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

PREVIOUS APPROVAL No:-

Na.Ka.No. 3850/2019/LPA Dated.09.08.2022

PLANNING PERMISSION No. 294/2022

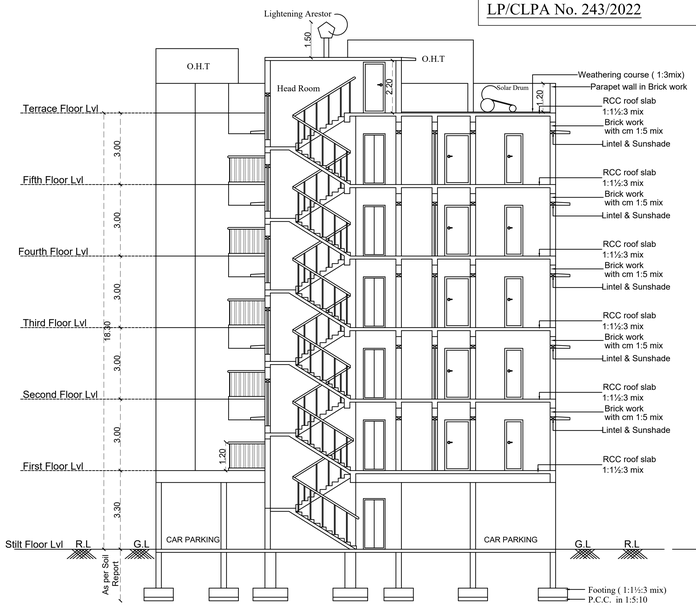
LP/CLPA No. 243/2022

APPROVAL No:-

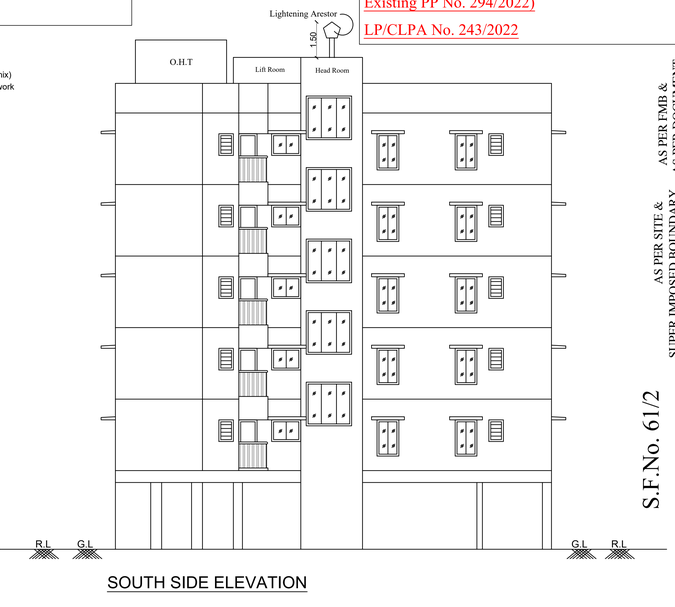
ONLINE APPLICATION No. SWP/BPA/845276/2026

PLANNING PERMISSION No.498/2026 (This Revises Existing PP No. 294/2022)

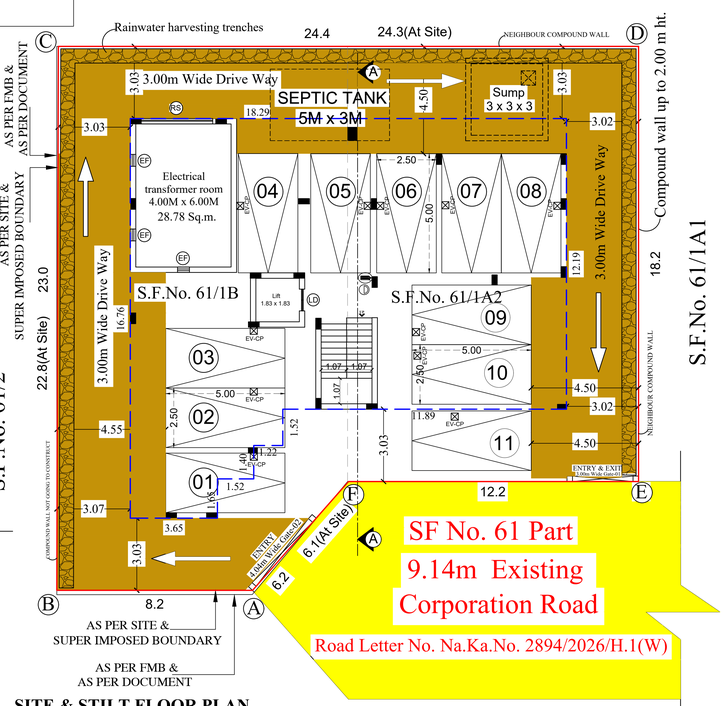
LP/CLPA No. 243/2022



SECTION- AA



SOUTH SIDE ELEVATION



SITE & STILT FLOOR PLAN

Typical Floor Plan (First Floor to Fifth Floor)

Terrace Floor Plan

SUMP DETAIL

SEPTIC TANK DETAILS

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR IN SELVAM NAGAR, SF No.61/1A2 AND 61/1B OF VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE.

