Verified RealEstate™

REFERENCE
287/2024-2025

ISSUED
17 March 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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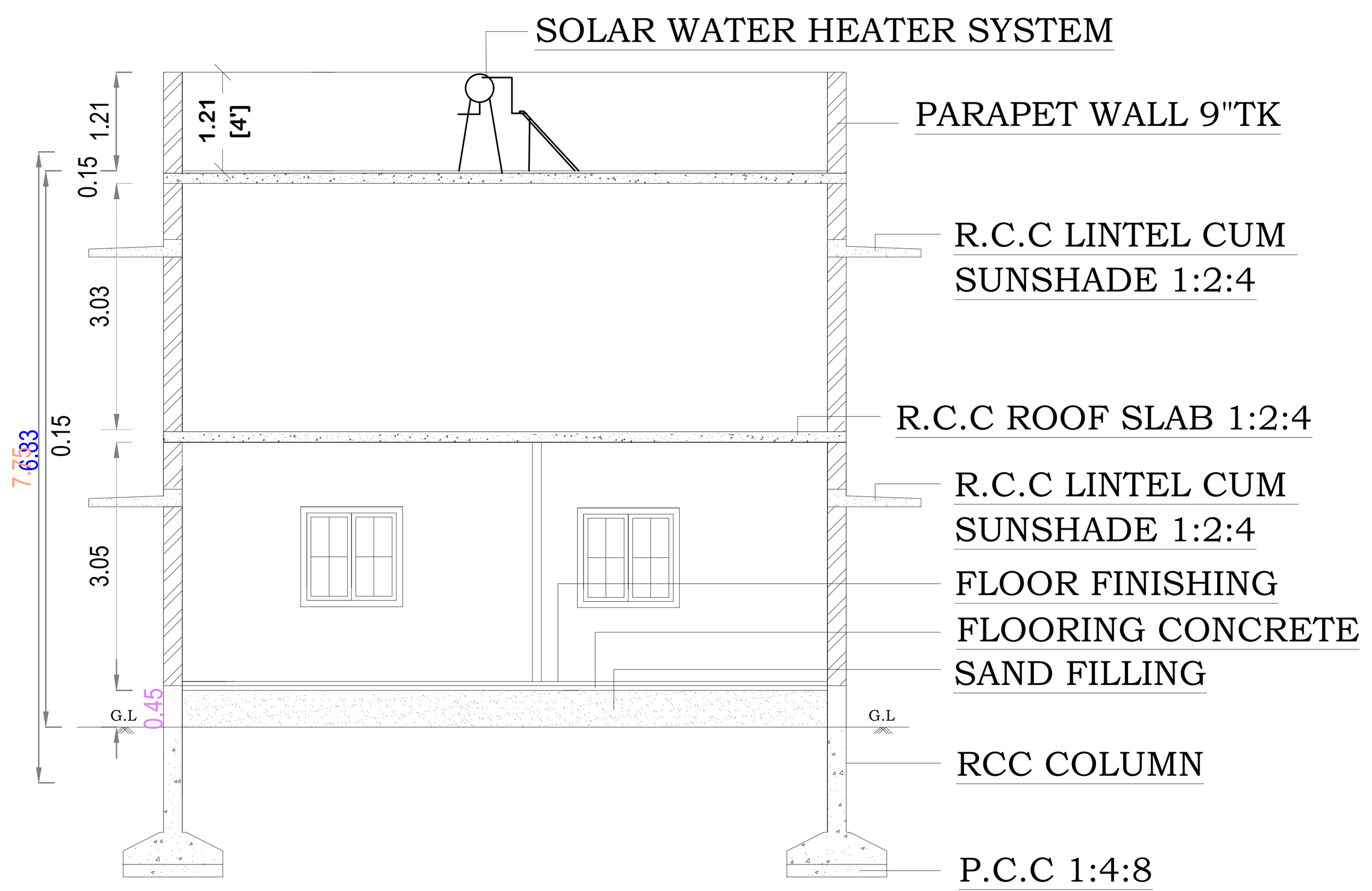
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN S.F.No. 62/3, SITE NO:18 "EMPEROR CITY" AT PANNIMADAI VILLAGE PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

