PP APPROVAL RECORD

Planning Permission

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.

Verified RealEstate™

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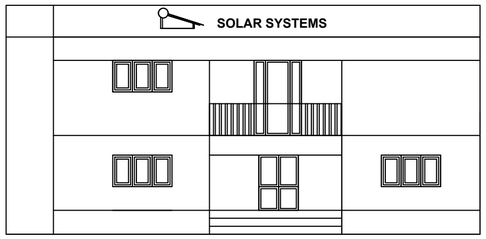
PLAN SHOWING THE PROPOSED RCC ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN SF. NO : 695 A / 2A OF IRUGUR VILLAGE IN A LAYOUT NAMED " JAISHREE NAGAR " BEARING SITE NO : 64 (SIXTY FOUR) AND SITE NO : 65 (SIXTY FIVE)., THE LAYOUT SITE NO : 64 WAS DTCP APPROVED UNDER REGULARAISATION SCHEME UNDER ORDER NO : NA. KA. NO: 298 - 2018 ., DT. 02-07-2021 ., AND THE LAYOUT SITE NO : 65 WAS DTCP APPROVED UNDER REGULARAISATION SCHEME UNDER ORDER NO : NA. KA. NO: 298 - 2018 ., DT. 25-09-2018., AND AS PER PATTA NO : 2721 AND REVISED SUB-DIVISION THE LAYOUT SITE NO : 64 IS LOCATED IN SF. NO : 695 A / 2 A 3A 1A., AND AS PER PATTA NO : 6299 AND REVISED SUB-DIVISION THE LAYOUT SITE NO : 65 IS LOCATED IN SF. NO : 695 A / 2 A1A 2 ., ., IRUGUR VILLAGE AND TOWN PANCHAYAT., SULUR TALUK AND UNION ., COIMBATORE DISTRICT.

APPLICANT : MRS. SWATHI ., D/O. SOUNDARARAJ ., W/O. VIGNESH., AADHAAR NO : 9 2 0 6 3 8 4 8 1 9 9 1

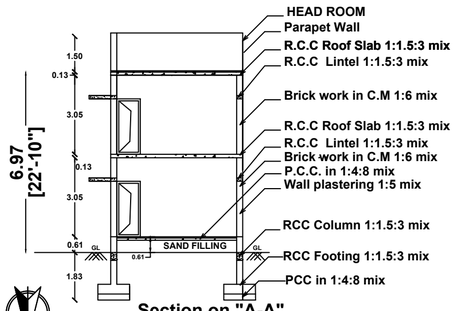
AND APPLICANT : MR.VIGNESH ., S/O. MR. RAMADASS ., AADHAAR NO : 4 9 1 0 4 4 3 5 7 9 1 1

AREA DETAILS	Sq.Ft.	Sq.Mt.
DOC. NOS : 2487 / 2023 AND 2906 / 2025		
AREA OF THE SITE NO : 64 AND 65	3850.00	357.680
AREA OF THE PRO. GF RESI. BUILD.	2475.00	230.00
AREA OF THE PRO. FF. RESI. BUILD.	1905.00	177.00
NET OPEN SPACE	1375.00	106.844
AREA OF THE PRO.GF + FF. RESI. BUILD.(FSI AREA)	4380.00	407.00
FSI = BUILDING AREA / PLOT AREA = 4380.00 / 3850.00 = 1.138		
GF + FF = 1 (ONE) UNITS OF RESIDETIAL BUILDINGS		

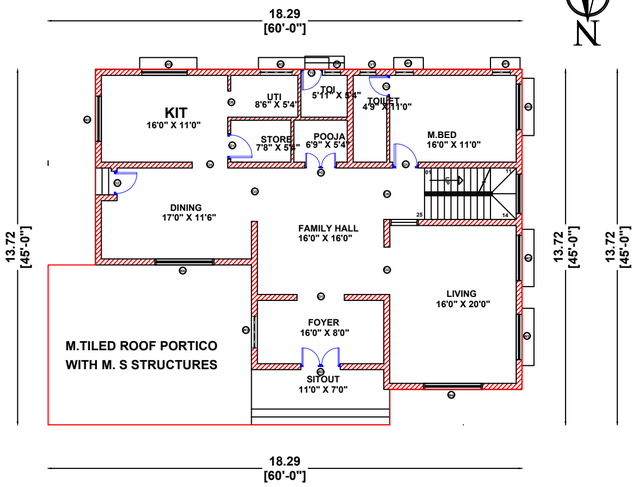
DWELLING UNIT DETAILS	NO. OF UNITS
PRO. GF. BUILD.	ONE UNIT
PRO. FF BUILD.	ZERO UNIT
TOTAL DWELLING UNITS	ONE UNITS



