Verified RealEstate™

REFERENCE
102/2025-26

ISSUED
22 April 2026

PP APPROVAL RECORD

Planning Permission

Survey 257/2I and 1 more

Kaniyur

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.

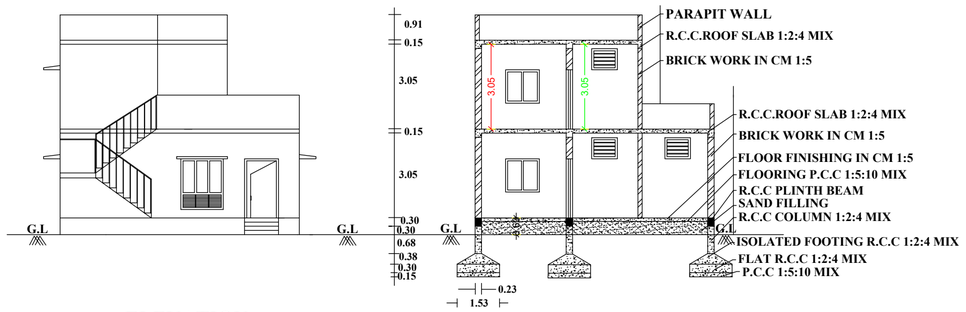
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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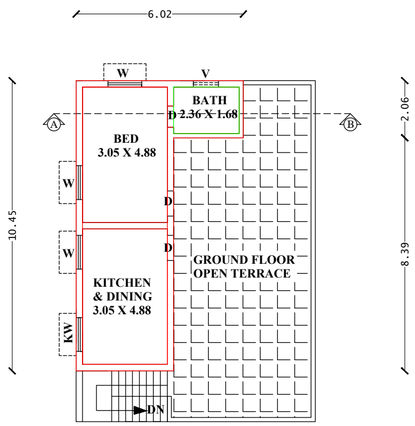
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTIND GROUND FLOOR RESIDENTIAL BUILDING AND PROPOSED CONSTRUCTION OF R.C.C ROOF FIRST FLOOR RESIDENTIAL BUILDING IN SF.NO:257/2I , (SITE NO: 1,2) "V.I.P NAGAR " , DTCP NO : 493/2018 AND DATE : 28.09.2018 AT KANIYUR VILLAGE PANCHAYAT , SULUR TALUK AND COIMBATORE DISTRICT.

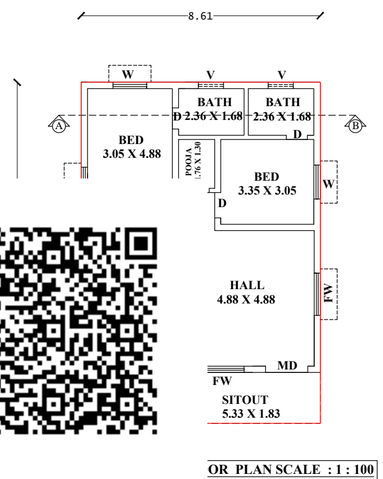


ELEVATION

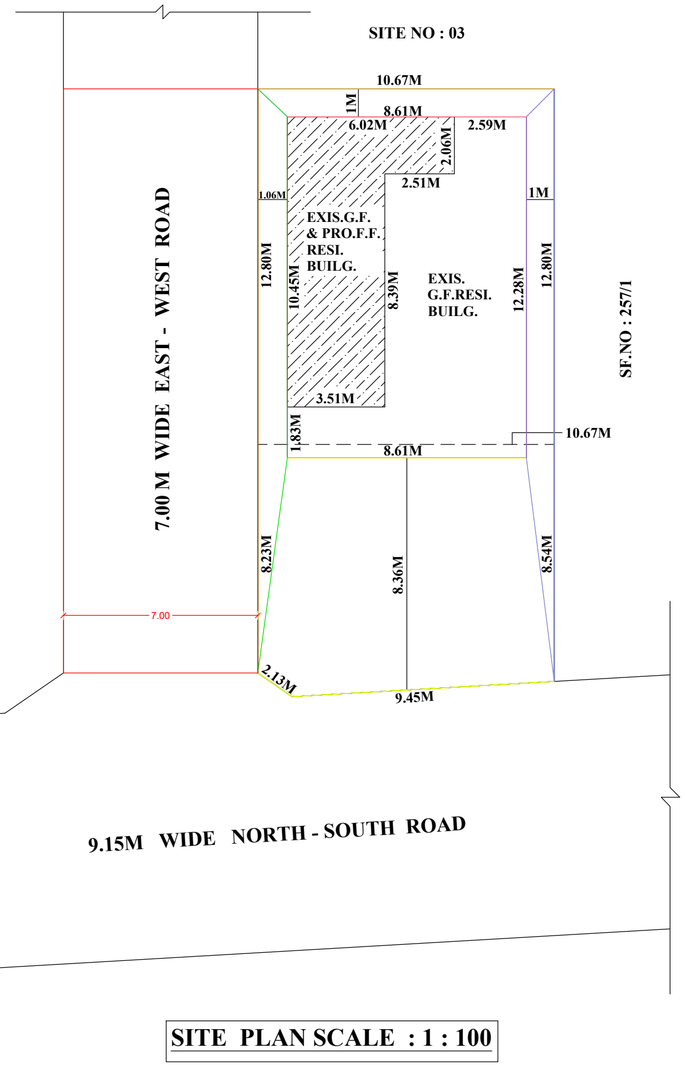
SECTION ON "AB"



