PP APPROVAL RECORD

# Planning Permission

## Survey 393/3A3 and 1 more

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.

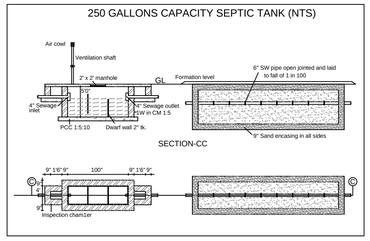
Verified RealEstate™

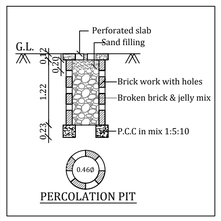
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OMR Thoraipakkam,
Chennai 600 097, India

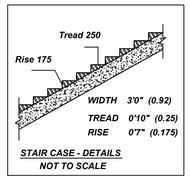
hello@verified.realestate

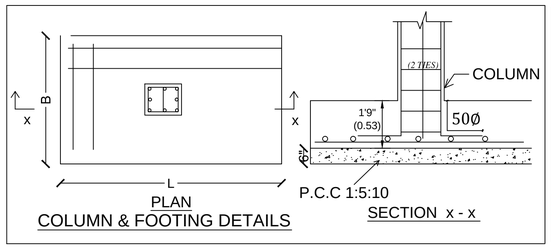
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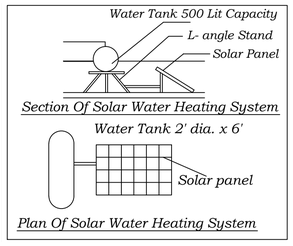
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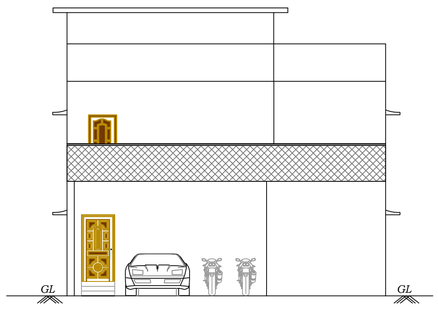


