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.

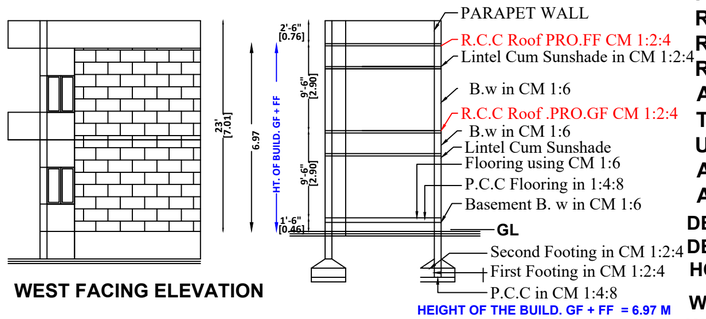
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

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WEST FACING ELEVATION

SECTION DETAILS

HEIGHT OF THE BUILD. GF + FF = 6.97 M

PLAN SHOWING THE PROPOSED RCC ROOF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING AFTER FULLY DEMOLISHING THE EXISTING MANGALORE TILED ROOF BUILDING AND IN ADDITION TO THE EXISTING RCC ROOF GROUND FLOOR RESIDETIAL BUILDING IN SF. NO : 529 OF SULUR VILLAGE ., (AS PER PATA NO: 2242 AND REVISED SURVEY AND SUB-DIVISION SF. NO: IS 529 / 2A3)IN UTHIRAN KRISHNA THEVAR STREET., WARD NO : 10 ., SULUR VILLAGE AND TOWN PANCHAYAT ., SULUR UNION AND TALUK., COIMBATORE DT.

APPLICANT: MRS. R. MANONMANI ., D/O. UKN RAJU., W/O. MR. PALAIAPPAN .

AADHAAR NO : 8215 7887 2493

DETAILS OF THE EXISTING FULLY DEMOLISHED BUILDING :

HOUSE TAX ASSESMENT NO : 2267

WATER TAX ASSESMENT NO : 1776

WD NO : 10 ., DOOR NO : 19 ., ST, -8

STREET NAME : U.K THEVAR STREET

DETAILS OF THE EXISTING RCCROOF RESI BUILDING :

BL. NO : 01 / 1984 - 1985 DT. 06-04-1984

HOUSE TAX ASSESMENT NO : 2268

WATER TAX ASSESMENT NO : 546

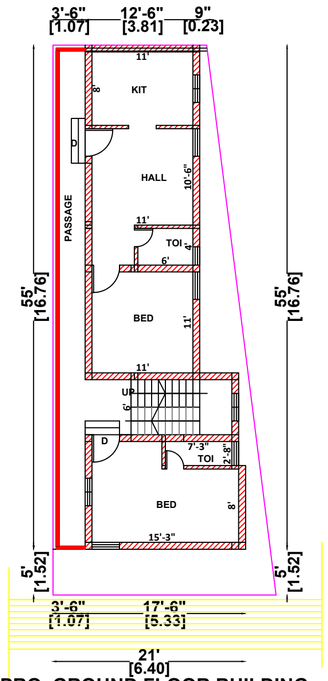
WD NO : 10 ., DOOR NO : 4 ., ST, -8

STREET NAME : U.K THEVAR STREET

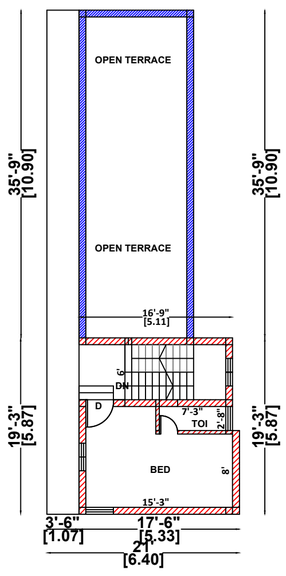
AREA DETAILS	Sq.Ft.	Sq.Mt.
DOC. NOS : 1639 / 14-12-1983		
AREA OF THE SITE NO :	5400.00	501.68
AREA OF THE EX. GF RESI. BUILD.	1356.26	126.00
AREA OF THE PRO. GF RESI. BUILD.	982.64	91.29
NET OPEN SPACE	3061.10	284.39
AREA OF THE PRO. FF. RESI. BUILD.	401.60	37.31
AREA OF THE TOTAL PRO. RESI. BUILD.	1384.00	128.60
TOTAL FSI AREA EX. GF +(PRO.GF + FF.) RESI. BUILD.	2740.50	254.60

