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REFERENCE
234/2025-2026

ISSUED
12 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 359/4 and 2 more

Perur Chettipalayam

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

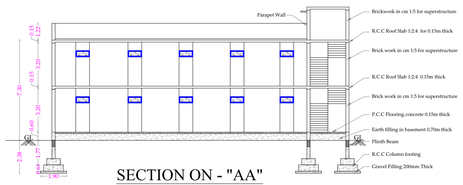
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DIGITALLY VERIFIED RECORD

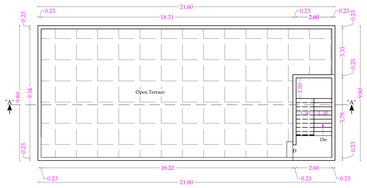
BLOCK - 1 MAIN BUILDING



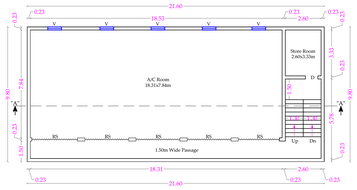
SECTION ON - "AA"



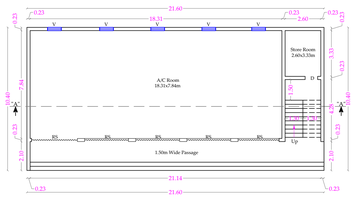
FRONT ELEVATION



EXISTING TERRACE FLOOR PLAN

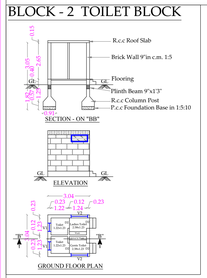


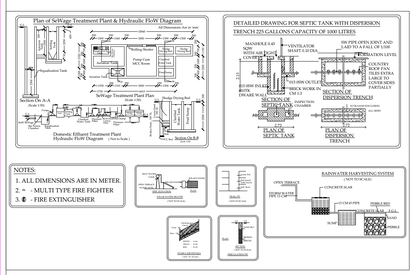
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

