Verified RealEstate™

REFERENCE
187/2025-2026

ISSUED
20 December 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.

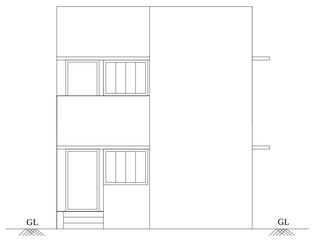
Verified RealEstate™
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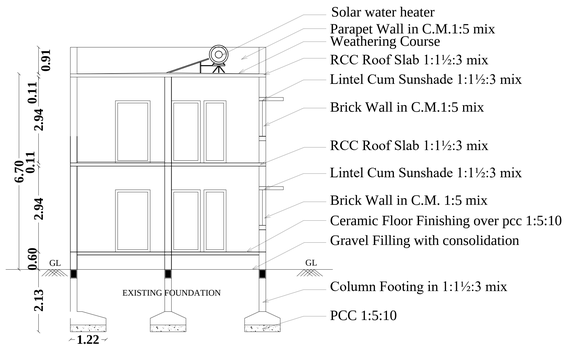
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED RCC ROOF FIRST FLOOR BUILDING IN ADDITION TO APPROVED GROUND FLOOR BUILDING IN SITE NO : 13 WESTERN PART & 14 EASTERN PART, S. F. NO : NEW-384/1B1A3, OLD- 341/1B, PATTA NO : 3876, KANDHAGURU GARDENS PHASE - I OF PERUR CHETTIPALAYAM VILLAGE & PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

LAYOUT APPROVED NO: L.P/D.T.C.P/ NO : 430/2022

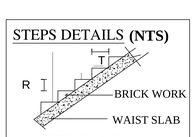


FRONT ELEVATION



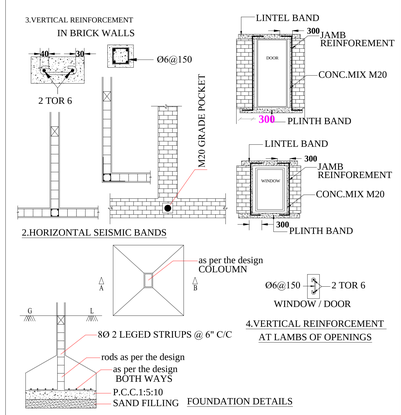
SECTION ON - " A A "

STEPS DETAILS (NTS)



T - TREAD : 0.25 M
R - RISE : 0.18 M
W - WIDTH : 0.90 M

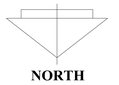
EARTH QUAKE SAFE DESIGN DETAILS



Note :

Scale 1:100

All Dimensions are in metre



AREA DETAILS	SQFT	SQM
AREA OF THE SITE NO : 13 WESTERN PART & SITE NO : 14 EASTERN PART [AS PER THE DOCUMENTS]	1081	100.43
BUILDING AREA DETAILS	**SQFT**	**SQM**
AREA OF APPROVED GROUND FLOOR	715.00	066.43
AREA OF PROPOSED FIRST FLOOR	715.00	066.43
AREA OF OPEN SPACE	366.00	034.00

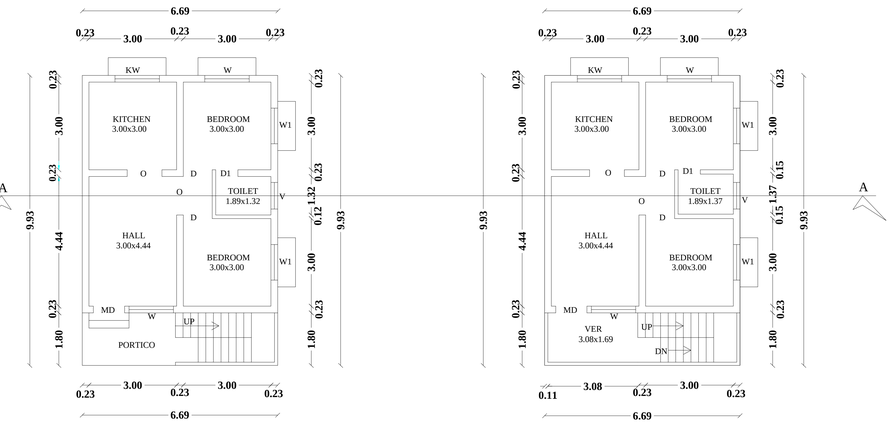
JOINERY DETAILS		FEET	METRE
MD	MAIN DOOR	3'6" x 7'0"	1.07 x 2.13
D	DOOR	3'0" x 7'0"	0.91 x 2.13
D1	DOOR	2'6" x 7'0"	0.76 x 2.13
O	OPENING	3'0" x 7'0"	0.91 x 2.13
W1	WINDOW	5'0" x 6'0"	1.52 x 1.83
W1	WINDOW	4'0" x 6'0"	1.22 x 1.83
KW	KITCHEN WINDOW	5'0" x 3'0"	1.52 x 0.91
V	VENTILATOR	3'0" x 2'0"	0.91 x 0.61

