Verified RealEstate™

REFERENCE
228/2024-2025

ISSUED
11 January 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.

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FIRST FLOOR AND SECOND FLOOR IN EXISTING GROUND FLOOR R.C.C ROOF RESIDENTIAL BUILDING

IN NEW SUB DIVISION S.F.NO: 384/ 1B1A1A, PLOT NO: 2 AT "SRI LAKSHMI GARDENS EXTENSIONS" KONDAIYAMPALAYAM VILLAGE PANCHAYAT ANNUR TALUK AND DISTRICT

[PLOT REGULARIZATION- LP/ CLPA NO: DTCP/ P/ 0164375/2017 DT:30/04/2018]

N

[APPLICANT NAME: JEGAN S]

[EXISTING BUILDING PLAN APPROVAL NUMBER- 164/2015-2016 DT:05/02/2016]

NO. OF DWELLING UNITS / KITCHEN - 01 NO

F.S.I = 315.34 / 200.76 = 1.57

AREA DETAILS	SQ.FEET	SQ.METER
AREA OF THE SITE	2161.00	200.76
AREA OF EXISTING GROUND FLOOR	1792.00	166.48
AREA OF FIRST FLOOR	1260.24	117.08
AREA OF SECOND FLOOR	342.08	31.78
AREA OF OPEN SPACE	369.00	34.28

SCHEDULE OF JOINERIES:-

REFERENCE	FEET	METER
M.D - MAIN DOOR	3'6"x7'0"	1.07x2.14
D - DOOR	3'3"x7'0"	1.00x2.14
D1 - DOOR	2'6"x7'0"	0.76x2.14
W - WINDOW	4'0"x4'6"	1.22x1.37
V - VENTILATOR	3'0"x2'0"	0.91x0.61
W1 - WINDOW	6'0"x4'6"	1.82x1.37
O - OPEN	3'6"x7'0"	1.07x2.14

ESSENTIAL ELEMENTS FOR EARTHQUAKE SAFETY:-

THE ESSENTIAL ELEMENTS REQUIRED TO MAKE A BUILDING EARTHQUAKE SAFE ARE AS GIVEN IN FIG.1

1. LINTEL BAND
2. ROOF/FLOOR BAND
3. VERTICAL REINFORCING BAR AT CORNER
4. DOOR
5. WINDOW
6. PLINTH BAND

FIGURE 1: ESSENTIAL INTERNAL ELEMENTS IN BUILDINGS FOR EARTHQUAKE SAFETY:-

A. SECTION OF THE BAND WITH 2 LONGITUDINAL STEEL BARS
B. SECTION OF THE BAND WITH 4 LONGITUDINAL STEEL BARS
C. STRUCTURAL PLAN AT L-TYPE WALL JUNCTION
D. STRUCTURAL PLAN AT T-TYPE WALL JUNCTION
1. LONGITUDINAL REINFORCEMENT
2. LATERAL TIES
3. VERTICAL REINFORCEMENT AT CORNER
B,B1,B2 - WALL THICKNESS

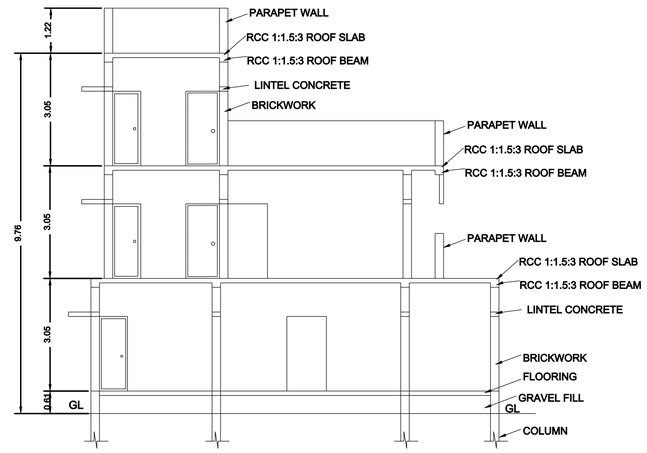
A&B. ALTERNATE COURSE IN ONE BRICK WALL
1 - ONE BRICK LENGTH
1/2, HALF BRICK LENGTH
1/4, QUARTER OF A BRICK LENGTH
3/4, THREE QUARTERS OF A BRICK LENGTH
3 - VERTICAL REINFORCEMENT BARS WITH CONCRETE/ MORTAR FILLING IN POCKET OF MIN GRADE (1:1:5:2)