**NAME OF THE APPLICANT : Mr.K.A.CHANDRASEKARAN**

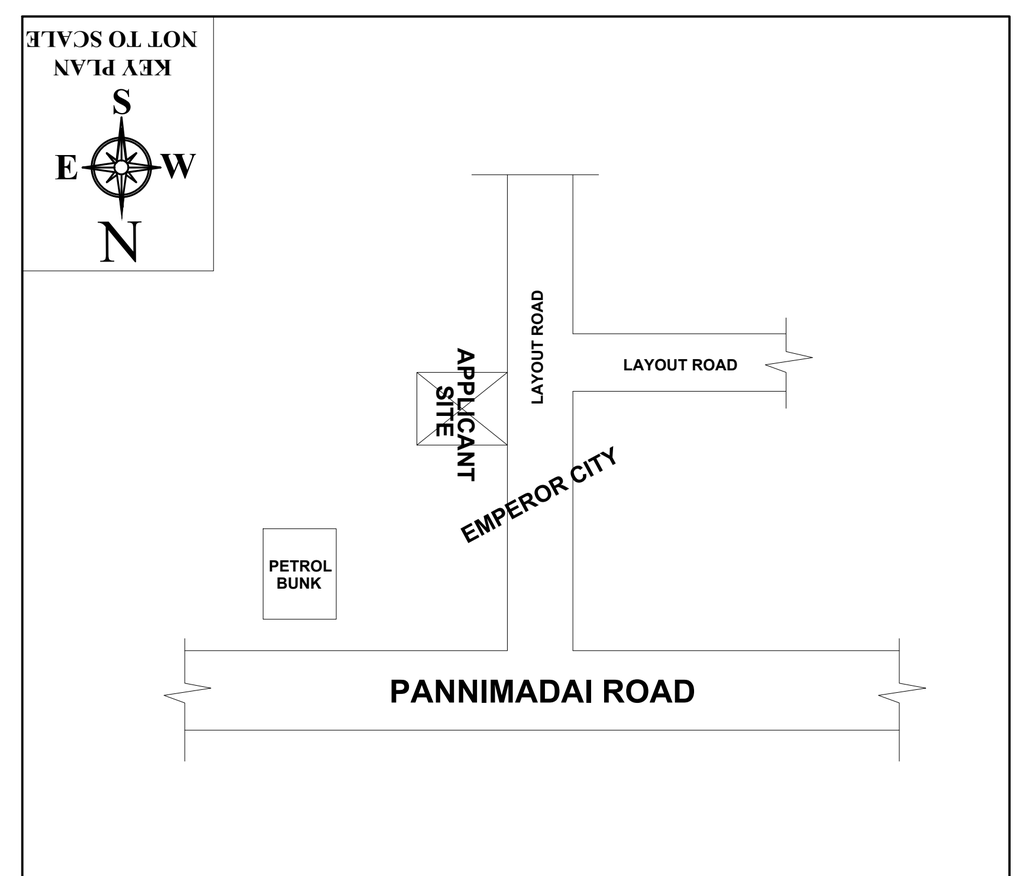
**LAYOUT APPROVAL NO- L.P / CLPA NO: 175/2012 DT:08.11.2012**



