Verified RealEstate™

REFERENCE
45/2025

ISSUED
14 March 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

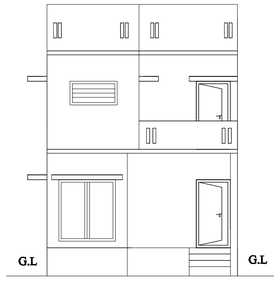
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

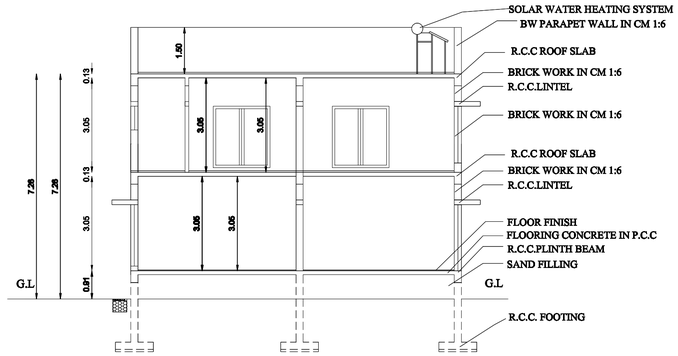
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Chennai 600 097, India

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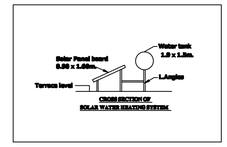
DIGITALLY VERIFIED RECORD

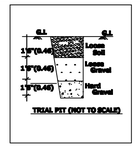


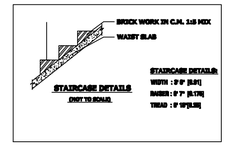
ELEVATION

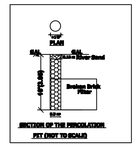


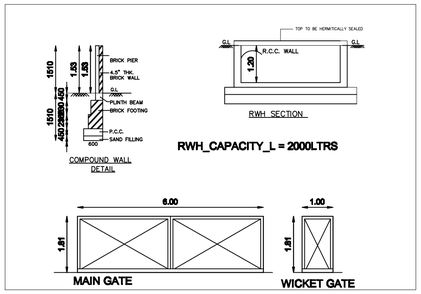
SECTION ON -SA1

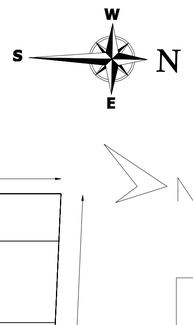


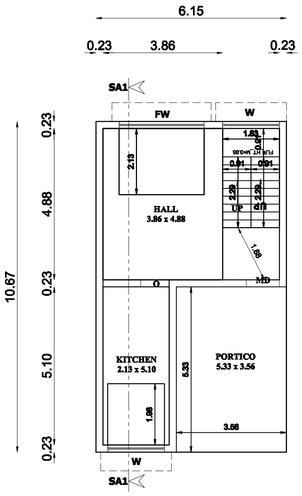






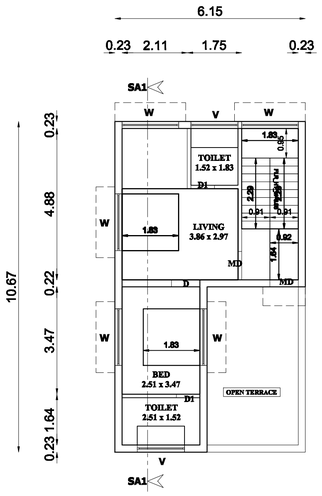






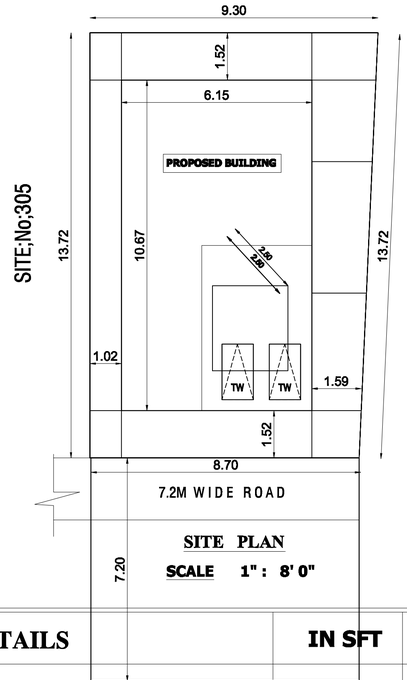
GROUND FLOOR PLAN

SCALE 1" : 8' 0"



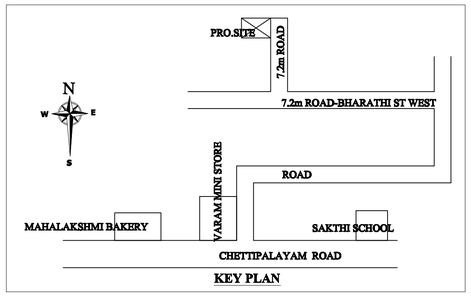
FIRST FLOOR PLAN

SCALE 1" : 8' 0"



