PP APPROVAL RECORD

# Planning Permission

## Survey 380

Theethipalayam

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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OMR Thoraipakkam,
Chennai 600 097, India

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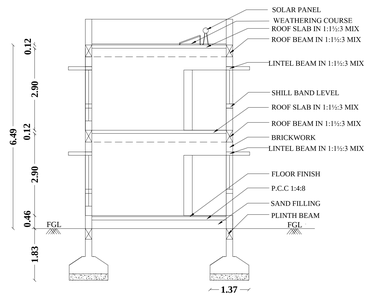
verified.realestate

# PLAN SHOWING THE PROPOSED RCC ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING AT SITE NO: 53, S.F.NO: 380/3A1A , PATTA NO: 1363, DR. KANDHASAMY NAGAR OF THEETHIPALAYAM VILLAGE AND PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

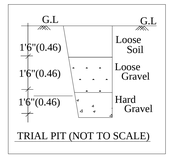
**APPROVED LAYOUT NO: DTP/ LPA No - 284/2001**



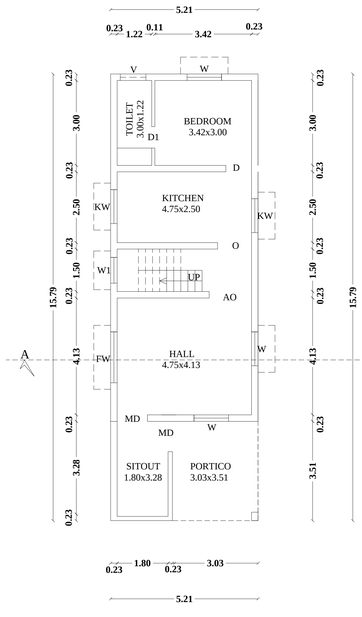

FRONT ELEVATION



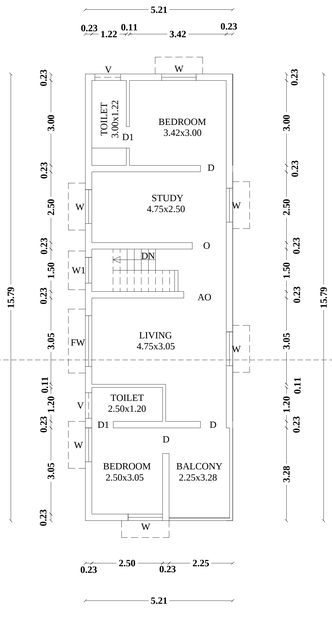

SECTION ON A-A




TRIAL PIT (NOT TO SCALE)