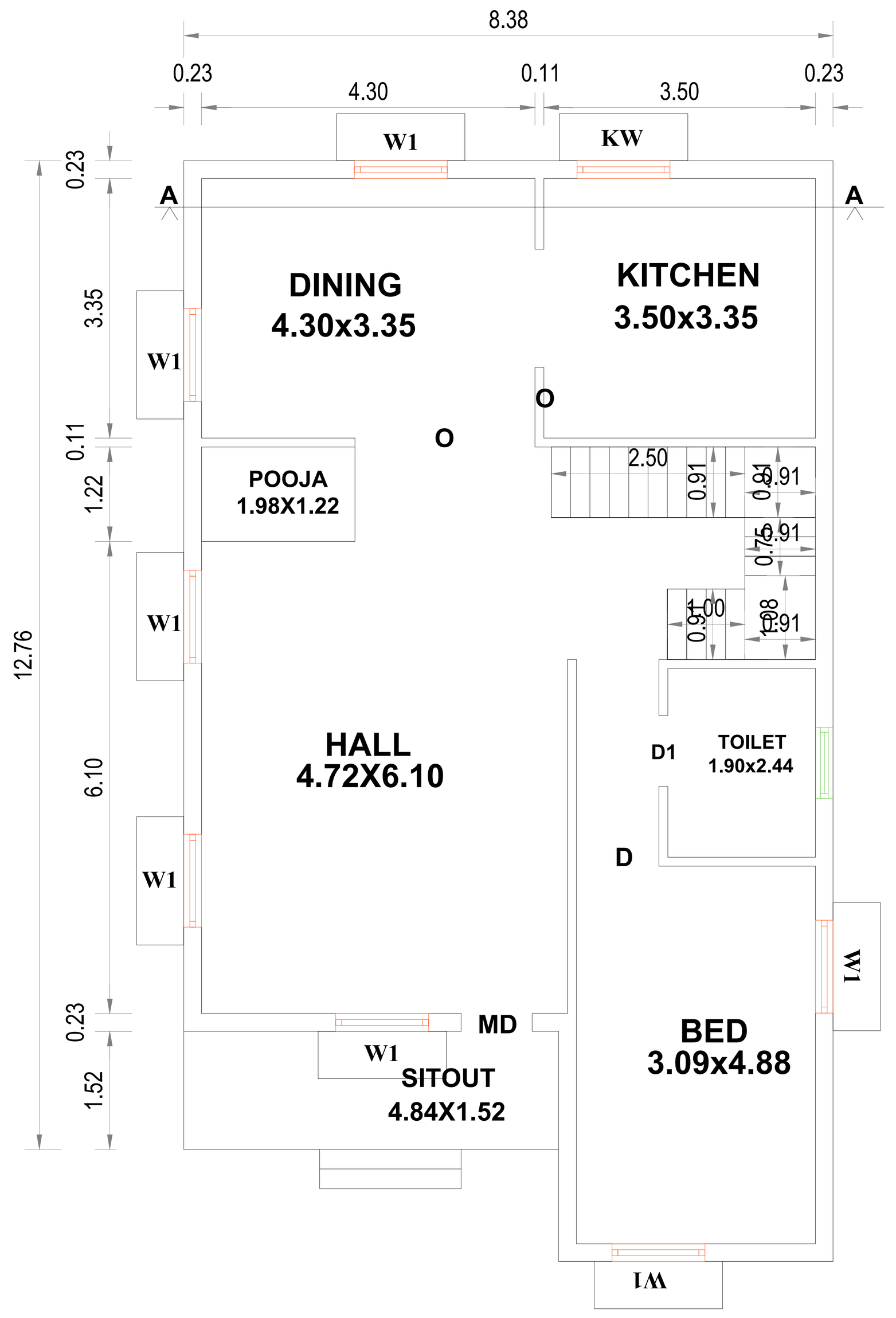

ELEVATION



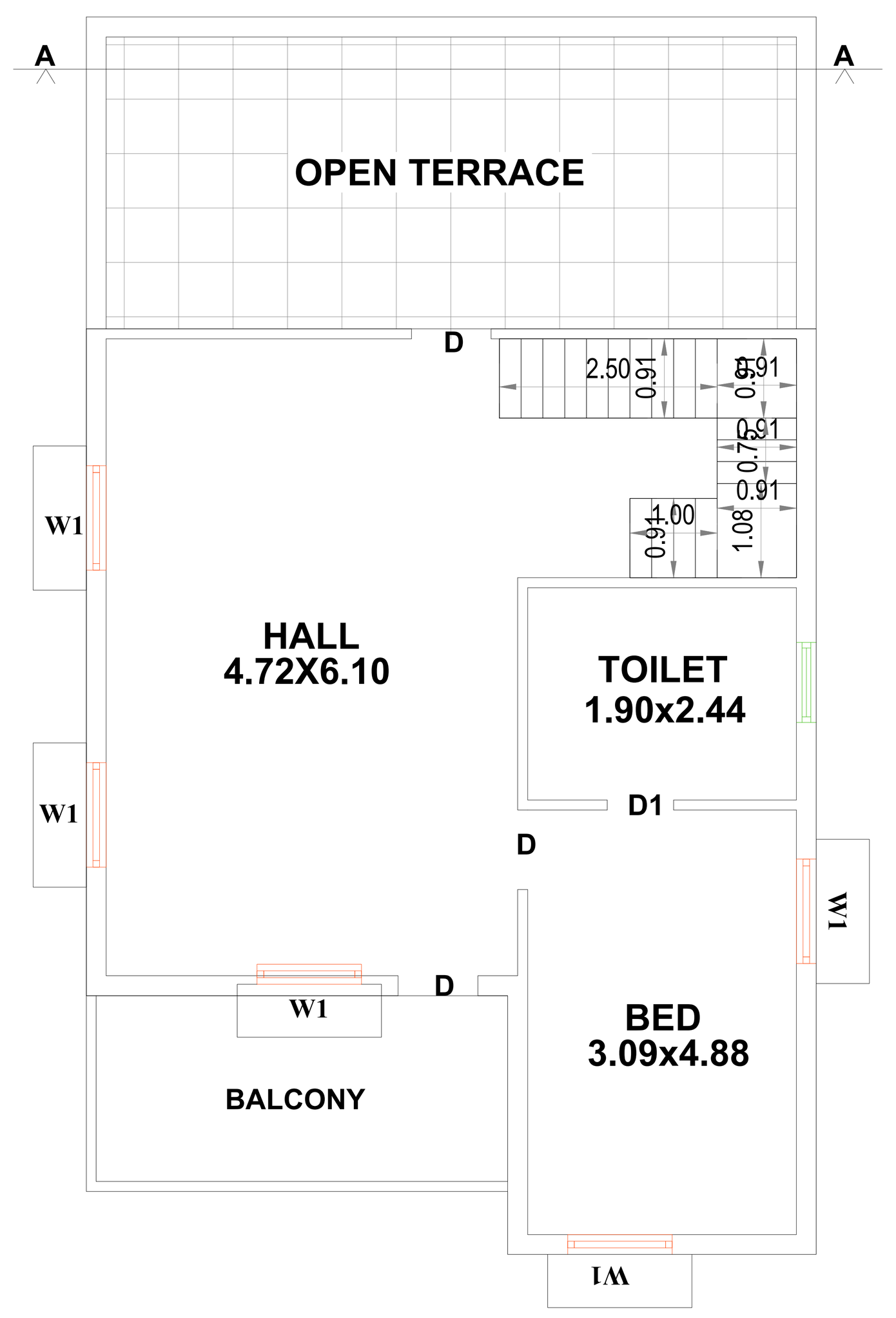

SECTION A-A



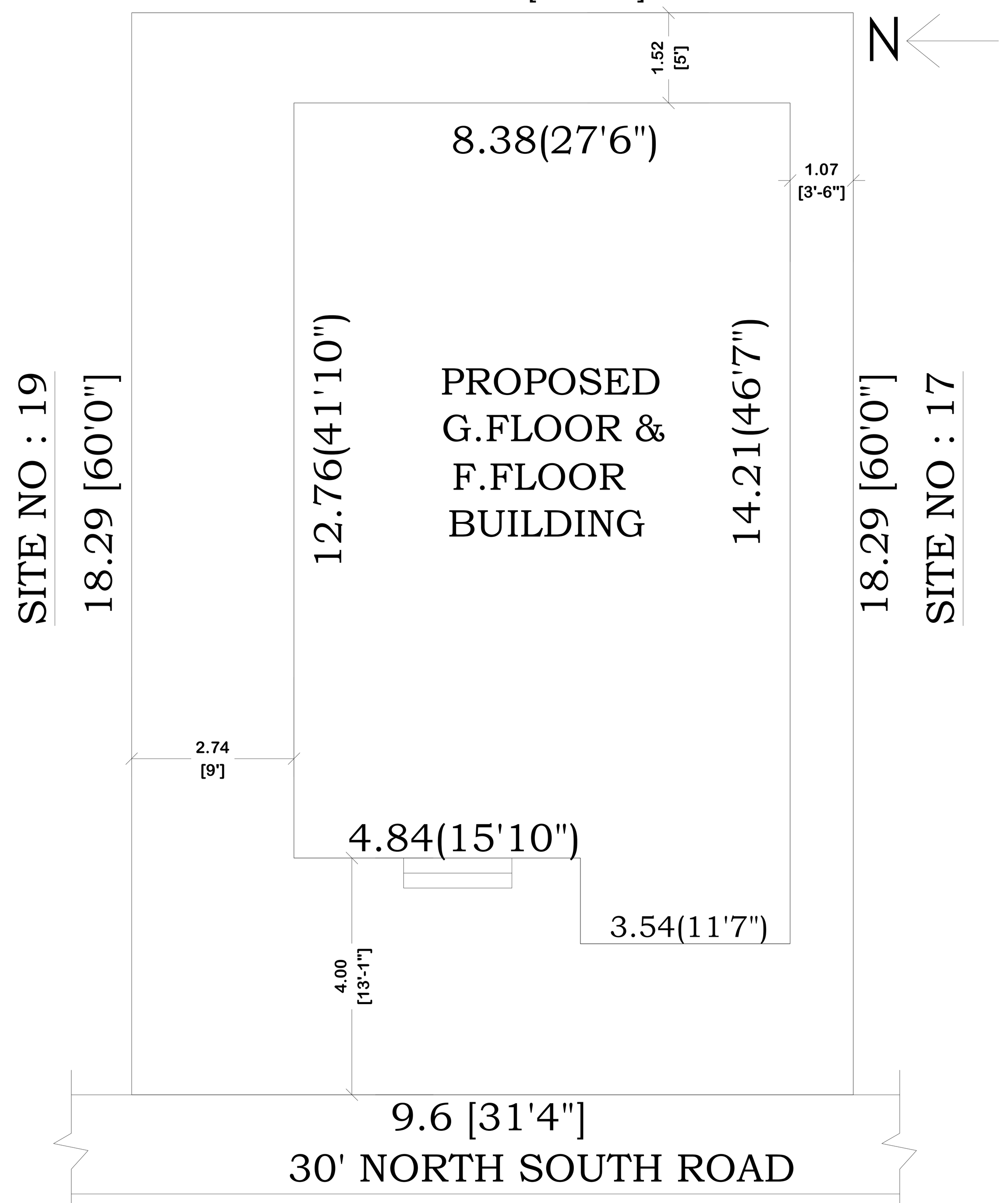

KEY PLAN



