PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

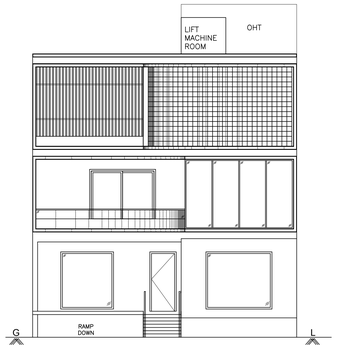
ISSUING AUTHORITY
DTCP

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

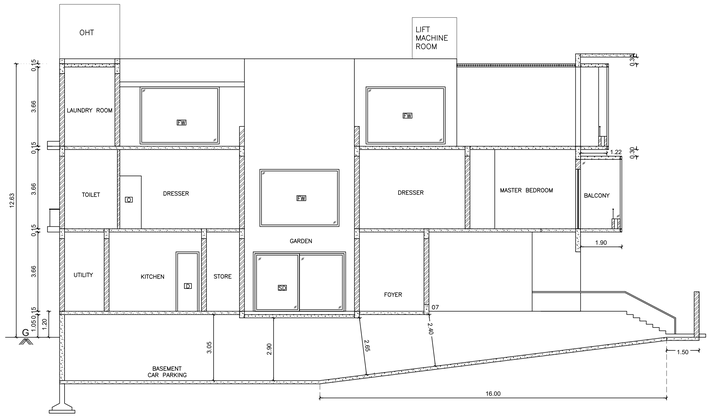
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

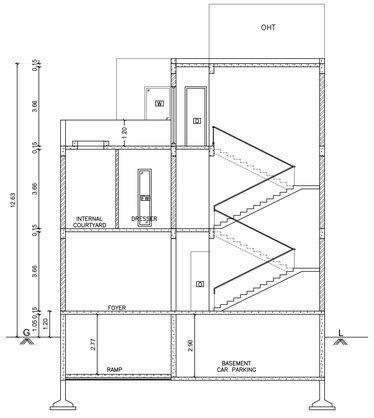
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ELEVATION

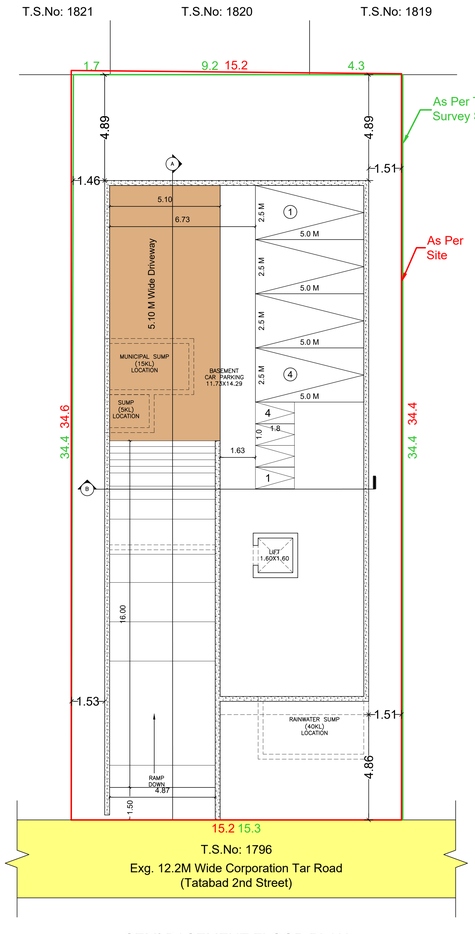


SECTION ON "AB"

