Verified RealEstate™

REFERENCE
22/2024-2025

ISSUED
03 February 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

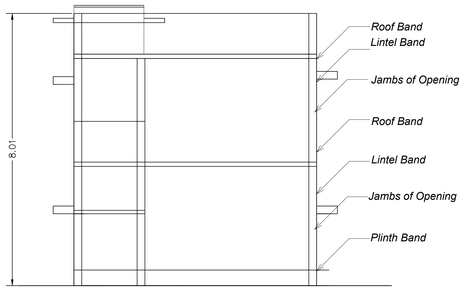
Verified RealEstate™
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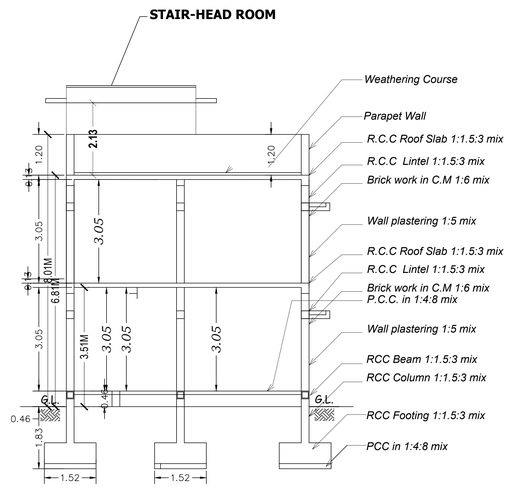
DIGITALLY VERIFIED RECORD

Site and Detailed Plan Showing the Construction of RCC Roof Proposed Ground floor and First floor Residential Building in Natham S. F. No - 45/6 , " Site No. 104 South Part ", At Karavalimathapur Village and Panchayat, Sulur Taluk , Coimbatore District.

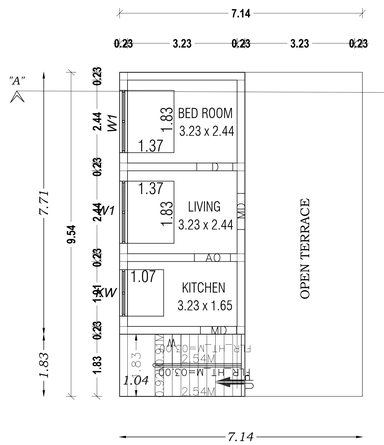
Applicant Name : Mr. N.YUVARAJ , S/O Mr. NAGARAJ.



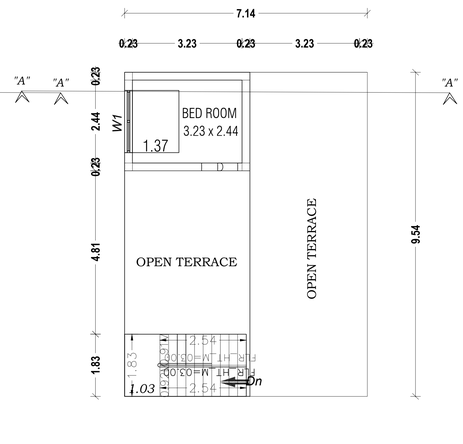
ELEVATION



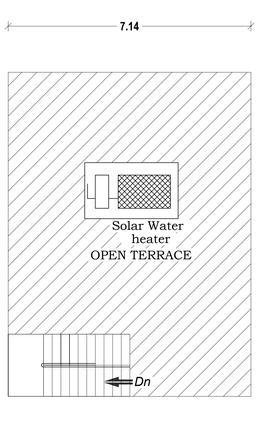
SECTION ON "A-A"



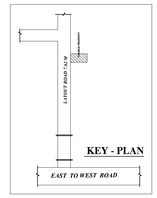
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

