Verified RealEstate™

REFERENCE
350/2026-2027

ISSUED
31 August 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.

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

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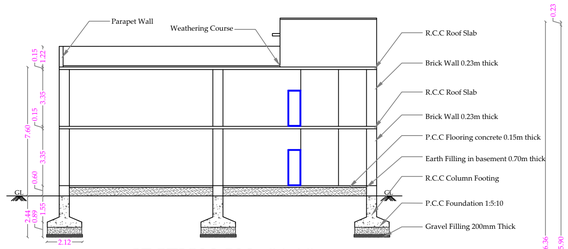
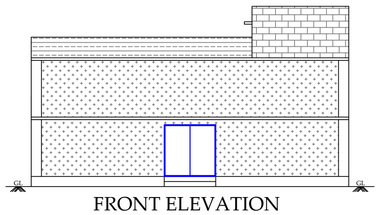
DIGITALLY VERIFIED RECORD

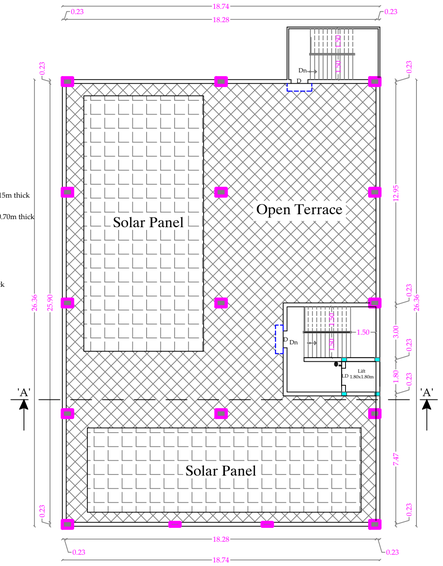
Block - 1



SECTION ON - "AA"