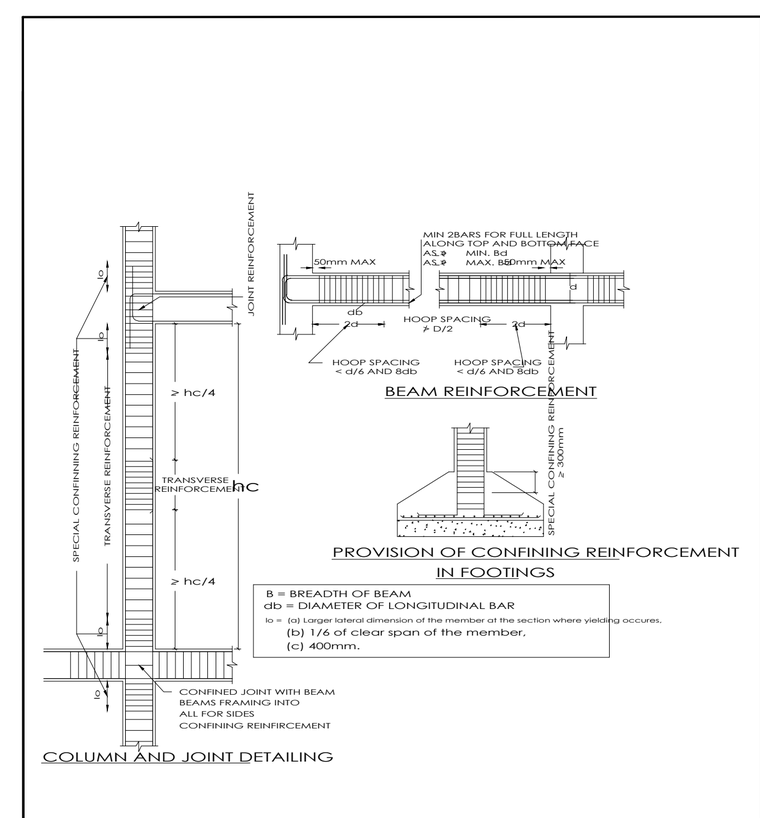

PRO.GROUND FLOOR PLAN



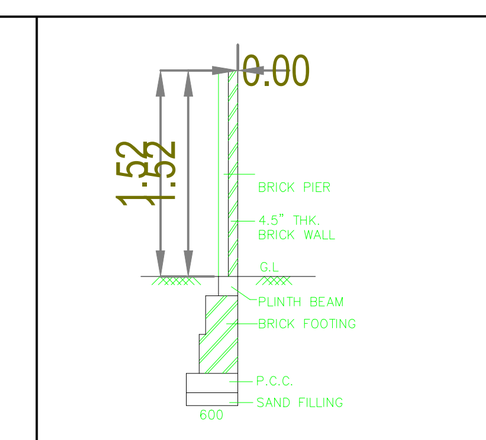

PRO.FIRST FLOOR PLAN



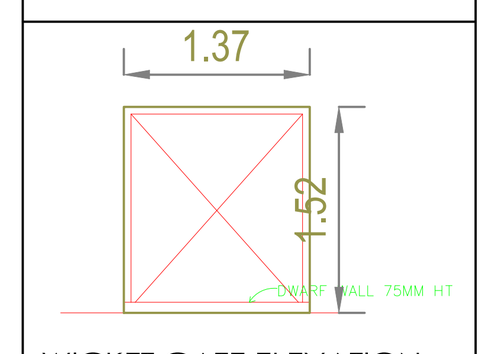