PROPOSED WATER TANK ONE ONLY
PROPOSED SEPTIC TANK ONE ONLY
PROPOSED SOAK PIT ONE ONLY
PROPOSED RAIN WATER PERCOLATION PIT

STAIRCASE DETAILS:
BREADTH- 3'0"[0.90M], TREAD- 0'10"[0.25M], RISE- 0'7"[0.18M]

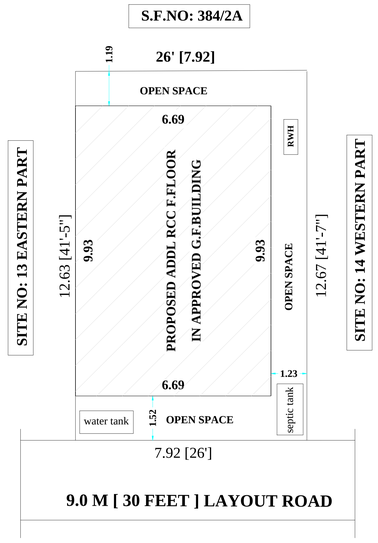
REFERENCE :

EXISTING ROAD
SITE BOUNDARY
PROPOSED RCC FIRST FLOOR
APPROVED RCC GROUND FLOOR

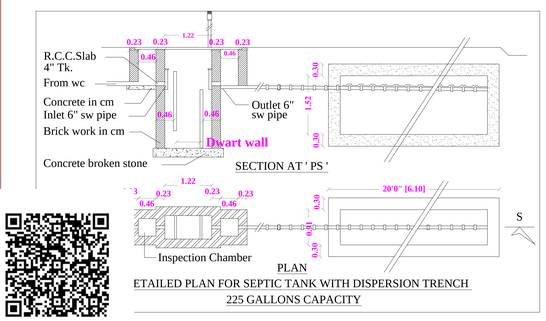


APPROVED GROUND FLOOR PLAN

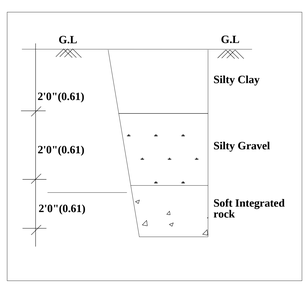
PROPOSED FIRST FLOOR PLAN

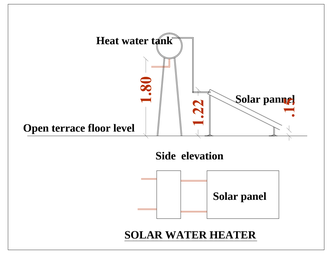


SITE PLAN (SCALE-1:100)



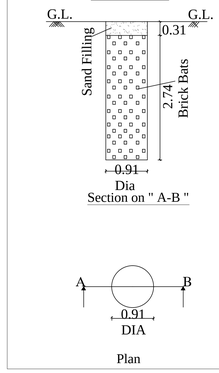
ETAILED PLAN FOR SEPTIC TANK WITH DISPERSION TRENCH
225 GALLONS CAPACITY





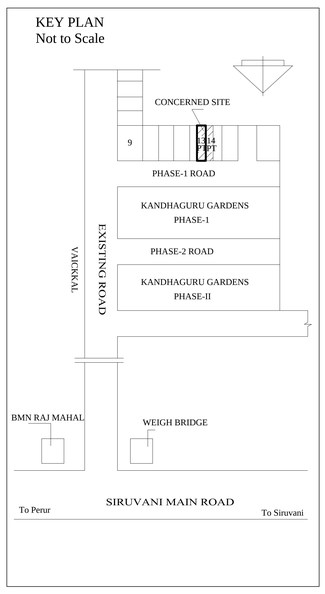
SOLAR WATER HEATER

Detailed Plan Of Rainwater Perculation & Collection Pit





KEY PLAN
Not to Scale



Applicant

N.S. PANNEER SELVAM
M.E.(Struct),.M.Sc.(Val).,MISE.,AMIE.,AIE.,PGDOSV.
Registered Engineer: CMC/Gr-I-043/2019
Registered Engineer: LPA/RE/GR-I/039/2024
Registered Structural Engineer: LPA/SE/GR-I/018/2024
SPU & ASSOCIATES
Door No.292-1A, Perur Main Road,
Opp. to Govt. Elementary School,
Selvapuram, Coimbatore- 641 026.
Cell: 98422 34968, 98433 34968

LBS/ 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.