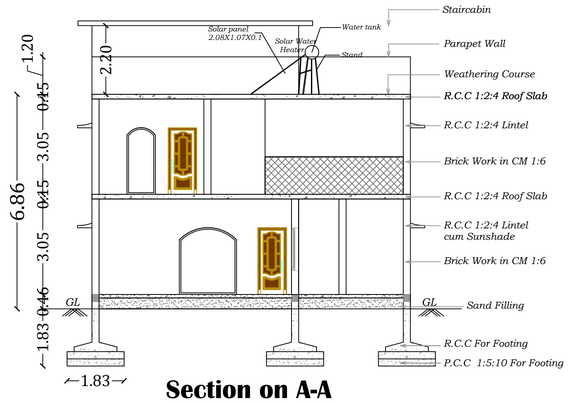



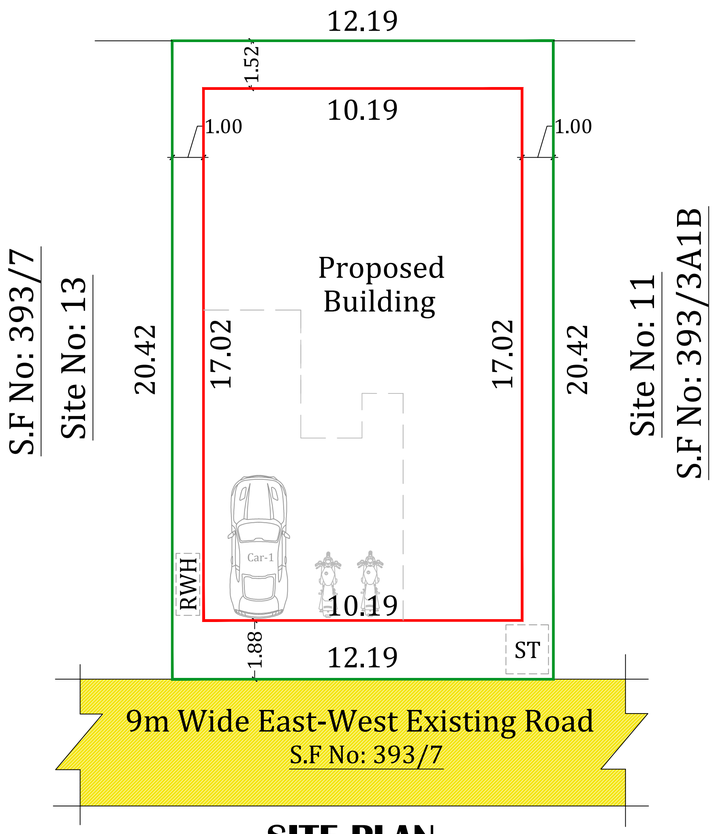



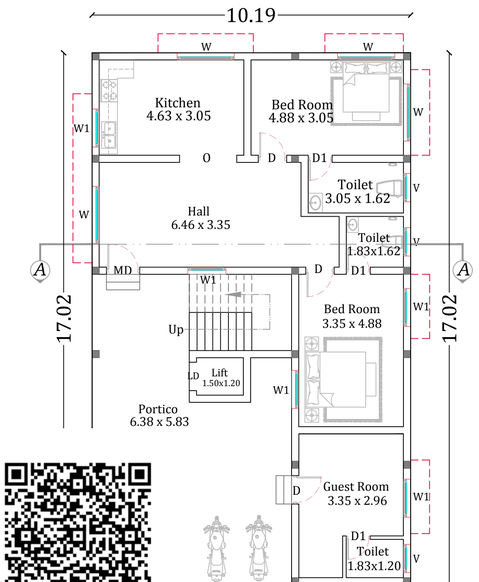

**Elevation (Front View)**



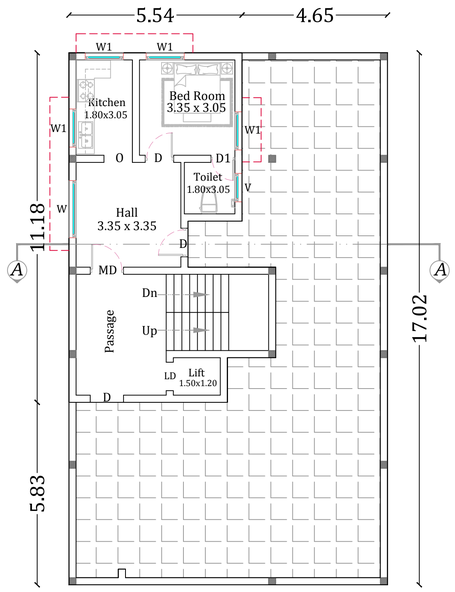

**Section on A-A**



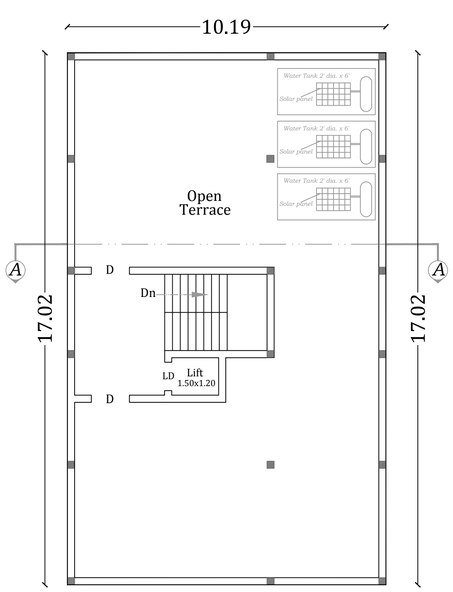

**SITE PLAN**



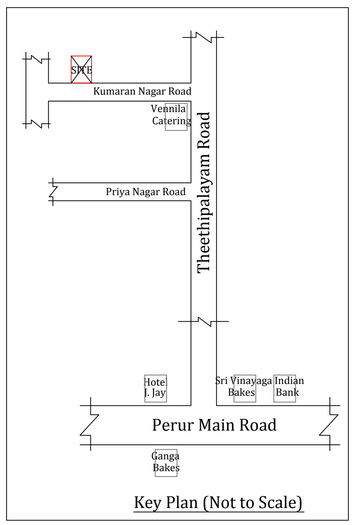

**'ound Floor Plan**




**First Floor Plan**




**Terrace (Head Room) Floor Plan**




Key Plan (Not to Scale)

**Plan Showing the Proposed New Construction of R.C.C Roof Ground & First Floor Residential Building in S.F No: 393/3A3, Site No: 12, "Kumaran Nagar", Theethipalayam Village & Panchayat, Perur Taluk, Coimbatore District. [Layout Approved by DTCP - L.P.R/C.P.N No: 140/87, Date: 20-04-1987].**

All Dimensions are in "METER" only

Scale - 1:100

S
E W
N

## Area Details (For Land)

Area of the Plot

| | | |
|---|---|---|
| As per Document | = | 248.98 Sq.mt (or) 2680.00 Sq.ft |
| As per Patta/Chitta | = | 249.00 Sq.mt (or) 2680.00 Sq.ft |
| As per Superimposed | = | 248.98 Sq.mt (or) 2680.00 Sq.ft |

## Area Details (Proposed Residential Building)

| Floor Details | Sq.mt | | | Sq.ft | | |
|---|---|---|---|---|---|---|
| | Non FSI Area | FSI Area | Total Buildup Area | Non FSI Area | FSI Area | Total Buildup Area |
| Ground Floor | 54.67 | 118.77 | 173.44 | 588.46 | 1278.44 | 1866.90 |
| First Floor | --- | 48.72 | 48.72 | --- | 524.42 | 524.42 |
| Headroom | 9.78 | --- | 9.78 | 105.27 | --- | 105.27 |
| Grand Total | 64.45 | 167.49 | 231.94 | 693.73 | 1802.86 | 2496.59 |

No.of Dwelling Unit = 2 Dwellings

Floor Space Index = $\frac{167.49}{248.98}$ = 0.67

## Schedule of Joinery

| Description | Feet | Meter |
|---|---|---|
| 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" | 0.77 x 2.13 |
| AO - Arch Open | 4'0" x 7'0" | 1.22 x 2.13 |
| W - Window | 6'0" x 4'6" | 1.83 x 1.37 |
| W1 - Window | 4'0" x 4'6" | 1.22 x 1.37 |
| V - Ventilation | 3'0" x 3'0" | 0.91 x 0.91 |

Color Index:-

- Site Boundary
- Proposed Building
- Existing Road

**Applicant**

**Registered Architect**

Ar. N.SHANTHI M.A, D.Arch.,
REGISTERED ARCHITECT
SANTHI ASSOCIATES
#148B, 1st Floor, R.G.Street, Cbe-1.
Cell No : 98431 55662
CLPA Reg No : RA / GR-II / 03 / 2025

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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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.