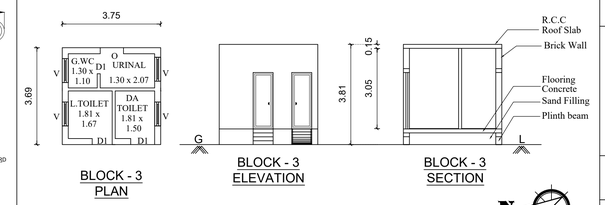
BLOCK - 2
GROUND FLOOR PLAN



BLOCK - 2
FIRST FLOOR PLAN



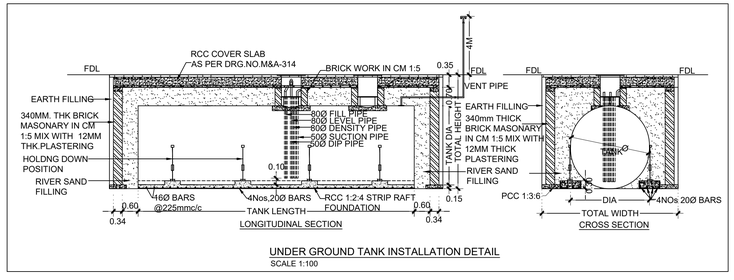
CROSS SECTION OF CANOPY



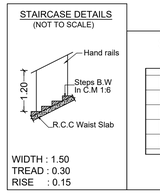
BLOCK - 3
PLAN

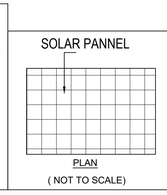
BLOCK - 3
ELEVATION

BLOCK - 3
SECTION

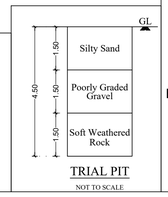


UNDER GROUND TANK INSTALLATION DETAIL
SCALE 1:100

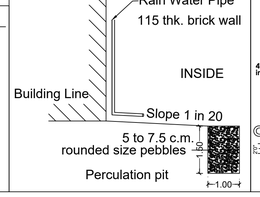


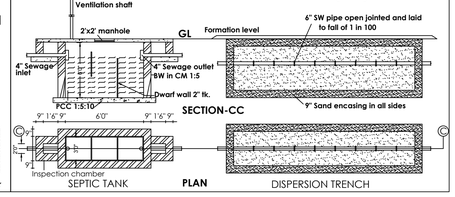


PLAN
(NOT TO SCALE)



TRIAL PIT
NOT TO SCALE





INDIAN OIL CORPORATION LIMITED

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PETROL BUNK IN S.F.No: 166/2C1B & 3D1B, KURICHI VILLAGE, MADUKKARAI TALUK, SOUTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

SITE AREA DETAILS :-

AS PER DOCUMENT	- 1400.00 Sq.M.
AS PER PATTA	- 1400.00 Sq.M.

BUILDING AREA DETAILS :-

PROPOSED AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
BLOCK - 1			
PROPOSED CANOPY	275.00	-	275.00
BLOCK - 2			
PRO. SALES BUILDING GROUND FLOOR	63.82	-	63.82
PRO. SALES BUILDING FIRST FLOOR	63.82	-	63.82
BLOCK - 3			
PROPOSED TOILET	13.80	-	13.80
TOTAL BUILTUP AREA	416.44	-	416.44

FLOOR SPACE INDEX:-

FSI = 416.44 / 1400.00 = 0.297

JOINERY DETAILS:-

		Metre
GD	GLASS DOOR	2.13 x 2.13
D	DOOR	0.91 x 2.13
W	WINDOW	1.00 x 1.20
V	VENTILATOR	0.91 x 0.61

COLOUR INDEX:-

EXISTING ROAD	
SITE BOUNDARY	
PROPOSED BUILDING	
DRIVEWAY	

PARKING DETAILS	75 % of Total Plinth area in Sq.M.	REQUIRED	PROVIDED
1 Car Space for every 50 Sq.M.(Excluding First 50 Sq.M.) Including PH.	312.33	6	6
1 Two Wheeler Space for every 50 Sq.M.(Excluding First 50 Sq.M.)	312.33	6	6

Master Plan Land Use - Industrial & Special and Hazardous Industries

23/01/2026
SUMIT BHONSLE
Sr Manager (Retail Sales)
Coimbatore Divisional Office
IndianOil | Indian Oil Corporation Limited
APPLICANT

23/01/2026
Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE 01C0/RE/GR/I/002/2021
APEL ASSOCIATES
95-G, 1st Floor, Ranga Complex,
100 Feet Road, Ganthinagram, Coimbatore - 12
Mob : 95667 18589
REGISTERED ENGINEER

Online Application Number - SWP/BPA/730478/2025
Applicant Name : M/s. Indian Oil Corporation Limited

LP/CLPA No : 165/2026

PLANNING PERMISSION No : 205/2026

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

e-signed
Joint Director / Member Secretary,
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
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.