BLOCK - 2 TOILET BLOCK



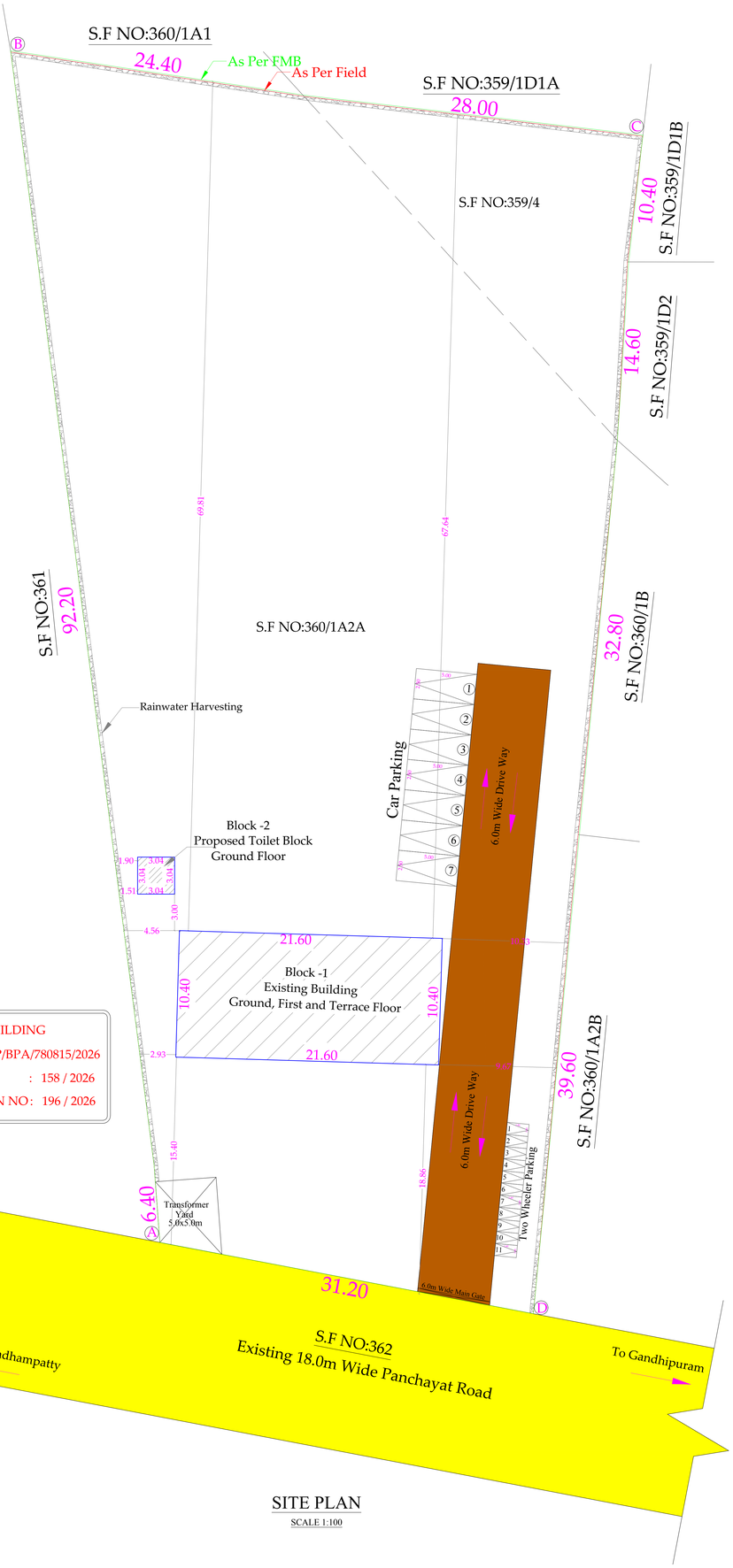


SWP : ONLINE BUILDING

APPLICATION NO : SWP/BPA/780815/2026

LP/CLPA NO : 158 / 2026

PLANNING PERMISSION NO : 196 / 2026



SITE PLAN

SCALE 1:100

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(SHOP) IN S.F.No's : 359/4, 360/1A2A, AT PERURCHETTIPALAYAM VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME : M.C. SANTHANAM

APPLICANT NUMBER : SWP/BPA/780815/2026

AREA DETAILS

As Per Patta = 3890.00 Sq.m

As Per Field = 3980.00 Sq.m

As Per Document = 3865.33 Sq.m

LAND USE

MASTER PLAN 2041 LAND USE

PERURCHETTIPALAYAM VILLAGE - RESIDENTIAL USE

BUILDING AREA DETAIL

BLOCK NAME	BUILDING DETAILS	Total F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
Block - 1	Area of the Ex.Main Building In Ground Floor	224.55	-	224.55
	Area of the Ex.Main Building In First Floor	211.57	-	211.57
	Area of the Ex.Main Building In Terrace Floor	-	19.09	19.09
Block - 2	Area of the Toilet Block In Ground Floor	9.24	-	9.24
TOTAL BUILDUP AREA		445.36	19.09	464.45

FSI = $\frac{445.36}{3890.00}$ = 0.11 PC = $\frac{233.79}{3890.00}$ X 100 = 6.00%

HEIGHT OF BUILDING - 7.30 M

PARKING REQUIRED DETAIL

Car Parking $\frac{445.36}{75}$ = 6 No's

Two Wheeler Parking $\frac{445.36}{75}$ = 6 No's

PARKING DETAILS	REQUIRED	PROVIDED
Car Parking	6	7
Two Wheeler Parking	6	11

SCALE DETAILS:

ALL DIMENSION ARE IN METER

SCALE - 1:100

SOLAR APARATUR TO BE PROVIDED

RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT

WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

REFERENCE

SITE BOUNDARY -

EXISTING PROPOSED BUILDING -

EXISTING ROAD -

DRIVE WAY -

JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
1	RS - Rolling Shutter	3.19 x 3.05	10'6" x 10'0"
2	D - Door	0.91 x 2.13	2'9" x 7'0"
3	V - Ventilator	1.00 x 0.45	3'3" x 1'6"
4	V1 - Ventilator	0.60 x 0.45	2'0" x 1'6"
5	V2 - Ventilator	1.22 x 0.45	4'0" x 1'6"

m.c Santhanam

APPLICANT

Er.P. VIKKRAMAN, B.E., M.I.E., M.I.S.E., M.I.S.I., M.I.T.A.A.I
STRUCTURAL ENGINEER
Class 1A Panel Engineer,
Registered Engineer for Corporation & LPA.
No: 93, Sastri Street, Ramnagar, Coimbatore - 641 009.
E Mail-info@kangeyanassociates.com, www.kangeyanassociates.com
Phone:0422-3555753,Mobile: 9600 333 410, 9600 333 420.

STRUCTURAL ENGINEER

Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

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.