Verified RealEstate™

REFERENCE
008/2025-2026

ISSUED
14 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.

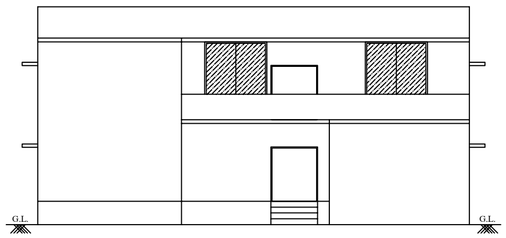
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

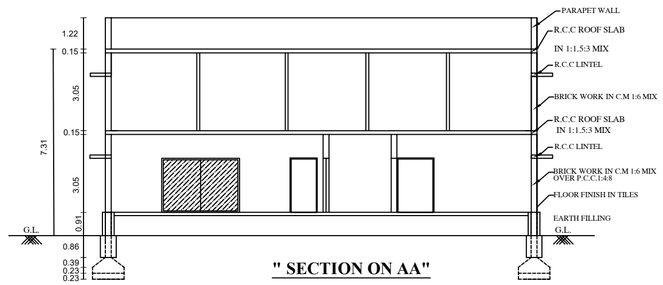
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

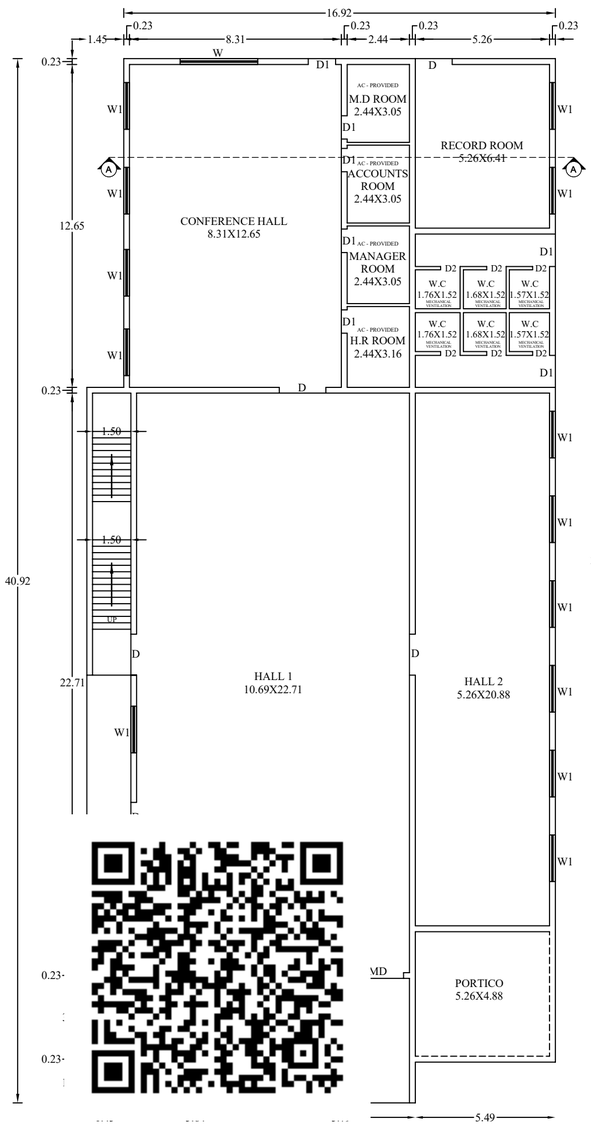
SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF GROUND & FIRST FLOOR COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN S.F NO:337A/2B, AT KEMMAARAMPALAYAM VILLAGE & PANCHAYAT, METTUPALAYAM TALUK, COIMBATORE DISTRICT.



