Verified RealEstate™

REFERENCE
15/2025-2026

ISSUED
09 February 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

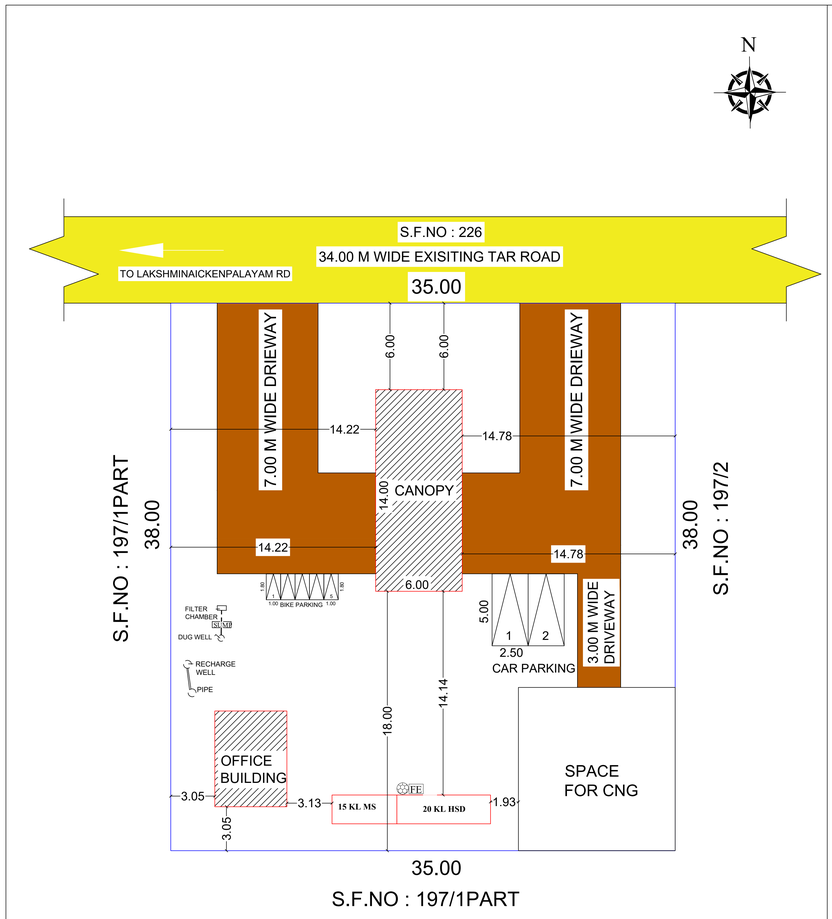
The approval as the planning authority issued it, reproduced in full behind this page.

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

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

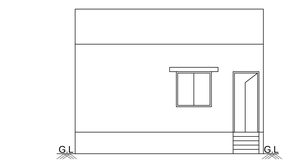
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

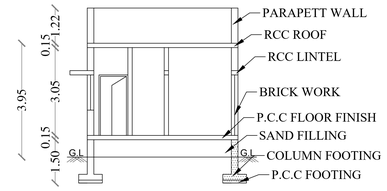


SITE PLAN

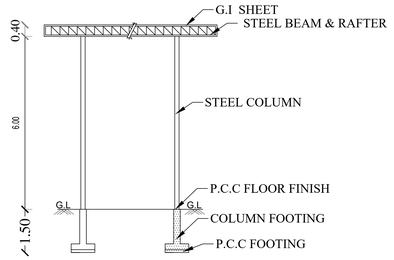
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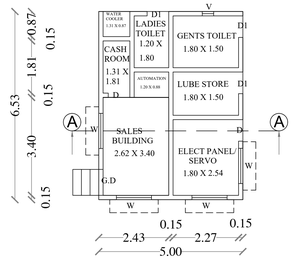
FRONT ELEVATION



