

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

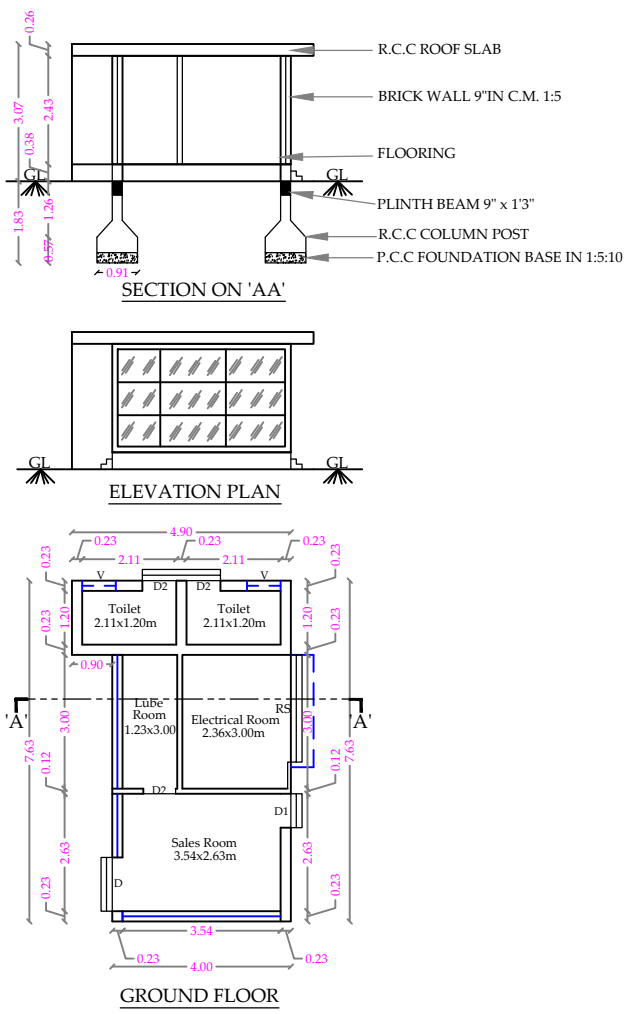
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

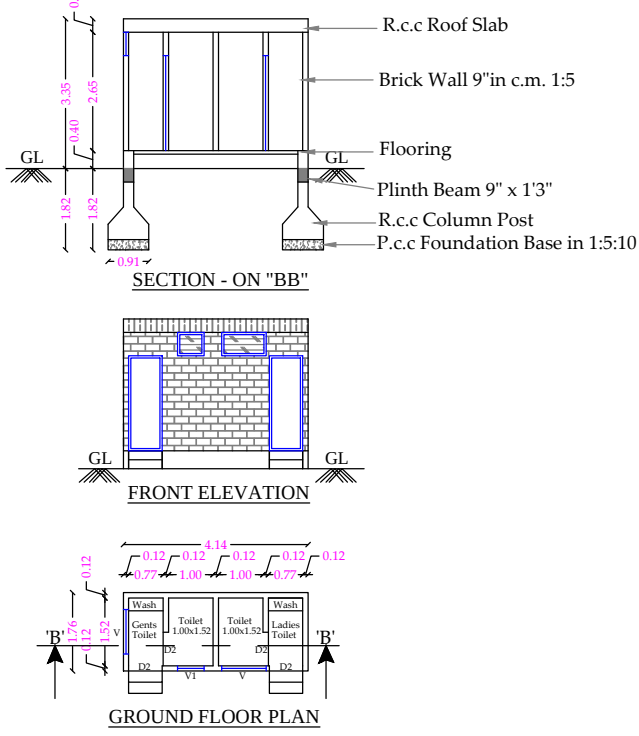
The approval as the planning authority issued it, reproduced in full behind this page.