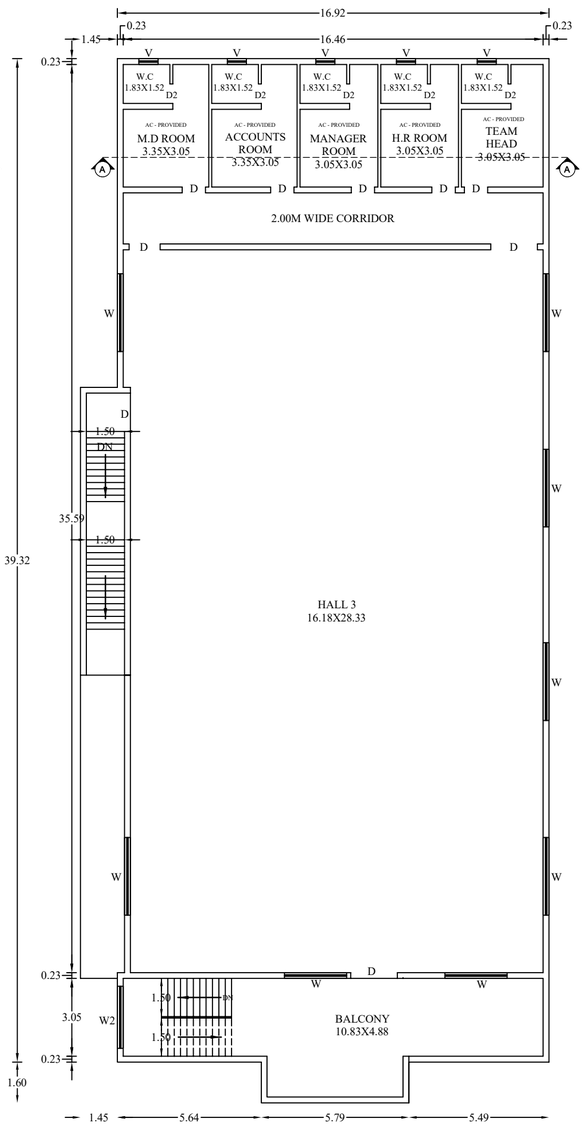
ELEVATION



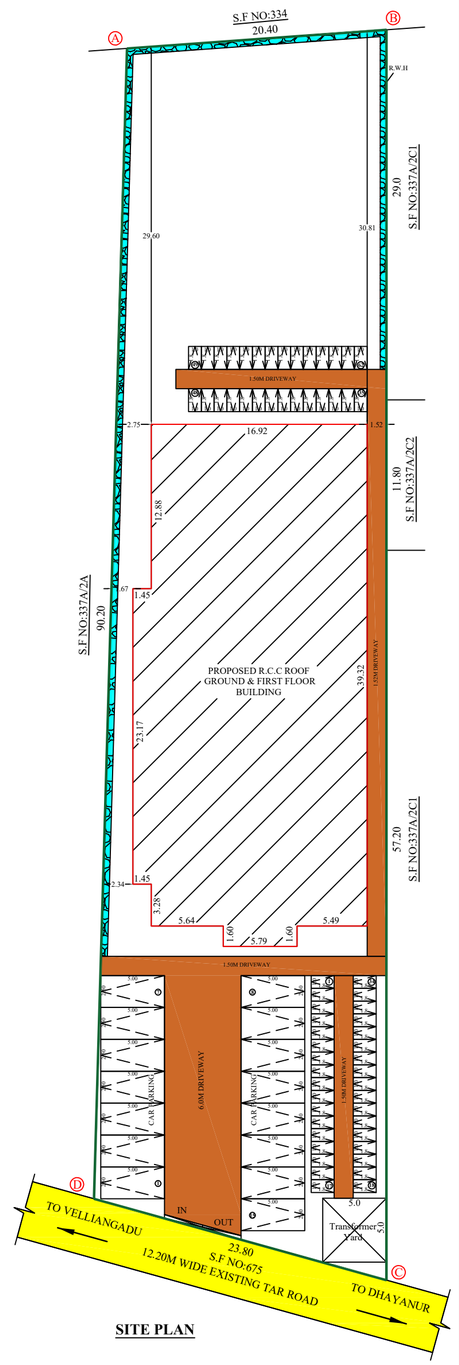
" SECTION ON AA"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

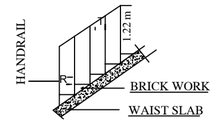


SITE PLAN

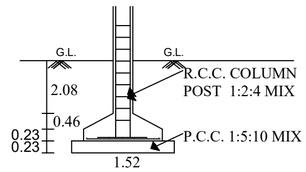
ALL DIMENSION ARE IN METER
BUILDING PLAN (SCALE 1:100)
SITE PLAN (SCALE 1:200)



STAIRCASE DETAILS
(NOT TO SCALE)



