PP APPROVAL RECORD

Planning Permission

Survey 414 and 1 more

Perur Chettipalayam

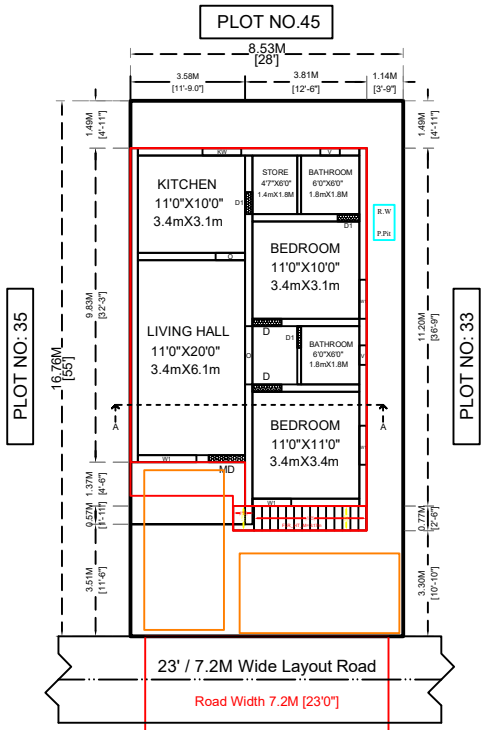
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

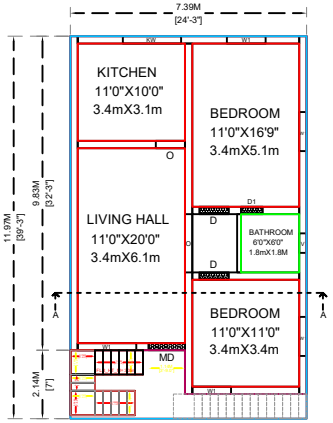
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

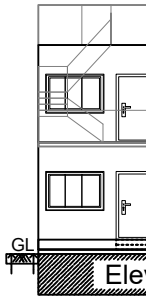
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



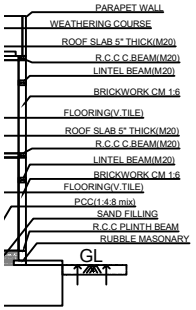
SITE CUM EXISTING GROUND FLOOR PLAN

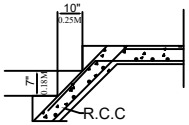


ADDITIONAL FIRST FLOOR PLAN



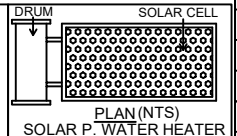






STAIRCASE Not to scale





PLAN (NTS)
SOLAR P. WATER HEATER
(ON TERRACE)

PLAN SHOWING ADDITIONAL CONSTRUCTION OF FIRST FLOOR TO THE EXISTING GROUND FLOOR RESIDENTIAL BUILDING @ SITE NO:34, DOOR NO.9, GREEN FORT COLONY(LAYOUT APPROVAL NO: 426/94), PATTA NO. 5282&1357, SURVEY NO.414/1&415/3A, PERURCHETTIPALAYAM VILLAGE & PANCHAYAT, PERUR TALUK, COIMBATORE DISTRICT.

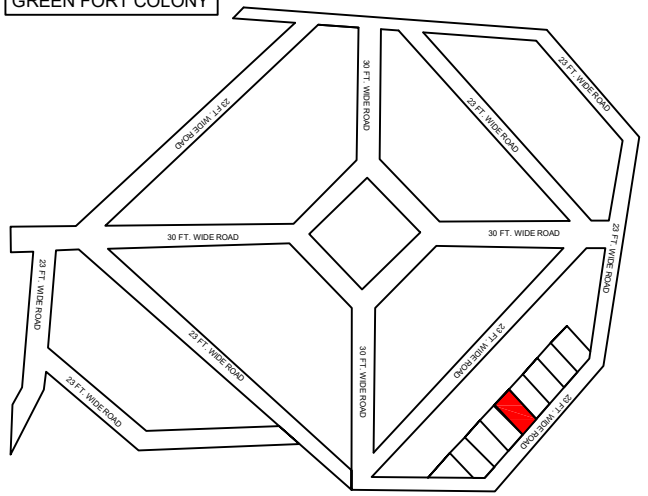
APPROVED LAYOUT DETAILS:

ம.வ. / ந.உள.இ.என் : 426 / 94

Proposed Site - Map Co-Ordinates
Lat: 10.956064 Long: 76.902931

GREEN FORT COLONY

Key Plan Site No:34



SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.14X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
O	OPEN	0.91X2.13
W	WINDOW	1.22X1.22
KW	KITCHEN WINDOW	1.22X0.91
V	VENTILATOR	0.61X0.61

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
SITE EXTENT	1540.00	143.07
EXT. GROUND FLOOR	914.62	85.00
ADD. FIRST FLOOR	952.61	88.50
COVERED AREA	952.61	88.50
OPEN SPACE	587.39	54.57

Remarks on FSI allowed & remaining avail:

Allowed FSI - 2	Ext. FSI - 0.594	Add.FSI - 0.619
Total FSI - 1.213	Remain FSI - 0.787	

APPLICANT / OWNERS NAME & SIGNATURE

A.J.MEHAN SUBA

Er. M.S.Navaneethan (B.E.Civil)
® LICENSED BUILDING SURVEYOR
Vedic Architype
4/4, Santhimedu Bus Stop, MTP Main Road, CBE-641019
7010960260/ vedicarchitype@gmail.com

REGISTERED ENGINEER / LICENSED SURVEYOR

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.