PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

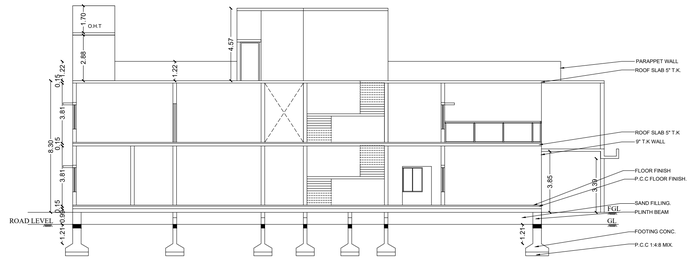
ISSUING AUTHORITY
DTCP

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,
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Chennai 600 097, India

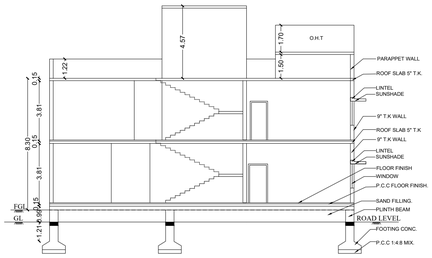
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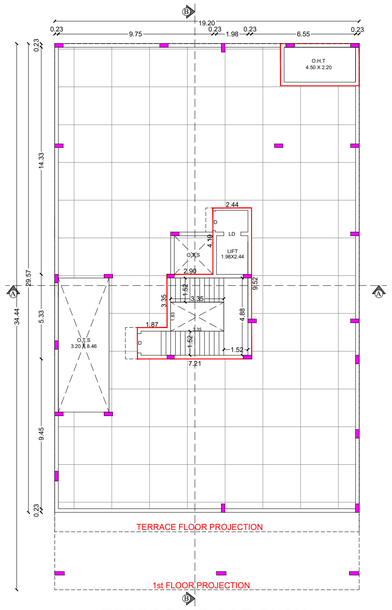
SECTION B-B



