Verified RealEstate™

REFERENCE
548 / 2023

ISSUED
13 December 2023

PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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,
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Chennai 600 097, India

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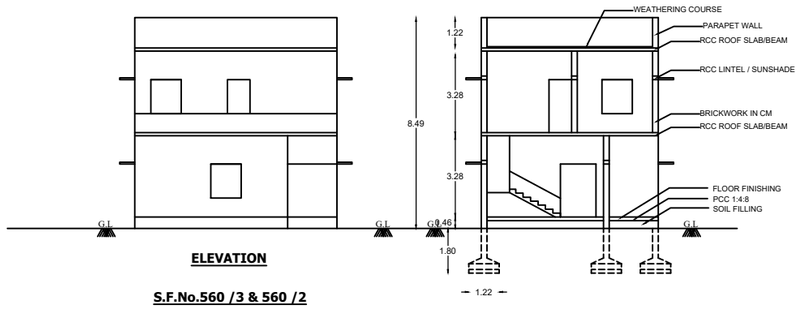
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED RESIDENTIAL GROUND AND FIRST FLOOR BUILDING

IN SITE No. 75, S.F.No. 561 / 2A, PATTA No. 2187, BARATH NAGAR, IDIKARAI VILLAGE

IDIKARAI PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

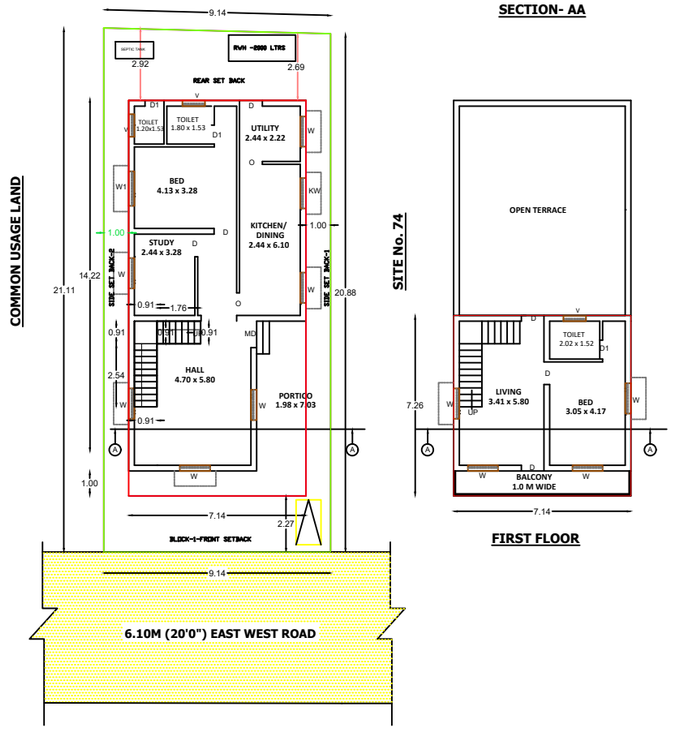
NAME OF APPLICANT: Mrs.X.IMMACULATE



ELEVATION

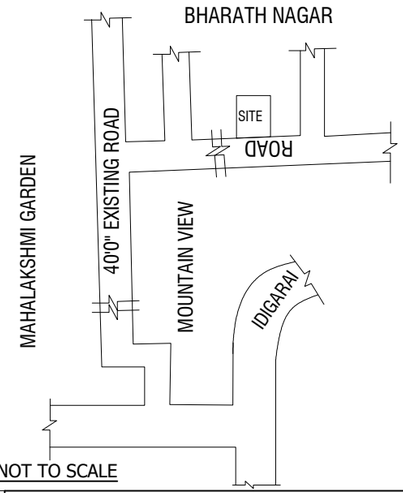
S.F.No.560 /3 & 560 /2

SECTION- AA



SITE PLAN WITH GROUND FLOOR

FIRST FLOOR



KEY PLAN- NOT TO SCALE

TAMIL NADU COMBINED DEVELOPMENT & BUILDING RULES, 2019

Building ht	Road wide	Plot Width	Details		Required	Available
8.49 Mtr	6.10 Mtr	Above 9.00 Mtr	35E(i)	Front set back	1.50	2.27
			35E(ii)	Side set back		
				Side 1	1.00	1.00
				Side 2	1.00	1.00
			35E(iii)	Rear set back	1.00	2.69

SCALE - 1:1		
AREA DETAILS	SQ.MT	SQ.FT
AS PER DOCUMENT	192.00	2066
AREA OF GROUND FLOOR	113.75	1225
AREA OF FIRST FLOOR	51.86	558

SCHEDULE OF JOINERY		SIZE IN MTR
MD	MAIN DOOR	1.30 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.22 x 1.37
KW	KITCHEN WINDOW	1.22 x 1.07
V	VENTILATOR	0.91 x 0.61

STAIRCASE DETAILS

WIDTH	RISER	TREADS
[0.91m]	[0.16m]	[0.30m]

TOTAL NUMBER OF DWELLINGS : 1 Nos

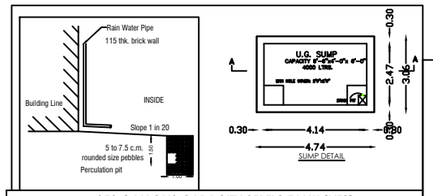
NOTE: ALL DIMENSIONS ARE IN METER

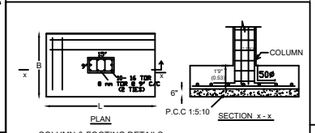
REFERENCE

SITE BOUNDARY

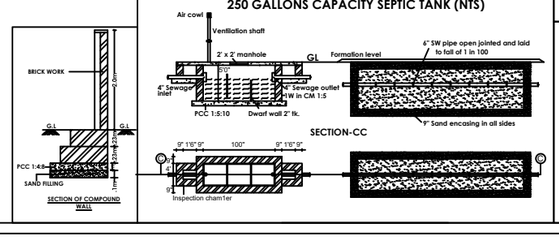
PROPOSED BUILDING

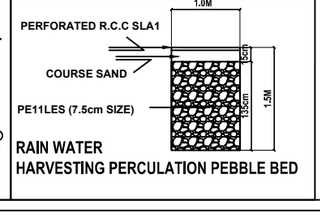
EXISTING ROAD





COLUMN & FOOTING DETAILS





APPLICANT

Er.R.NALLATHAMBI D.C.E (CIVIL)
Licensed Building Surveyor
LBS No: 973/GR-II/2019-2
Shop No: 02, Panchayat Complex
Idigarai, Coimbatore-641022
Mobile: 98422-70060

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.