Verified RealEstate™

REFERENCE
468/2025

ISSUED
18 August 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.

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3/350/2 Mettukuppam,
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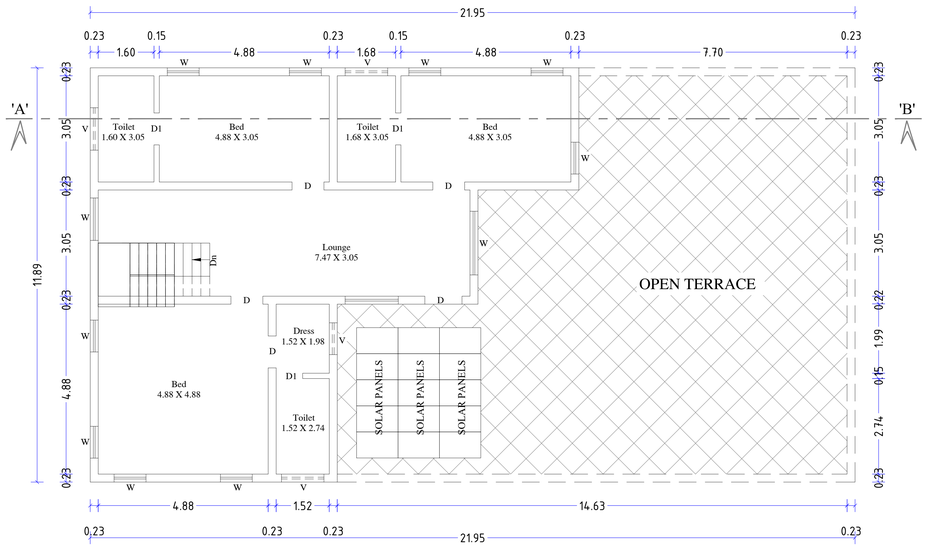
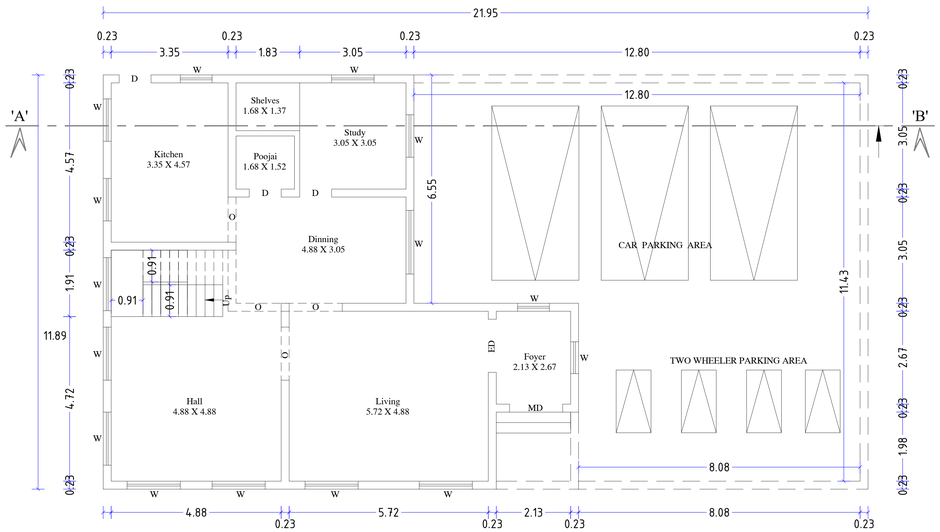
DIGITALLY VERIFIED RECORD



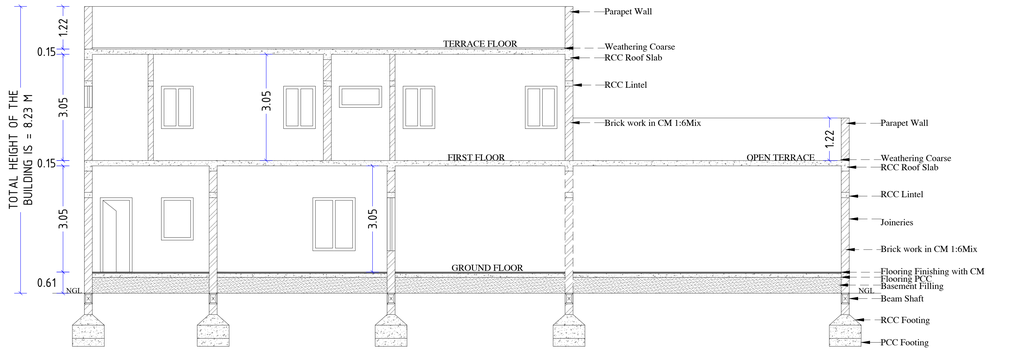
SOUTH SIDE ELEVATION



EXISTING & PROPOSED ADDITIONAL CONSTRUCTION OF FIRST FLOOR PLAN



FING & PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR PLAN



SECTIONAL ELEVATION ON "AB"