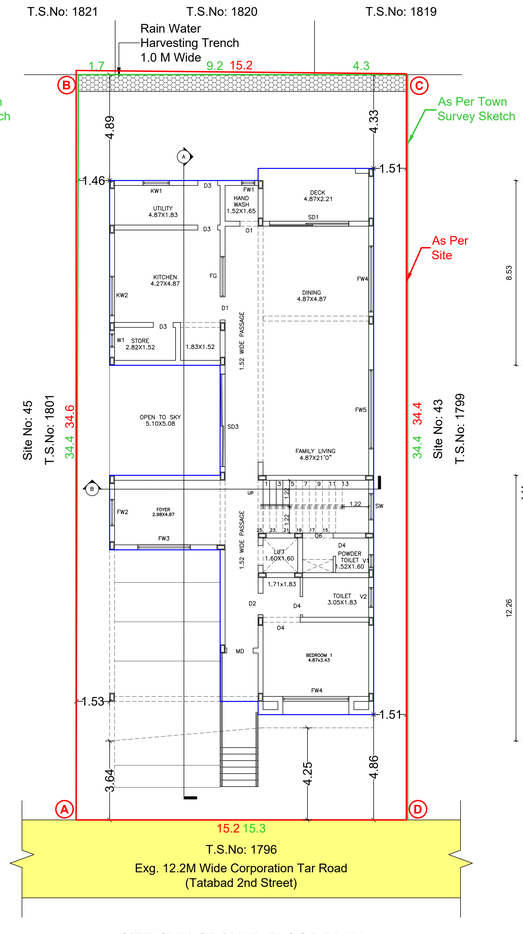


SECTION ON "BB"

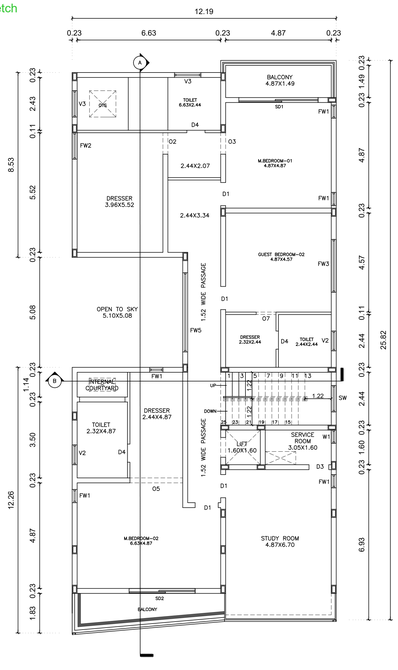
SCHEDULE OF JOINERY: WINDOW		
S.NO	TYPE	SIZE
01	KW1 KITCHEN WINDOW	1.22 X 1.63
02	KW2 KITCHEN WINDOW	1.83 X 1.63
03	W1 WINDOW	0.61 X 1.67
04	W2 WINDOW	1.22 X 1.67
05	W3 WINDOW	1.83 X 1.67
06	FW1 FRENCH WINDOW	0.61 X 2.64
07	FW2 FRENCH WINDOW	1.22 X 2.64
08	FW3 FRENCH WINDOW	2.44 X 2.64
09	FW4 FRENCH WINDOW	3.05 X 2.64
10	FW5 FRENCH WINDOW	3.66 X 2.64
12	SW STAIRCASE WINDOW	1.22 X 2.64
DOOR		
01	MD DOOR	1.22 X 2.74
02	D1 DOOR	1.07 X 2.74
03	D2 DOOR	0.99 X 2.74
04	D3 DOOR	0.91 X 2.74
05	D4 DOOR	0.84 X 2.44
06	SD1 SLIDING DOOR	3.66 X 2.74
07	SD2 SLIDING DOOR	3.05 X 2.74
08	SD3 SLIDING DOOR	4.26 X 2.74
VENTILATOR		
01	V1 VENTILATOR	0.61 X 1.22
02	V2 VENTILATOR	0.91 X 1.22
03	V3 VENTILATOR	1.22 X 1.22
OPENING		
01	O1 OPENING	0.84 X 2.74
02	O2 OPENING	0.99 X 2.44
03	O3 OPENING	0.99 X 2.74
04	O4 OPENING	1.71 X 2.74
05	O5 OPENING	2.44 X 2.44
06	O6 OPENING	1.41 X 1.83
07	O7 OPENING	0.91 X 2.44
08	FG FIXED GLASS	1.87X 2.64