FIGURE 2: REINFORCEMENT AND BENDING DETAILS OF SEISMIC BANDS

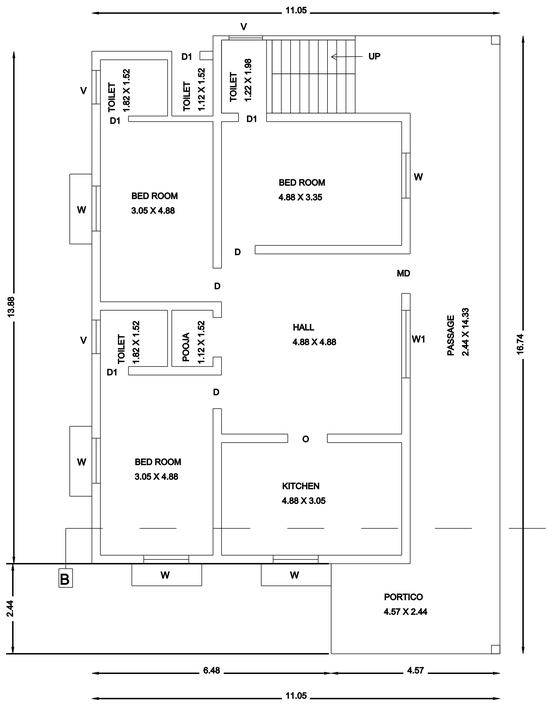
FIGURE 3: TYPICAL DETAILS OF PROVIDING VERTICAL STEEL BARS IN BRICK MASONRY



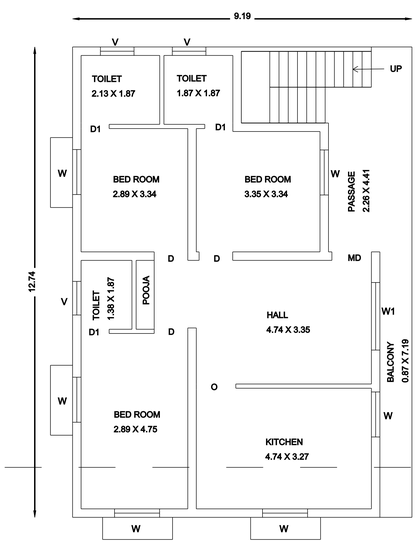
ELEVATION



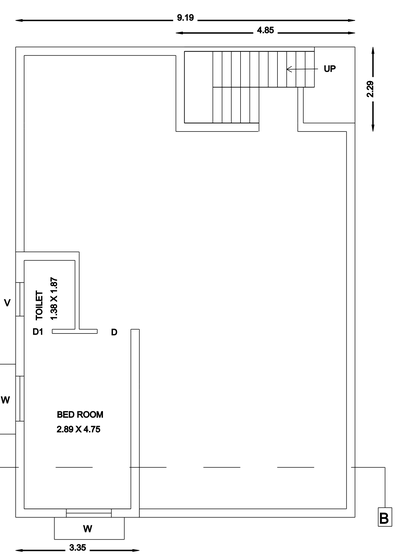
SECTION BB



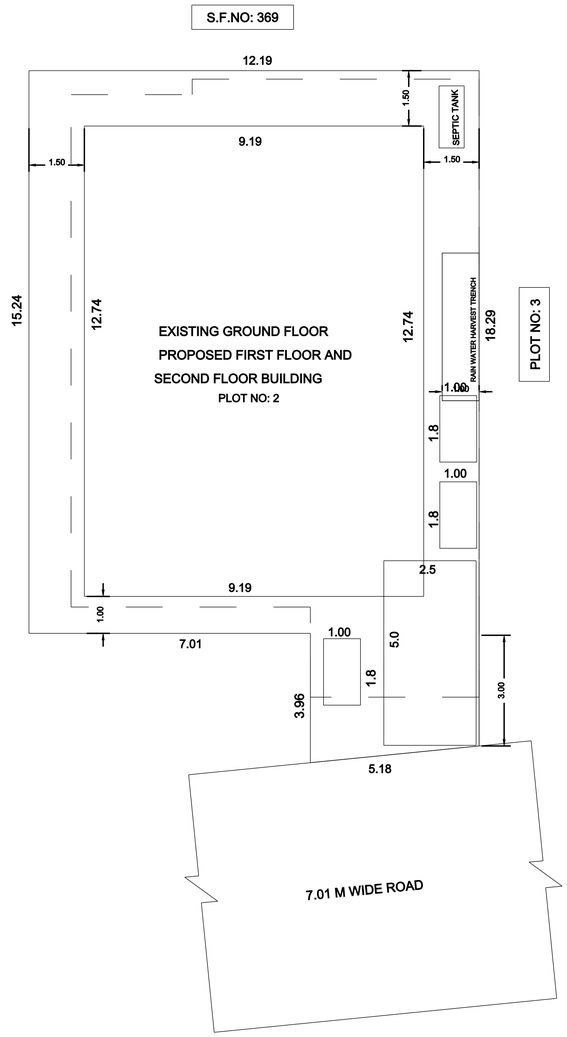
EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



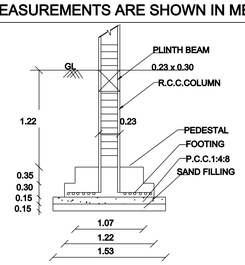
PROPOSED SECOND FLOOR PLAN



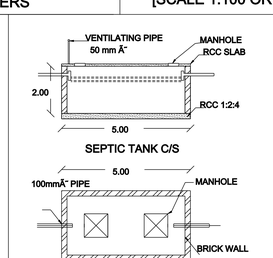
SITE PLAN

ALL MEASUREMENTS ARE SHOWN IN METERS

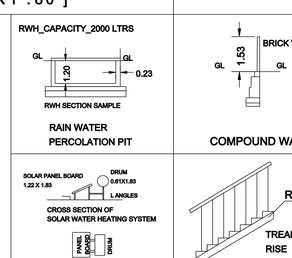
[SCALE 1:100 OR 1" : 8'0"]



FOUNDATION DETAIL



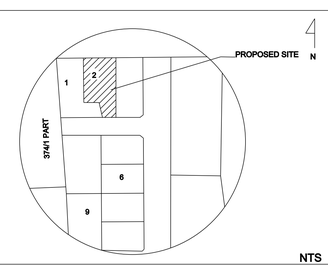
SEPTIC TANK PLAN



SOLAR WATER HEATER

COMPOUND WALL

STAIRCASE DETAIL



KEY PLAN

JEGAN S

APPLICANT

COLOUR INDEX	
SITE BOUNDARY	
GROUND FLOOR	
FIRST FLOOR	
ROAD	

Er. S. THANIGAIVEL B.E.,
Licensed Building Surveyor - Grade - III
119, Main Road, Annur, Coimbatore - 641 653
LBS No. : 060/LS/2023/00002

LICENSED 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.