SITE PLAN



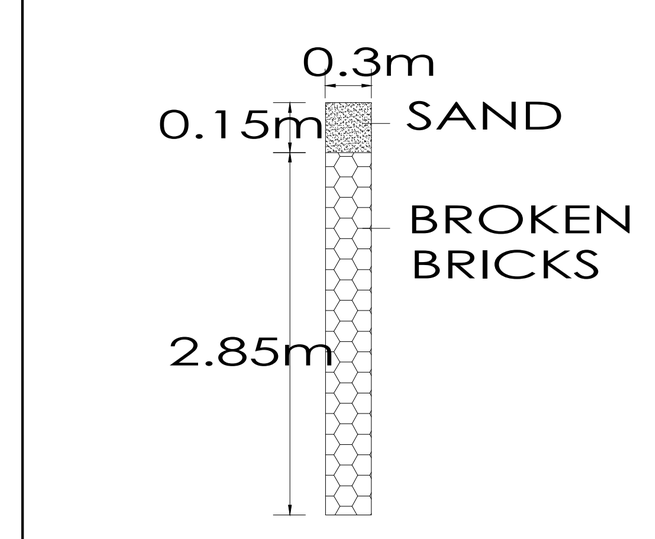

SEISMIC REINFORCEMENT DETAILS (NOT TO SCALE)



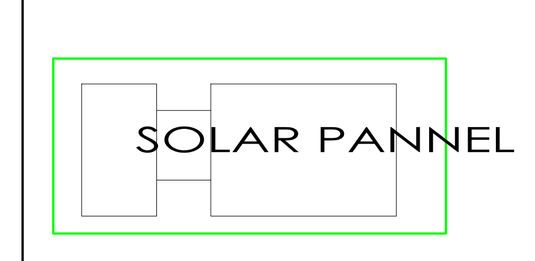

COMPOUND WALL DETAIL



