PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

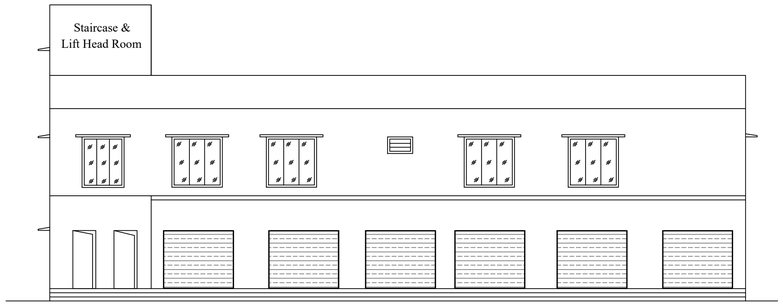
ISSUING AUTHORITY
DTCP

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

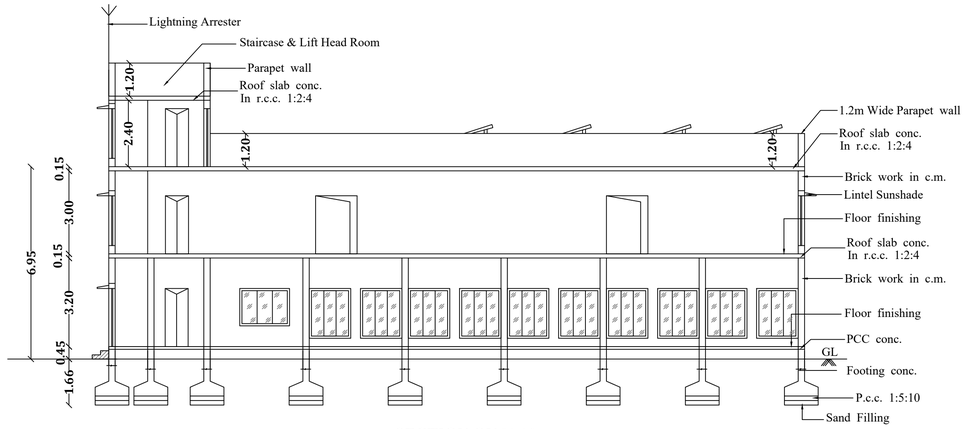
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

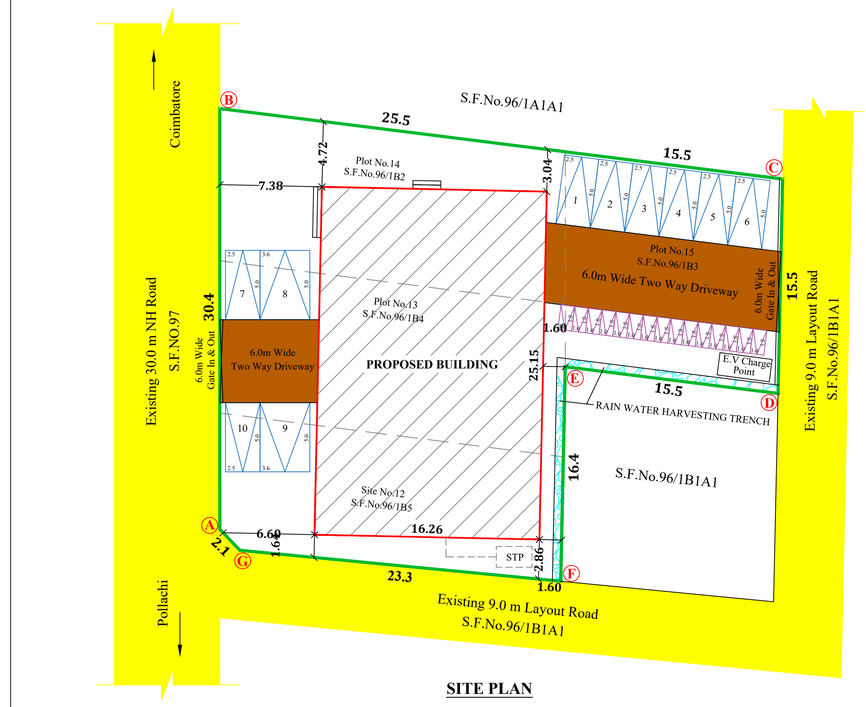
hello@verified.realestate
+91 9996 12 9996
verified.realestate



WEST SIDE ELEVATION



SECTION ON 'AA'



SITE PLAN

(Scale - 1:200)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING IN REGURALISED LAYOUT APPROVAL No. 519/2018, PLOT No. 12, 13, 14 & 15 IN S.F.No. 96/1B2, 96/1B3, 96/1B4 & 96/1B5 AT SANTHEGOUNDAMPALAYAM VILLAGE & PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

SCALE - 1 : 100

APPLICANT NAME : Mr.P.RANGARAJ
ONLINE APPLICATION No.SWP/BPA/784943/2026

AREA OF THE SITE - 1050.00 sq.mt.

