Verified RealEstate™

REFERENCE
41/2025-2026

ISSUED
30 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 338

Kunnathur

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE DETAILS FOR THE PROPOSED RECONSTRUCTION OF 5 DWELLING HOUSES AFTER DEMOLISHING THE EXISTING BUILDING IN PLOT No.40, CLD GARDEN, S.F. No. 338/1A1 part, KUNNATHUR VILLAGE, KUNNATHUR PANCHAYAT, COIMBATORE DISTRICT.

SITE REGULARISATION DETAILS

நு.க. எண் : 1771 / 2016 / அ1 : நாள் - 21/08/2019

EXISITNG BUILDING PLAN APPROVAL DETAILS

Kunnathur Panchayat Approval No. 9 /2011-2012 - Dated 17-06-2011

SCALE 1 : 100 — **ALL DIMENSIONS ARE IN METERS**

		Sq. m.	Sq.ft.
SITE AREA DETAILS			
SITE AREA - As Per Document	:	123.98	1334
BUILDING AREA DETAILS			
Proposed Ground Floor area (incl. Stair)	:	80.03	861
Proposed First Floor Area (incl. Stair)	:	80.29	864
Proposed Second Floor Area (incl. Stair)	:	80.27	864
TOTAL AREA OF PROPOSED CONSTRUCTION	:	**240.59**	**2589**
Open Space Available at Site	:	43.69	470

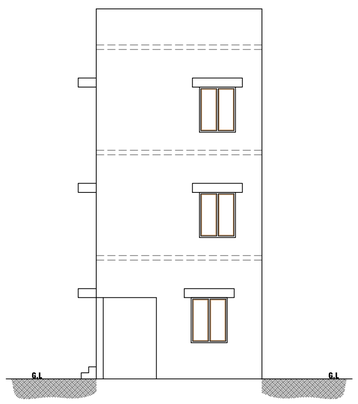
Floor Name	No. of Units	Unit	Area
Ground Floor	2	Unit - 1	30.68 Sq.m.
		Unit - 2	32.49 Sq.m.
First Floor	2	Unit - 1	30.19 Sq.m.
		Unit - 2	31.64 Sq.m.
Second Floor	1	Unit - 1	70.37 Sq.m.

JOINERY DETAILS

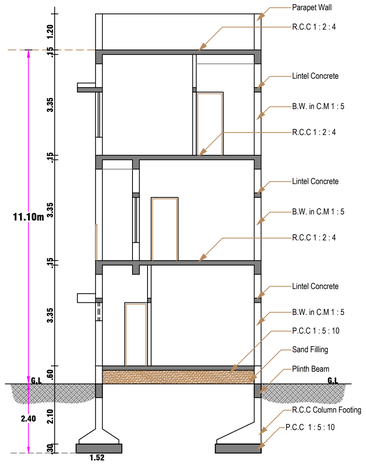
MD1	Main Door	1.20 x 2.10	D1	Door	0.90 x 2.10
MD2	Main Door	1.00 x 2.10	D2	Door	0.76 x 2.10
W1	Window	1.20 x 1.50	O1	Open	1.20 x 2.10
W2	Window	1.26 x 1.60	V1	Ventilator	0.90 x 0.60
KW	Kitchen Window	1.20 x 1.20			

REFERENCE

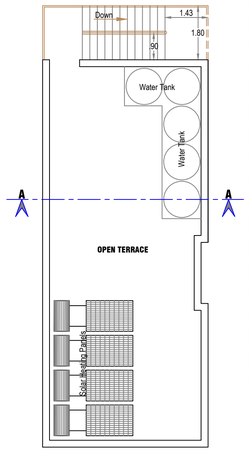
- BOUNDARY OF THE PROPOSED SITE
- PROPOSED BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- TWO WHEELER DRIVE WAY
- EXISTING ROAD



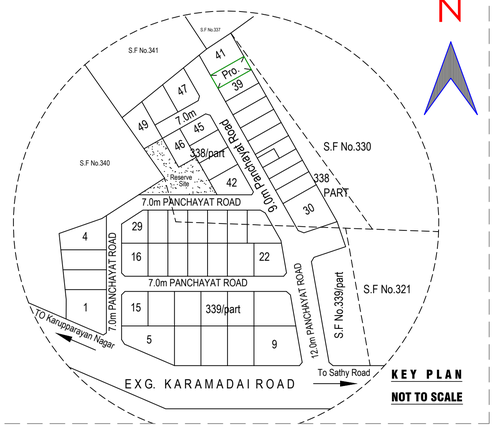
FRONT ELEVATION



SECTION THROUGH "AA"

