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.

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

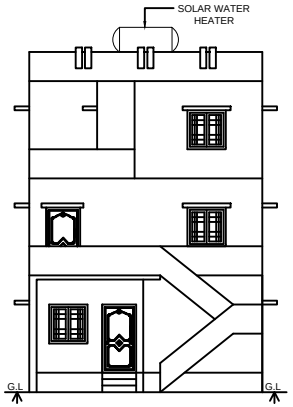
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PLAN SHOWING THE DETAILS OF EXISTING GROUND FLOOR & ADD. PROPOSED RESIDENTIAL BUILDING IN FIRST FLOOR AND SECOND FLOOR AT SITE NO:7

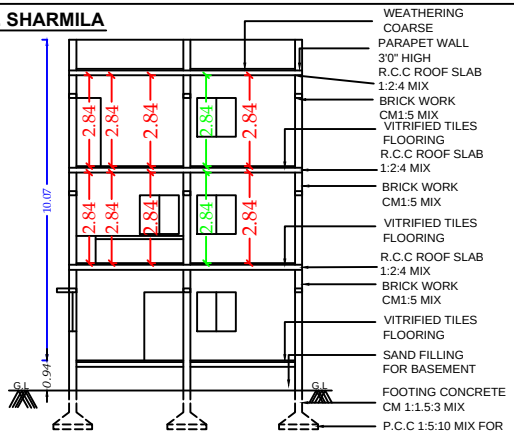
" P&T COLONY IN S.F NO:270/1A1 AT PERIYANAICKENPALAYAM TOWN PANCHAYAT AT,COIMBATORE NORTH TALUK & COIMBATORE DISTRICT.

**APPLICANT NAME : Mr. M. ASHOK KUMAR & Mrs. R. SHARMILA**

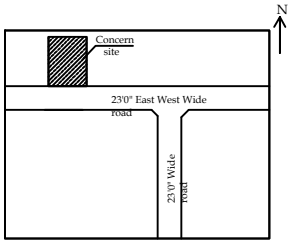
**REGULARISATION NO : 197/2018**



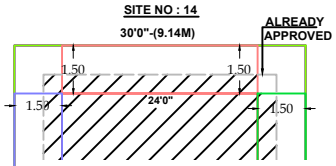

**FRONT ELEVATION**

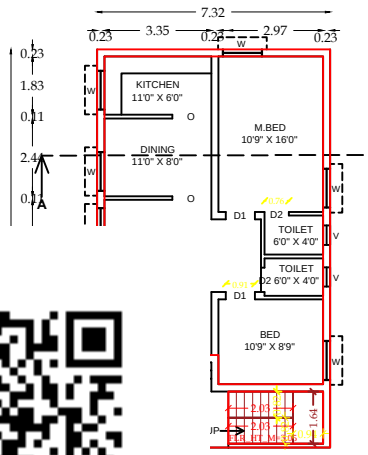



**SECTION A-A'**

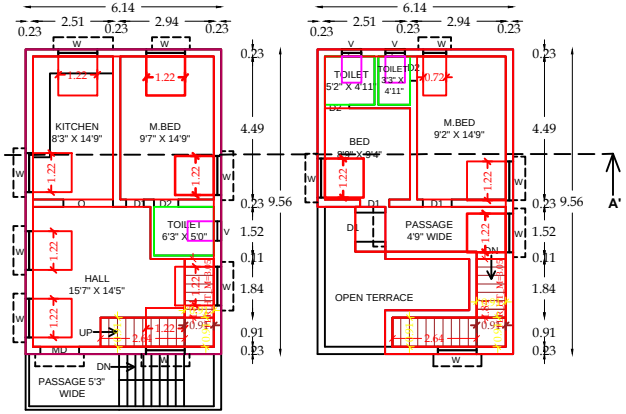



**KEY PLAN**




**ND FLOOR PLAN**



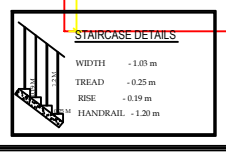

**PRO. FIRST FLOOR PLAN**

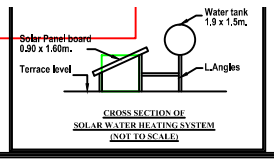



**PRO. SECOND FLOOR PLAN**

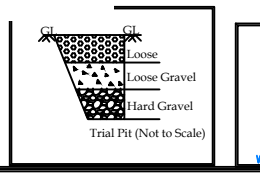
SITE NO : 8
47'0"-(14.33M)



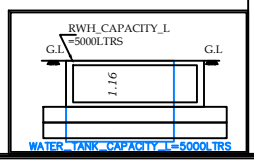


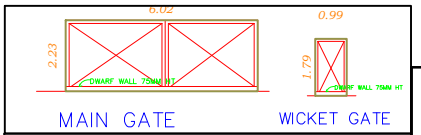

CROSS SECTION OF SOLAR WATER HEATING SYSTEM (NOT TO SCALE)

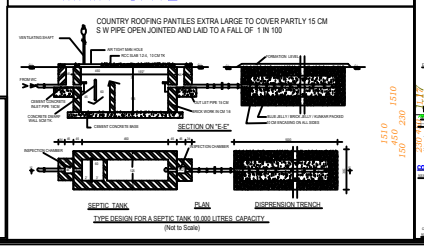


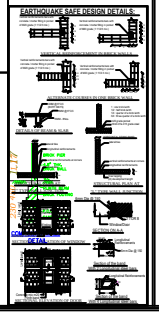

Trial Pit (Not to Scale)




WATER_TANK_CAPACITY_L=5000LTRS




## SCRUTINY DETAILS

### AREA DETAILS

**PLOT AREA DETAIL :**

| | |
|---|---|
| Area of the Plot | 1410 Sq.ft (or) 131.00 Sq.m |

**BUILDING AREA DETAILS:**

| Floor Name | FSI (Sq.ft) | FSI (Sq.m) | No of Dwellings |
|---|---|---|---|
| As per Approval (2019-2020)29/11/2019 Existing ground floor | 983.00 | 91.42 | 1 |
| Add.Proposed First floor building | 632.00 | 58.67 | 1 |
| Add.Proposed Sec. floor building | 480.18 | 44.61 | 0 |
| Total area | 1112.18 | 103.28 | 1 |

TOTAL FSI AREA =103.28

FLOOR SPACE INDEX $= \frac{103.28}{131.00} = 0.78$

**JOINERY DETAILS**

| Sym. | DESCRIPTION | SIZE(IN METER) |
|---|---|---|
| MD | Main Door | 1.07 x 2.13 |
| D | Door | 0.91 x 2.13 |
| D1 | Door | 0.76 x 2.13 |
| O | Opening | 1.22 x 2.13 |
| W | Window | 1.83 x 1.37 |
| W1 | Window | 1.52 x 1.37 |
| W2 | Window | 0.91 x 1.37 |
| V | Ventilator | 1.22 x 0.76 |

- Site Boundary
- Proposed Building
- Road

Scale - 1:100

All Dimension are in "METER"

**APPLICANT :-**


Er.R. BOOPATHY B.E.,
Registered Engineer Grade - I (RE)
Reg. No: Coimbatore LPA/RE/GR-I/015/2024
1S1, VLK Garden, Opp.to.Dr. N.G.P. College,
Sitra Road, Kalapatti, Coimbatore - 641 048.
Ph: 9894033324, 9500733324


**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

**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.