NORTH

AREA DETAILS	FSI AREA SQ. MT.	NON FSI AREA SQ. MT.	TOTAL AREA SQ. FT.
AREA OF THE GROUND FLOOR [COMMERCIAL OFFICE USE]	408.87	--	408.87
AREA OF THE GROUND FLOOR [RESIDENTIAL USE]	408.87	--	408.87
AREA OF THE TERRACE FLOOR [STAIRCASE & LIFT HEADROOM]	--	32.66	32.66
GRAND TOTAL	817.74	32.66	850.40

JOINERY DETAILS :

	DESCRIPTION	METER
RS	ROLLING SHUTTER	2.44 x 2.44
MD	MAIN DOOR	1.50 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.82 x 1.82
W1	WINDOW	1.52 x 1.83
V	VENTILATOR	0.91 x 0.61

FOR FSI CALCULATION :

NOTE	PERMITTED	PROVIDED
F.S.I 817.74 / 1050.00 = 0.78	2.0	0.78

DWELLING UNIT DETAILS	DWELLING UNIT AREA IN SQ.M.	REQUIRED T.W	REQUIRED CAR
D1	80.11	01	01
D2	80.11	01	
D3	98.49	01	01
D4	88.56	01	
TOTAL	347.27	04	02

PARKING DETAILS :

Residential Use :
1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit in Panchayat Area

Commercial Use [Shop Area] :
1 car space and 1 Two wheeler space for every 75 sq.m or part thereof excluding the first 75sq.m in Panchayat Area

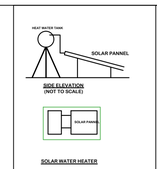
PARKING DETAILS	REQUIRED T.W	REQUIRED CAR	PROVIDED T.W	PROVIDED CAR
GROUND FLOOR - SHOP 408.87 / 75.00 = 5.45 nos	05	05	06	05
FIRST FLOOR - RESIDENTIAL	04	02	06	03
10% VISITOR PARKING	01	01	03	02
TOTAL	10	08	15	10

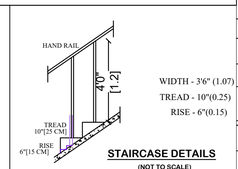
REFERENCE:

- SITE BOUNDARY –
- EXISTING ROAD –
- PROPOSED BUILDING –
- DRIVEWAY –
- RAIN WATER HARVESTING –

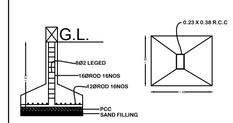
ONLINE APPLICATION No: SWP/BPA/784943/2026
SWP/LP/R(C) No : 114/2026
SWP/BP/DTCPR(C) No : 54/2026

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* SUMP AND FIRE TANK PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION - AIR CONDITIONER PROVIDED.

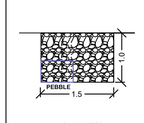




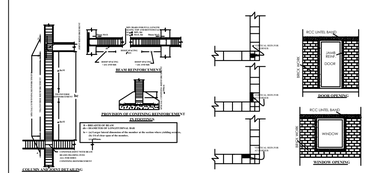
STAIRCASE DETAILS
(NOT TO SCALE)



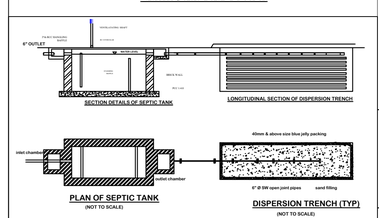
FOUNDATION DETAILS
(NOT TO SCALE)



RAIN WATER
HARVESTING TRANCH
(NOT TO SCALE)

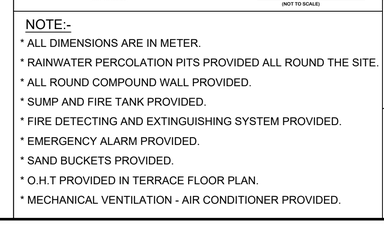


EARTHQUAKE SAFE DESIGN



PLAN OF SEPTIC TANK
(NOT TO SCALE)

DISPERSION TRENCH (TYP)
(NOT TO SCALE)