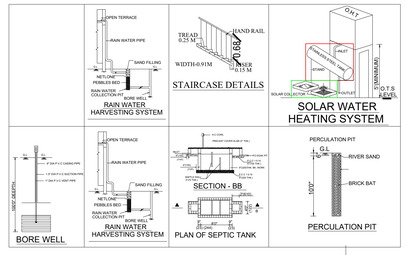
Location Plan

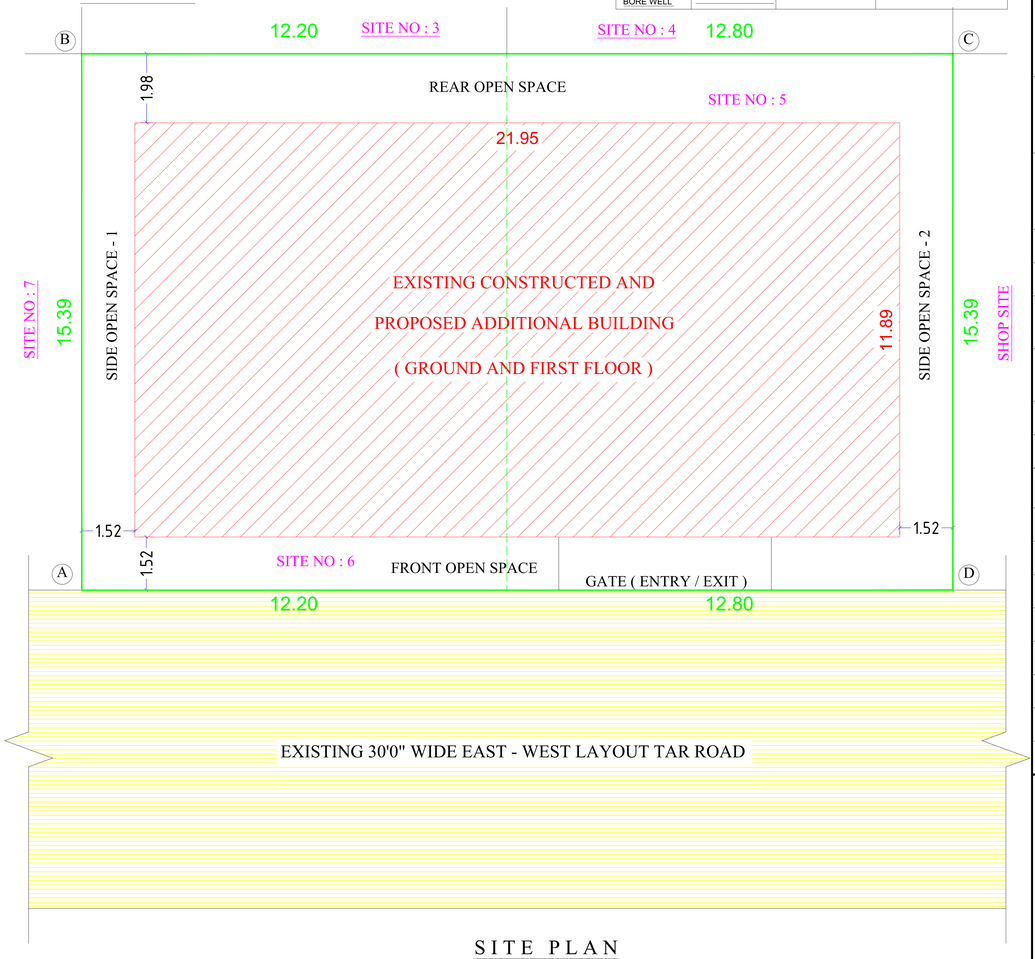
REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD





SITE PLAN

PLAN SHOWING THE EXISTING & PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF GROUND & FIRST FLOOR RESIDENTIAL BUILDING AT SF.NO: 683/4B1A & 683/5B, SITE NO : 5 & 6, "ADHITYA NAGAR (PHASE - II)" IN APPROVED LAYOUT OF OTHAKKALMANDAPAM VILLAGE & TOWN PANCHAYAT, MADHUKKARAI TALUK, COIMBATORE DISTRICT.

DTCP APPROVED LAYOUT NO: L.P / CLPA NO : 21/2015

EXISTING BUILDING APPROVED NO: 170 / 2018 - 2019

EXISTING BUILDING APPROVED DATED: 12-02-2019

APPLICANT NAME :

1. N. RAMACHANDRAN

2. R. MYTHILI

SCALE

1 : 100

AREA DETAILS

	MEASUREMENTS	
	IN SQFT	IN SQMT
Plot Area for Site no: 6 (As per Document No: 5044/2018)	2020.00	187.66
Plot Area for Site no: 5 (As per Document No: 5576/2022)	2121.00	197.05
Ex.Approved Ground Floor Area	1202.40	111.70
Ex.Approved First Floor Area	839.18	77.96
Proposed Additional Construction of Ground Floor Area	1605.60	149.16
Proposed Additional Construction of First Floor Area	471.63	43.81
Plot Coverage	67.80%	
Floor Space Index	0.99	

JOINERY DETAILS

Sym	DESCRIPTION	IN FEET	IN METER
MD	MAIN DOOR	3'6" x 7'0"	1.06 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
O	OPEN	3'0" x 7'0"	0.91 x 2.13
W	WINDOW	3'0" x 4'0"	0.91 x 1.21
KW	KITCHEN WINDOW	3'0" x 3'0"	0.91 x 0.91
V	VENTILATOR	3'0" x 2'0"	0.91 x 0.60

1. N.RAMACHANDRAN

2. R.MYTHILI

APPLICANT

Er.N.KRISHNAKUMAR
Registered Engineer
Sri Theertham Associates
#1/311, Guruvayoor Nagar, Chettipalayam Road,
Malumichampatti, Coimbatore - 641 050.
Reg.No.GR-III-099/2019 Cell: 98551 65519

LBS / 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.