Verified RealEstate™

REFERENCE
433/ 17-11-2023

ISSUED
28 November 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.

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

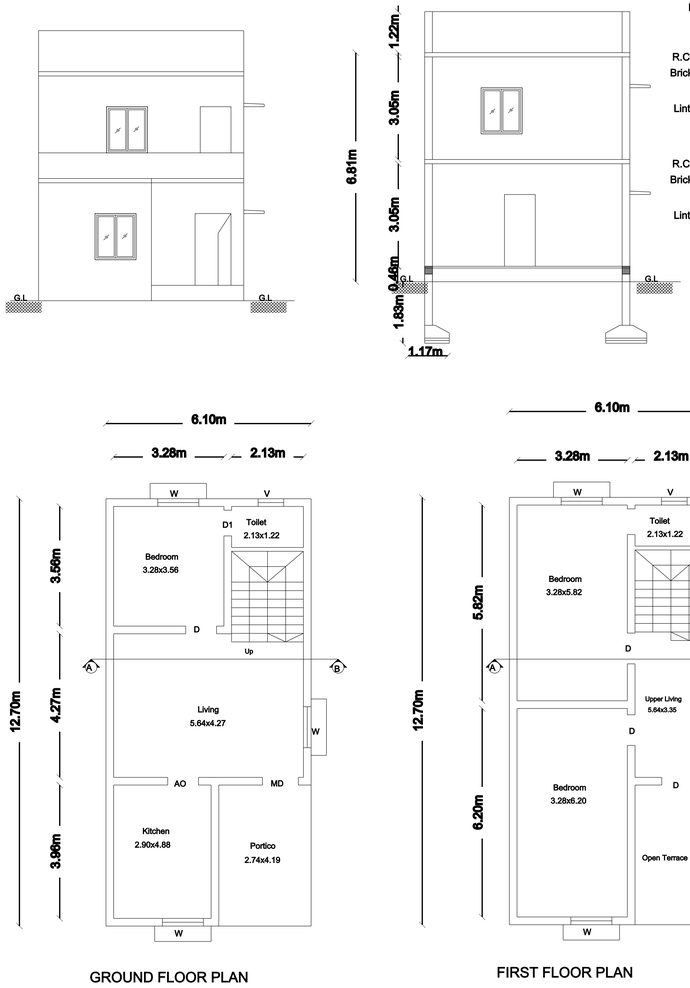
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SARKAR SAMAKULAM TOWN PANCHAYAT

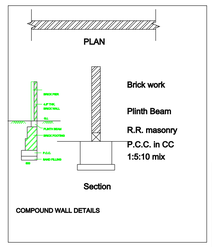
APPROVED LAYOUT : DTCP NO-47/2022

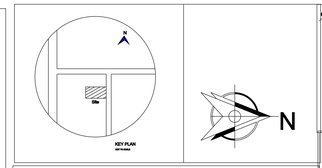
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR R.C.C.ROOF RESIDENTIAL BUILDING AT SITE NO.103(SOUTH PART) & SITE NO.104(NORTH PART), " VENUS GRANDE" IN S.F.NO.190/4A1A1 OF IDIKARAI VILLAGE , IDIKARAI TOWN PANCHAYAT, ANNUR(TALUK), COIMBATORE (DT).

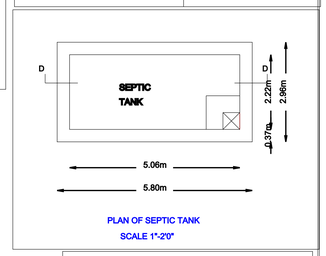


GROUND FLOOR PLAN

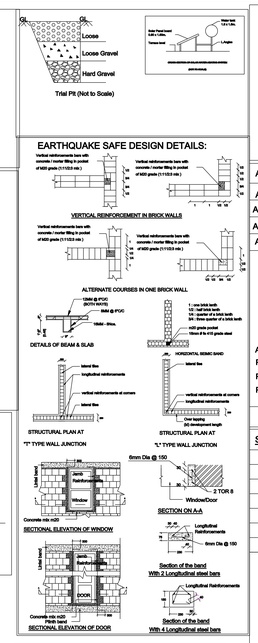
FIRST FLOOR PLAN

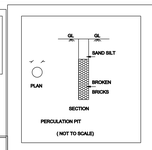






PLAN OF SEPTIC TANK
SCALE 1"-2'0"



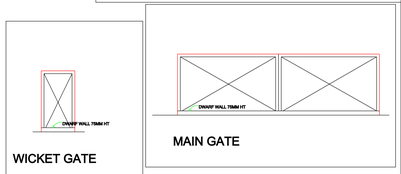


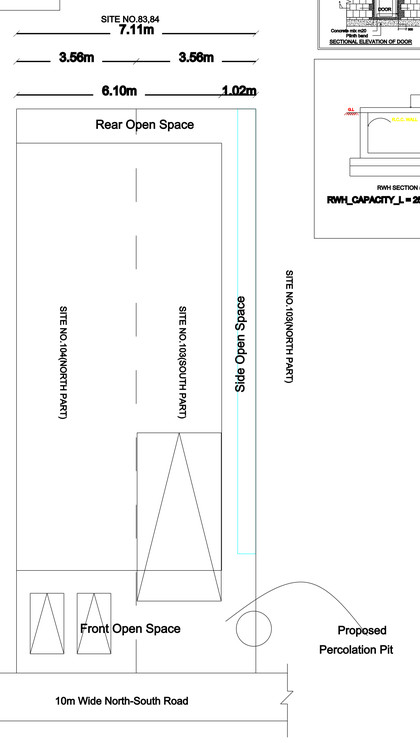
Area Details ::	Sq.Ft.	Sq.mt
Area Of The Site :	1284.00	119.29
Area Of The Proposed Ground Floor :	833.33	77.41
Area Of The Proposed First Floor :	727.86	67.62
Area Of The Open Space :	450.67	41.86

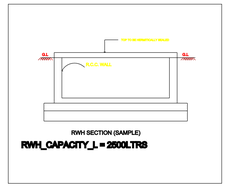
All Dimensions in brackets are in metres only.
Proposed Percolation pit at Suitable Interval
Proposed Septic Tank & Dispersion Trench 1No.
Provided : Earthquake Safe Design Details

Schedule of Joinery ::

M.D:Main Door	3' 6" x 7' 0"	1.07m x 2.14m
D : Door	3' 0" x 7' 0"	1.00m x 2.14m
D1 : Door	2' 6" x 7' 0"	0.76m x 2.14m
W: Window	4' 0" x 4' 6"	1.22m x 1.37m
V : Ventilator	3' 0" x 3' 0"	0.91m x 0.91m







- Site Boundary
- Proposed Building
- Road

Vanish
APPLICANT

Er. P. ANANDAN, B.E.,L.B.S.,
Coimbatore LPA/RE/Gr.I/19/07/102
14, Sri Lakshmi Complex, Kalapatti Road
Saravanampatti, Coimbatore - 641 035.
Ph: 0422-4032626, 93612 98239

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

hello@verified.realestate · +91 9996 12 9996

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.