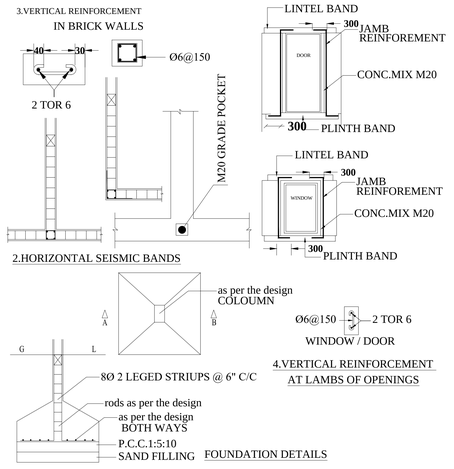



PROPOSED GROUND FLOOR PLAN




PROPOSED FIRST FLOOR PLAN

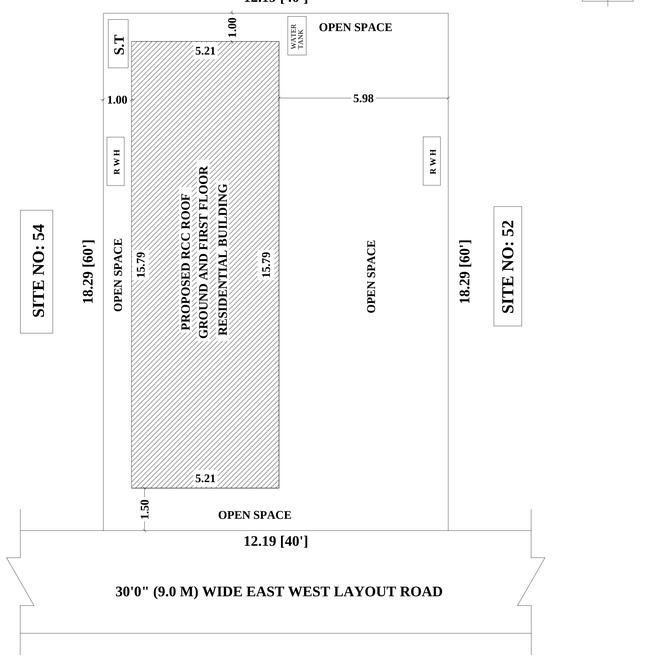
## EARTH QUAKE SAFE DESIGN DETAILS

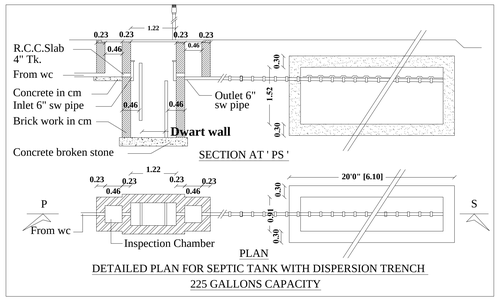



**SITE NO : 45**

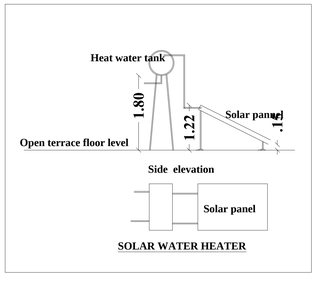
NORTH

**12.19 [40']**

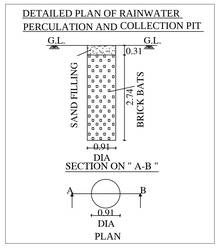


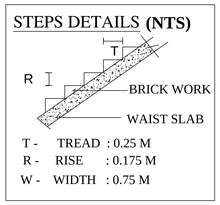

DETAILED PLAN FOR SEPTIC TANK WITH DISPERSION TRENCH
225 GALLONS CAPACITY

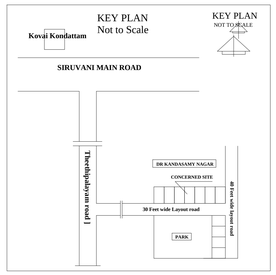



SOLAR WATER HEATER




## SITE PLAN (SCALE-1:100)




| Note : SCALE 1:100 All Dimensions are in meters | NORTH | |
|---|---|---|
| **AREA DETAILS** | **SQFT** | **SQM** |
| **TOTAL AREA OF THE SITE** | **2400** | **222.97** |
| **BUILDING AREA DETAILS** | **SQFT** | **SQM** |
| **AREA OF PRO. RCC GROUND FLOOR** | **885.55** | **82.27** |
| **AREA OF PRO. RCC FIRST FLOOR** | **885.55** | **82.27** |
| **TOTAL AREA OF THE BUILDING** | **1771.10** | **164.54** |
| **AREA OF OPEN SPACE** | **1514.45** | **140.70** |

| **BUILDING AREA DETAILS** | | **SQFT** | **SQM** |
|---|---|---|---|
| **MD** | **MAIN DOOR** | **3'6" x 7'0"** | **1.07 x 2.13** |
| **D** | **DOOR** | **3'0" x 7'0"** | **0.91 x 2.13** |
| **D1** | **DOOR** | **2'6" x 7'0"** | **0.76 x 2.13** |
| **O** | **OPEN** | **3'0" x 7'0"** | **0.91 x 2.13** |
| **AO** | **ARCH OPEN** | **5'0" x 7'0"** | **1.52 x 2.13** |
| **FW** | **WINDOW** | **6'0" x 6'0"** | **1.83 x 1.83** |
| **W** | **WINDOW** | **4'0" x 4'6"** | **1.22 x 1.37** |
| **W1** | **WINDOW** | **3'0" x 4'6"** | **0.91 x 1.37** |
| **KW** | **KITCHEN WINDOW** | **4'0" x 4'6"** | **1.22 x 1.37** |
| **V** | **VENTILATOR** | **3'0" x 2'0"** | **0.91 x 0.61** |

**PROPOSED WATER TANK ONE ONLY**
**PROPOSED SEPTIC TANK ONE ONLY**
**PROPOSED RAIN WATER PERCOLATION PIT**
**PROPOSED DRAINAGE SOAK PIT ONE ONLY**
**STAIRCASE DETAILS:**
**BREADTH- 2'6"[0.75M], TREAD- 0'10"[0.25M], RISER- 0'7"[0.18M]**

**REFERENCE :**

**EXISTING ROAD**
**SITE BOUNDARY**
**PROPOSED RCC BUILDING**

**APPLICANT**

N.S. PANNEER SELVAM
M.E.(Struct).,M.Sc.(Val).,MISE.,AMIE.,AIE.,PGDOSV.,
Registered Engineer: CMC/Gr-I-043/2019
Registered Engineer: LPA/RE/GR-I/038/2024
Registered Structural Engineer: LPA/SE/GR-I/018/2024
SPU & ASSOCIATES
Door No.292-1A, Perur Main Road,
Opp. to Govt. Elementary School,
Selvapuram, Coimbatore- 641 026.
Cell: 98422 34968, 98433 34968

**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

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# 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.