Verified RealEstate™

REFERENCE
100/2026-2027

ISSUED
13 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 339/1B2C and 3 more

Keeranatham

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.

Verified RealEstate™

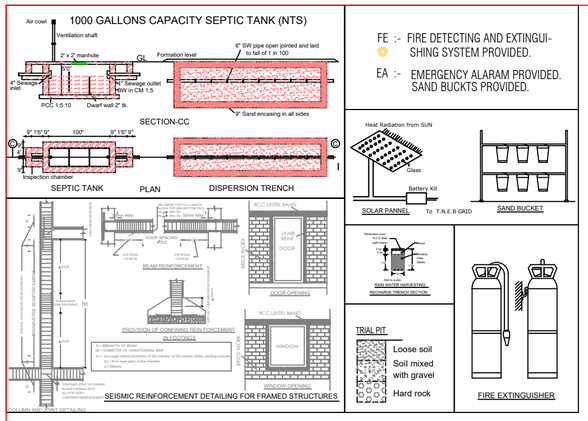
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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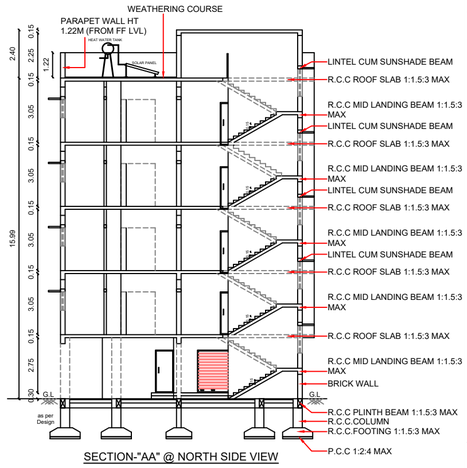
DIGITALLY VERIFIED RECORD



FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

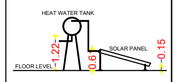
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

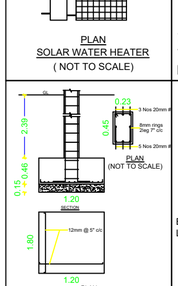




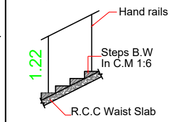
JOINERY DETAILS:-

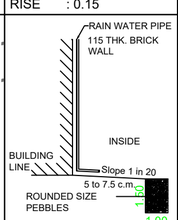
S.NO	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	(2.00 x 2.44)
MD	MAIN DOOR	(1.07 x 2.13)
D	DOOR	(0.91 x 2.13)
D1	DOOR	(0.76 x 2.13)
FD	FRENCH DOOR	(2.44 x 2.13)
FD1	FRENCH DOOR	(1.71 x 2.13)
LD	LIFT DOOR	(0.91 x 2.13)
AO	ARCH OPEN	(1.45 x 2.13)
AO1	ARCH OPEN	(1.07 x 2.13)
O1	OPEN	(0.91 x 2.13)
W	WINDOW	(1.83 x 1.37)
W1	WINDOW	(1.22 x 1.37)
W2	WINDOW	(1.64 x 1.37)
SW	STAIR WINDOW	(1.98 x 1.37)
KW	KITCHEN WINDOW	(1.22 x 1.07)
KW1	KITCHEN WINDOW	(1.52 x 1.07)
V	VENTILATOR	(0.91 x 0.91)
EF	EXHAUST FAN	---





STAIRCASE DETAILS
(NOT TO SCALE)





NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
3. ALL ROUND COMPOUND WALL PROVIDED.
4. S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
5. SUMP AND FIRE SUMP PROVIDED.
6. LIGHTNING ARRESTER PROVIDED IN THE ROOF.
7. FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
8. EMERGENCY ALARM PROVIDED.
9. SAND BUCKETS PROVIDED.
10. O.H.T PROVIDED IN TERRACE FLOOR PLAN.
11. MV - MECHANICAL VENTILATION TO BE PROVIDED WHERE EVER NECESSARY.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT + 4 FLOOR'S RESIDENTIAL APARTMENT BUILDING IN S.F.No's : 339 / 1B2C & 339 / 1B2D, Plot No: 105 & 104, AT KEERANATHAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

Plot Regularisation NA.KA.No : [illegible]

DTCP / P / 0157651 / 2017 & DTCP / P/ 0258248 / 2017. Date : 18/05/2018.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION No : SWP / BPA / 878397 / 2026

N

REFERENCE:

AS PER FMB BOUNDARY

EXISTING ROAD

AS PER FIELD BOUNDARY

DRIVE WAY

PROPOSED BUILDING

SITE AREA DETAILS	S.F.Nos	AREA DETAILS	
AREA DETAILS AS PER FMB / PATTA	339 / 1B2C	251.00 Sq.m	535.00 Sq.m
	339 / 1B2D	284.00 Sq.m	