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

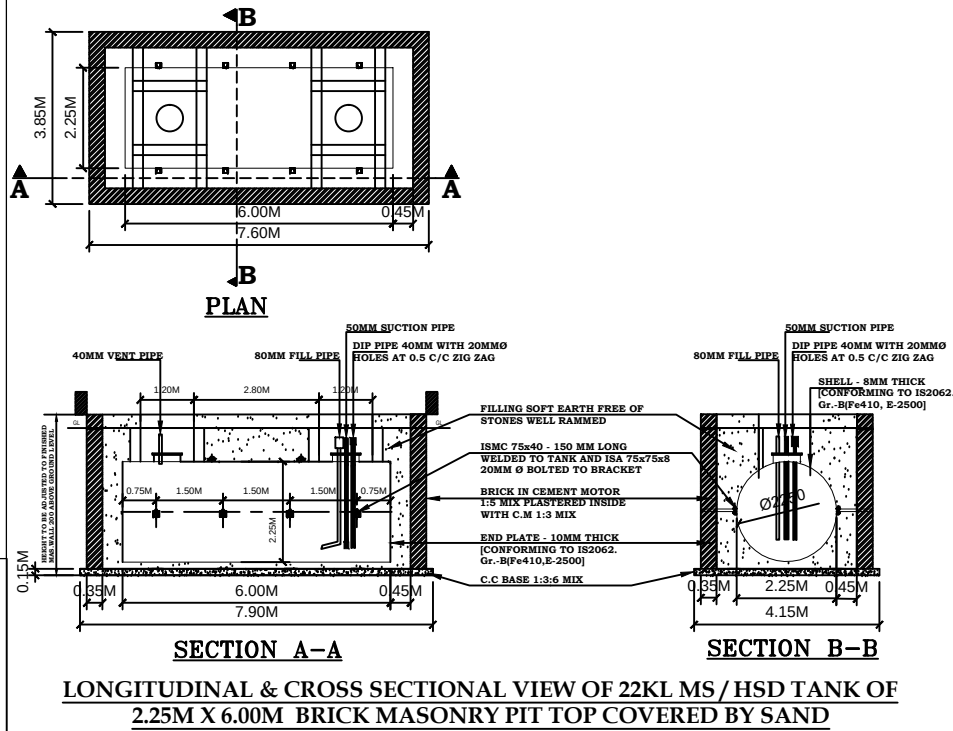
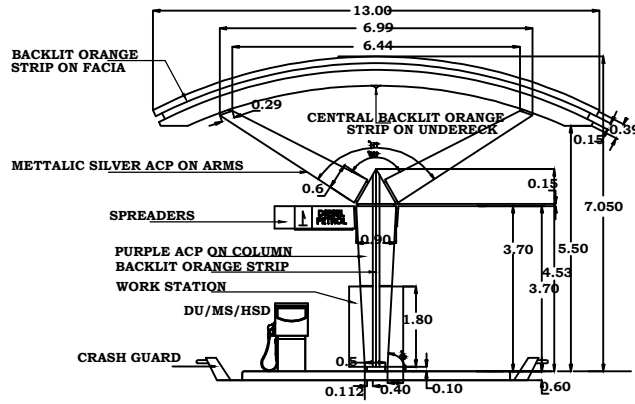
BLOCK - 2 SALES BUILDING



BLOCK - 3 TOILET BLOCK



BLOCK - 1 FUEL FILLING STATION



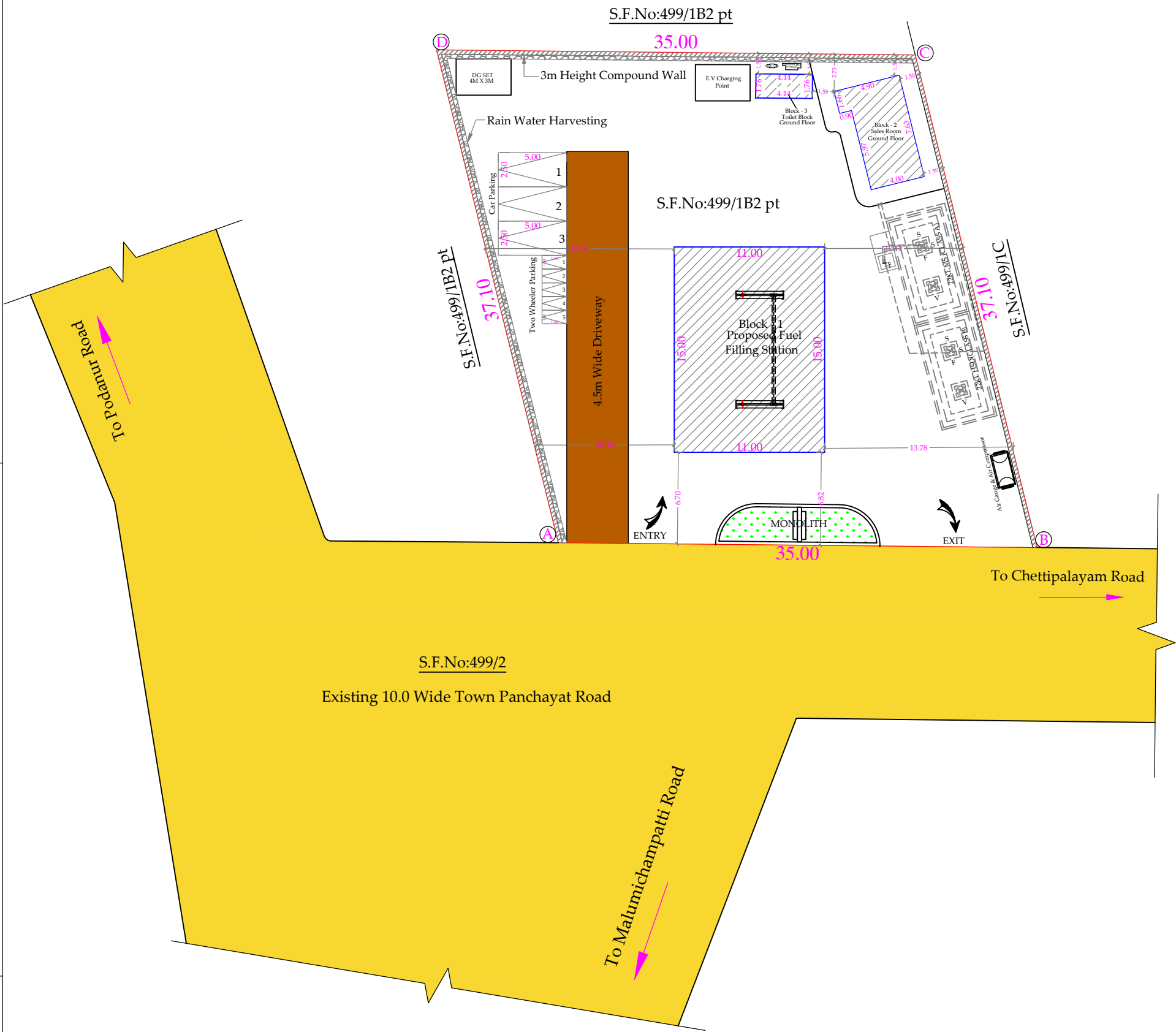
JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
1	RS - Rolling Shutter	3.08 x 3.05	10'1" x 10'0"
2	D - Door	1.00 x 2.13	3'3" x 7'0"
3	D1 - Door	0.99 x 2.13	3'0" x 7'0"
4	D2 - Door	0.75 x 2.13	2'4" x 7'0"
5	FW - French Window	1.82 x 1.82	6'0" x 6'0"
6	V - Ventilator	0.45 x 0.45	1'4" x 1'4"

