Verified RealEstate™

REFERENCE
121/2024-2025

ISSUED
15 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.

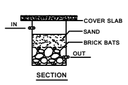
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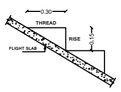
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING AT S.F.NO:135/2A1, PLOT NO:8, KRISHNA NAGAR, VELLANAIPATTI VILLAGE, VELLANAIPATTI VILLAGE PANCHAYAT, ANNUR TALUK AND COIMBATORE DISTRICT.

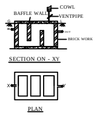
APPLICANT : 1.MR.VENGATESH S/O SARAVANAVEL.



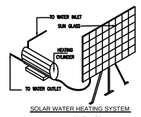
RAINWATER HARVEST
NOT TO SCALE



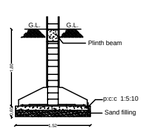
STAIRCASE DETAILS
(NOT TO SCALE)

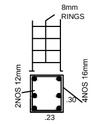


SEPTICTANK DETAILS
NOT TO SCALE

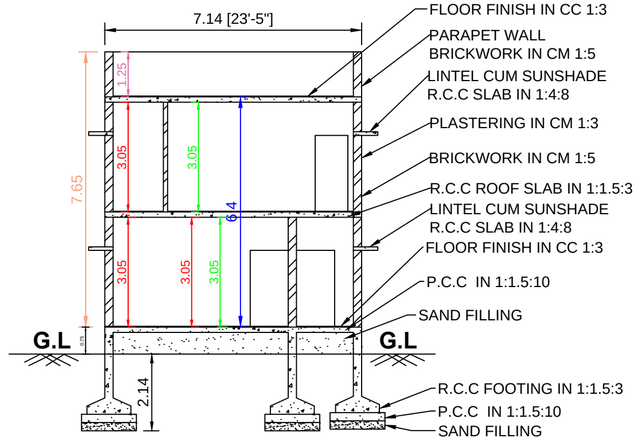


SOLAR WATER HEATING SYSTEM
SCALE : NTS

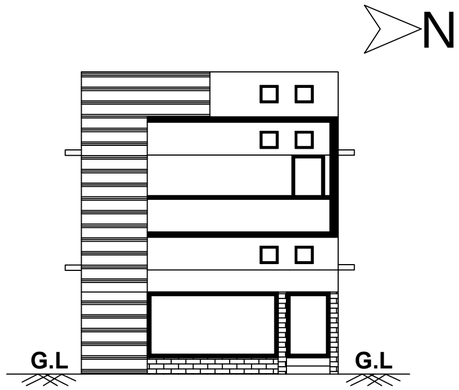




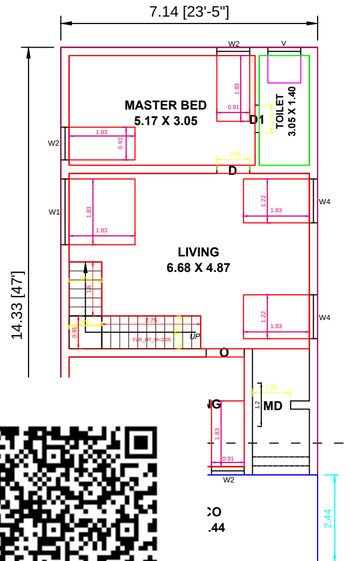
COLUMN DETAILS
(NOT TO SCALE)