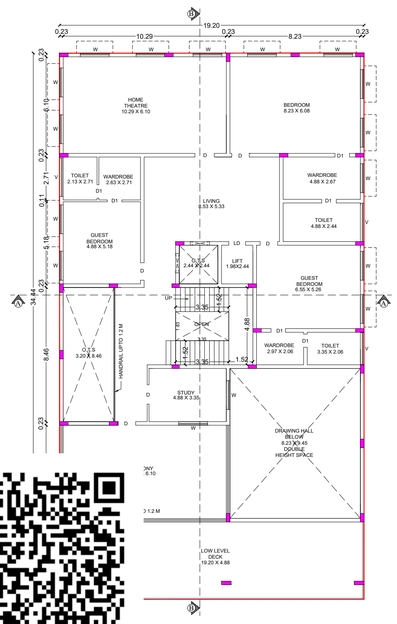
ELEVATION



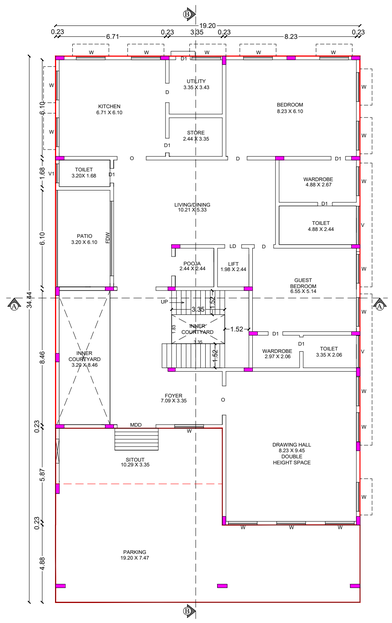
SECTION A-A



TERRACE FLOOR PLAN

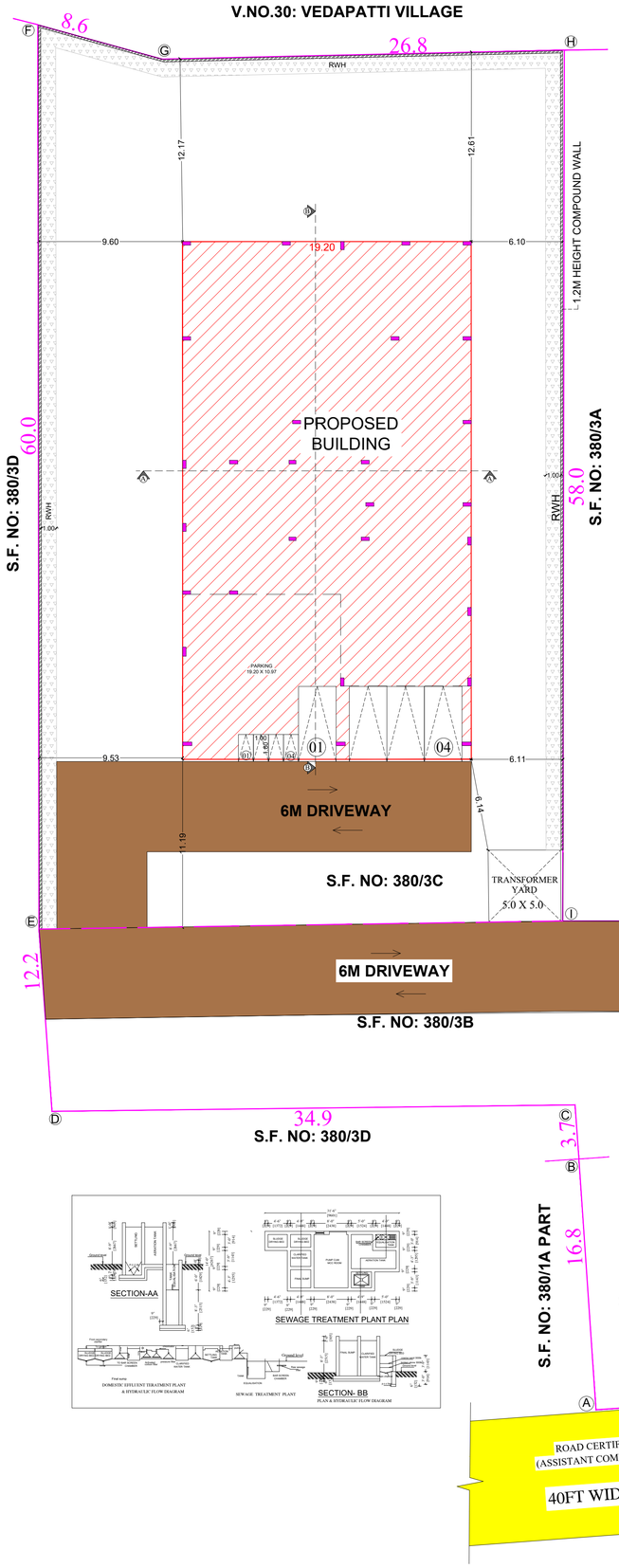


FIRST FLOOR PLAN

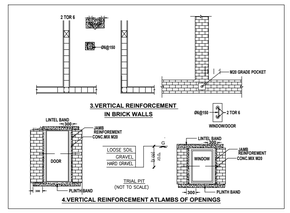


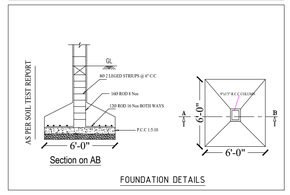
GROUND FLOOR PLAN

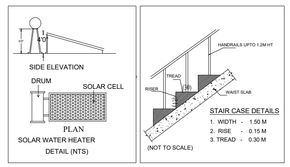
V.NO.30: VEDAPATTI VILLAGE

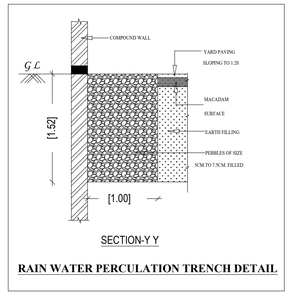


SITE PLAN









SHEET No : 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN S.F.NO:380/3C, 380/3B AND SF NO: 380/1A2, VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSION ARE IN METER
SCALE - 1:100

North

Online Application Number - SWP/BPA/874310/2026

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 539 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 682 / 2026

COIMBATORE 2041 MASTERPLAN LANDUSE - RESIDENTIAL USE ZONE

REFERENCE

SITE BOUNDARY — DRIVE WAY
EXISTING ROAD — PROPOSED BUILDING

AREA STATEMENT		SQM
AREA OF THE SITE	[As per Document]	2855.07
AREA OF THE SITE	[As per F.M.B]	2856.00
AREA OF THE SITE	[As per SITE] (A- L)	2845.92

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	503.47	157.91	661.38
FIRST FLOOR	544.51	116.87	661.38
TERRACE FLOOR	13.19	36.24	49.43
	- - -	- - -	- - -
TOTAL ALL FLOORS	1061.17	311.02	1372.19

TOTAL F.S.I. AREA - 1061.17 Sqm

HEIGHT OF THE BUILDING - 8.30 m

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	1061.17 / 2856.00	2.00	0.37

JOINERY DETAILS:

TYPE	DESCRIPTION	SIZE
MDD	MAIN DOUBLE DOOR	2.44 X 3.05
SD	SLIDING DOOR	1.83 X 3.05
D	DOOR	1.22 X 3.05
D1	DOOR	0.91 X 3.05
O	OPEN	1.83 X 3.05
W	WINDOW	1.83 X 1.83
V	VENTILATOR	2.00 X 0.61
V1	VENTILATOR	1.20 X 0.61

PARKING DETAILS

USEAGE	DESCRIPTION	TWO WHEELER PARKING		CAR PARKING	
		Required	Provided	Required	Provided
RESIDENTIAL 1078.83 Sq.m	As per G.O -156, Single Dwelling unit above 300 Sq.m, a maximum of 4 Car spaces & 4 Two Wheeler spaces shall be provided	04	04	04	04

J. Priya
V. Senthil Kumar.
APPLICANT

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram,
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111
CONSTRUCTION ENGINEER

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STRUCTURAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
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Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111
REGISTRED 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.