Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
12 June 2026

PP APPROVAL RECORD

Planning Permission

Survey 244/10 and 1 more

Kappalankarai

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.

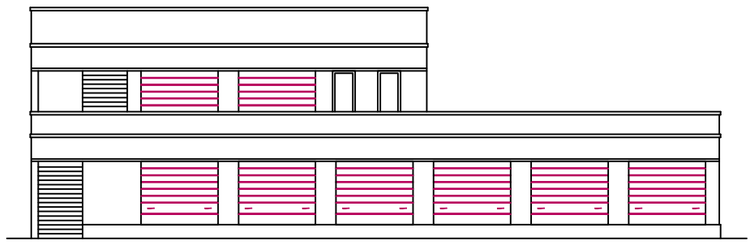
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Chennai 600 097, India

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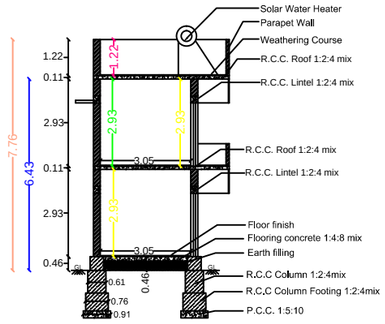
DIGITALLY VERIFIED RECORD

Plan Showing the Existing & Additional Ground Floor, Proposed First Floor R.C.C.Roof Commercial Building in S.F.No: 244/10, Patta No: 1284 Kappalangarai Village Panchayat, Kinathukadavu Taluk, Coimbatore District.

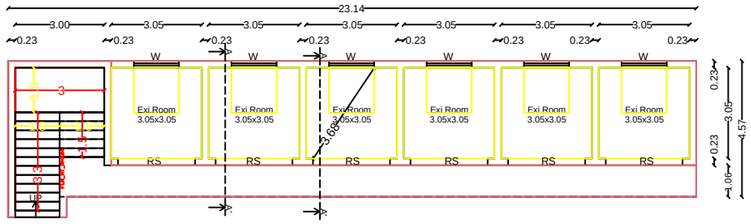
Applicant Name: Mr.S.Sivagandavishnu.S/o.Mr.Subramaniyam.



FRONT ELEVATION



SECTION ON -A A'



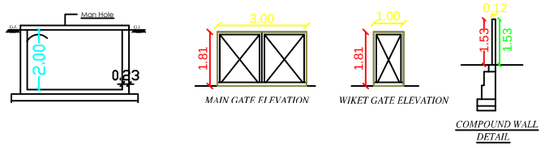
EXISTING & ADDITIONAL GROUND FLOOR PLAN

SCALE 1:100



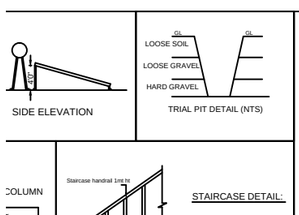
PROPOSED FIRST FLOOR PLAN

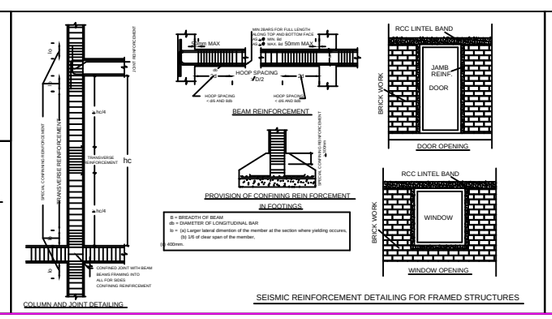
SCALE 1:100

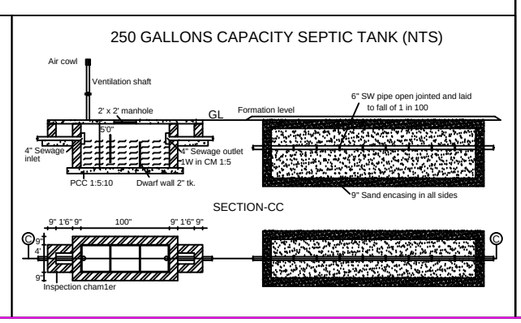




COLUMN & FOOTING DETAILS







Scale: Plan : 1: 100 Site Plan : 1: 100	N

Area details	Sq.ft.	Sq.m.
Area of the Site	91460.00	8500.00
Area of the Exi.G.F.Building	743.30	69.08
Area of the Addi.G.F.Building	409.20	38.03
Area of the Pro.F.F.Building	495.17	46.02
Area of the Open Space	90313.64	8393.46

Schedule of Joineries:

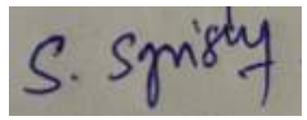
RS-I	Rolling Shutter	8'-6" x 7'-0"	(2.59 x 2.13)
W	Window	5'-0" x 5'-0"	(1.52 x 1.52)
D1	Door	2'-6" x 7'-0"	(0.76 x 2.13)
V	Ventilator	2'-6" x 2'-6"	(0.76 x 0.76)

