Verified RealEstate™

REFERENCE
256/2025

ISSUED
14 July 2025

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

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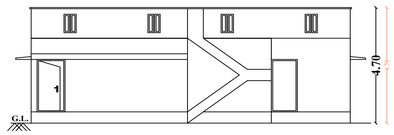
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING

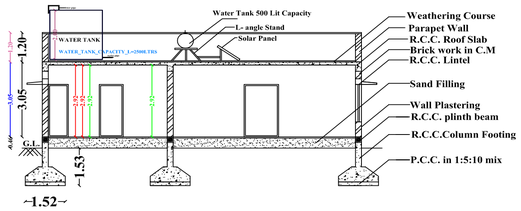
IN S.F. NO : 464/1(AS PER PATTA : 464/1A , AT UNION TANK ROAD - 3rd STREET IN PERIYANAICKENPALAYAM TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

BEFORE 1980 DOCUMENT (Plot Deemed to be Approved as Per G.O.(Ms).No.172 , Dt:13.10.2017)

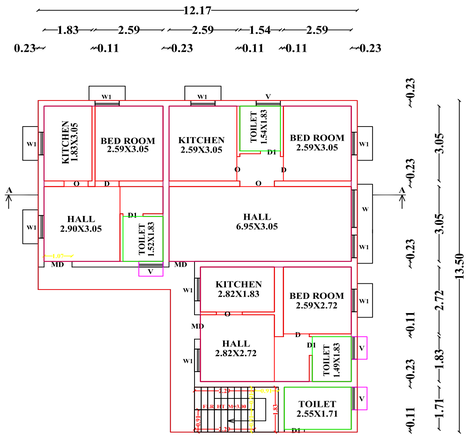
AREA STATEMENT	IN SQ.FT	IN SQ.MT
SITE EXTENT (ABCD)	2809	260.962
GROUND FLOOR	1454	135.05
OPEN SPACE	1355	125.91



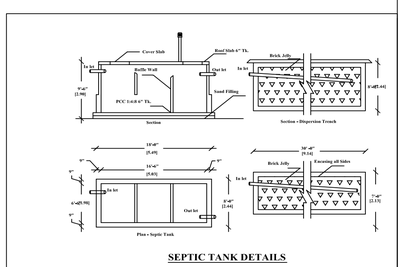
ELEVATION



SECTION ON 'AA'



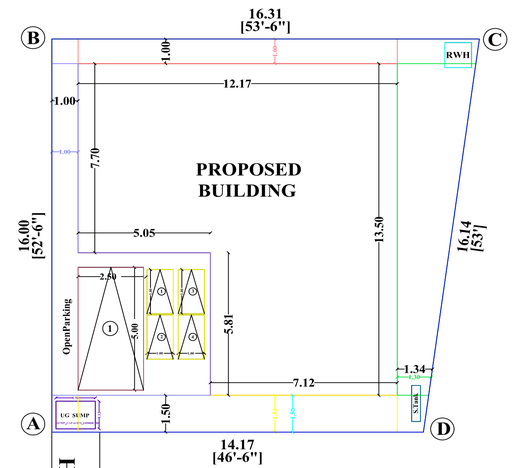
GROUND FLOOR PLAN



SEPTIC TANK DETAILS

VENUGOPAL,KANNA NAICKAR PROPERTY

AMMANIAMMAL PROPERTY



GOPAL NAIDU,VENUGOPAL NAIDU PROPERTY

6'0" WIDE NORTH-SOUTH PATH

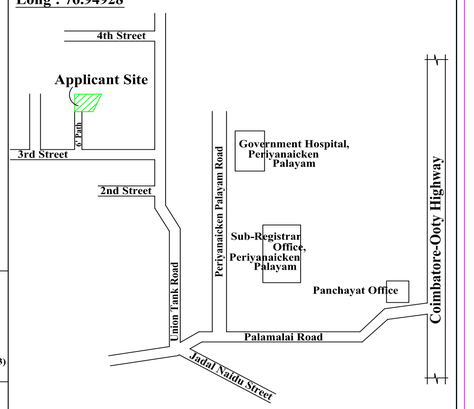
MARUTHACHALAM PROPERTY

SITE PLAN

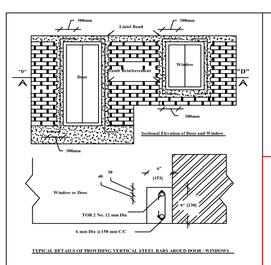
TOTAL BUILDING AREA :	1454 SQ.FT 135.05 SQ.MT
NO. OF KITCHENS	: 3
FLOOR SPACE INDEX	: 0.51 < 2
PLOT COVERAGE	: 51.75 %

PLAN INFO
DISTRICT=COIMBATORE
TALUK=COIMBATORE NORTH
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
SURVEY_NO=464/1A
PLOT_NO=0
PATTA_NO=1776
AVG_PLOT_WIDTH=15.24
AVG_PLOT_DEPTH=16.07
ACCESS_WIDTH_M=3.00
ROAD_WIDTH =3.00
ROAD_LENGTH=14.17
PLOT_AREA_M2=260.962
AS_PER_DOCUMENT=260.962
FMB_OR_PLR=260.962
AS_AT_SITE=243.87
AREA_TYPE=CONTINUOUS
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

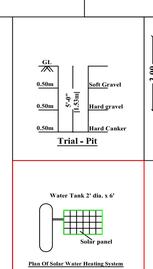
UNION TANK ROAD, 3rd STREET, PERIYANAICKEN PALAYAM VILLAGE
Lat : 11.151707
Long : 76.94928



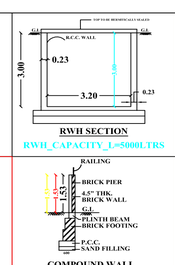
Key Plan



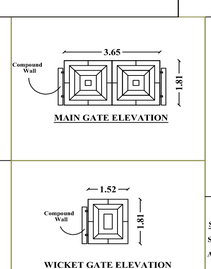
TYPICAL DETAILS OF PROVISIONG VERTICAL STEEL BARS AROUD DOOR / WINDOWS



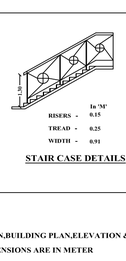
Trial - Pit



RWH SECTION
RWH_CAPACITY_L=5000LTRS



MAIN GATE ELEVATION



STAIR CASE DETAILS



Plan Of Solar Water Heating System



COMPOUND WALL DETAIL



WICKET GATE ELEVATION

SCALE
SITE PLAN,BUILDING PLAN,ELEVATION & SECTION-1:100
ALL DIMENSIONS ARE IN METER

SCHEDULE OF OPENING

SYM	JOINERIES	IN FEET	IN METER
MD	DOOR	3'6"X7'0"	1.07X2.14
D	DOOR	3'3"X7'0"	0.99X2.14
D1	DOOR	2'6"X7'0"	0.76X2.14
W	WINDOW	5'0"X4'6"	1.53X1.37
W1	WINDOW	3'0"X4'6"	0.91X1.37
V	VENTILATOR	3'0"X2'0"	0.91X0.60

COLOUR INDEX
SITE BOUNDARY -
PROPOSED BUILDING -
ROAD -

D.RAMESH
(Ph No: 9500217073)
APPLICANT

C.JAYAKUMAR,B.Tech.,M.Sc.,
Registered Engineer
Regd.No : Gr-II-01/2023
130/1,Sri Ragavendra Complex,
Athipalayam Road,Chinnavedampatti,
Coimbatore - 641049
Ph : 9363122888

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

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.