PP APPROVAL RECORD

Planning Permission

Survey 136

Kumarapalayam

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

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

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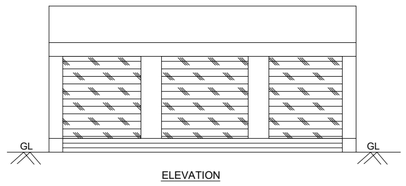
+91 9996 12 9996

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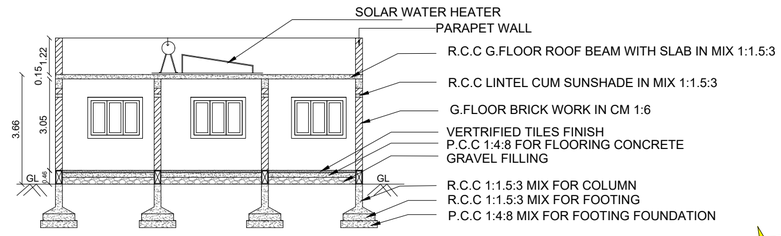
PLAN SHOWING THE SITE RECONSTITUTIONS AND PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR , "COMMERCIAL SHOP BUILDING" AT SITE NO: 69,&70 OLD S.F NO: 136/2, 136/2B, NEW S.F.NO:136/2B64 & 136/2B65 "MANTHRAGIRI NAGAR" KUMARAPALAYAM VILLAGE AND PANCHAYATH , SULUR TALUK, TIRUPPUR DISTRICT.

APPLICANT NAME : Mr.M.KANNAN S/O MUTHUSAMY

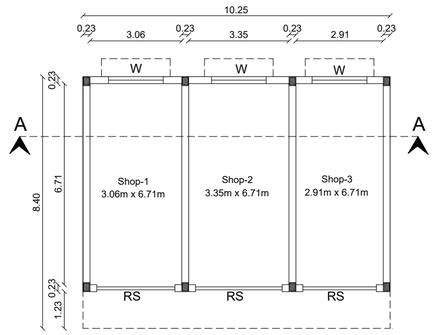
NOTE : D.T.C.P APPROVAL NO : 69/2022 DATE : 20.05.2022



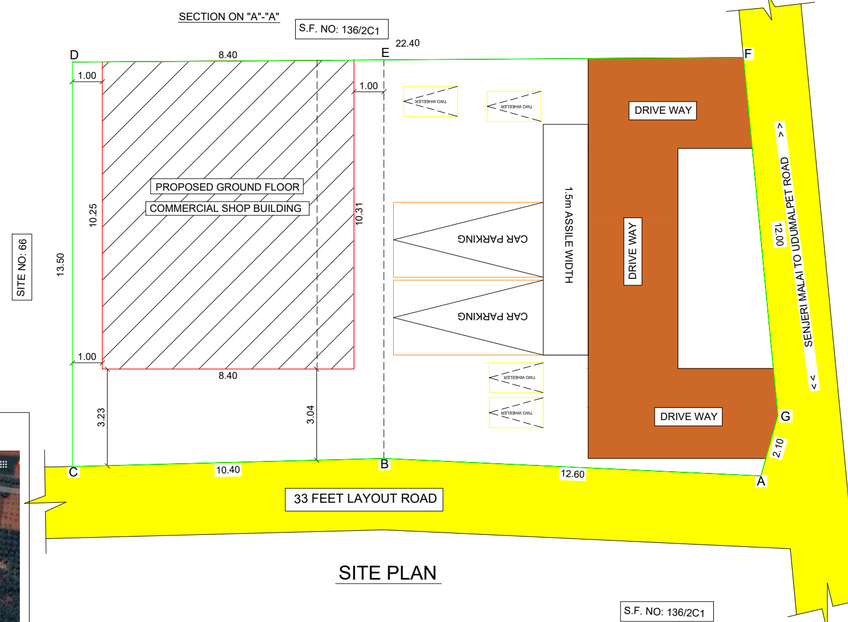
ELEVATION



SECTION ON "A"-"A"