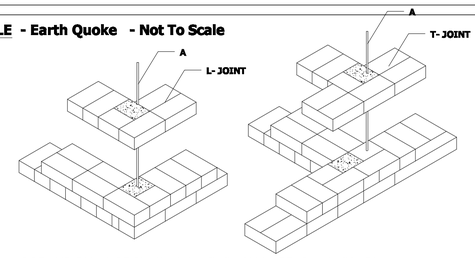
SITE PLAN

SCALE 1" : 8' 0"



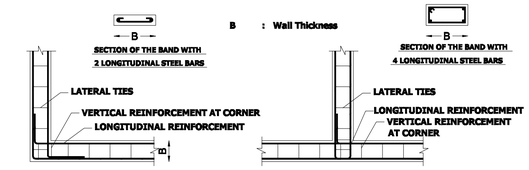
KEY PLAN

SCALE - Earth Quoke - Not To Scale



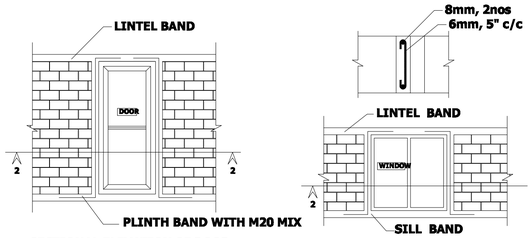
CORNER REINFORCEMENT IN CASE OF IN BRICK MASONRY

 # Recommended Joint Details with the Vertical Reinforcement corner for for Masonry Walls using different Kind of Materials



STRUCTURAL PLAN AT L - TYPE WALL JUNCTION

STRUCTURAL PLAN AT T - TYPE WALL JUNCTION

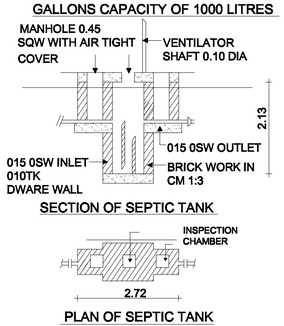


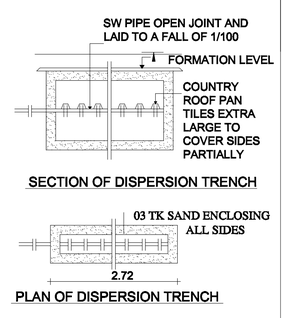
SECTIONAL ELEVATION OF DOOR

SECTIONAL ELEVATION OF WINDOW

TYPICAL DETAILS OF PROVIDING VERTICAL STEEL BARS IN DOOR / WINDOW

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES





Plan Showing the Proposed Construction of Ground & First Floor RCC Roof Residential Building in Site :No:306, SF : No : 798 / 6B at "Shri Aishwaryam Smart City - Bharathi Street West " of Chettipalayam Village & Town Panchayat, Madukkarai T luk & Coimbatore District.

LP / DTP : 56 / 2022 .

LDING GF,FF

ROAD

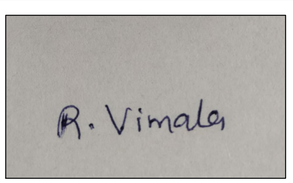
AREA DETAILS	IN SFT	IN SQ. M.
AREA OF THE SITE	1327.19	123.30
AREA OF THE PROPOSED GROUND FLOOR	0705.79	065.57
AREA OF THE PROPOSED FIRST FLOOR	0523.56	048.64

HORIZONTAL DISTANCE FROM HT.LINE IF ANY - NIL.

PERCOLATION PIT @ 10' c/c	Plan, Section & Elevation	Site Plan
ALL METREIC DIMENSION ARE IN "m"	SCALE 1" : 8' 0"	1" : 8' 0"

JOINERY DETAILS

Sym.	DESCRIPTION	IN FEET	IN METER
MD	MAIN DOOR	3' 6" X 7' 0"	1.07 X 2.13
D/O	DOOR/ OPEN	3' 0" X 7' 0"	0.91 X 2.13
D1	DOOR	2' 6" X 7' 0"	0.76 X 2.13
AO	OPEN	4' 0" X 7' 0"	1.22 X 2.13
W	WINDOW	6' 0" X 6' 0"	1.83 X 1.83
FW	FRENCH WINDOW	5' 0" X 7' 0"	1.52 X 2.13
V	VENTILATOR	5' 0" X 2' 6"	1.52 X 0.76



APPLICANT:

M.J.F. Er. C. JAYAKUMAR., M.E., MIE., AIV., C.Eng.,
CHARTERED ENGINEER M-1717795
APPROVED VALUER - A - 26219
PROFFESSIONAL ENGINEER - PE / 00099 / 18
STRUCTURAL ENGINEER GRADE-I (SE)
CBE LPA / SE / GR-I / 19/05/045
AVR COMPLEX, FIRST FLOOR, KURUMBAPALAYAM PIRIVU,
MADUKKARAI - SUNDARAPURAM ROAD,
MADUKKARAI (PO), COIMBATORE - 641 105.
MOB: 86789 11111

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.