SECTION ON AA

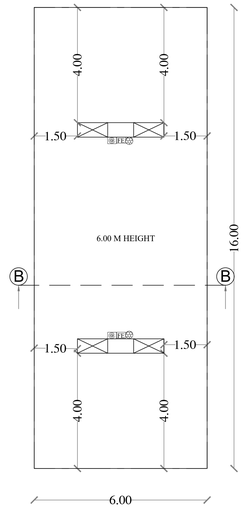


SECTION ON BB



GROUND FLOOR

OFICE BUILDING

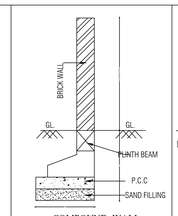


GROUND FLOOR

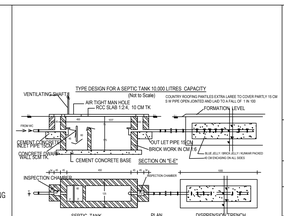
CANOPY

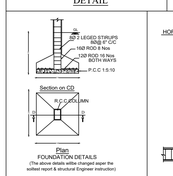
DETAIL PLAN

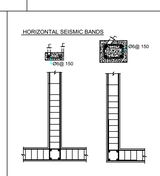
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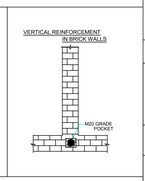


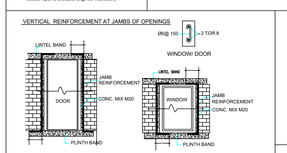
COMPOUND WALL DETAIL

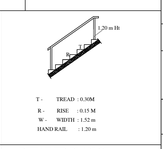




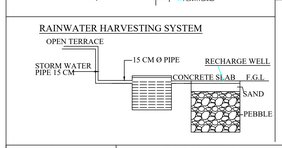


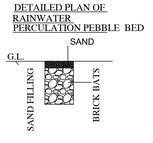






DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED





S.No	DESCRIPTION	MEASUREMENT
1	G.D- GLASS DOOR	1.22 X 2.44
2	D- DOOR	0.91 X 2.44
3	D1 - DOOR	0.75 X 2.44
4	W - WINDOW	1.83 X 1.52

Color Index	
Site Boundary	
Existing Road	
Proposed Building	
Drive Way	

REFERENCE:

- FIRE ALARM SYSTEM
- HOSE REEL
- FE — FIRE FIGHTING EQUIPMENT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING FOR BHARAT PETROLEUM CORPORATION LTD IN S.F.NO.197/1 PART,OF SELAKKARICHAL VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant :-
R.Karthikeyan S/o Ranganathan

N

APPLICATION NUMBER -SWP/BPA/ /2026

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS :

AREA AS PER DOCUMENT - 1330.00 Sq.m
AREA AS PER PATTA - 1330.00 Sq.m

PROPOSED BUILDING AREA DETAILS :

DESCRIPTION	FSI IN SQM	NON FSI IN SQM	TOTAL BUILD UP AREA IN SQM
GROUND FLOOR (CANOPY AREA)	96.00	-	96.00
GROUND FLOOR (OFFICE BUILDING)	32.65	-	32.65
TOTAL	128.00	-	128.00

FSI = 128.00 / 1330.00 = 0.1 < 2.0

S.No	Parking Area Description	AREA (Sq.m)	REQUIRED	PROVIDED
1	One Car Space for every 100.00 Sq.m of Floor Area	128.00	1(Nos)	2 (Nos)
2	One Two Wheeler Space for every 50 Sq.m of Floor Area	128.00	3 (Nos)	5 (Nos)

HEIGHT OF THE BUILDING - 6.00 METER

Er. P. VELUSAMY, D.C.E.,
REGISTERED ENGINEER
R.No : CBE / LPA / RE / Gr-II / 096 / 2024
F5, TVR Complex, 12/10, SRMS Mill Street,
POLLACHI - 642 001. Cell : 98422 91743

REGISTER ENGINEER

APPLICANT

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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Chennai 600 097, India
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+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.