Verified RealEstate™

REFERENCE
01/2026-2027

ISSUED
29 April 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 35/1C1A and 2 more

Pacha Palayam

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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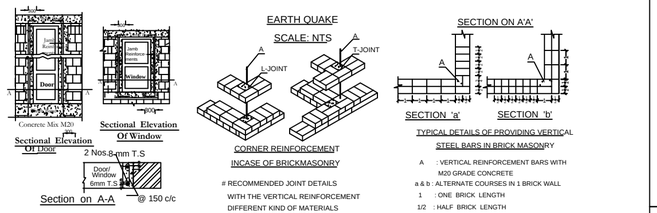
DIGITALLY VERIFIED RECORD





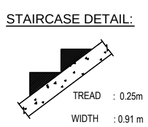


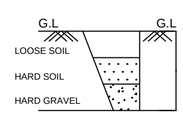
# RECOMMENDED JOINT DETAILS
WITH THE VERTICAL REINFORCEMENT
DIFFERENT KIND OF MATERIALS
CORNER FOR MASONRY WALLS USING



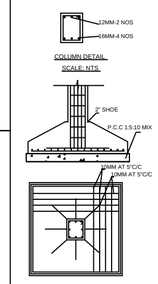

TYPICAL DETAILS OF PROVIDING VERTICAL STEEL BARS IN BRICK MASONRY

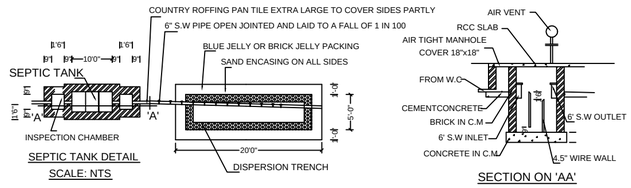
A : VERTICAL REINFORCEMENT BARS WITH M20 GRADE CONCRETE
a & b : ALTERNATE COURSES IN 1 BRICK WALL
1 : ONE BRICK LENGTH
1/2 : HALF BRICK LENGTH
3/4 : THREE QUARTERS BRICK LENGTH



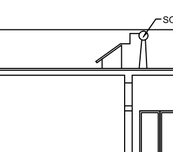

TRIAL PITSCALE: NTS

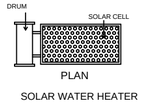


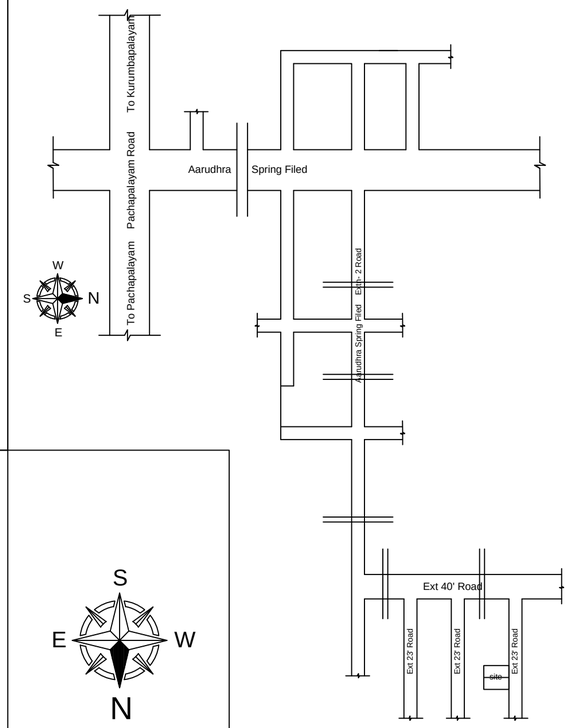







SOLAR WATER HEATER DETAIL (NTS)
(PROVIDED ON THE TERRACE)





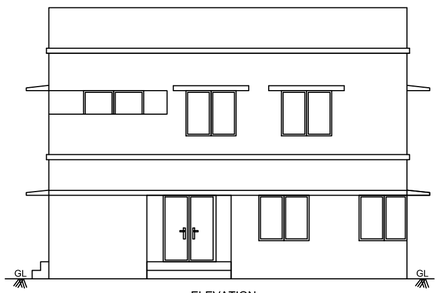


KEY PLAN

RE-CONSTITUTION SITE PLAN SHOWING THE PROPOSED R.C.C ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN S.F No : 35 / 1C1A, SITE No : 55 & 56, PATTA No : 3721, AARUDHRA SPRING FIELD EXTENSION - 7, PACHAPALAYAM VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

