PP APPROVAL RECORD

Planning Permission

Survey 396/3A and 1 more

Kondayampalayam, Annur taluk

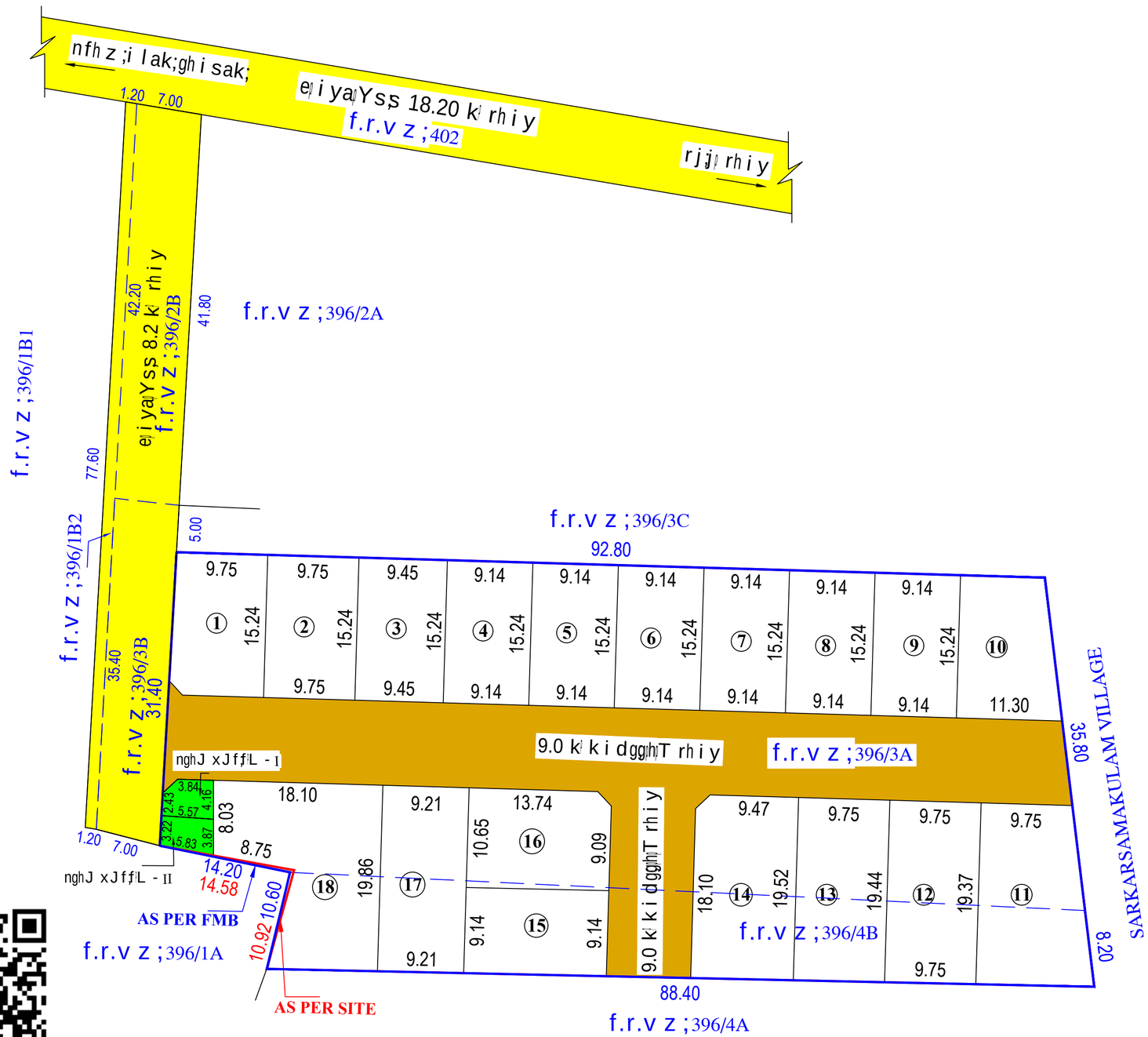
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

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.



Nfhakgj;Jhh; cs@h; jil;l FOkk;
nfhz;ilakghisak; Cuhlr;

Nfhakgj;Jhh; khtl;lk; mdDhh; tl;lk; nfhz;ilakghisak; fuhkk;kwWk; Cuhlr;
f.r.v z; 396/3A & 396/4B y;mikAk; cjNjr FbaUgG kidgghtwfhd
njhoyElg xgGjy; tiuglk;

,izajs tiz;zggvz;: BDM176T6

msT : 1:400

tiz;zgg jhuh;ngah;: M/s.Aadhiraa Residence Private Limited

FwgG:

kidgghtid;gugGsT tiguk;-

AREA AS PER PATTA	= 4145.00 Sqm (or)	1.02 Acre
AREA AS PER FMB	= 4145.00 Sqm (or)	1.02 Acre
AREA AS PER FIELD	= 4141.00 Sqm (or)	1.02 Acre
AREA AS PER DOCUMENT	= 4145.00 Sqm (or)	1.02 Acre

kidgguitid;gugG : 4141.00 r.k

Nfhuiakidfs; : 18

xJfiakidfs; : 18

kidgguitid;vy;iy :

ejiyaYss rhiy :

nghJxJfL :

cssh lr;fF jhdkhf xggilgG nraaggl;lit :

kidgghTrhiy gugG : 1048.01 r.k :

kidgghTrhiy guggsT eqfyhf kidfsid;guggsT = (kidgghtid;nkhjj gugG - cjNjr rhiyaid;gugG)
(4141.00-1048.01) = 3092.99 r.k

