Verified RealEstate™

REFERENCE
CBERGN
/JEN2V2FY/2025

ISSUED
05 June 2025

PP APPROVAL RECORD

Planning Permission

Survey 14/7B and 2 more

Pollachi 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.

Verified RealEstate™
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kidgguT tiuglk;

AREA AS PER PATTA	=	4.30 ACRE /17405.00SQ.MT
AREA AS PER FMB	=	4.30ACRE / 17423.04SQ.MT
AREA AS PER FIELD	=	4.25 ACRE / 17199.05SQ.MT
AREA AS PER DOCUMENT	=	4.30 ACRE / 17405.00SQ.MT

rhiy 1 - 1473.50 r.k	=1473.50 r.k
rhiy 2 - 579.15 r.k + 2.25 r.k	= 581.40 r.k
rhiy 3 - 575.55 r.k + 2.25 r.k	= 577.80 r.k
rhiy 4 - 463.68 r.k + 2.25 r.k	= 465.93 r.k
rhiy 5 - 465.84 r.k + 2.25 r.k	= 468.09 r.k
rhiy 6 - 180.72 r.k + 2.25 r.k	= 182.97 r.k
rhiy 7 - 381.60 r.k + 2.25 r.k	= 383.85 r.k
rhiy 8 - 469.35 r.k + 2.25 r.k	= 471.60 r.k
nkhjj gugG	=4605.14 r.k

nghJ cgNahfk;gugG

xj;ffa gugG = 70.10r.k = (0.547%)

(TANGEDCO)

xj;ffa gugG = 70.05 r.k = (0.547%)



khtl;l efh;Cuikg;G mYtyfk;
Nfhak;Gj;Jhu khtl;lk;

Nfhak;Gj;Jhu khtl;lk; nghs;shrr; tl;lk; [k;dCj;JfFs; Ng&uhlr;
(k) f;uhkk;f.r.v z ; 14/7g; 20/1V -y;mikAk;Fba;Ug;G
kidgguT tw;fhd njho;yE;lg xg;Gjy;tiuglk;

msT : 1:400

, izato; tiz;zggvz; JEN2V2FY

Fwg;G:

kidgguT tiuglk;nkhjjggug;G : 4.30 Vff;u;(m) 17405.00 r.k

Nfhuak idfs; : 76

xJff;ak idfs; : 76

kidgguT tiuglk;vy;iy (AS PER SITE)

fs tiugl vy;iy (AS PER FMB)

e;iya;Yss rhiy

thaffhy;

EWS - kidfs;(kid vz ; 27- 40> (k) 49-52 tiu)

kidgguT gug;G (17405.00r.k.) - kidgguT rhiy (4605.14r.k.) =12799.86 r.k
= 12799.86 x 10% =1279.986 r.k. Njit>
= 1281.70r.k>(10.001) % css;J.

nghJ xJff;L:

Cuhlr;fF jhdkhf xggilff;gl;lit:

1) kidgguT rhiy (k) %iyKlfFfs;d;gug;G : 4605.14 r.k.
2) G+qfhtwF Njitahd gug;G : kidgguTtiuglk;nkhjj gug;G - (kidgguT rhiyfs;d;gug;G) x 10%
= (17405.00 - 4605.14) x 10.0% = 1279.98 r.k.
=1398.93 r.k. (10.92%)
3) cssh lr;fF xggilff;gl Ntz;ba nghJ cgNahfk;Njitahd gug;G (xggilff;gl;lit) : (kidgguT gug;G - kidgguT rhiya;d;gug;G) x 0.5%
: (17405.00 - 4605.14) x 0.5% = 64.00r.k.
: 70.10 r.k (0.547%)
4) TANGEDCO-wfF xggilff;gl Ntz;ba kidgfhkhdk;Njitahd gug;G (xggilff;gl;lit) : (kidgguT gug;G - kidgguT rhiya;d;gug;G) x 0.5%
: (17405.00 - 4605.14) x 0.5% = 64.00r.k.
: 70.05 r.k (0.547%)

%iyKlfF :

12.0 k tiu css; rhiyfSfF 1.5kx1.5k tl;lggly;Ntz;Lk;

e;egej idfs;

1. murhiz vz ;: 18 e.e; (k) F.t Jiwehs; 04.02.2019-d;gb rhiy (k) nghJ cgNahfk; cssh lr;fF jhdkhfTk; murhiz vz ;: 16 e.e; (k) F.t. Jiwehs; 31.01.2020-d;gb TANGEDCO -ff;hd gug;G TANGEDCO (m) khefuhlr;fF jhdkhf xggilff;gl;Lss;J.
2. , kkidgguTwF cssh lr; , Wj;xg;Gjy; ms;fFkKd; , ljj;jid vej;Jiwahyk; e;ey Mh;[;jeltbf;if Nkw;nfhss;gglt;y;iy vdWk; vej Jiwff;hfTk; e;ey Mh;[;jgglbay; khtl;ltUtha; mYtyUfF mDgggglt;y;iy vdWk; khefuhlr; Miz ahsh; cWj;nraJ nfhss; Ntz;Lk;
3. e;y ch;kk;Fwj;J toqf;ggl;l rhdWfs; kwWk; ghlryidfF rkhgg;ff;ggl;l Mtzqf;s; rh;ahditayy vdW mwaggl;lhNyh myyJ kidgghTfF njho;yE;lg xg;Gjy; toqf;ajhy; ghjg;G Vwglf;$ba #oe;iy Vwgbd; kidgghTfF toqf;ggl;l njho;yE;lg xg;Gjy; vttl;j Kd;dwt;g;Gk; , dwe;h; Cuikg;G Jiwahy; uj;Jnraaggl;Lk;
4. twgidfFz;lhd kidfis twgid nraAk; NghJ , t;thizad;efNyhL efu; Cuikg;GjJiwa;y; xg;Gjy; ms;ff;ggl;l tiuglefy; kid thqFgtuf;SfF fl;lhak; toqf;ggl Ntz;Lk;
5. xg;Gjy; ms;ff;ggl;l kidgguT tiuglj;ij vej tlj khwwk; tl;Ljy;dW kidgguT Eiotha;y;y; 60cm x 120cm mst;yhd e;ueJu jftygyif %yk; nghJkff;s; ghu;itfF e;ueJukhf guRuff;ggl Ntz;Lk;
6. cjNjr kidgguT rhiyfs; kioeu;tbfhy; trj> Fbeu;trjf;fs;(k) njUtl;sfFfs; Mf;ait cssh lr;a;d; tl;Uggjj;wF Vwg mikff;ggl;l gu;d;du; , Wj;xg;Gjy; toqf Ntz;Lk;

k.t (Nfh.kh) vz ; : 184/2025

r.fhhjj;f;
msth;/ cjtp tiuthsh;

j.fz;zd;
tiuthsh;e;iy - III

uh.nrg]j;jp Nuhrhyp
NkwghHitahsH / tiuthsH e;iy - II

, iz , afFeh;(ngh.)
khtl;l efh;Cuikg;G mYtyfk;
Nfhak;Gj;Jhu;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

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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.