Verified RealEstate™

REFERENCE
17/2025-26

ISSUED
31 January 2026

PP APPROVAL RECORD

Planning Permission

Survey 229

Thondamuthur

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™

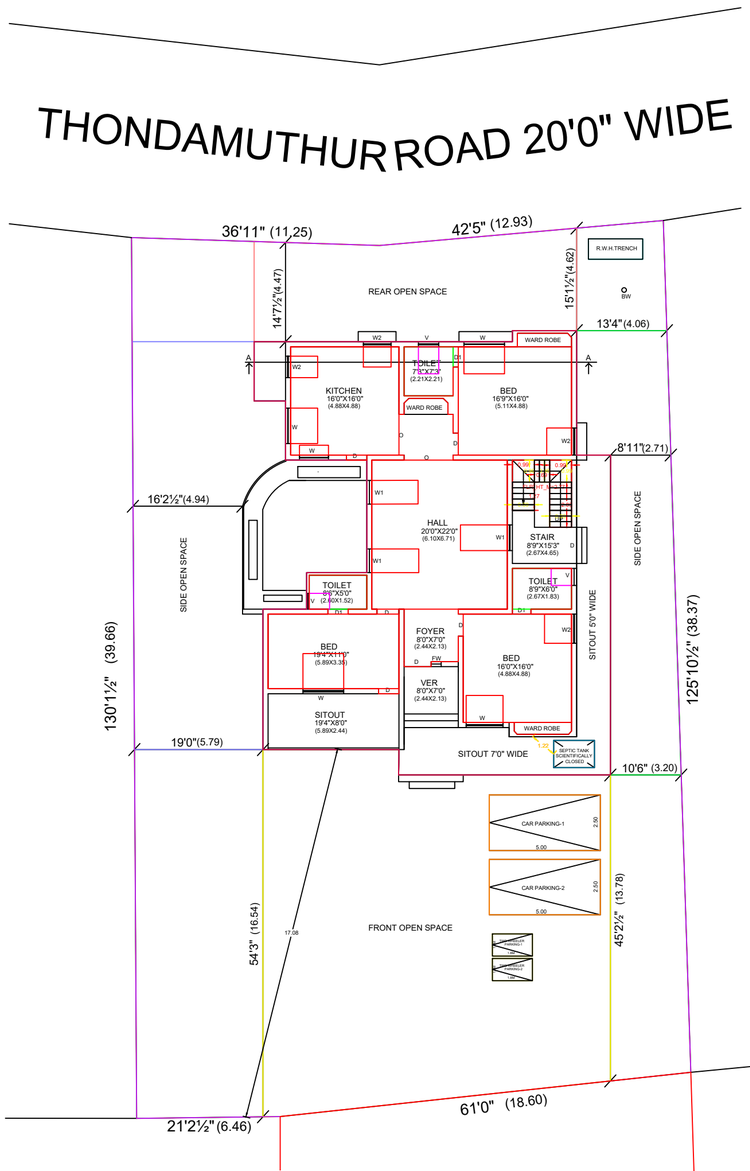
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

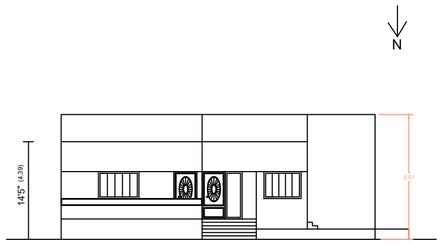
verified.realestate

DIGITALLY VERIFIED RECORD



D FLOOR PLAN

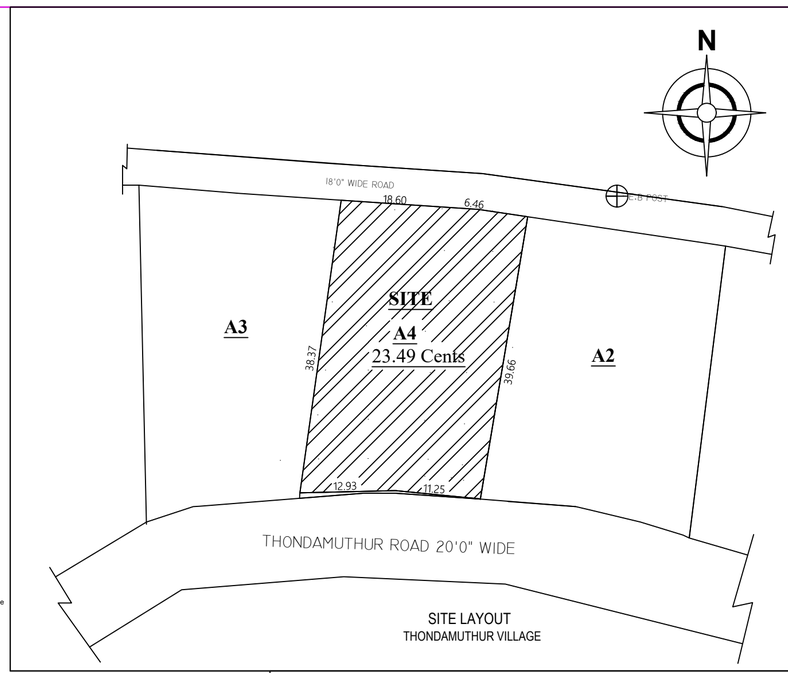
(PROPOSED)

