Verified RealEstate™

REFERENCE
SWP/BPA/930141/2026

ISSUED
17 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 409/37 and 2 more

Kallipalayam, Annur taluk

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.

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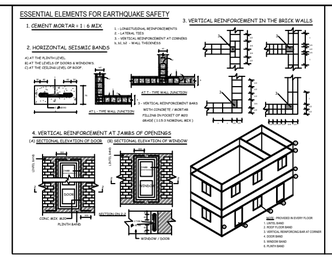
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

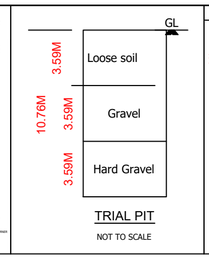
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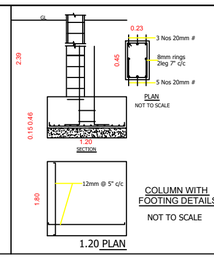
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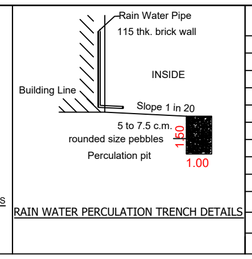
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DIGITALLY VERIFIED RECORD







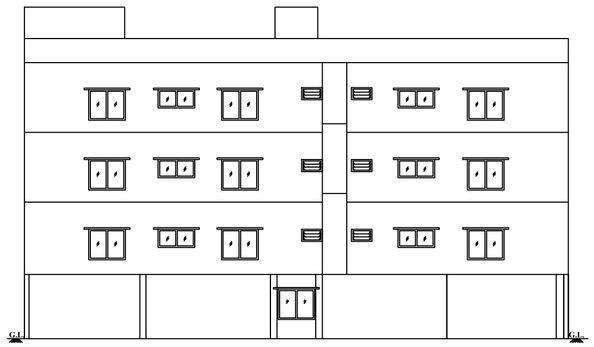


SCHEDULE OF JOINERY

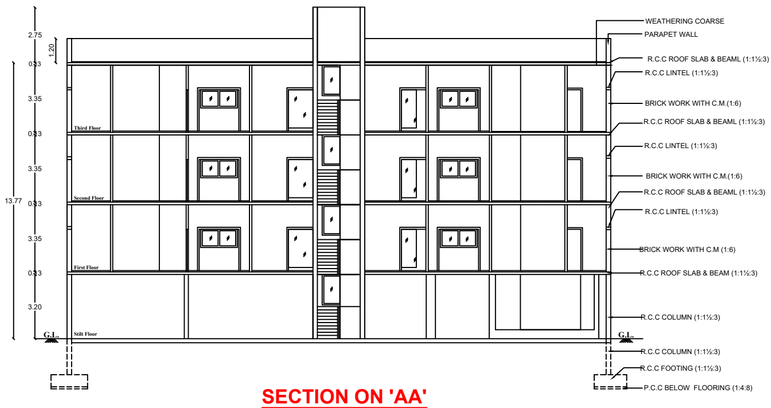
MD	MAIN DOOR	1.07 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.80 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.52
W2	WINDOW	1.22 x 1.52
W3	WINDOW	0.65 x 2.13
W4	WINDOW	0.91 x 0.91
KW	KITCHEN WINDOW	1.83 x 0.91
O	OPEN	0.91 x 2.13
O1	OPEN	0.91 x 2.13
V	VENTILATOR	1.03 x 0.61

DWELLING UNIT AREA DETAILS:

FLOOR	DWELLING UNIT	TYPE	AREA IN SQ.M
FIRST FLOOR	FLAT No.A-1	3BHK	72.05
	FLAT No.B-1	3BHK	73.55
	FLAT No.C-1	3BHK	71.88
	FLAT No.D-1	3BHK	83.23
SECOND FLOOR	FLAT No.A-2	3BHK	72.05
	FLAT No.B-2	3BHK	73.55
	FLAT No.C-2	3BHK	71.88
	FLAT No.D-2	3BHK	83.23
THIRD FLOOR	FLAT No.A-3	3BHK	72.05
	FLAT No.B-3	3BHK	73.55
	FLAT No.C-3	3BHK	71.88
	FLAT No.D-3	3BHK	83.23



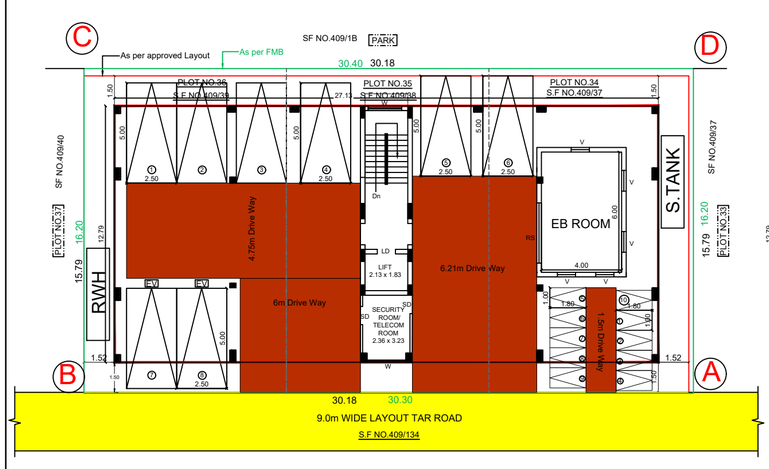
ELEVATION

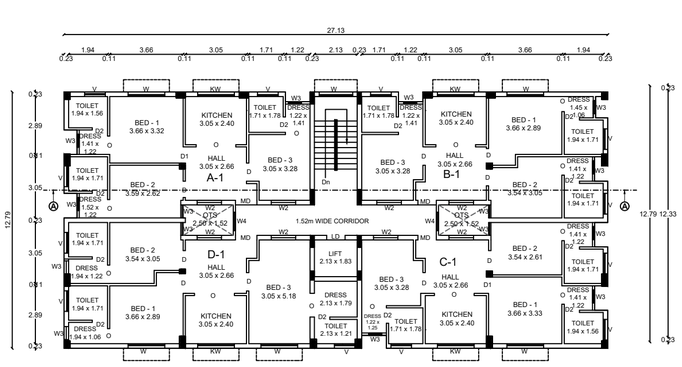


SECTION ON 'AA'