Site boundary — Rain Water Pit (Rwh)

Pro.Building — Exi.Road

One Solar System to be Provided

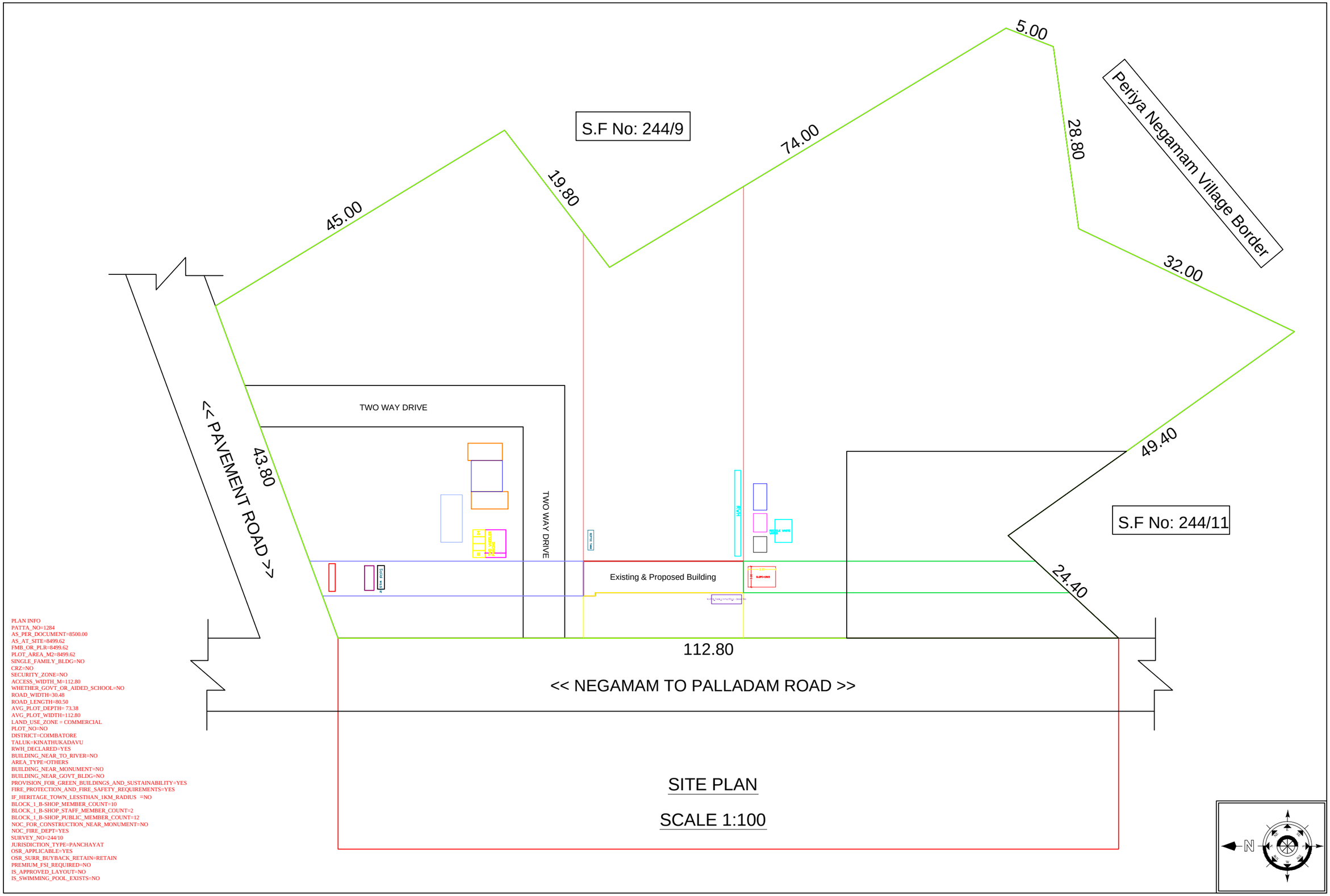
Mr.S.Sivagandavishnu.



Applicant.

Er. K.RAJAGOKILAN, B.E.,C.Engg.
DTCP Reg. Engineer Grade - II
SHREE ARCHITECTS
Consulting Civil Engineer
4/18, Rathinam Complex, Alagappa Layout
Venkatesa Colony, Pollachi - 642 001.
Cell : 87788 25591

Registered Engineer.



PLAN INFO
PATTA_NO=1284
AS_PER_DOCUMENT=8500.00
AS_AT_SITE=8499.62
FMB_OR_PLR=8499.62
PLOT_AREA_M2=8499.62
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=112.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=30.48
ROAD_LENGTH=80.50
AVG_PLOT_DEPTH= 73.38
AVG_PLOT_WIDTH=112.80
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=NO
DISTRICT=COIMBATORE
TALUK=KINATHUKADAVU
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO
BLOCK_1_B-SHOP_MEMBER_COUNT=10
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=2
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=12
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
SURVEY_NO=244/10
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO

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.