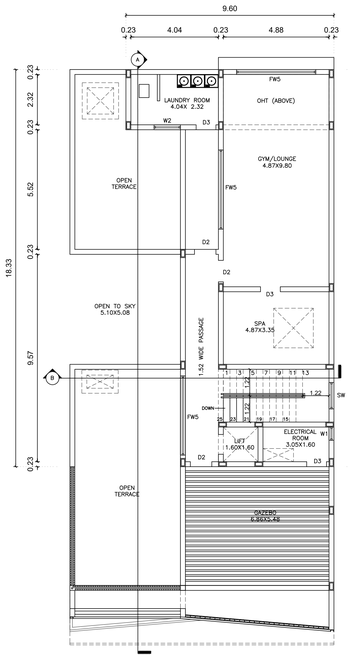
SEMI BASEMENT FLOOR PLAN



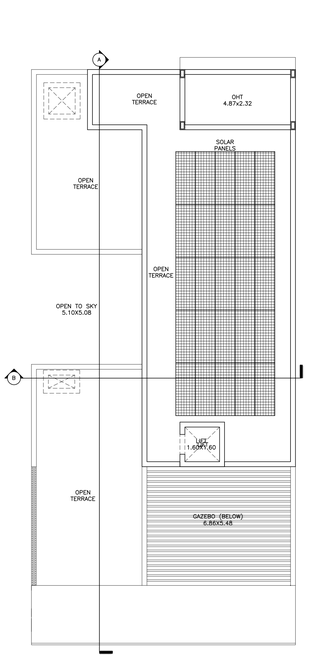
SITE CUM GROUND FLOOR PLAN



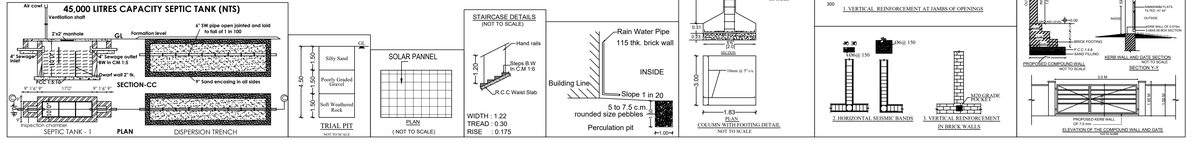
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF SEMI BASEMENT, GROUND, FIRST, AND SECOND FLOOR RESIDENTIAL BUILDING IN WARD NO: K(11), BLOCK No: 45, T.S.No: 1800, SITE No: 44, SANGANOOR VILLAGE, CENTRAL ZONE, COIMBATORE CORPORATION.

APPD. LAYOUT No: L.P.H/D.T.P.No: 88/61

ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/772068/2025

REFERENCE:-

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

N

AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER DOCUMENT	526.11
SITE AREA AS PER TSS	513.00
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	SEMI BASEMENT FLOOR AREA	-	257.29	257.29
2)	GROUND FLOOR AREA	237.61	-	237.61
3)	FIRST FLOOR AREA	287.99	-	287.99
4)	SECOND FLOOR AREA	136.85	-	136.85
5)	HEADROOM AREA	-	4.23	4.23
	TOTAL BUILTUP AREA	662.45	261.52	923.97

FSI = 662.45 / 513.00 = 1.291

NO. OF DWELLINGS = 1

Master Plan Land Use - Residential

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd. Including	Provd. Including	Reqd. Including	Provd. Including
Individual Residence above 300 Sq.Mtrs	1	4	4	4	4

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	V.VISHNUKUMAR	
REGISTERED ENGINEER	Er. A.WALTER JEFF MAX (CBE DTCP/RE/GR-II/02/2021)	

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

LP/CLPA No : 129/2026

PLANNING PERMISSION No : 162/2026

(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.