Verified RealEstate™

REFERENCE
106/2025-2026

ISSUED
02 January 2026

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.

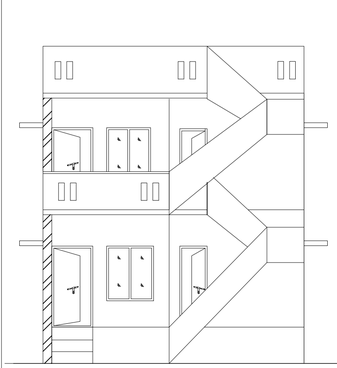
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

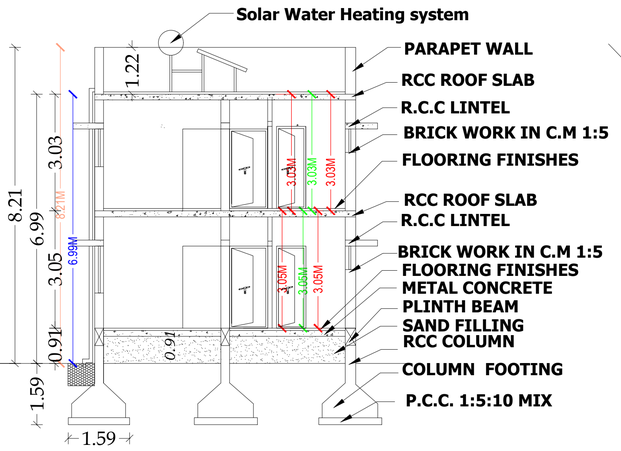
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

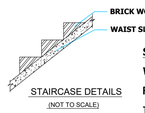
SITE AND DETAILED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF GROUND AND FIRST FLOOR OVER EXISTING GROUND FLOOR RESIDENTIAL BUILDING IN SITE NO. 20, S. F. NO.: 40/ 2B1A, ROC NO. 1041/ 2020/A3 (SINGLE PLOT NO. 20) AND SITE REGULARISHED NO. 28/2025 - 26 Dt 14.07.2025 AT SUBAM GARDEN OF THEETHIPALAYAM VILLAGE AND PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.



ELEVATION



SECTION ON A'A'



STAIRCASE DETAILS:

WIDTH : 3' 0" [0.91]

RAISER : 0' 7" [0.175]

TREAD : 0' 10"[0.25]

EXG. BUILDING APPROVED DETAILES:

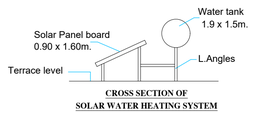
B. A. NO. 79/ 2025-2026

ROC NO. 79/ 2025-26 dt 7.11.2025

(VALID FROM 7.11.2025 to 7.11.2030)

THEETHIPALAYAM VILLAGE AND PANCHAYAT

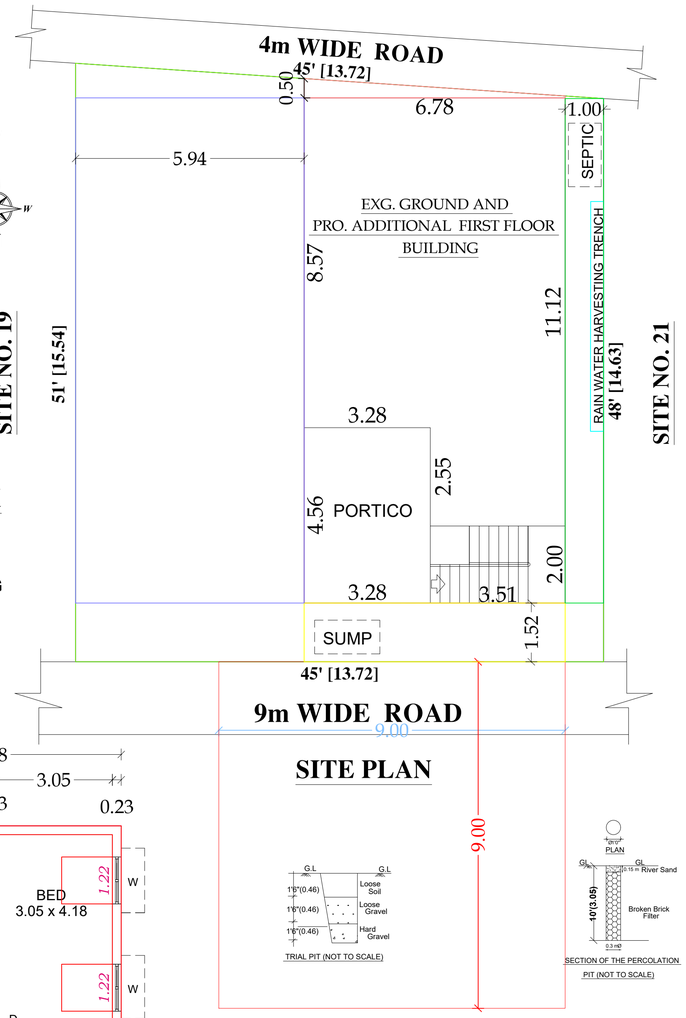
PERUR TALUK AND COIMBATORE DISTRICT.