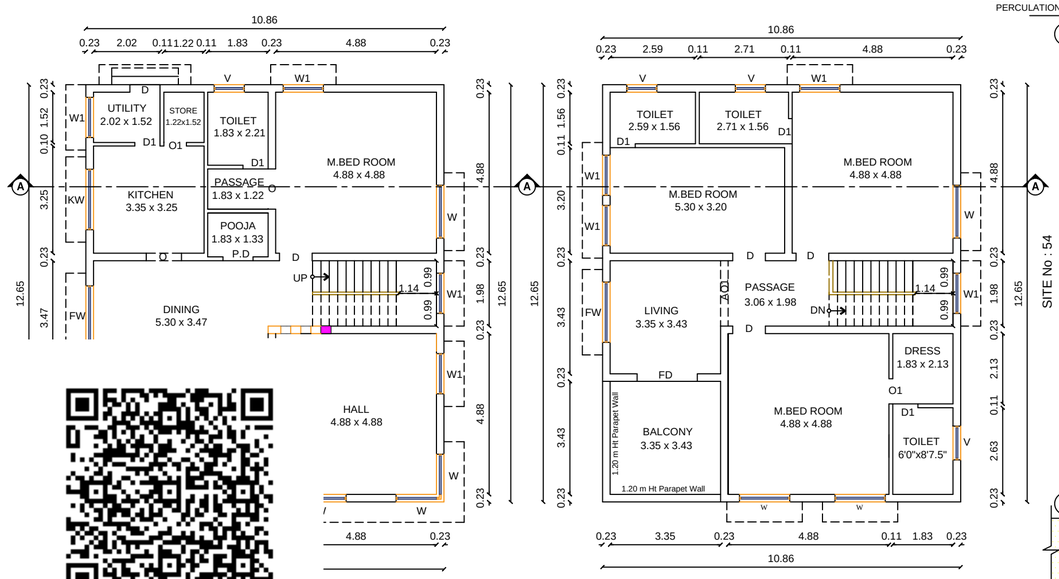
LAYOUT APPROVED Dt / C.L.P.A No : 187 / 2025.

| JOINERY DETAILS: | METER |
|---|---|
| MD - MAIN DOOR | 1.60 x 2.10 |
| D - DOOR | 0.91 x 2.10 |
| D1 - DOOR | 0.76 x 2.10 |
| FD - FRENCH DOOR | 1.83 x 1.83 |
| FW - FRENCH WINDOW | 1.83 x 1.83 |
| KW - FRENCH WINDOW | 1.83 x 1.07 |
| W - WINDOW | 1.83 x 1.37 |
| W1 - WINDOW | 1.52 x 1.37 |
| AO - ARCH OPEN | 2.55 x 2.10 |
| AO1 - ARCH OPEN | 1.52 x 2.10 |
| O - OPEN | 1.22 x 2.10 |
| O1 - OPEN | 0.76 x 2.10 |
| V - VENTILATOR | 0.91 x 0.61 |

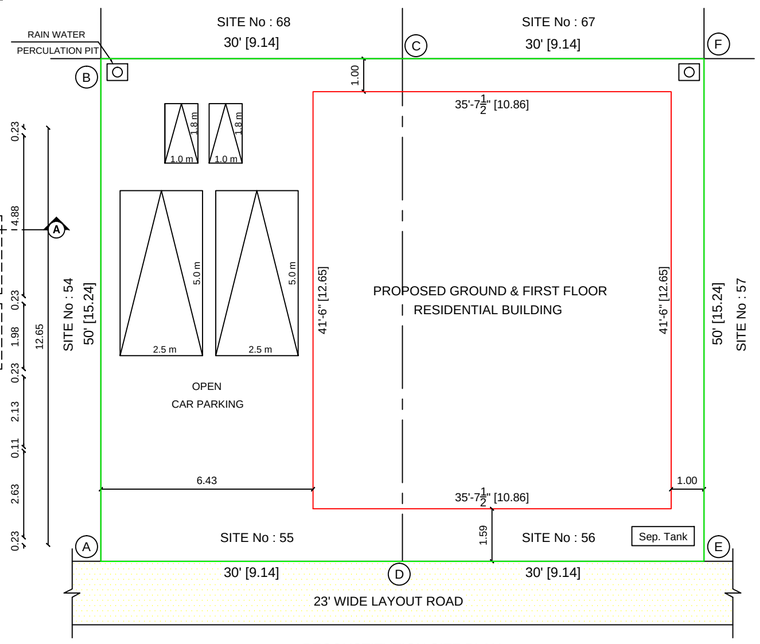









FIRST FLOOR PLAN




RECONSTITUTION SITE PLAN

| AREA DETAILS: | as per Doc | |
|---|---|---|
| | Sq.ft | Sq.m |
| AREA OF THE SITE [ A B C D ] | 1500.00 | 139.35 |
| AREA OF THE SITE [ C D E F ] | 1500.00 | 139.35 |
| Total Area of Site | 3000.00 | 278.70 |

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

| FLOOR NAME | FSI AREA in Sq.m | Non FSI Area in Sq.m | Total Covered Area in Sq.m |
|---|---|---|---|
| AREA OF GROUND FLOOR | 137.35 | --- | 137.35 |
| AREA OF FIRST FLOOR | 124.25 | 13.10 | 137.35 |
| TOTAL | 261.60 | 13.10 | 274.70 |

REFERENCE:
- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING

APPLICANT

Er. M. GURU PRAKASH,B.E.,
Consulting Civil Engineer, Contractor & LBS
19AB, T N E.B. Colony, Lenin Nagar,
Ganapathy, Coimbatore - 641 006.
LBS No: GRIII010/2023
Cell : 77087 97369

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

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.