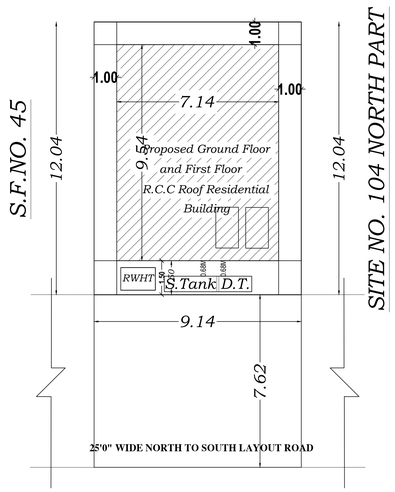


TERRACE FLOOR PLAN



N

SITE NO. 103 PART



SITE PLAN

COLOUR INDEX			
SITE BOUNDARY	HORIZONTAL DISTANCE FROM HT.LINE IF ANY - NIL.		
PROPOSED BUILDING	PERCOLATION PIT @ 10' c/c	*Plan, Section & Elevation*	*Site Plan*
EXISITNG BUILDING	ALL METREIC DIMENSION ARE IN "m"	*SCALE 1" : 8'0"*	*1" : 8'0"*
EXISTING ROAD			

JOINERY DETAILS

Sym.	DESCRIPTION	IN FEET	IN METER
MD	DOOR	3' 6" X 7' 0"	1.07 X 2.13
D/O	DOOR/ OPEN	3' 3" X 7' 0"	1.00 X 2.13
D1	DOOR	2' 6" X 7' 0"	0.76 X 2.13
W	WINDOW	4' 6" X 4' 6"	1.37 X 1.37
W1	WINDOW	6' 0" X 4' 6"	1.83 X 1.37
W2	WINDOW	3' 0" X 4' 6"	0.91 X 1.37
KW1	KITCHEN WINDOW	4' 0" X 3' 6"	1.22 X 1.07
V	VENTILATOR	3' 0" X 2' 0"	0.91 X 0.61

Area Detail	Sq.Ft.	Sq.Mt.
Site area Document (01 cent+127 sqft)	1185.00	110.09
Proposed Ground Floor	378.57	35.17
Proposed First Floor	185.57	17.24
Area of the open space	809.43	75.20

Sanitary Arrangement:-Prop Septic Tank 1 No.

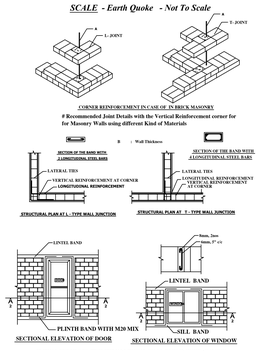
Total Building Area : (564.14 sq.ft = 52.41 sq.mt) / 1 Kitchen

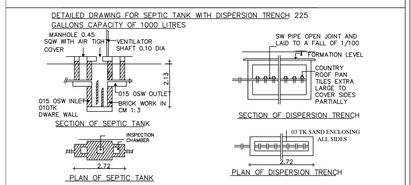
Fsi = 0.48 < 2.00 | *PC = %*

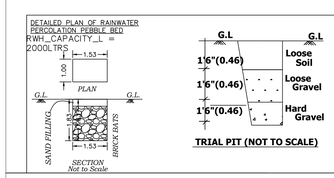
Hori./ Distance From Electric Line If any Nil

Open Space	Required	Provided
Front	1.50	1.50
Side	1.00 & 1.00	1.00 & 1.00
Rear	0.00	1.00
Rfsi:37/1k+58/1k	*1CP+2TW*	*1CP+2TW*

SCALE - Earth Quake - Not To Scale

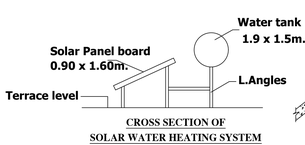


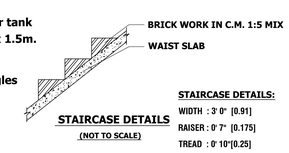




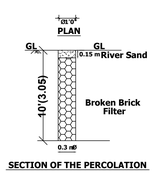
N.YUVARAJ

Applicant





STAIRCASE DETAILS:
WIDTH : 3' 0" [0.91]
RAISER : 0' 7" [0.175]
TREAD : 0' 10"[0.25]



DIRECTION

W
S
N
E

PLAN PREPARED BY :

Er.C.CHITHIRA., B.E, M.E
(Registered Engineer)
Chinniampalayam, Cbe-641062
Cell : 99 44 11 34 56

Er. C. CHITHIRA
B.E, M.E, MSc(REV),A.M.I.E.A.F.I.V
STRUCTURAL ENGINEER
CHARTERED ENGINEER,
APPROVED VALUER
2/387,D.KRISHNASAMY GOUNDER NAGAR,
CHINNIAMPALAYAM (POST), COIMBATORE - 641 062.
CELL: 99441 13456

Registered Engineer

SHEET _1

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.