Verified RealEstate™

REFERENCE
45/2025-2026

ISSUED
24 October 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

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+91 9996 12 9996
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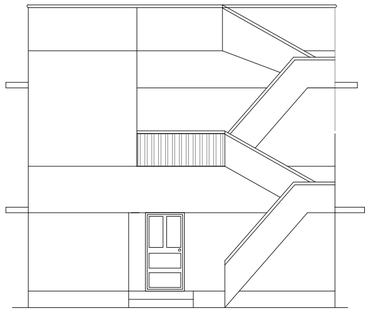
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED SEMI BASEMENT CUM GROUND FLOOR COMMERCIAL BUILDING AND GROUND & FIRST FLOOR R.C.C.ROOF RESIDENTIAL BUILDING IN S.F.NO: 383/1Q2, SITE NO: 16 AT "SAI SRI GARDENS", BILICHI VILLAGE & PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

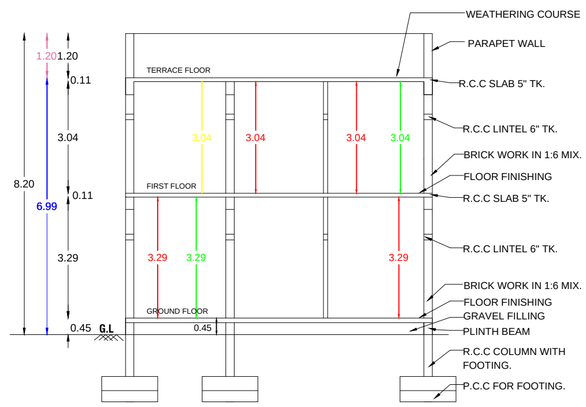
SITE REGULARISATION NA.KA.NO: 627/2018/A1 DT 25.04.2018