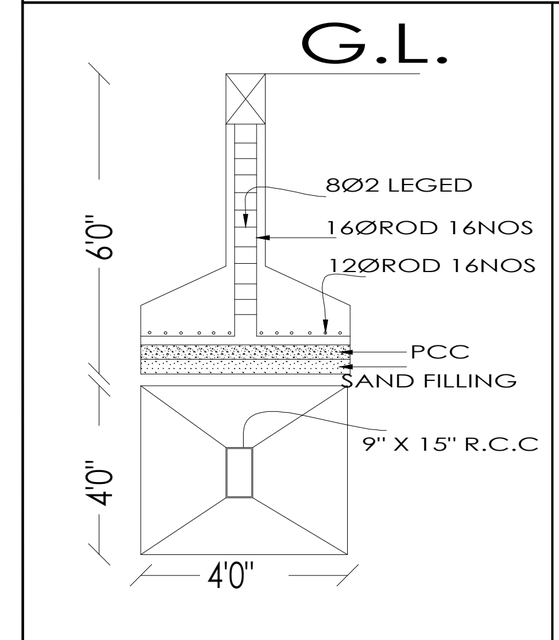

WICKET GATE ELEVATION



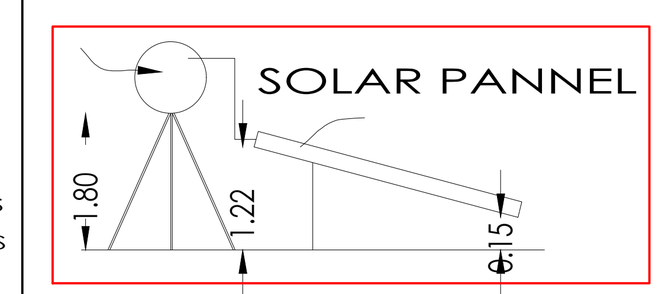

RAIN WATER HARVESTING DETAIL -PERCOLATION PIT (NTS)