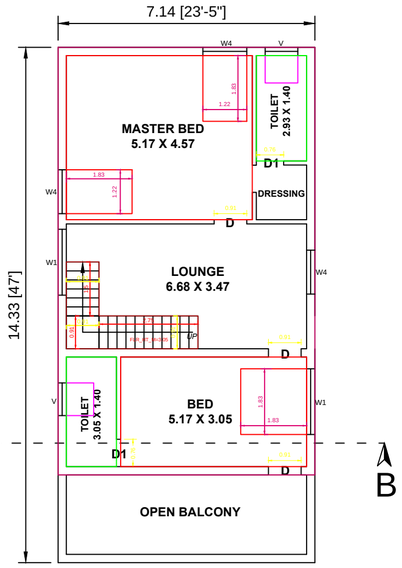
SECTION ON AB



FRONT ELEVATION

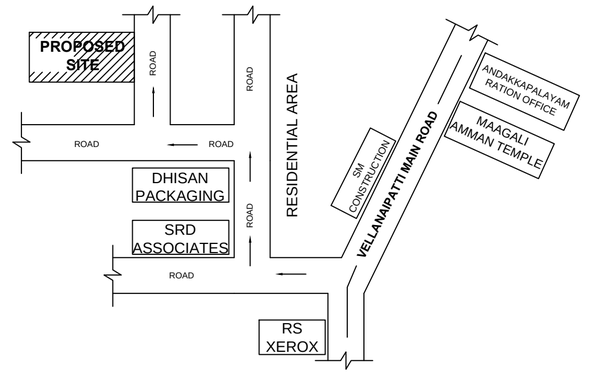


FLOOR PLAN

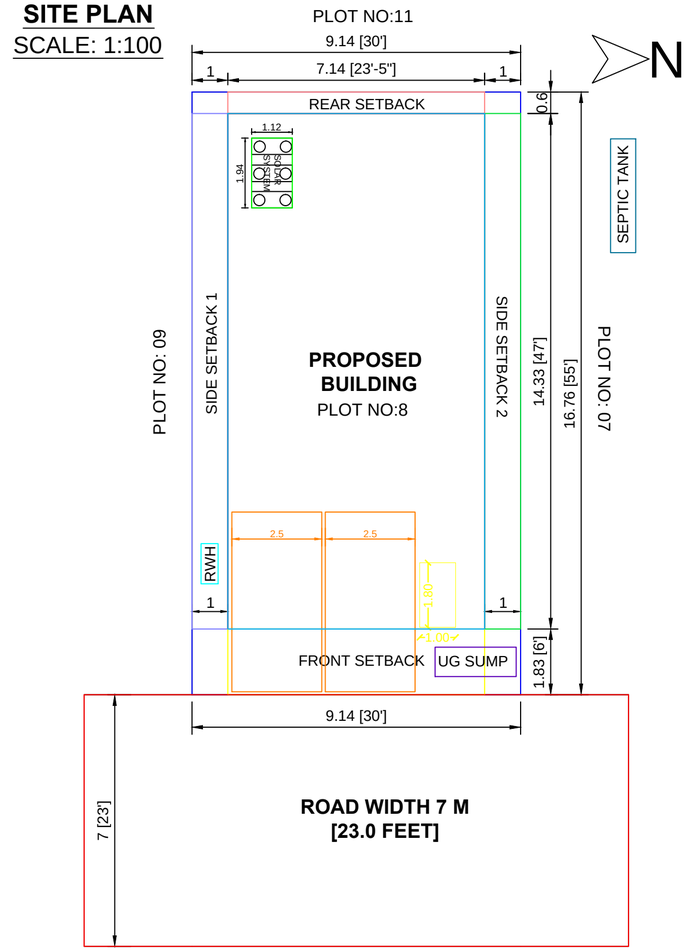


FIRST FLOOR PLAN

LOCATION PLAN
NOT TO SCALE



SITE PLAN
SCALE: 1:100



CASE TYPE	NEW PROPOSAL
PLOT USE	RESIDENTIAL USE (Dry land)
PLOT SUB USE	RESIDENTIAL UNITS
AREA OF THE PLOT	1650.00 Sq.ft (153.29 Sqm)
SCHEME/DDP	
PLOT APPROVAL NUMBER	DTCP/P/0305786/2017 DATED:03.08.2018

AREA DETAILS

PARTICULARS	Sq.ft	Sq.M
AS PER DOCUMENT	1650.00	153.29
AS PER FMB SKETCH	1650.00	153.29
AS PER SITE	1650.00	153.29
PARTICULARS	**Sq.ft**	**Sq.M**
PROPOSED G.F PLINTH AREA	1101.36	102.32
PROPOSED F.F PLINTH AREA	913.74	84.89
TOTAL PROPOSED PLINTH AREA	**2015.11**	**187.21**
TOTAL PROPOSED CARPET AREA	1571.77	146.02
OPEN AREA	548.64	50.97

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
SEPTIC TANK	
RAIN WATER HARVESTING	

SCHEDULE OF JOINERIES

PARTICULARS	IN METRE	
MAIN DOOR (MD)	1.06 X 2.13	
DOOR (D)	0.91 X 2.13	
DOOR 1 (D1)	0.76 X 2.13	
WINDOW 1 (W1)	1.83 X 1.83	
WINDOW 2 (W2)	0.91 X 1.83	
WINDOW 3 (W3)	1.22 X 0.92	
WINDOW 4 (W4)	1.22 X 1.83	
VENTILATION (V)	0.91 X 0.76	
PARKING	REQUIRED	PROVIDED
CAR SPACE	2	2
TWO WHEELER SPACE	0	1
FSI	1.22	
PLOT COVERAGE	66.74%	

APPLICANT SIGNATURE:

1.MR.VENGATESH S/O SARAVANAVEL

REGISTERED ENGINEER:

Er. LATHA.R B.E.,
LICENSED BUILDING SURVEYOR
TR ASSOCIATES
111, Ayyasamy Nagar Extension,
Jothipuram, Coimbatore-641047.
E-Mail- trassociates2210@gmail.com
Contact- +91 9345359312

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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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.