Verified RealEstate™

REFERENCE
004/2025-2026

ISSUED
11 December 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.

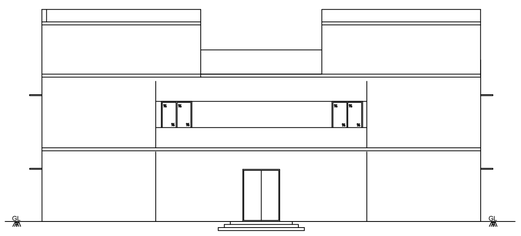
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

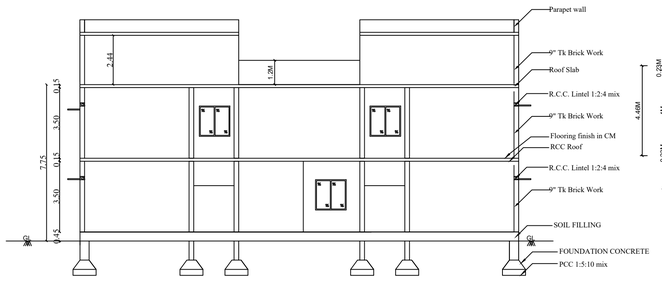
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

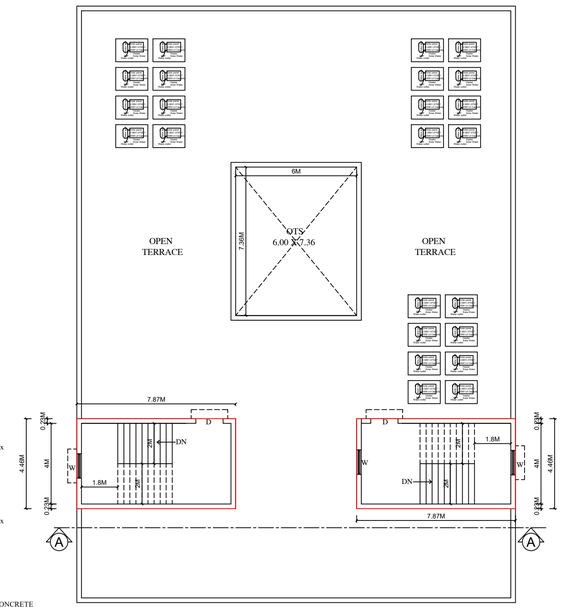
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN SF.NOS 544/2B & 545/2A2 AT ODANTHURAI VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRICT.



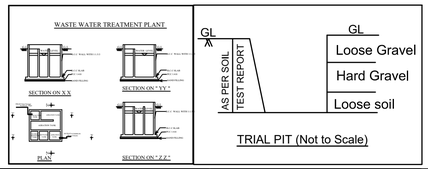
ELEVATION



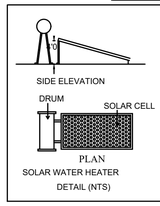
SECTION ON A-A

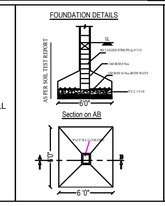


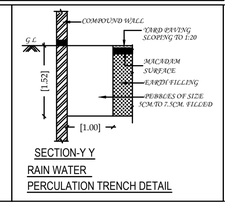
TERRACE FLOOR PLAN

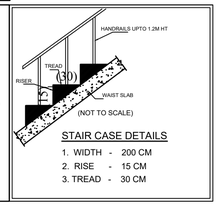


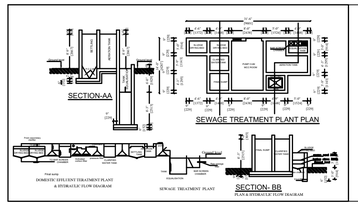
TRIAL PIT (Not to Scale)

