PP APPROVAL RECORD

Planning Permission

Survey 485/12 486/4

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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.

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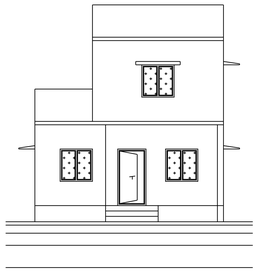
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

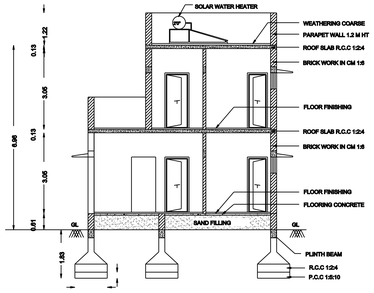
+91 9996 12 9996

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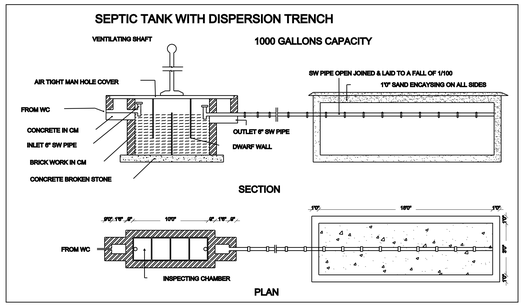
SITE AND DETAILED PLAN SHOWING THE CONSTRUCTION OF PROPOSED GROUND AND FIRST FLOOR R.C.C. ROOF RESIDENTIAL BUILDING IN SITE No: 55, S.F No: 485/12, 486/4, SITE DTCP No: 342/2021,TNRERA No:TN/11/LAYOUT/8125/2022, DATED: 27.09.2022, AT " AARADHANA VILLAGE ", KALIKKANAICKENPALAYAM VILLAGE, PERUR TALUK, DHALIYUR TOWN PANCHAYAT, COIMBATORE DISTRICT.

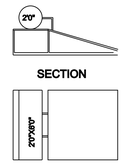


ELEVATION

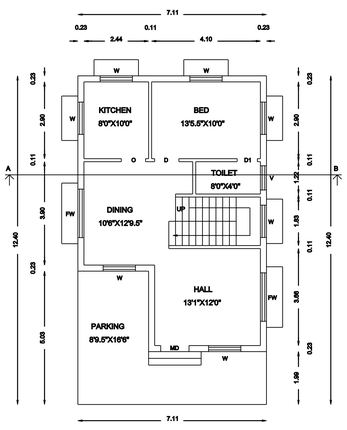


SECTION ON "AB"

