Verified RealEstate™

REFERENCE
72/12.06.2025

ISSUED
12 June 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

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+91 9996 12 9996
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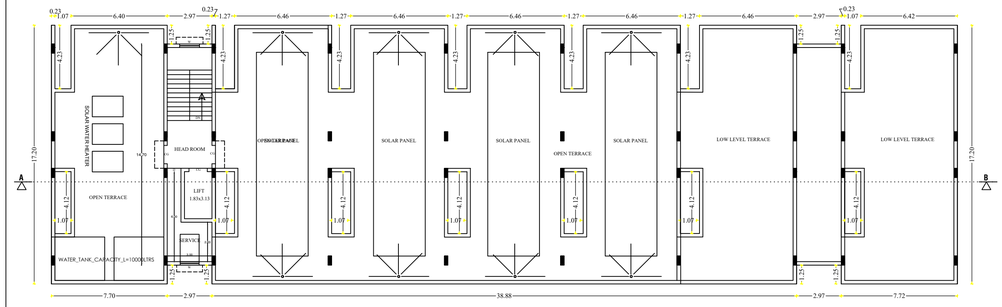
DIGITALLY VERIFIED RECORD

SITE & DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT + 4 FLOORS RESIDENTIAL APARTMENT BUILDING IN S.F.NO - 301/1B2B, AT KURUDAMPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

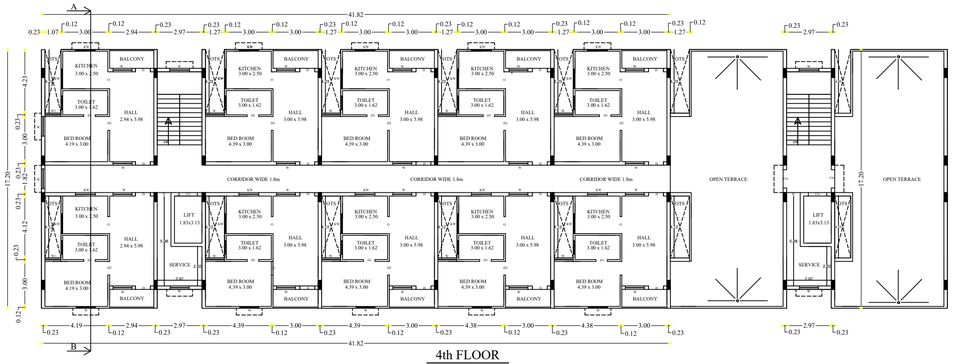
APPLICANT :-

M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED
Mr.K.SRINIVASAN, MANAGING DIRECTOR
ONLINE APPLICATION NUMBER : SWP/BPA/448995/2025
MASTER PLAN USE - RESIDENTIAL USE