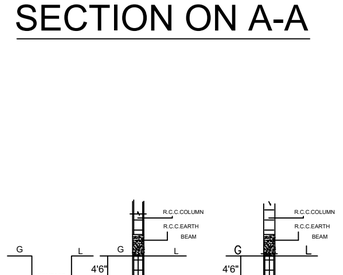


FRONT ELEVATION



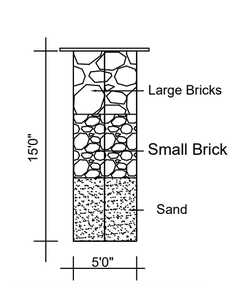
SECTION ON A-A



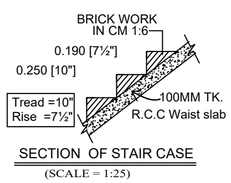


TRIAL PIT

FOUNDATION DETAILS

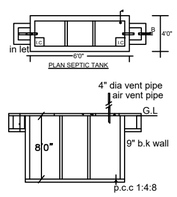


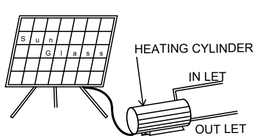
RAIN WATER HARVESTING



SECTION OF STAIR CASE

(SCALE = 1:25)





SOLAR PANNEL SYSTEM

PLAN INFO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=228/1,229/2,229/3 & 229/4(229/2,229/3)
PATTA_NO=335,904
DISTRICT=COIMBATORE
TALUK=ANAMALAI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
AS_AT_SITE=951.64
FMB_OR_PLR=951.64
AS_PER_DOCUMENT=951.64
ACCESS_WIDTH_M=25.06
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=951.64
AVG_PLOT_DEPTH=39.01
AVG_PLOT_WIDTH=24.62
AREA_TYPE=OTHERS
ROAD_WIDTH=5.49
ROAD_LENGTH=25.06
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE AT R.S.NO.228/1,229/2,229/3 & 229/4 (229/2 & 229/3), THONDAMUTHUR ROAD,THONDAMUTHUR VILLAGE, THONDAMUTHUR VILLAGE PANCHYAT, ANAMALAI TALUK, COIMBATORE DISTRICT, COIMBATORE.

APPLICANT NAME:-
1.MANICKA MOHAN VIJAI ANAND
2.ANITHA MANICKA MOHAN
3.PRASANNA KUMAR THOGULUVA SANTHARAM

ALL BRACKET MEASUREMENTS ARE IN METRE

DESCRIPTION	FSI AREA		NON-FSI AREA		TOTAL AREA	
AREA DETAILS:-	SQ. FT.	SQ. M.	SQ. FT	SQ. M.	SQ. FT.	SQ. M.
TOTAL AREA OF THE SITE	-	-	-	-	10243.32	951.64
AREA OF THE GROUND FLOOR	2834.50	263.33	-	-	2834.50	263.33
AREA OF THE OPEN SPACE IN G.F	-	-	-	-	7408.82	688.31
TOTAL	2834.50	263.33	-	-		

F.S.I = 2834.50 Sft / 10243.32 Sft = 0.277 (or) 263.33 Sqm / 951.64 Sqm = 0.277

REFERENCE:- SITE, ROAD, PRO., CONS.,

NO.OF CAR PARKING PROVIDED - 2 Nos
NO.OF TWO WHEELER PROVIDED - 2 Nos

SCHEDULE OF JOINERIES

D	DOOR	3'0"X7'0"
D1	DOOR	2'6"X7'0"
W	WINDOW	10'0"X7'0"
W1	WINDOW	3'6"X7'0"
W2	WINDOW	4'0"X4'0"
FW	WINDOW	2'6"X7'0"
V	VENTILATOR	3'0"X3'0"

Er.JAMBULINGAM D.C.E., B-Tech(Civil)
Consulting Engineer & Licensed Builder,
Corporation of Madurai.
Registered Engineer-Grade-III-001
Professional Engineer-Regd.No.PE/00311/16
Engineering Council of India, New Delhi,
90A/5, VOC Street, Arul Nagar,
Bye-pass Road, Madurai-625010.
E-mail - er.jambulingam@gmail.com
Mobile no :-98435 74100

Er. S. JAMBULINGAM, D.C.E.,B.Tech.(Civil),
Consulting Engineer & Licensed Builder
Corporation of Madurai
REGISTERED ENGINEER - GRADE-III-001
PROFESSIONAL ENGINEER-REGD. No.PE/00311/16
Engineering Council of India, New Delhi
90 A/5, VOC Street, Arul Nagar
Bye Pass Road, Madurai-625 010
E-mail:- er.jambulingam@gmail.com
Mobile No:- 98435 74100

LICENSED BUILDER

MANICKA MOHAN VIJAI ANAND

M.M.SHEELA
(POWER AGENT FOR
PRASANNA KUMAR THOGULUVA SANTHARAM &
ANITHA MANICKA MOHAN)

APPLICANT

FOR OFFICE USE

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.