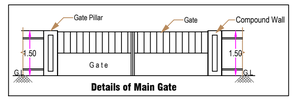


TERRACE FLOOR PLAN

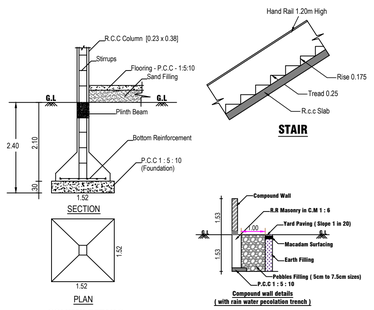


KEY PLAN

NOT TO SCALE



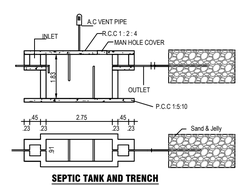
Details of Main Gate



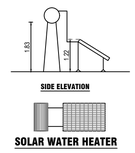
COLUMN DETAILS

STAIR

Compound wall details
(with rain water percolation trench)

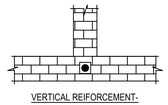


SEPTIC TANK AND TRENCH

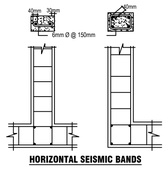


SIDE ELEVATION

SOLAR WATER HEATER

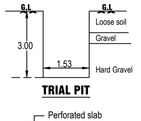


VERTICAL REIFORCEMENT-
BRICK WALLS

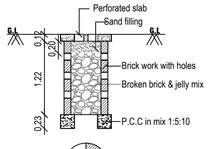


HORIZONTAL SEISMIC BANDS

[NOT TO SCALE]

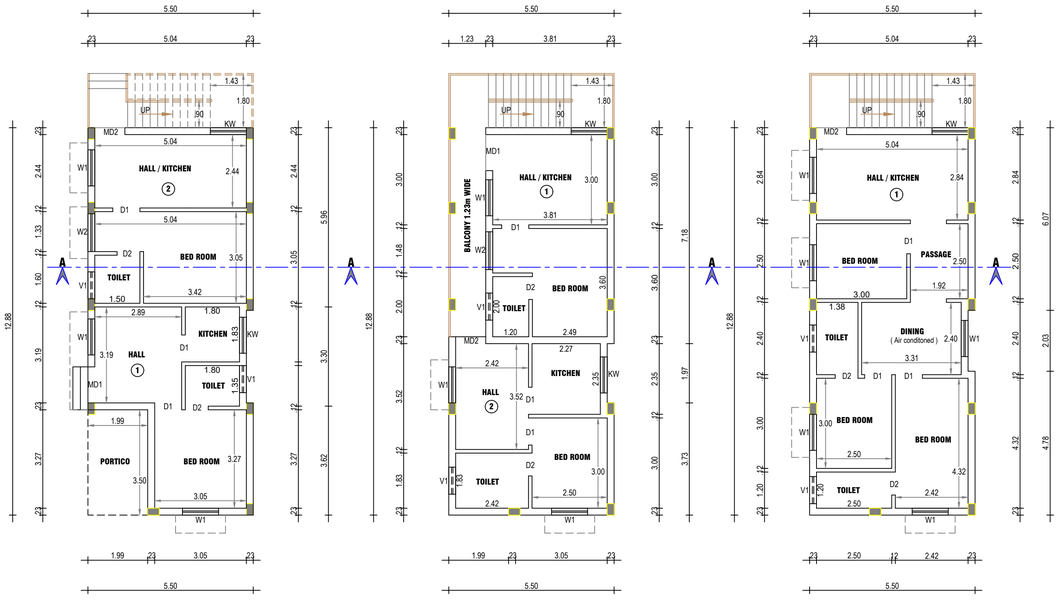


TRIAL PIT





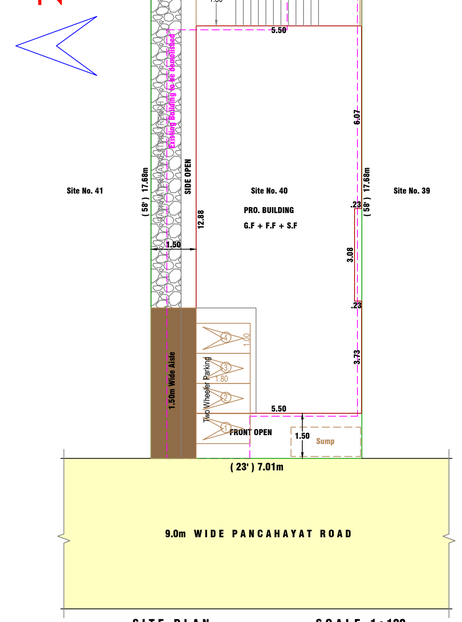
PERCOLATION PIT



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



SITE PLAN — SCALE 1 : 100



R.Priya

APPLICANT / OWNER

Er. M. Raja Venkadachalam B.E.,
Consulting Civil Engineer & Registered Engineer (GR- I)
Coimbatore Corporation : Gr.-I-042/2019
Coimbatore LPA/RE/GR-I/050/2024
No.4A-1, Subiksham Paradise apartments, Kanuvai Road,
Near Chavara Vidhya Bhavan, Navavur Pirivu,
Barathiyar University (P.O), Coimbatore- 641046.
Mobile : +91 9489677308 Email : m.raja2910@icloud.com

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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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.