Verified RealEstate™

REFERENCE
287/2024-2025

ISSUED
30 January 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

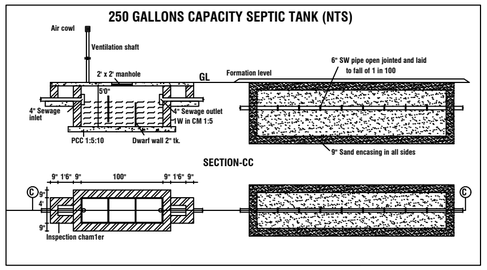
The approval as the planning authority issued it, reproduced in full behind this page.

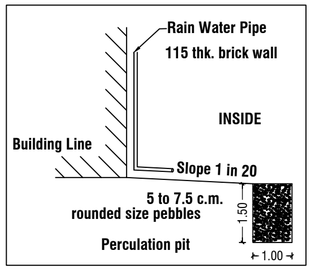
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

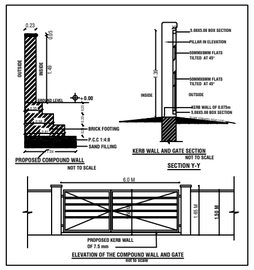
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

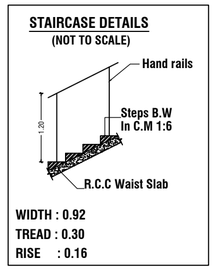
hello@verified.realestate
+91 9996 12 9996
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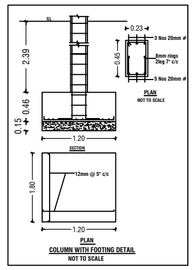
DIGITALLY VERIFIED RECORD