ONLINE APPLICATION NO : SWP/BPA/807568/2026

SITE APPROVAL LP/CLPA NO : 243/2026

PLANNING PERMISSION NO : 311/2026

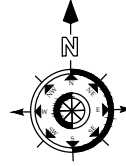


SITE PLAN

SCALE : 1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FUEL FILLING STATION BUILDING IN S.F.No :499/1B2pt, CHETTIPALAYAM VILLAGE AND TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:
M/s. MANGALORE REFINERY AND PETROCHEMICALS LIMITED
APPLICANT NUMBER:
SWP/BPA/807568/2026/TCP



AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As Per Document	1254.52
	As Per Patta Record	1254.52

PROPOSED BUILDING AREA DETAIL		
BLOCK NAME	DESCRIPTION	AREA IN (Sq.m)
BLOCK - 1	AREA OF THE FUEL FILLING STATION	165.00 SQ.M
BLOCK - 2	AREA OF THE SALES BUILDING	32.00 SQ.M
BLOCK - 3	AREA OF THE TOILET BLOCK	7.28 SQ.M
TOTAL AREA		204.28 SQ.M

$$FSI = \frac{204.28}{1254.52} = 0.16$$

HEIGHT OF BUILDING - 7.05 M

PARKING REQUIRED DETAIL		
PARKING DETAIL	REQUIRED	PROVIDED
CAR PARKING	3	03
TWO WHEELER PARKING	3	05

CAR PARKING: $\frac{204.28}{75} = 3$ No's
TWO WHEELER PARKING: $\frac{204.28}{75} = 3$ No's

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

SCALE DETAILS:
ALL DIMENSION ARE IN METER
SCALE - 1:100

REFERENCE	
SITE BOUNDARY	-
PROPOSED BUILDING	-
EXISTING ROAD	-
DRIVE WAY	-

PROPOSED LAND USE (2041) MAP(MASTER PLAN)
CHETTIPALAYAM VILLAGE(TP) - COMMERCIAL USE

Rajendra
राजेंद्र कृष्ण राव RAJENDRA KRISHNA RAO
क्षेत्रीय प्रबंधक (कोयंबटूर क्षेत्र)
Regional Manager (Coimbatore Region)
मंगलूर रिफाइनरी एण्ड पेट्रोकेमिकल्स लिमिटेड
Mangalore Refinery & Petrochemicals Ltd.
कोयंबटूर, तमिलनाडु Coimbatore, Tamil Nadu - 641 021

APPLICANT

Nthya
10/11/2026
Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-1/058/2024

REGISTERED ENGINEER

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](#)



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



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.