SHEET NO - 1



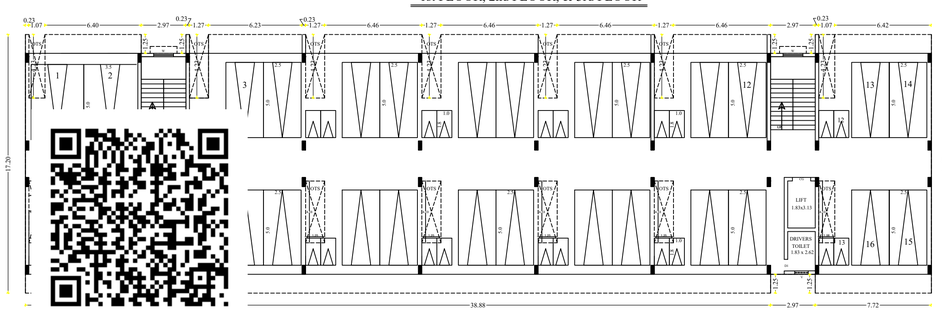
TERRACE FLOOR PLAN



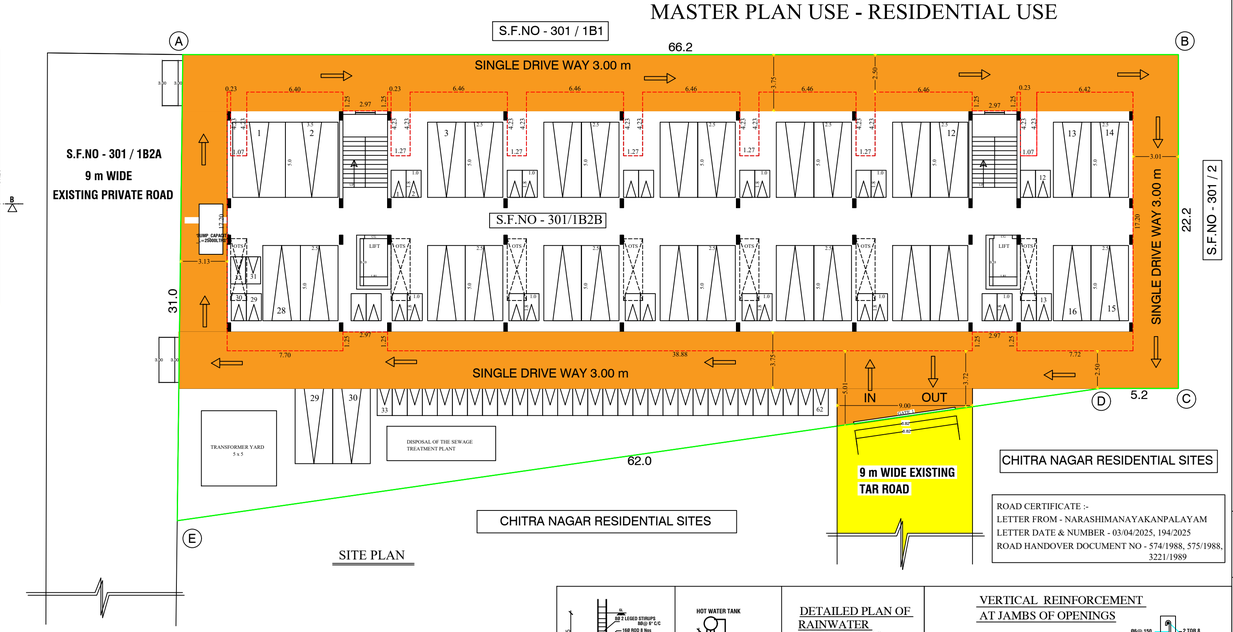
4th FLOOR



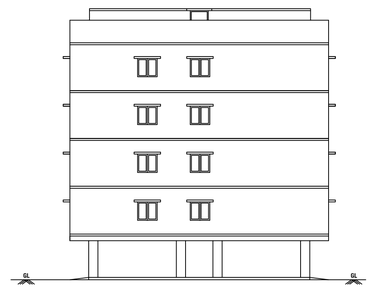
1st FLOOR, 2nd FLOOR, & 3rd FLOOR



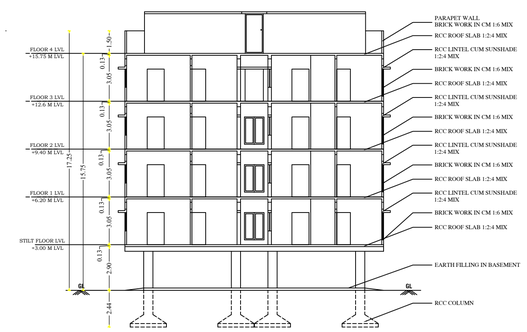
STILT FLOOR PLAN



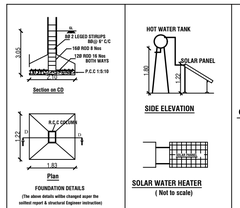
SITE PLAN



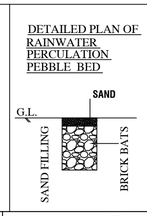
ELEVATION FACING ON WEST



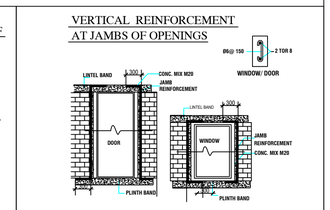
SECTION ON AB

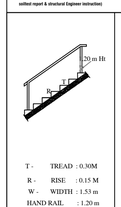


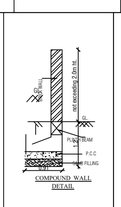
DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED

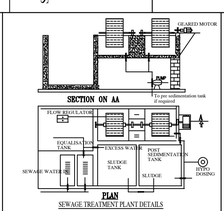


VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

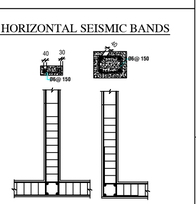




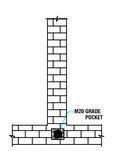




HORIZONTAL SEISMIC BANDS



VERTICAL REINFORCEMENT IN BRICK WALLS

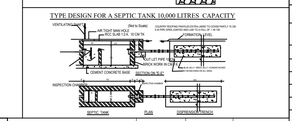


SCALE = 1:100

RAINWATER HARVESTING SYSTEM



TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY



FIRE ALARAM SYSTEM
FIRE WATER PIPE
FE FIRE FIGHTING EQUPEMENTS

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METER
D	DOOR	0.99 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.27 x 1.82
W1	WINDOW	1.06 x 1.82
KW	KITCHENWINDOW	1.32 x 1.22
V	VENTILATOR	0.91 x 0.61
CG	COLAPSIBLE GATE	1.22 x 2.13

DESCRIPTION	PRO.FSI	PRO. NON FSI	TOTAL BUILD UP AREA
AREA OF THE SITE	-	-	1770
AREA OF THE STILT FLOOR	-	950.42	950.42
AREA OF THE 1st FLOOR	**950.42**	-	950.42
AREA OF THE 2nd FLOOR	**950.42**	-	950.42
AREA OF THE 3rd FLOOR	**950.42**	-	950.42
AREA OF THE 4th FLOOR	**660.58**	-	660.58
AREA OF THE HEAD ROOM	-	100.84	**100.84**
AREA OF THE OPEN SPACE	-	-	819.58
TOTAL	**3511.84**	1051.26	4563.10

ROAD CERTIFICATE :-
LETTER FROM - NARASHIMANAYAKANPALAYAM
LETTER DATE & NUMBER - 03/04/2025, 194/2025
ROAD HANDOVER DOCUMENT NO - 574/1988, 575/1988, 3221/1989

APPROVED NUMBER DETAILS :-
BP/CLPA NO - 221/2025
PLANNING PERMISSION NO - 267/2025

RESIDENTIAL UNIT AREA :-

GROUND FLOOR		1ST FLOOR		2ND FLOOR		3RD FLOOR	
UNIT	AREA IN SQM	UNIT	AREA IN SQM	UNIT	AREA IN SQM	UNIT	AREA IN SQM
1	53.70	1	53.70	1	53.70	1	53.70
2	54.90	2	54.90	2	54.90	2	54.90
3	54.10	3	54.10	3	54.10	3	54.10
4	54.10	4	54.10	4	54.10	4	54.10
5	54.10	5	54.10	5	54.10	5	54.10
6	54.10	6	54.10	6	54.10	6	53.90
7	53.90	7	53.90	7	53.90	7	53.90
8	52.90	8	52.90	8	52.90	8	53.90
9	53.90	9	53.90	9	53.90	9	54.70
10	53.90	10	53.90	10	53.90	10	53.60
11	53.90	11	53.90	11	53.90		
12	53.90	12	53.90	12	53.90		
13	54.70	13	54.70	13	54.70		
14	53.60	14	53.60	14	53.60		

GROUND FLOOR NUMBER OF UNITS	14
1ST FLOOR	14
2ND FLOOR	14
3RD FLOOR	10
TOTAL NUMBER OF UNITS	52

RESIDENTIAL UNITS - 52

AREA AS PER DOCUMENT - 1770 Sq.m
AREA AS PER PATTA - 1770 Sq.m

FSI = 3511.84 / 1770.00 = 1.98 < 2

PARKING DETAILS

One Car Space for every 2 Dwelling	=	REQUIREMENT 52 / 2 = 26 Nos PROVIDED 30 Nos
One 2 Wheeler Space for every 1 Dwelling	=	REQUIREMENT 52 / 1 = 52 Nos PROVIDED 62 Nos

COLOUR INDEX

- APPLICANT SITE
- PROPOSED BUILDING
- DRIVEWAY
- EXISTING ROAD

For EMERALD JEWEL INDUSTRY INDIA LTD
(K. Srinivasan)
Chairman & Managing Director

APPLICANT

15/5/2025
C.J.RAGUNATHAN, M.E.,MIE.,
STRUCTURAL ENGINEER GRADE-I (SE)
REGN NO:COIMBATORE LPA/SE/GR-I/004/2024

STRUCTURAL ENGINEER

15/5/2025
R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 63852

ARCHITECT

Er. V.A.ANITANANDHINI, D.C.E
Coimbatore LPA/RE/GR-III/045/2024
No-12, Saraswathi Nagar,
Kovaipudur, Coimbatore-641042.
Mobile - 9994412112

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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.