APPLICANT NAME:- Mr. K. PEACHIAPPAN

N

NOTE: SITE No. 12 AND 13
LP/R (CN) No. 151/ 82
LAND USE: RESIDENTIAL

Scale: 1:100 | All dimensions are in metre

PROPOSED SITE AREA DETAILS

S.F.No.	AS PER DOCUMENT		AS PER FMB & PATTA	as per eDCR-Superimposed
	area in Cent	area in sqm	area in sqm	area in sqm
61/1B	6.77	274.00	274.00	491.12
61/1A2	5.51	223.00	223.00	
Total	12.28	497.00	497.00	

Building Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	28.78	217.17	245.95	Parking, Electrical Transformer Room
Area of the First Floor	245.95	--	245.95	02 Dwelling
Area of the Second Floor	245.95	--	245.95	02 Dwelling
Area of the Third Floor	245.95	--	245.95	02 Dwelling
Area of the Fourth Floor	245.95	--	245.95	02 Dwelling
Area of the Fifth Floor	245.95	--	245.95	02 Dwelling
Area of the Terrace Floor	--	21.09	21.09	Head Room
TOTAL	1258.53	238.26	1496.79	10 Dwelling

FLOOR SPACE INDEX = Proposed FSI area / Proposed site area = 1258.53 / 491.12 = 2.563

Premium FSI - 0.563

Parking Detail

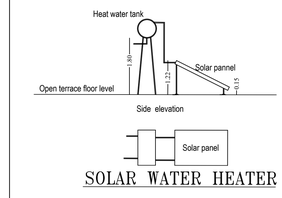
Description	No. of Dwelling	Required Car parking	Provided Car parking
Floor area above 75 sq.m	10 Nos.	10 Nos.	10 Nos.
Visitors Parking 10%		01 Nos.	01 Nos.
NET TOTAL		11 Nos.	11 Nos.

COLOUR INDEX:

- Existing Road
- Driveway
- Proposed Building
- Proposed Site Boundary
- Rainwater Harvesting Trench
- EV-CP - Normal EV Charging Point - Car

INDIVIDUAL FLAT AREA

Floor:	Typical Floor	
SL.NO	FLAT NOS	AREA IN SQM F.S.I
01	01	96.62
02	02	119.91
COMMON AREA		29.42
TOTAL		245.95

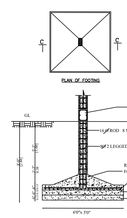


SOLAR WATER HEATER

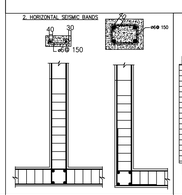
JOINERY'S DETAILS

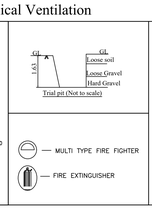
Description of works	In Meter
MD- Main Door	1.07 x 2.13
D 1 - Door	0.90 x 2.13
D 2 - Door	0.75 x 2.13
FD1 - French Door	1.83 x 2.13
FD2 - French Door	1.52 x 2.13
W1 - Window	1.52 x 1.52
W2 - Window	1.22 x 1.52
W3 - Window	0.91 x 1.52
FW1 - French Window	2.13 x 1.83
FW2 - French Window	1.83 x 1.83
KW - Kitchen Window	1.22 x 0.91
V - Ventilator	0.61 x 0.91
LD - Lift Door	0.91 x 2.13
O1 - Open	1.91 x 2.13
O2 - Open	1.52 x 2.13
O3 - Open	1.37 x 2.13
O4 - Open	0.91 x 2.13

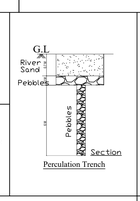
M.V - Mechanical Ventilation



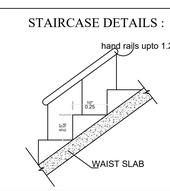
5. FOUNDATION DETAILS



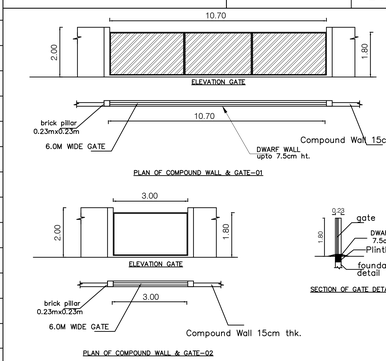




STAIRCASE DETAILS :



	In CM
Flight Width	107
Tread	25
Riser	16



Geo-Tech. Engineer

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer

Dr. V. JOHNPAUL.
B.Tech, M.E (Struct.), Ph.D, AMIE, MICS, MCI, MIOV
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-11032/2024
3/358, Arul Jothi Nagar, Karanampoiai,
Palladam, Tirupur - 641 401.

Structural Engineer

P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 33 /891
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect

Applicant

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.