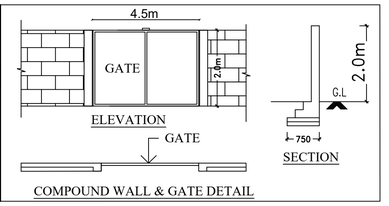


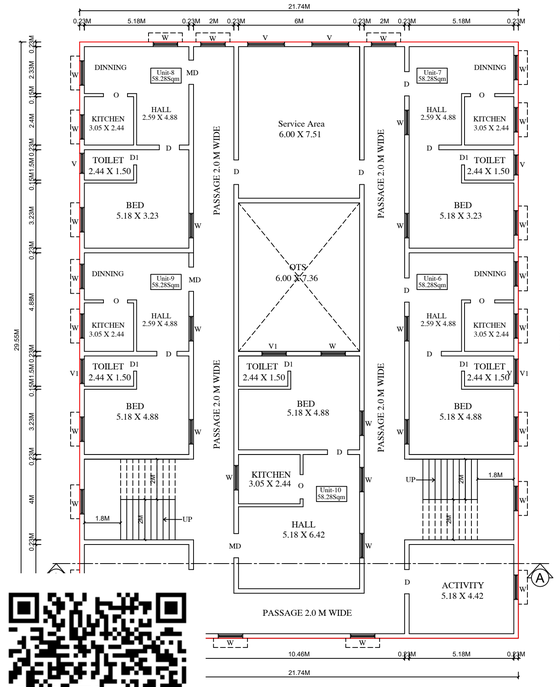




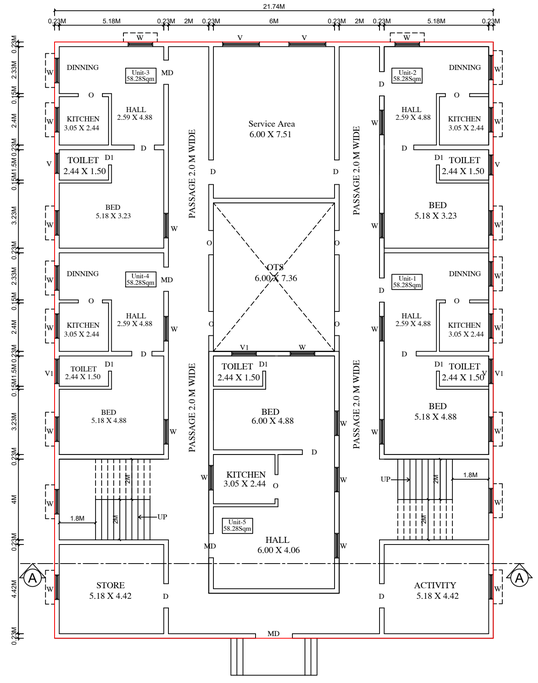




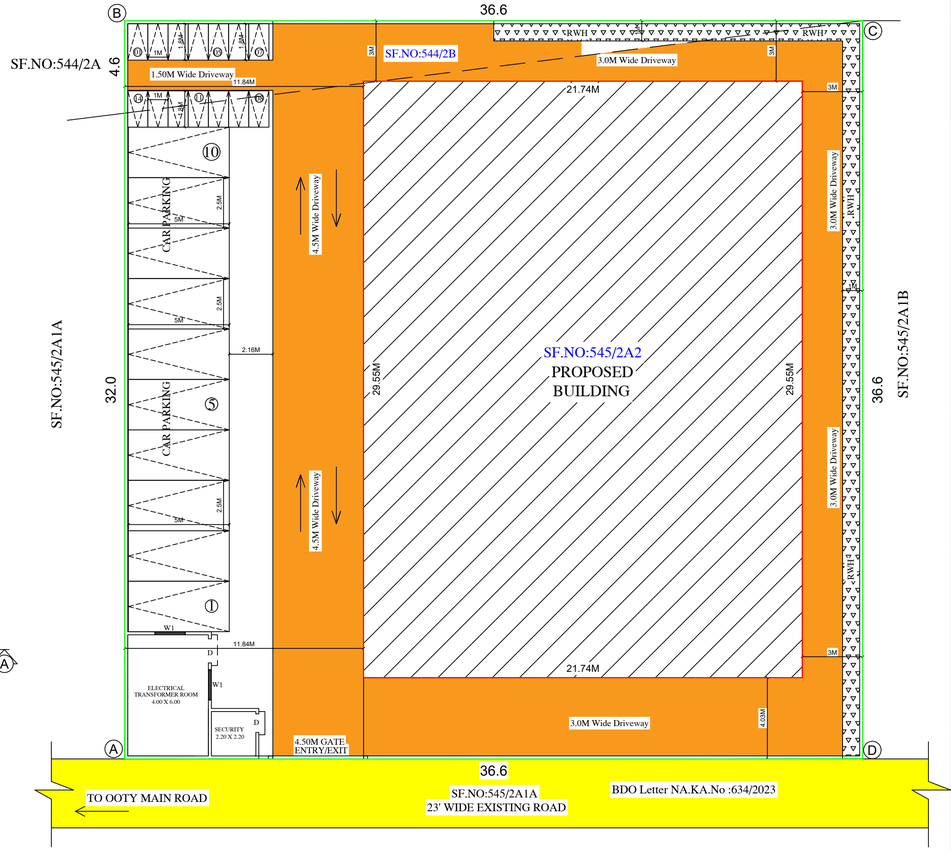




RST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

SCALE 1:100 | SHEET NO: 1/1

ONLINE APPLICATION : SWP/BPA/461736/2025
SWP/LP/R(C) No: 227/2025
SWP/BP/DTCP R(C) No: 79/2025.

AREA DETAILS OF THE SITE

SF.NO.	VILLAGE NAME	AREA AS PER DOCUMENT	AREA AS PER PATTA
544/2B	ODANTHURAI	84.00SQM.	0.00.84HECT.
545/2A2	ODANTHURAI	1253.80SQM.	0.12.55HECT.
TOTAL AREA OF THE SITE		1337.80SQM.	0.13.39 HECT.

TOTAL AREA OF THE SITE ---- 1338.09SQM. [As at Site Conditon]

BUILDING AREA DETAILS

SL.NO	BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA SQ.M	NONF.S.I SQ.M	TOTAL BUILTUP AREA IN SQ.M
1.	1	GROUND FLOOR	598.28	44.14	642.42
2.	1	FIRST FLOOR	598.28	44.14	642.42
3.	1	TERRACE FLOOR	-----	70.20	70.20
		TOTAL =	1196.56	158.48	1335.04SQ.M

I. PLOT COVERAGE AREA: $\frac{\text{BUILDING AREA}}{\text{SITE AREA}}$ X 100 % = $\frac{642.42}{1337.80}$ X 100 % = 48.02%

II. FLOOR SPACE INDEX : $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1196.56}{1337.80} = 0.894$

Dwelling Unit Area Details		