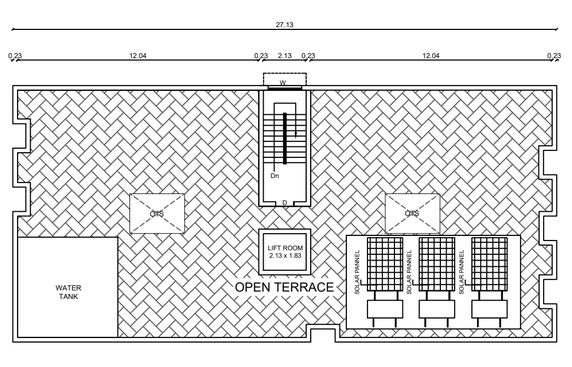
Special Condition: Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

ONLINE APPLICATION NO:SWP/BPA/930141/2026
SWP/SITE APPROVAL : LP/CLPA.NO: 593/2026
SWP/PLANNING PERMISSION NO:750/2026
PLANNING PERMISSION PERIOD: 17.10.2026 to 16.10.2034



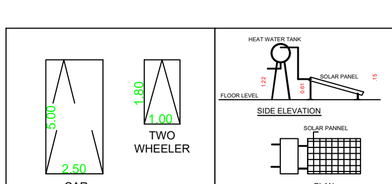


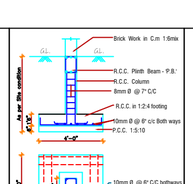
TYPICAL FLOOR PLAN=1,2,3

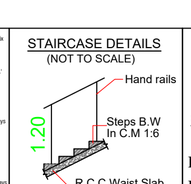


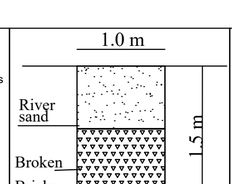
TERRACE FLOOR PLAN

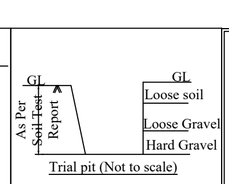
FLOOR PLAN

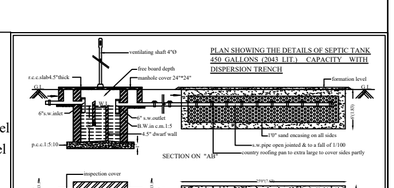












Scale = 1:100

N W E S

PLAN SHOWING THE DETAILS OF PROPOSED R.C.C ROOFED RESIDENTIAL BUILDING IN STILT, FIRST, SECOND & THIRD FLOOR OF PLOT NO.34,35 & 36 IN APPROVED LAYOUT L.P/CLPA No.442/2024, S.F.No.409/37,38 & 39 AT KALLIPALAYAM VILLAGE AND PANCHAYAT, ANNUR TALUK AND COIMBATORE DISTRICT

LAYOUT APPROVAL DETIALS

PLANNING PERMISSION No : 521/2024

L.P/CLPA No : 442/2024

AREA DETAILS

AREA OF THE SITE IN DOCUMENT = 5247.0 Sq.ft (or) 487.46 sq.m

AREA OF THE SITE IN FMB = 489.00 sq.m

PARTICULARS	FSI AREA IN Sq.mt	NON-FSI AREA IN Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
STILT FLOOR	37.67	309.29	346.96
FIRST FLOOR	334.60	7.60	342.20
SECOND FLOOR	334.60	7.60	342.20
THIRD FLOOR	334.60	7.60	342.20
TERRACE FLOOR	-	46.52	46.52
TOTAL	1041.47	378.61	1420.08

FLOOR SPACE INDEX - 1041.47/487.46 = 2.14

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER PARKING	07	09
CAR PARKING	03	08

NOTES

1.ALL DIMENSIONS ARE IN METER
2.ALL ROUND COMPOUND WALL PROVIDED
3.RAIN WATER PERCOLATION PITS PROVIDED ALL ROUND SITE

BUILDING HEIGHT - 13.77 M

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

Er.R. BOOPATHY B.E.,
Registered Engineer Grade - I (RE)
Reg. No: Coimbatore DM/REGR-I/015/2024
151, VLK Gardem, Opp.to.Dr. N.G.P. College,
Sitra Road, Kalapatti, Coimbatore - 641 048.
Ph: 9894033324, 8500733324

Registered Engineer

Applicant

M. ASWINTH M.E (STR) - AMIE
CE - No : AM 1135686-2
STRUCTURAL ENGINEER GR-1
REG.No. SE/GR-1/33/2025
COIMBATORE DTCP

Reg.Con.Engineer

Er.R. BOOPATHY B.E.,
Registered Engineer Grade - I (RE)
Reg. No: Coimbatore DM/REGR-I/015/2024
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Sitra Road, Kalapatti, Coimbatore - 641 048.
Ph: 9894033324, 8500733324

Reg.Str.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.