(jhd Mtz vz;: 2044/2026 ehs;: 26.05.2026)

G+qfhtwF Njitahd guggsT:-

kidgghtid; nkhjjggugG - kidgghTrhiy X 10%

Njitahd gugG = (4141.00-1048.01) X 10% = 309.29 r.k

cssh lr;fF G+qfh xggilggwF <lhf 309.29 r.k fF murhid vz;18 e.e(k) F.t.Jiwehs; 04.02.2019 dgb TNCDBR -2019 ghhT 47 (6) dgb 10% G+qfhtwfhd chanjhif kDjhuhy;nrYjjggl Lss J.

nghJ cgNahfk;(k) TANGEDCO -fF xggilgG nraaggl;l guggsT:-

(kidgghtid; nkhjjggugG - kidgghTrhiy) X 0.5%
= (4141.00-1048.01) X 0.5%

Njitahd guggsT = 3092.99 r.k X 0.5% = 15.46 r.k

nghJ cgNahf xJfL (i) = 20.94 r.k (0.67%) :

nghJ cgNahf xJfL (ii) = 20.20 r.k (0.65%) :
(TANGEDCO)

(jhd Mtz vz;: 2044/2026 ehs;: 26.05.2026)

%iy KlfF : 12.0 kh tiumfyk; cssrhiyfSfF 1.5kx1.5kh -k; tiglgly;Ntz Lk;
18.0 kh Nky;mfyk; cssrhiyfSfF 4.5kx4.5kh-k; tiglgly;Ntz Lk;

egej idfs;

1. murhiz vz; 18 e.e(k) F.t.Jiwehs; 04.02.2019 dgb kidgghtiy;mikAk;rhiyfs;nghJ cgNahf xJfL-I cssh lr;fF jhdkhf xggilfggl Ntz Lk;(k)murhiz vz;16 e.e(k) F.t.Jiwehs; 31.01.2020 dgb TANGEDCO-II xJfilbid cssh lr;fF jhdkhf xggilfggl Lss J.
2. ,kkidggutwF cssh lr; ,Wji xgGjy;msifFkKd;, ijjiid vejjJiwahYk;ey Mh[ijeltbfjif Nkwfnfhssggltiy;iy vdWk; vejJiwfjhfTk;ey Mh[ijggl bay;khtlitUtha;mYtyUfF mDgggl tiy;iy vdWk; cssh lr;ahy; cWji nraJ nfhss Ntz Lk;.
3. ey chkk;FwjJ toqfggli rhdWfs;kwWk;ghryidfF rkhggffggli Mtzqfs;rhahdi tayy vdW mwaggl;lhYh myyJ kidgghTfF njhoyElg xgGjy;toqfajhy;ghjgG Vwggl f;$ba #oeiy Vwgbd; kidgghTfF toqfggli njhoyElg xgGjy;vtiij Kdiiwtg Gk;, dwiefh;Cuikg G Jiwahy;ujJ nraaggLk;
4. twgidfF zjhd kidfis twgid nraAk;NghJ , tihizad;efNyhL efu;Cuikg GjJiway; xgGjy;msiffggli tiugl efy;kid thqFgtufSfF fl;lhak;toqfggly;Ntz Lk;
5. xgGjy;msiffggli kidgguT tiugljij vejtij khwk;tiLjy;dW kidgguT Eiothaiyy; 60 cm x 120 cmmstyhd eueju jftygyiif %yk;nghJkfis;ghuit fF euejukhf guRuffggl Ntz Lk;
6. murhidvz;181 ti.t.(k) e.t.J. ehs;: 09.12.2020 d;gb cssh lr;kidgghT xgGjy;toqfkKd;jhhrhiy foiTeh;tbfhy;trjikd;fkgqfs;Nkyeiy eh;Njiffj;njhlbAld;$ba Fbeh;trji Mfiait cssh lr;ad; jFjawbfwg mikffggli gdtiNu cssh lr; ,Wji xgGjy;toqfggl Ntz Lk;
7. murhidvz;141 ti.t.(k) e.t.J. ehs;: 16.07.2022 d;gb eltbfjif Nkwfnfhssggl Ntz Lk;
8. kidgghtiy; cssk dfkgqfs;kDjhuhy;jd;nrhej nryti y;khwwaikffggl Ntz Lk;

k.t./Nfh.cjiF vz; : 348/2026
jil;l mDkjiv z; : 443/2026
} ,izato

cWggidh;nrayh/, iz ,afFeh;(K.$.ngh)
Nfhakgj;Jhh; cs@h; jil;l FOkk;
Nfhakgj;Jhh; khtl;lk;

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
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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.