

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.

Do Rain Water Harvest At House

The site plan shows a rectangular plot with a building footprint. Key dimensions and features include:

- Plot Dimensions:** 70'0" (21.34 M) wide and 52'6" (16.0 M) deep.
- Setbacks:**
 - Front: 20'0" EAST - WEST - ROAD
 - Side: 9.50 m Side Open (left), 1.0 m Side Open (right)
 - Rear: 1.0 m Rear Open
- Building Footprint:**
 - Overall dimensions: 30.07 M x 13.87 M.
 - Internal dimensions: 27.3 M x 11.68 M.
 - Front setback: 2.73 m.
 - Side setbacks: 0.91 M, 0.91 M, 0.91 M, 0.91 M.
 - Rear setbacks: 3.28 M, 3.51 M.
- Building Details:**
 - EXL. ADD & ALT RCC ROOF
 - GROUND FLOOR
 - RESIDENTIAL BUILDING AND
 - PRO. ADDL.
 - FIRST FLOOR
 - BUILDING
- Orientation:** North arrow pointing towards the top-left.
- Scale:** 1:100
- Wicket Gate:** Located at the bottom right corner of the plot.

52'6" (16.0 M)
3 SUBRAMANIAM PROPERTY

LOCATION PLAN

பேர்திருவிடை
Mrs. R. CHANDRAGANDH

S. MUTHU HARUPPANNAN B.E., M. ENG., C. Eng., I. S. E., I. I. T. M.
CHARTERED CIVIL ENGINEER-REGISTERED ENGINEER GRADE II
1/149, Avinashi Road, Neelambur Bus Stop,
Coimbatore - 641 062.
Call : 90877 70030, 98948 23377
RGN. No: 052/2021-26

Rule 35, Non - High Rise Building
Parking Annexure - IV , Rule 38 (4)
& 39 (8)

Abutting Road Width	Front Open
9.0 M Below	1.5 M
9.0 M To 18.0 M	3.0 M
18.0 M To 30.5 M	4.5 M
30.5 M Above	6.0 M

☐ RCP & ST- DT

☐ EXISTING BUILDING

☐ ROAD

1. FIRST FLOOR PLAN

Parking Calculation For House Building

Floor Area Bet'n 50 & 75 Required 1 Car Space & 1 Two Wheeler,
Above 75 Sq.m 1 Car Space

CAR SPACE	REQUIRED	PROVIDED
	1	1
TWO WHEELER SPACE	2	2

MD	- MAIN DOOR	1.52X 2.13
D	- DOOR	1.00X 2.13
D1	-DOOR	0.76 X 2.13
W	- WINDOW	1.83 X 1.22
W1	- WINDOW	1.22 X 1.22
V	- VENTILATOR	0.91 X 0.61

Hand Rail
Tread 0.25m
Rise 0.19m
R.c.c.Waist Slab

STAIR DETAIL S

Diagram illustrating the details of a column footing. The footing is shown with a width of 1.52 and a height of 1.58. The footing is filled with sand (Sand Filling) and has a reinforcement ratio of 1:5.10. The footing is supported by a R.C.C. Column with a reinforcement ratio of 1:2.4. The footing is also supported by a Plinth Beam. The diagram shows the footing is filled with sand (Sand Filling) and has a reinforcement ratio of 1:5.10. The footing is supported by a R.C.C. Column with a reinforcement ratio of 1:2.4. The footing is also supported by a Plinth Beam.

THICK

A/C VENT PIPE

MAN HOLE COVER

OUTLET 10 CM PIPE

P.C.C 1:5:10, 0.15 TH

23 2.75 0.23 0.23

SEPTIC TANK AND TRENCH

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](#)



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



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
3/350/2 Mettukuppam,
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.