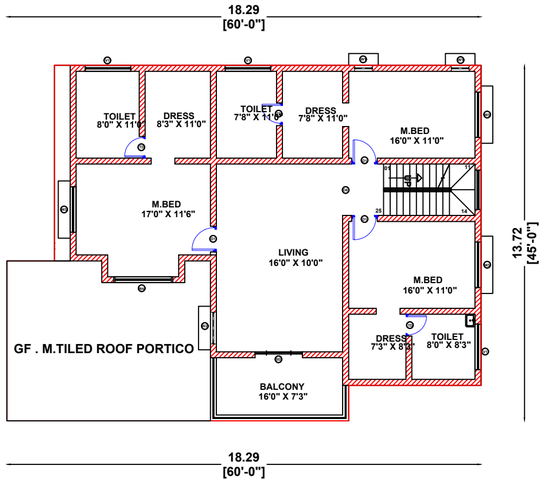
NORTH FACING ELEVATION



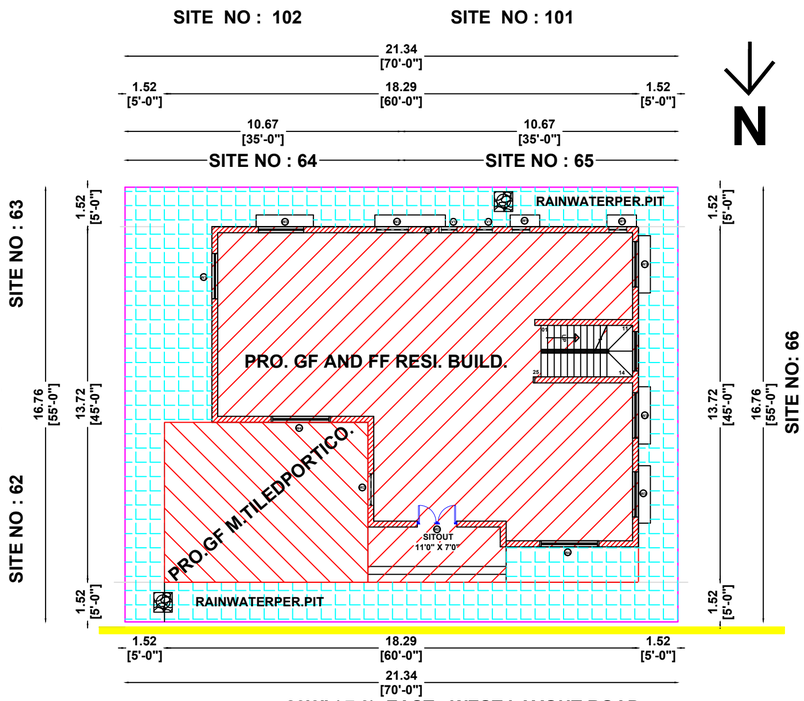
Section on "A-A"



GROUND FLOOR PLAN

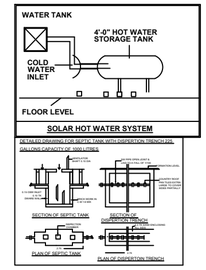


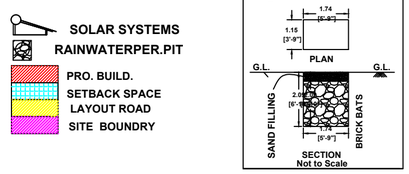
FIRST FLOOR PLAN



23'0" (7.0) EAST - WEST LAYOUT ROAD

SITE PLAN (SITE NO : 64 AND 65)





SWP APPLICATION NO : 178432 -2025 -NL

SWP REFERENCE NO : ALFNU91L

SWP edcr NO : DCR32025PXI1N

APPLICANT (2) MR.VIGNESH.

APPLICANT:(1)MRS.SWATHI

For GKN ASSOCIATES
G. NAGARAJAN
Proprietor
G. NAGARAJAN. DCE,MISTE,LBS,
CIVIL ENGINEER & CONTRACTOR

Er. G. NAGARAJAN. DCE., LBS.
CELL : 98422 05774
GKN ASSOCIATES
CIVIL ENGINEERS & BUILDERS
VAASTHU CONSULTANT
SULUR- COIMBATORE

Registered 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

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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.