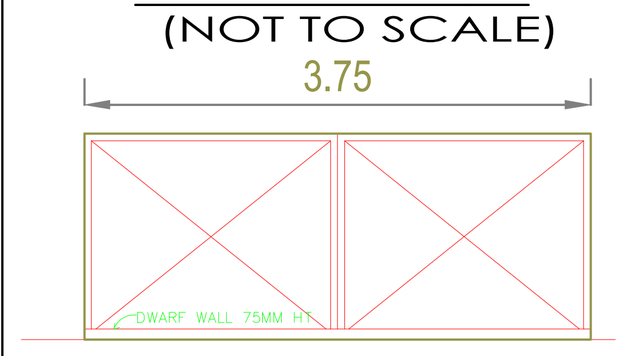

SOLAR WATER HEATER (NOT TO SCALE)



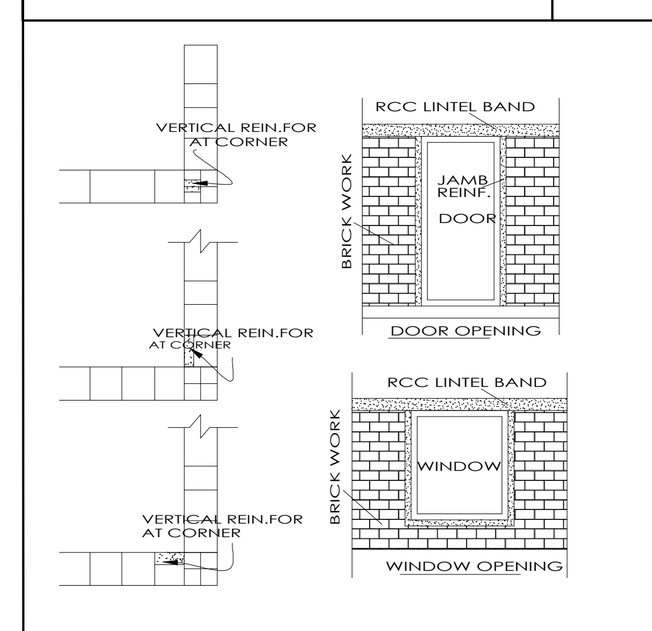

FOUNDATION DETAILS (NOT TO SCALE)



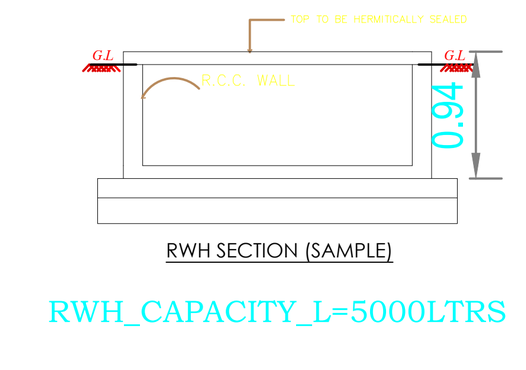

SIDE ELEVATION (NOT TO SCALE)