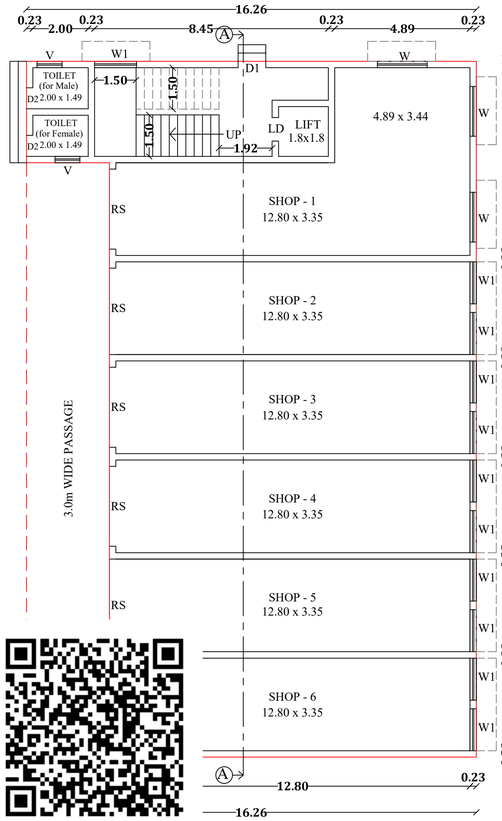
CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

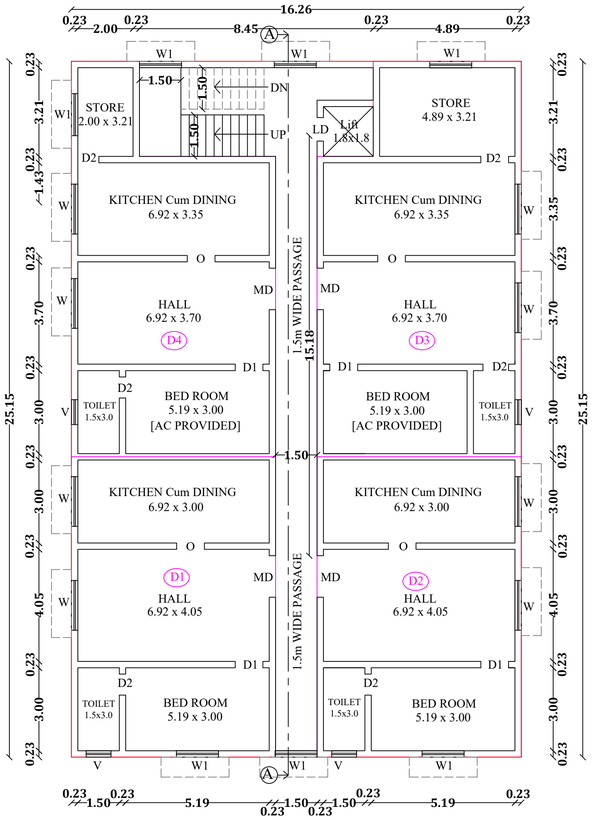
Er. S. Parthipan,DCE.,B.Tech.,
Registered Engineer & Consultant,
DTCP License No. 05/2012,
SSA CONSTRUCTIONS
No:5/28, Apanahalli Kanival,
Latigam, Dharmapuri-636804.
Cell:98448 75082

REGISTERED ENGINEER

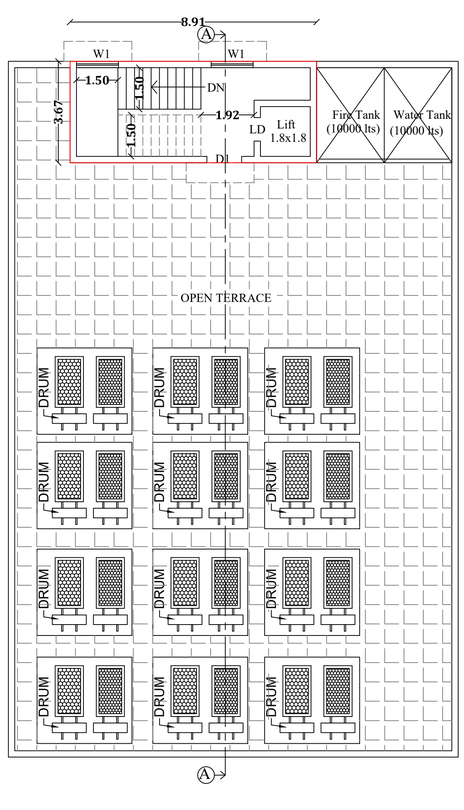
APPLICANT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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.