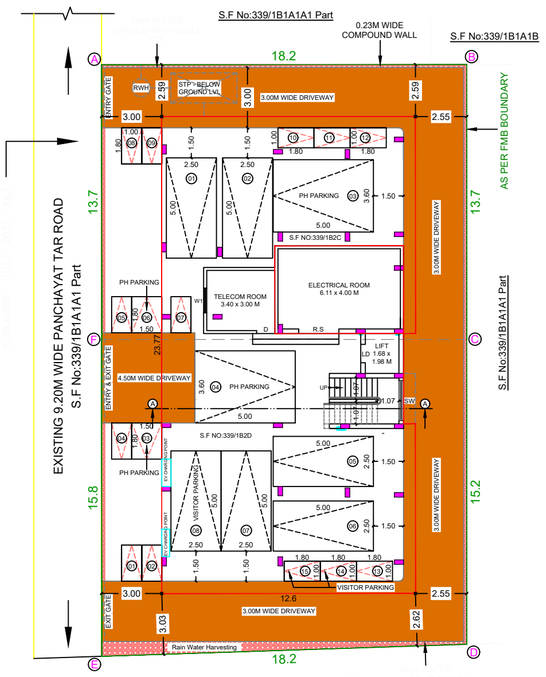
S.NO	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILDUP AREA (SQM)
01	STILT FLOOR	28.07	269.98	298.05
02	FIRST FLOOR	297.12	0.93	298.05
03	SECOND FLOOR	297.12	0.93	298.05
04	THIRD FLOOR	297.12	0.93	298.05
05	FOURTH FLOOR	297.12	0.93	298.05
06	TERRACE FLOOR	---	43.17	43.17
	TOTAL AREA	1216.55	316.87	1533.42

FSI CALCULATION :-

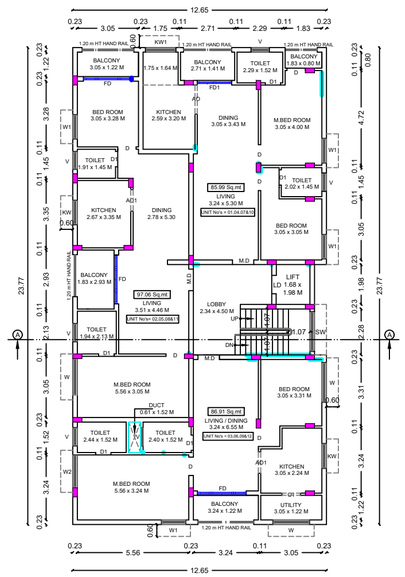
$$\text{FSI} : \frac{1216.55}{535.00} = 2.273 < 2.60$$

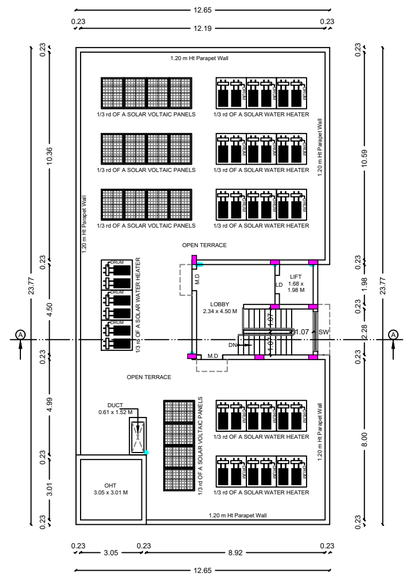
2.273 < 2.60, THEREFORE 0.273 PREMIUM FSI

NOTE : ALL DIMENSIONS ARE IN METRE
SCALE - 1 : 100



SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)





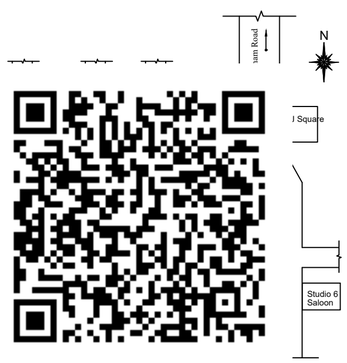
Site Approval No : L.P / CLPA No : 547/ 2026

PLANNING PERMISSION No : 690 / 2026

(This Planning Permission is valid for a period of 8 years from e-sign)

No of Dwelling units = 12 No's

S.NO	FLOOR NAME	NO. OF UNITS	UNIT AREA	CAR PARKING REQ.	10% VISITOR & PH PARKING (include) REQ.	CAR PARKING PRO.	10% VISITOR & PH PARKING (include) PRO.	TWO WHEELER REQ.	10% VISITOR & PH PARKING (include) REQ.	TWO WHEELER REQ.	10% VISITOR & PH PARKING (include) REQ.
1	FIRST FLOOR	UNIT-01	85.99	01	01	01	02	01	02	01	03
		UNIT-02	97.06					01		01	
		UNIT-03	86.91	01		01		01		01	
2	SECOND FLOOR	UNIT-04	85.99					01		01	
		UNIT-05	97.06	01		01		01		01	
		UNIT-06	86.91					01		01	
3	THIRD FLOOR	UNIT-07	85.99	01		01		01		01	
		UNIT-08	97.06					01		01	
		UNIT-09	86.91	01		01		01		01	
4	FOURTH FLOOR	UNIT-10	85.99					01		01	
		UNIT-11	97.06	01		01		01		01	
		UNIT-12	86.91					01		01	
TOTAL UNIT'S AREA OF ALL FLOOR'S			1079.84	06	01	08		12	02	15	



Dr E RAVI, M.F, Ph.D. F.I.E. G.S.,
Chief GeoTechnical Consultant
Sunsta Foundation Cons

REGISTERED GEO-TECH ENGINEER

FOR ELEVATE INFRASTRUCTURE AND CONSULTANTS
Partner

APPLICANT

J. GOBINATH, M.E., (Structures)
Registered Structural Engineer Grade I
SE/GR-I/2022/0/3/311 (CMDA)
VEL CONSULTANCY
No.2/1152, Sasi Nagar, Iyer Bungalow,
Madurai - 14. Mob : 95448 34208

REGISTERED STRUCTURAL ENGINEER

S.Samyuktha, B.E., (Civil)
Registered Engineer
Regd No:COIMBATORE DISTRICT/RE/GR.II/50/2025
3/470, NGGO COLONY COIMBATORE - 641 022
Mob:63852 00888

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.