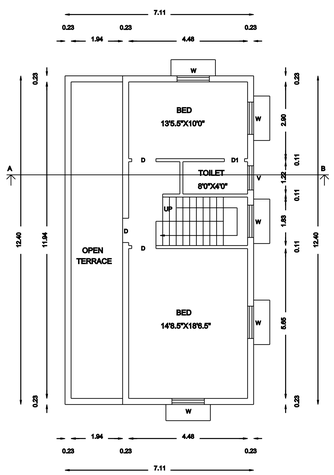




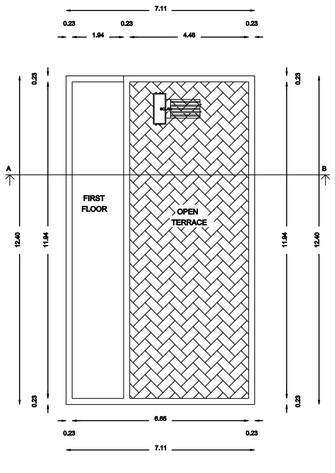
SITE No:66



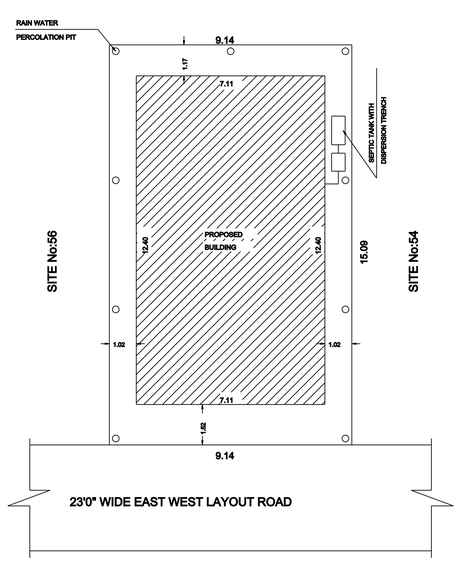
GROUND FLOOR
948.88 SQ.FT



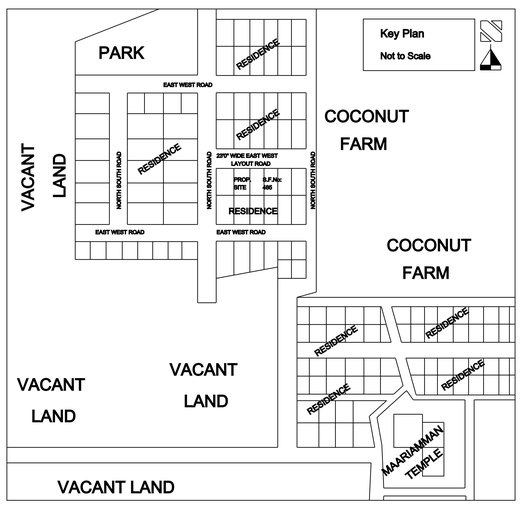
FIRST FLOOR
659.13 SQ.FT



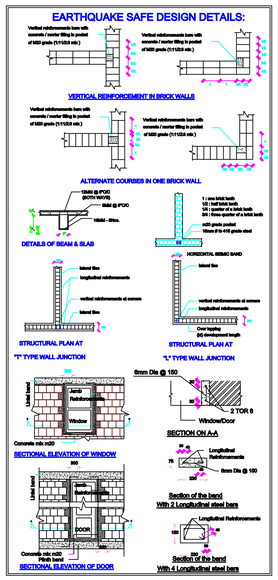
OPEN TERRACE

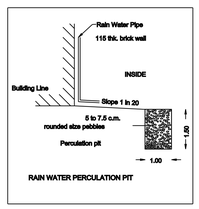


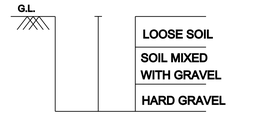
SITE PLAN



KEY PLAN

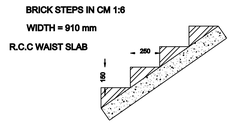






TRIAL PIT

(NOT TO SCALE)



STAIRCASE DETAILS

(NOT TO SCALE)

STAIRCASE DETAILS	
TREAD	250 mm
RISER	150 mm
WIDTH	910 mm

AREA DETAILS	Sq.Ft.	Sq.M.
SITE AREA	1485.00	137.96
PRO. GROUND FLOOR AREA	948.88	88.15
PRO. FIRST FLOOR AREA	659.13	61.23
OPEN TERRACE AREA	0.00	0.00
OPEN SPACE AREA	536.12	49.80

JOINERIES		SIZE in Ft.	SIZE in M
MD	MAIN DOOR	3'6" X 7'0"	1.07 X 2.13
D	DOOR	3'0" X 7'0"	0.91 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	4'0" X 4'6"	1.22 X 1.37
W1	WINDOW	3'0" X 4'6"	0.91 X 1.37
FW	WINDOW	6'0" X 6'0"	1.83 X 1.83
V	VENTILATOR	3'0" X 2'6"	0.91 X 0.76

HORIZONTAL DISTANCE FROM THE ELEC.LINE IF ANY WAY - NIL.

SEPTIC TANK WITH DISPERSION TRENCH - 1 NO.-1000 GLNS.

ALL DIMENSIONS ARE IN FEET & METRES.

REFERENCE:

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

SCALE :- 1:100

N

APPLICANT

G.R.III - 032/2023
Er. C.S.NANDHAKUMAR, M.E.(STRL).L.B.S
C.S.N ASSOCIATES
ENGINEERS & BUILDERS
285, Chinnasamy Road, New Sidhapudur,
Coimbatore - 641 044
Mob: 99437 69224 Email: csnandhu96@gmail.com

L.B.S. / 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.