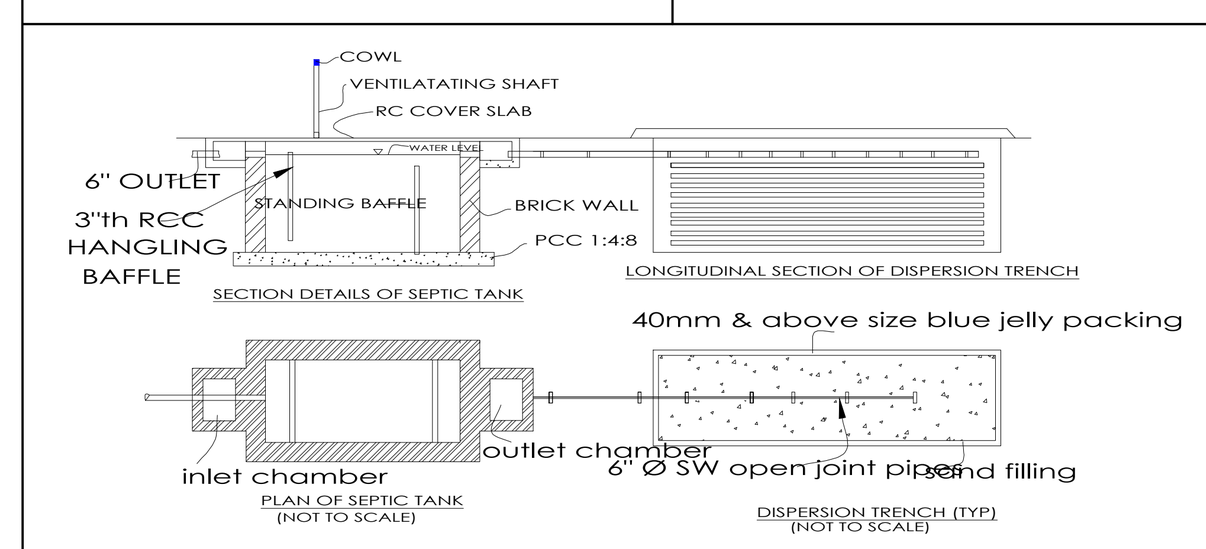



MAIN GATE ELEVATION




EARTHQUAKE SAFE DESIGN (NOT TO SCALE)




SEPTIC TANK DETAIL
NOT TO SCALE

Plan Prepared by:

**Dream Home Creators**

Civil Engineer & Building Contractor
Er.K.MANONMANI DCE.,(BE.,)
REGISTER ENGINEER
Opp. to Mullai nagar, Paneer madai,
Thadagam Road, Coimbatore - 641017
E-mail : manovivek2014@gmail.com
Cell : 95434 32906, 90254 56834

**OFFICE USE**

| AREA DETAILS | SFT | SQM |
|---|---|---|
| AREA OF SITE : | 2400.00 | 222.97 |
| AREA OF PRO. G. FLOOR : | 1206.00 | 112.07 |
| AREA OF PRO. F. FLOOR : | 804.00 | 74.69 |
| AREA OF OPEN SPACE : | 1194.00 | 110.92 |

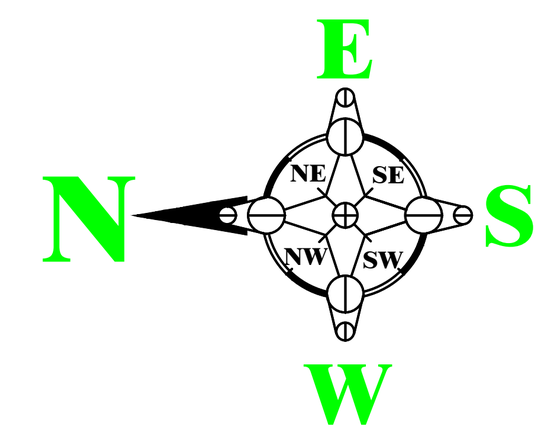
FSI CALCULATION:

186.76/222.97 = 0.83

| NO | SYMBOLS | JOINERIES | METRE |
|---|---|---|---|
| 1 | MD | MAIN DOOR | 1.07 x 2.13 |
| 2 | D1 | DOOR | 0.91 x 2.13 |
| 3 | D2 | DOOR | 0.76 x 2.13 |
| 4 | O | OPEN | 1.22 x 2.13 |
| 5 | W1 | WINDOW | 1.20 x 1.52 |
| 6 | V | VENTILATOR | 0.76 x 0.90 |

COLOUR INDEX:
SITE BOUNDARY
PROPOSED BUILDING

SCALE:
1:100
(All Measurements are in Meter)




(K.A.CHANDRASEKARAN)

**APPLICANT**

Er.K.MANONMANI,DCE.,(B.E).,
Registered Engineer
DREAM HOME CREATORS
3/18, Opp. to Mullai Nagar Road,
Pannermadai, K. Vadamadurai (Post),
Coimbatore - 641 017.
Mob : 95434 32906, 90254 56834
Reg. No: CBE/RE/Gr-III/162-(23-28)

**REGISTERED ENGINEER**

SHEET NO:01

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.