T - TREAD : 0.30M
R - RISE : 0.15 M
W - WIDTH : 1.50 m
LANDING WIDTH - 1.50 M



COLUMN POST DETAILS

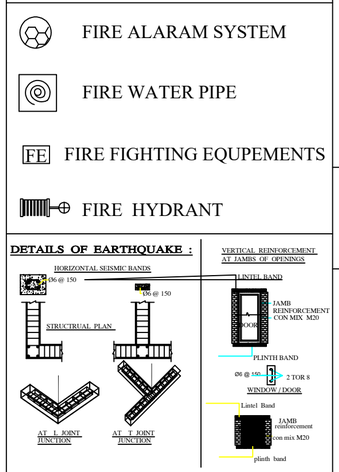
FIRE ALARAM SYSTEM

FIRE WATER PIPE

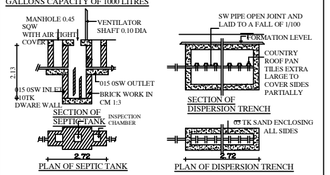
FE FIRE FIGHTING EQUPEMENTS

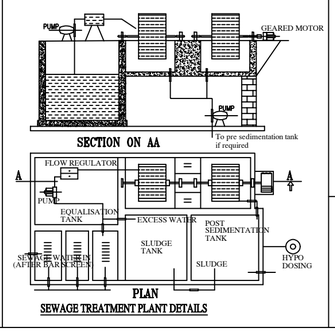
FIRE HYDRANT

DETAILS OF EARTHQUAKE :



DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES





SEWAGE TREATMENT PLANT DETAILS

ONLINE APPLICATION NO:SWP/BPA/485993/2025

APPLICANT: Mr. D. VIBINSEH S/o. Mr. DURAISAMY.

SITE AREA STATEMENT :-

AS PER DOCUMENT = 2034.00 Sq.m (0.50 $\frac{1}{4}$ ACRE)

AS PER PATTA = 2034.00 Sq.m.

AS PER SUPER IMPOSED AREA = 2039.01 Sq.m.

BUILDING AREA DETAILS	FSI (SQ.M)	NON FSI (SQ.M)	TOTAL BUILTUP AREA
AREA OF PRO. R.C.C ROOF G.F BUILDING	708.15	-------	708.15
AREA OF PRO. R.C.C ROOF F.F BUILDING	708.15	-------	708.15
GRAND TOTAL	1416.30	-------	1416.30

FLOOR SPACE INDEX (FSI) = FSI AREA / AREA OF SITE = 1416.30 / 2034.00 = 0.70 < 2.0

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 100 sqm., of Floor area (Including Visitors Parking)	15	15
1 Two Wheeler space for every 25 sqm., of Floor area (Including Visitors Parking)	62	62

BUILDING HEIGHT :7.31 M

COLOUR INDEX:-
EXISTING ROAD
APPLICANT SITE BOUNDARY
PROPOSED BUILDING
RAIN WATER HARVESTING
DRIVE WAY

DETAILS OF JOINARIES.	
DESCRIPTION	METERS
MD - MAIN DOOR	1.83 X 2.13
D - DOOR	1.83 X 2.13
D1 - DOOR	0.91 X 2.13
D2 - DOOR	0.66 X 2.13
W - WINDOW	3.05 X 2.13
W1 - WINDOW	1.83 X 1.52
V - VENTILATOR	1.00 X 0.60

SWP/LP/R(C) NO: 152/2025
SWP/BP/DTCPR(C) NO: 59/2025

Er. D. MOHANKUMAR
B.E., M.E. (Constr.), M.I.C.I., M.I.S.T.E., LDS Gr-I,
Registered Construction Engineer (CE)
Reg. No. CBE LPA/CE/006/2021
Registered Quality Auditor (QA)
Reg. No. CBE LPA/QA/001/2021
Coimbatore-641 037. Ph: 96777-98977

CONSTRUCTION ENGINEER

Er. D. Siva Kumar, B.E., M.E.,
Registered Structural Engineer
Grade I (RSE-Gr.I)
Regd. No: 04/2021/RSE-Gr.I/EDTCP

REGISTERED STRUCTURAL ENGINEER

Er.G.SATHYASEELAN, B.E.,LBS.,
Registered Engineer Grade - II
RE/Gr-II/004/Karur
PS CONSTRUCTION,
Cell : 63831 38907.

REGISTERED ENGINEER

APPLICANT / OWNER

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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OMR Thoraipakkam,
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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.