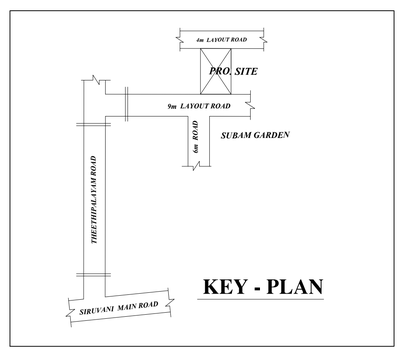
CROSS SECTION OF SOLAR WATER HEATING SYSTEM

COLOUR INDEX

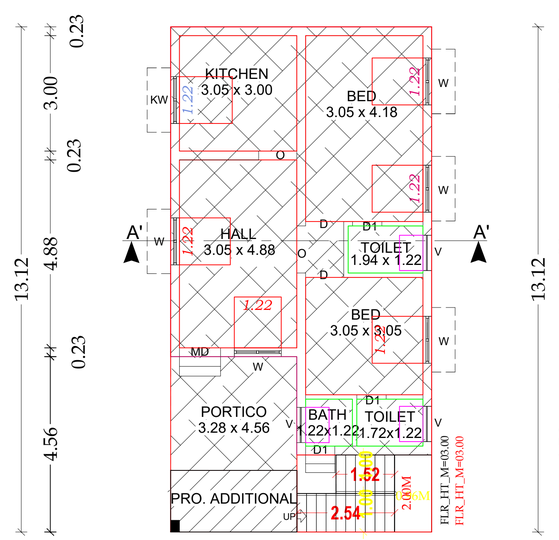
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ROAD



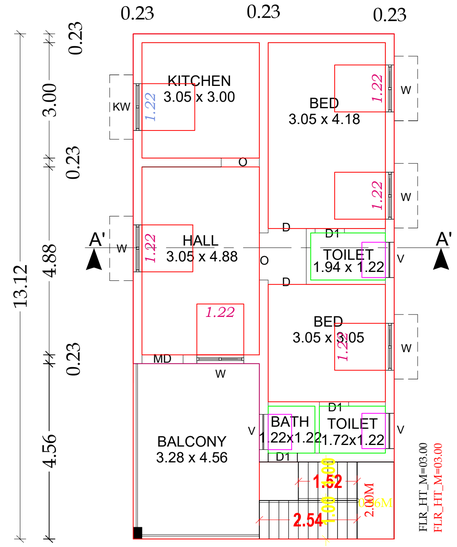
SITE PLAN



KEY - PLAN



EXG & PRO. ADDL. GROUND FLOOR PLAN



PRO. FIRST FLOOR PLAN

AREA DETAILS	IN SFT	IN SQ. M.
AREA OF THE SITE	2228.00	206.99
AREA OF THE EXG. GROUND FLOOR	901.00	83.74
AREA OF THE PRO. GROUND FLOOR	57.00	5.26
AREA OF THE PRO. FIRST FLOOR	958.00	89.00
AREA OF THE OPEN SPACE	1270.00	117.99

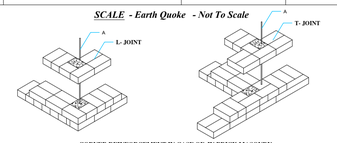
HORIZONTAL DISTANCE FROM HT.LINE IF ANY - NIL.

PERCOLATION PIT @ 10' c/c	*Plan, Section & Elevation*	*Site Plan*
ALL METREIC DIMENSION ARE IN "m"	*SCALE 1" : 8' 0"*	*1" : 8' 0"*

JOINERY DETAILS

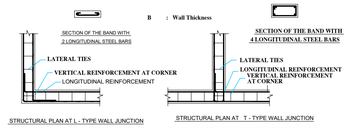
Sym.	*DESCRIPTION*	*IN FEET*	*IN METER*
MD	DOOR	3' 6" X 7' 0"	1.07 X 2.13
D/O	DOOR/ OPEN	3' 3" X 7' 0"	1.00 X 2.13
D1	DOOR	2' 6" X 7' 0"	0.76 X 2.13
W	WINDOW	4' 0" X 4' 6"	1.22 X 1.37
W2	WINDOW	3' 3" X 4' 6"	1.00 X 1.37
FW	WINDOW	10' 0" X 6' 0"	3.05 X 1.80
KW	KITCHEN WINDOW	4' 0" X 3' 6"	1.22 X 1.07
V	VENTILATOR	3' 0" X 2' 0"	0.91 X 0.61

SCALE - Earth Quake - Not To Scale



CORNER REINFORCEMENT IN CASE OF IN BRICK MASONRY

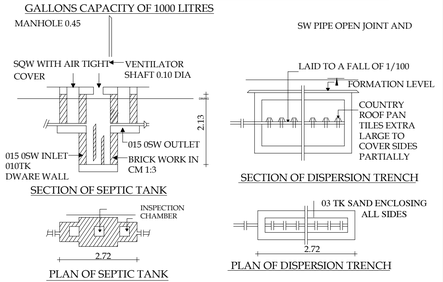
Recommended Joint Details with the Vertical Reinforcement corner for for Masonry Walls using different Kind of Materials



STRUCTURAL PLAN AT L - TYPE WALL JUNCTION

STRUCTURAL PLAN AT T - TYPE WALL JUNCTION

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES



1. Mr. N. RANGARAJ

2. Mrs. M. NITHYAKALYANI

Applicant

Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
Site No: 3, Kannapiran Nagar
Civil Aerodrome Post, SIHS Colony
Coimbatore-641 014, Ph: 98944 45783
Coimbatore LPA/RE/Gr.I/19/04/030

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.