PROPOSED FIRST FLOOR PLAN SCALE : 1 : 100



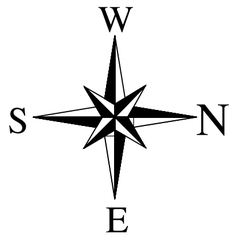
OR PLAN SCALE : 1 : 100



SITE PLAN SCALE : 1 : 100

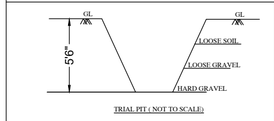
APPLICANT :- MR.G.SRINIVASAN , S/O .GURUNATHAN , KOVILPATTI , THOOTHUKKUDI.

EXISTING GROUND FLOOR RESIDENTIAL BUILDING APPROVED NO : 2024-25/KANI/VPT & DATE : 22/02/2025.



PLAN INFO
PLOT_AREA_M2=234.39
AS_AT_SITE=230.38
FMB_OR_PLR=234.39
AS_PER_DOCUMENT=234.39
DISTRICT=COIMMATORE
TALUK=SULUR
SURVEY_NO= 257/2I
PATTA_NO=-
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
ROAD_WIDTH=7.00
ROAD_LENGTH=10.00
AVG_PLOT_DEPTH=2.00
AVG_PLOT_WIDTH= 10.42
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=1,2 " VIP NAGAR "
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

APPROVAL AUTHORITY:-



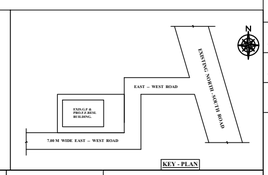
Do Rain Water Harvest At House

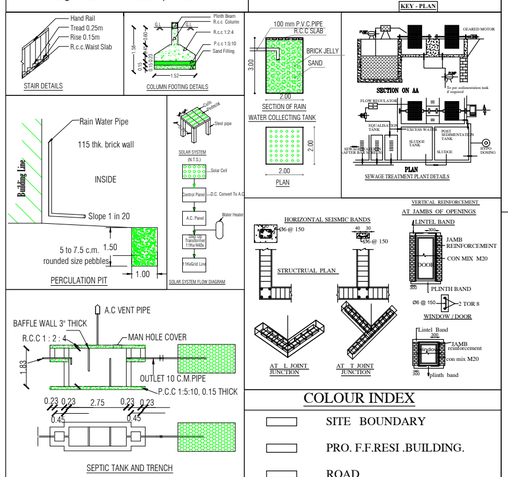


Save The Planet:
Plant A Tree !
Get Rain Water !!

AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE	234.39	2523.00
AREA OF EXIS.G.F.RESI.BUILG	105.73	1137.66
AREA OF PRO.F.F.RESI.BUILG	41.85	450.30
AREA OF OPEN SPACE	128.66	1385.34

NOTES:-
- All dimension are in meter
- Scale 1 :100
- Waste water used for garden
- Rain water harvesting details provided
- Sewage treatment details provided





COLOUR INDEX

	SITE BOUNDARY
	PRO. F.F.RESI .BUILDING.
	ROAD

DETAILS OF JOINARIES.

MD	- MAIN DOOR	1.52 X 2.13	KW	- KITCHEN WINDOW	1.22 X 1.22
D	- DOOR	0.91 X 2.13	FW	- FRENCH WINDOW	1.52 X 1.82
W	- WINDOW	1.22 X 1.22	V	- VENTILATOR	0.92 X 0.76

APPLICANT:-

Er. R. SUBRAMANIAM, D.C.E., L.B.S.
No: 57, FIRST FLOOR, S.N.K. BUILDING
POWER HOUSE ROAD, SOMANUR - 641 668.
Cell : 98658-77171, 93847 71710, 76959 77172

ENGINEER/LBS:-

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.