S / E / W / N

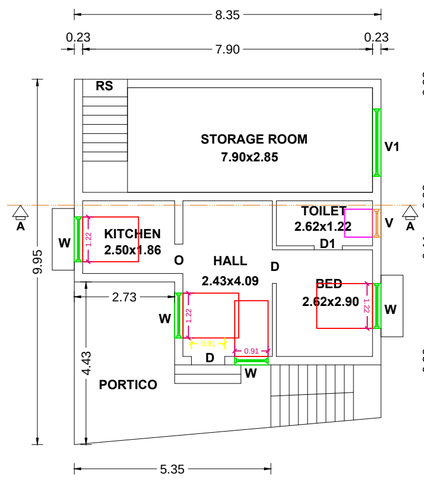
APPLICANT NAME: CHRISTOPHER RAJAYYAN & ANGEL SUDHA CHRISTOPHER



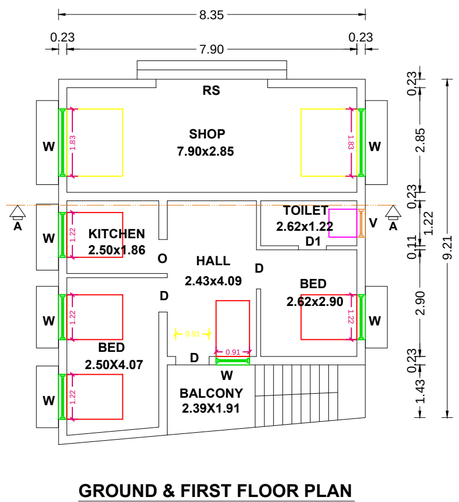
FRONT ELEVATION



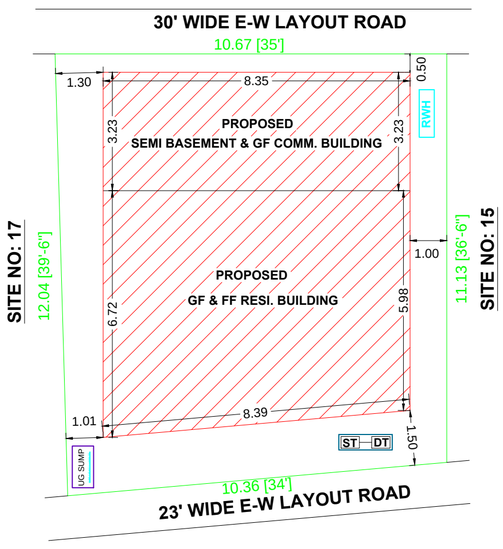
CROSS SECTION A-A



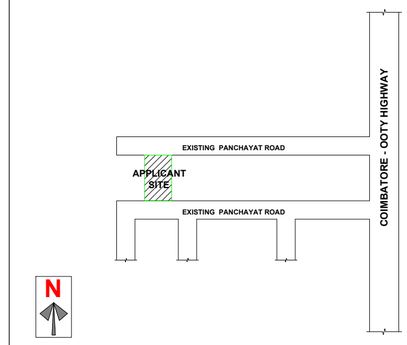
SEMI BASEMENT & GROUND FLOOR PLAN



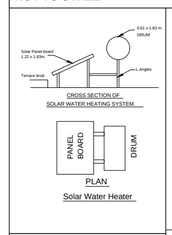
GROUND & FIRST FLOOR PLAN

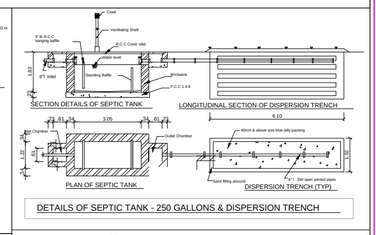


SITE PLAN

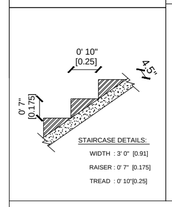


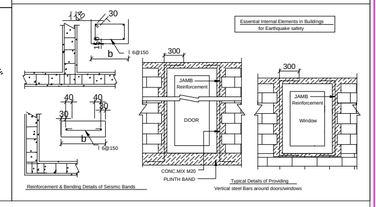
KEY PLAN
NOT TO SCALE





DETAILS OF SEPTIC TANK - 250 GALLONS & DISPERSION TRENCH





1. CHRISTOPHER RAJAYYAN

2. ANGEL SUDHA CHRISTOPHER

OWNER/ DEVELOPER

TR ASSOCIATES
107, Thulasiram plazza, Vannankovil,
Jothipuram, Coimbatore-641047.
E-Mail- trassociates2210@gmail.com
Contact- +91 9345359312, +91 63690 33523

RY DETAILS

PTION	IN FEET	IN METER
OOR	3' 6" X 7' 0"	1.07 X 2.13
OPEN	3' 3" X 7' 0"	0.99 X 2.13
)R	2' 6" X 7' 0"	0.76 X 2.13
OW	4' 0" X 4' 6"	1.22 X 1.37
OW	6' 0" X 4' 6"	1.83 X 1.37
ATOR	2' 6" X 2' 6"	0.76 X 0.76

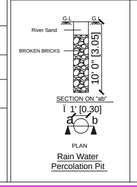
CE FROM HT.LINE IF ANY - NIL.

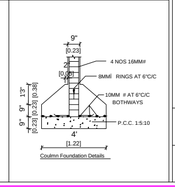
10' c/c

ALL METREIC DIMENSION ARE IN "m"

Plan, Section & Elevation	Site Plan
1 : 100	1 : 100

	SITE BOUNDARY
	PROPOSED BUILDING
	EXISTING ROAD





AREA DETAILS	IN SQ.MT	IN SQ.FT
AREA OF THE SITE (AS PER DOCUMENT)	121.79	1311.00

AREA DETAILS	FSI AREA IN SQ.MT	NON-FSI IN SQ.MT	TOATL AREA IN SQ.MT	TOATL AREA IN SQ.FT
AREA OF SEMI BASEMENT (COMM)	25.72	-	25.72	276.85
AREA OF THE GF RESI. BUILDING	54.29	-	54.29	584.38
AREA OF THE GF COMM. BUILDING	25.72	-	25.72	276.85
AREA OF THE FF RESI. BUILDING	54.29	-	54.29	584.38
TOTAL AREA	160.02	-	160.02	1722.46
AREA OF THE OPEN SPACE			41.78	449.77

Er. LATHAIR B.E.,
REGISTERED ENGINEER / L. B. S
TR ASSOCIATES
107, Thulasiram plaza, Vannan kovil,
Jothipuram, Coimbatore-641047.
E-Mail- trassociates2210@gmail.com
Contact- +91 93453 59312, +91 63690 33523
Gr II - RE (Reg. No:- 162/LS/2025/00003 & 166/LS/2025/00001)

REGISTER 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

Verified RealEstate
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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.