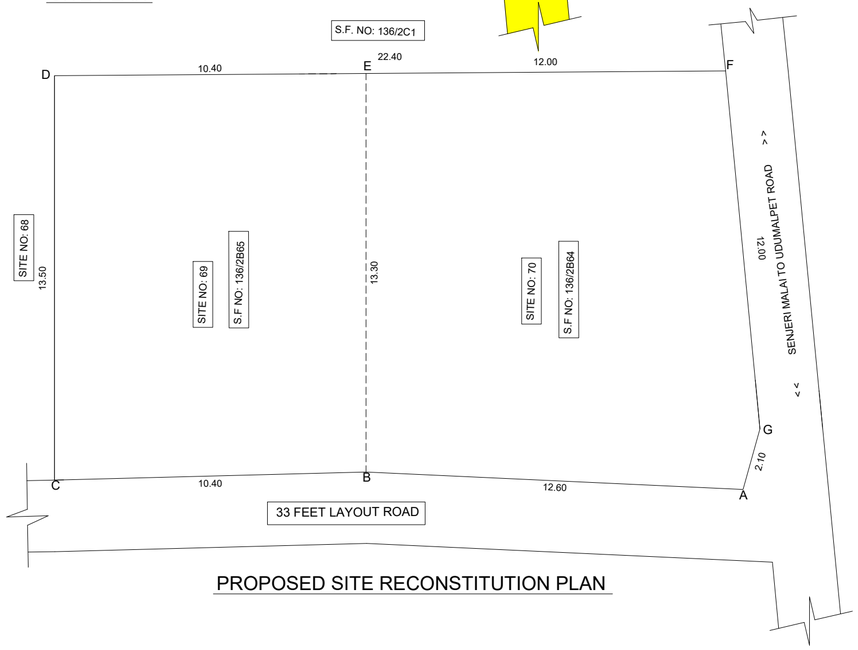
GROUND FLOOR PLAN



SITE PLAN



KEY PLAN



PROPOSED SITE RECONSTITUTION PLAN

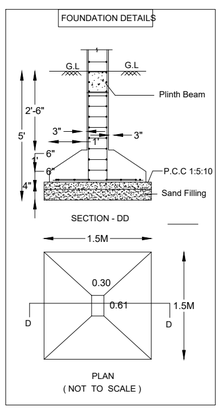
RAIN WATER HARVESTING TRENCH

Cement Slab
With Holes

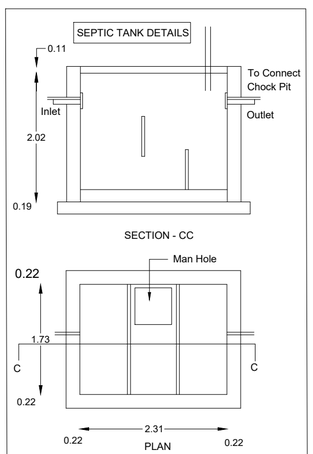
k Wall

eam
5-7.5 cm

R - RISE : 0.17 M
W - WIDTH : 1.50 m
HAND RAIL : 1.20 m



PLAN
(NOT TO SCALE)



PLAN
(NOT TO SCALE)

SCALE:

PLAN : 1:100

SITE PLAN: 1:100

N

AREA DETAILS	Sq.Ft	Sqm
Area of the site(Site No:69) as per Document No : 22725/2022	1492.00	138.62
Area of the site(Site No: 70) as per Document No: 22725/2022	1862.00	172.99
Area of the Proposed Reconstitution of the Sites : 64 & 65	3354.00	311.61
Area of the Pro.Ground Floor	929.26	86.33
Open Space	2424.74	225.28

Joinery Details

S.No	Symbol	Description	Size in Feet	Size in Meter
1	R.S	Rolling Shutter	8'6" x 9'0"	2.60 x 2.74
3	W	Window	6'0" x 5'3"	1.83 x 1.60

Parking Details

Floor	Parking details	Required Car Parking space	Required Two wheeler Parking space	Car Parking space Provided	Two wheeler Parking space Provided
Ground & First	for Commercial Building Floor Area above 50sq.m	1	4	2	4
Total					

FSI and P.C Calculation:

FSI - FSI Area / Site Area

- 86.33 / 311.61= 0.28

Plot Coverage - (Floor Area / Site Area) x 100

- (86.33 / 311.61) x 100 = 28%

Applicant

Er. C. SIVAKUMAR
B.E., M.Sc, (REV), C.Engg(I), MIE, FIV.,
Registered Engineer Grade - I (RE)
Reg. No. 157/LS/2019/00012
16-B/1, Cutchery Street,
UDUMALPET - 642 126
Mobile Nos. 96559 11959

Registered 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

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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.