Floor	Dwelling Unit	Dwelling Unit Area
GROUND	01	58.28
	02	58.28
	03	58.28
	04	58.58
	05	77.45
FIRST	01	58.28
	02	58.28
	03	58.28
	04	58.58
	05	77.45
Total		621.14

SCHEDULE OF JOINERY		IN METER
MD	MAIN DOOR	1.83 x 2.13
D	DOOR	1.20 x 2.13
D1	DOOR	0.76 x 2.13
O	OPEN	1.50 x 2.13
W	WINDOW	1.22 x 1.50
V	VENTILATOR	1.83 x 0.75
V1	VENTILATOR	1.00 x 0.75

NOTE:-
HEIGHT OF THE BUILDING - 7.75M
ALL DIMENSIONS ARE IN METERS

NO. OF DWELLINGS : 10 Nos.

PARKING DETAILS:

VEHICLE	REQUIRED	PROVIDED
TWO WHEELER	10 nos.	14 nos.
CAR	2 nos.	10 nos.

COLOUR INDEX

OWNER'S BOUNDARY SHOWN AS ....
PROPOSED CONSTRUCTION SHOWN AS ....
EXISTING ROAD SHOWN AS ....
DRIVE WAY SHOWN AS ....

OWNER 'S SIGNATURE

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255
STRUCTURAL ENGINEER

V.MANIKANDAN B.E
Engineer Grade - II(RE)
Coimbatore LPA/RE/GR-II/05/2021
CCMC Reg No : 015/2021
No.50, Anjugam Nagar,Chinnavedampatti(Post)
Coimbatore - 641049
Mob : 9994931241
REGISTERED ENGINEER SIGNATURE

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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Chennai 600 097, India
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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.