FRONT ELEVATION



TERRACE FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

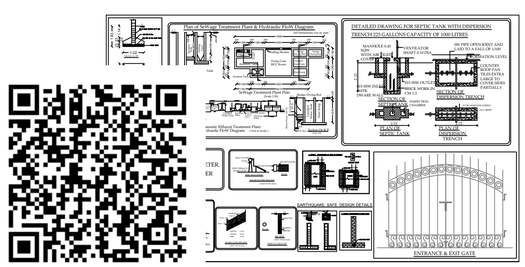
SWP : ONLINE BUILDING

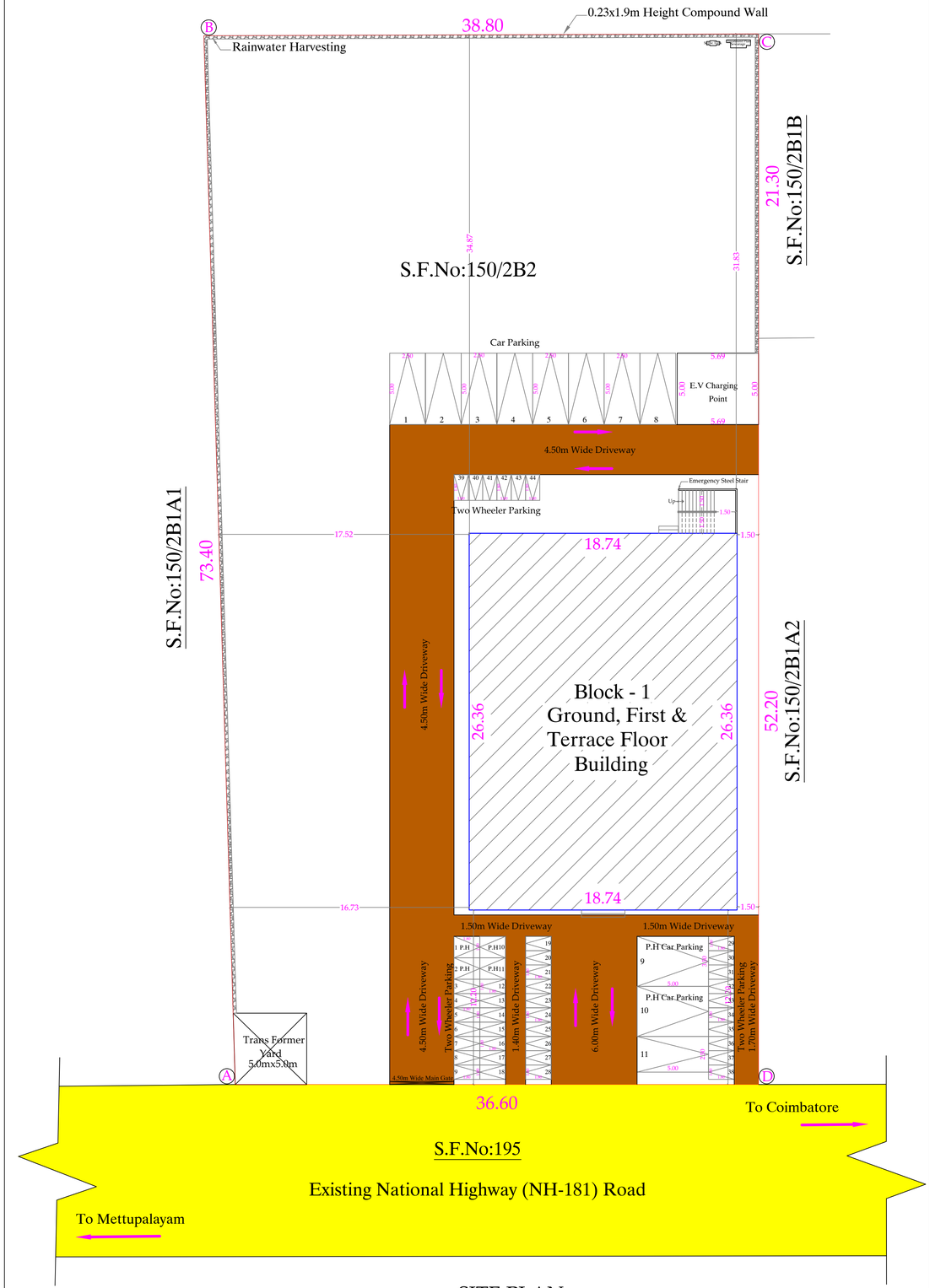
APPLICATION NO : SWP/BPA/835043/2026

SITE BOUNDARY : "A TO D"

SWP/ LP/ R(C) No : 127/2026

SWP/BP/DTCPR(C) No: 57/2026





SITE PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING IN S.F.No: 150/2B2, AT SIKKADASAMPALAYAM VILLAGE AND PANCHAYAT METTUPALAYAM TALUK, COIMBATORE DISTRICT.

APPLICANT NAME: SUGANTHA & PADMAPRIYA

APPLICATION NUMBER : SWP/BPA/835043/2026

AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As Per Document	2750.00
	As Per Patta Record	2750.00

PROPOSED BUILDING AREA DETAILS : -

Block Name	Proposed Building Area Details	Total F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
Block - 1	Area of the Ground Floor	493.99	-	493.99
	Area of the First Floor	493.99	-	493.99
	Area of the Terrace Floor	-	27.41	27.41
TOTAL BUILDUP AREA		987.98	27.41	1015.39

FSI = $\frac{987.98}{2750.00}$ = 0.35 PC = $\frac{493.99}{2750.00}$ = X100 = 17%

HEIGHT OF BUILDING - 7.60 M

PARKING REQUIRED DETAIL :

CAR PARKING CALCULATION

$\frac{987.98}{100}$ = 10 No's

TWO WHEELER PARKING CALCULATION

$\frac{987.98}{25}$ = 40 No's

PARKING DETAILS	REQUIRED	PROVIDED	SCALE DETAILS:
CAR PARKING	10	10	ALL DIMENSION ARE IN METER SCALE - 1:100
TWO WHEELER PARKING	40	45	INCLUDING P.H TWO WHEELER AND P.H CAR PARKING

SANITATION REQUIREMENT DETAIL :-

DESCRIPTION		TOILET PROVIDED
MALE	Water Closet 1 For Every 25 Person	2 No's
	Urinal 1 For 7 - 20 Person	2 No's
	Wash Basin One For Every 25 Person	2 No's
FEMALE	Water Closet 1 For Every 15 Person	2 No's
	Wash Basin One For Every 25 Person	2 No's

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

JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
1	MD - Main Door	3.05 x 3.35	10'0" x 11'0"
2	FG - French Glass	3.38 x 2.34	11'8" x 7'6"
3	D - Door	1.00 x 2.13	3'3" x 7'0"
4	LD - Lift Door	1.00 x 2.13	3'3" x 7'0"
5	V - Ventilator	1.00 x 0.45	3'3" x 1'6"

REFERENCE

SITE BOUNDARY -

PROPOSED BUILDING -

EXISTING ROAD -

DRIVE WAY -

R.Suganthaa

APPLICANT

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.