FSI = BUILDING AREA / PLOT AREA = 2740.50 / 5400.00 = 0.5075

EX GF +PRO. GF +PRO. FF = 2 (TWO) UNITS OF RESIDETIAL BUILDINGS



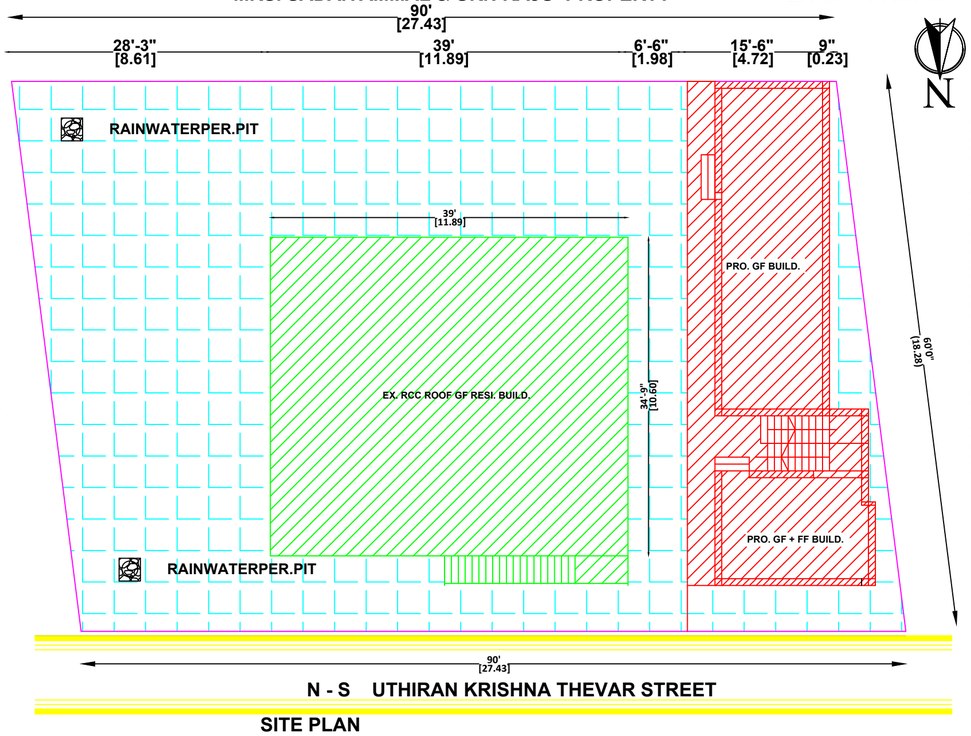
PRO. GROUND FLOOR BUILDING



PRO. FIRSTFLOOR BUILDING

MRS. SADAIYAMMAL & UKN RAJU PROPERTY

MRS. SADAIYAMMAL & UKN RAJU PROPERTY



N - S UTHIRAN KRISHNA THEVAR STREET

SITE PLAN

THAMBAR SUBRAMANIAM RESIDANCE

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

SOLAR SYSTEMS

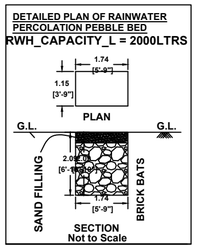
RAINWATERPER.PIT

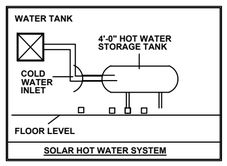
PRO. BUILD.

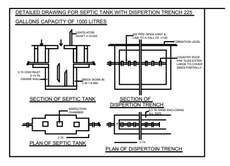
SETBACK SPACE

LAYOUT ROAD

SITE BOUNDRY







R. Manonmani

APPLICANT: MRS. R. MANONMANI

SWP APPLICATION NO : 296415-2025-IT

SWP REFERENCE NO : DONTHL5R

SWP edcr NO : DCR52025KGAPI

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

REGISTERED ENGINEER

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

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.