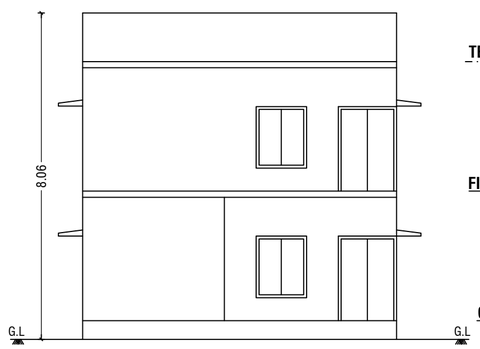


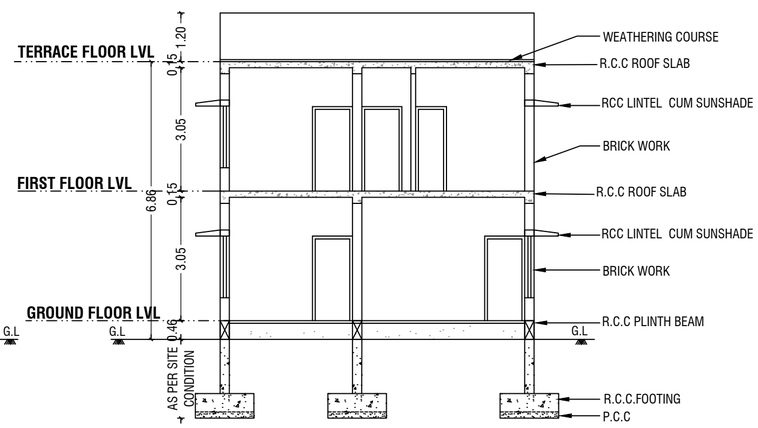


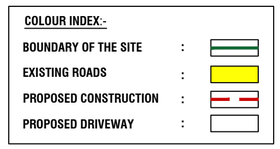


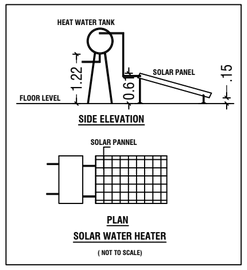


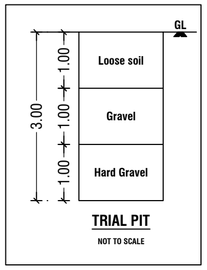




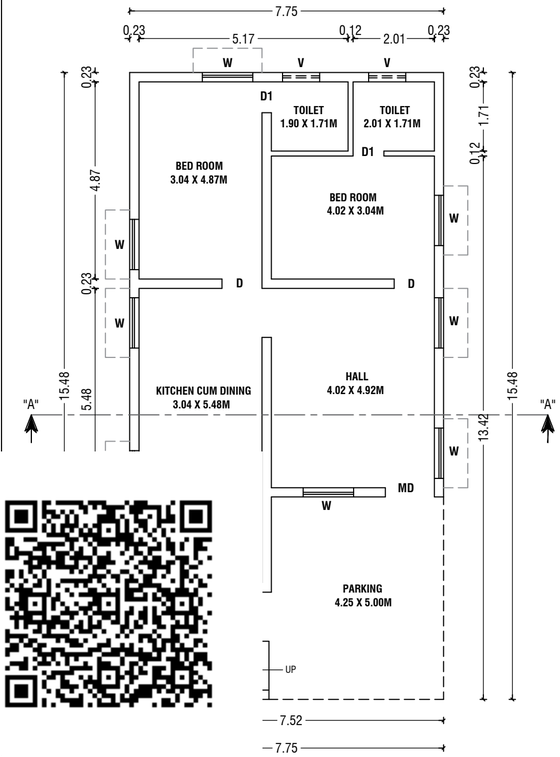




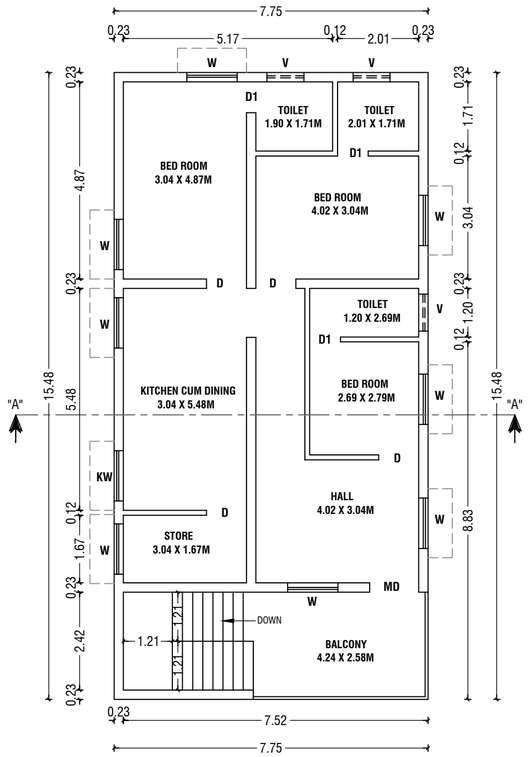




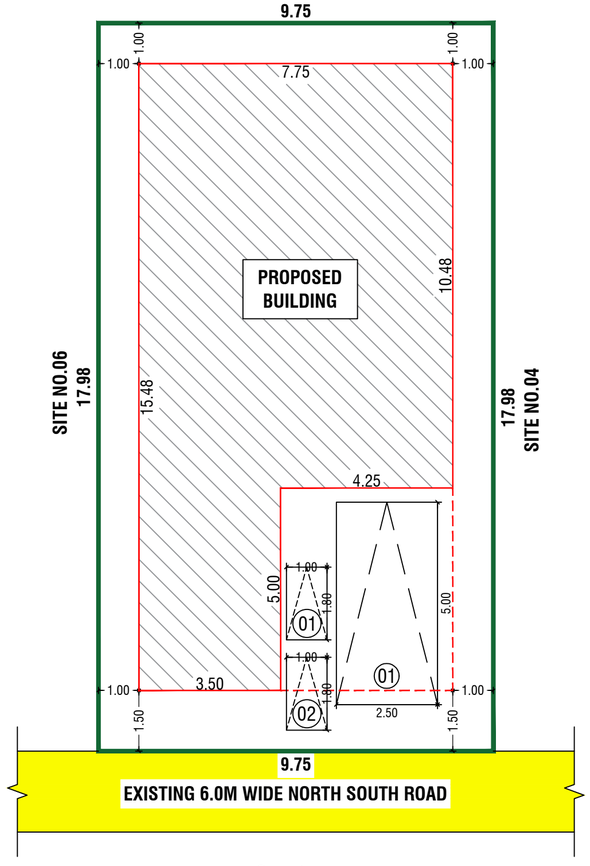
SECTION "AA" @ EAST SIDE



SECTION "AA" @ WEST SIDE



RAJENDIRAN'S SITES



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN
SCALE(1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN SITE.NO.5 SF.NO:210/1A1A3 AT PATTANAM VILLAGE/PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100

N

APPLICATION NO: SWP/BPA/----------/2024

AREA DETAILS:-

	IN SQM	IN CENTS
AREA OF SITE AS PER DOCUMENT =	175.40 Sqm	4.33 Cents

PROPOSED BUILDING AREA DETAILS (IN Sq.mt):-

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	GROUND FLOOR	120.05	-	120.05
2	FIRST FLOOR	120.05	-	120.05
	TOTAL AREA	240.10	-	240.10

PROPOSED BUILDING AREA DETAILS (IN Sq.ft):-

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	GROUND FLOOR	1292.21	-	1292.21
2	FIRST FLOOR	1292.21	-	1292.21
	TOTAL AREA	2584.42	-	2584.42

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (240.10/175.40) = 1.36

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.86 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL TWO WHEELER PARKING	0 No's	0 No's
TOTAL CAR PARKING	02 No's	02 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.22 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR-1	0.76 X 2.44
W	WINDOW	1.60 X 1.83
V	VENTILATOR	0.91 X 0.91

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* Sump and Fire Sump provided.

BUILDING PLAN APPROVED

BUILDING PLAN APPROVED IN THIS OFFICE PRO NO: ---/2023-2024 DATED: ---- SUBJECT TO THE CONDITIONS LAID DOWN THERE ON AND ALSO SUBJECT TO THE BUILDING REGULATION RULES 1997 VALIDATE FROM ------- DATE TO ---------

தலைவர்/செயல் அலுவலர்
பட்டணம் ஊராட்சி

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

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.