Verified RealEstate™

REFERENCE
06/2026-27

ISSUED
30 June 2026

PP APPROVAL RECORD

Planning Permission

Survey 631B

Chickarampalayam

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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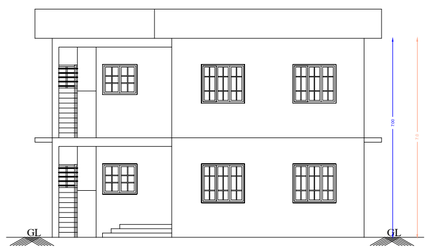
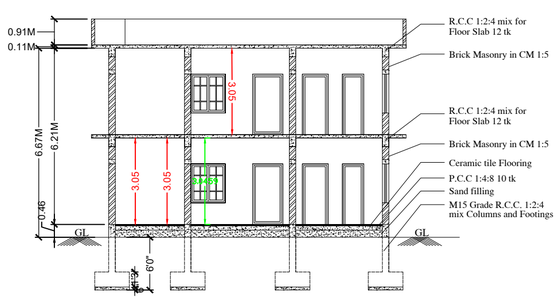
DIGITALLY VERIFIED RECORD

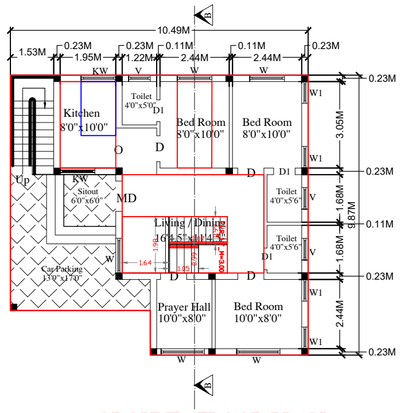
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING IN S.No: 631B / 4pt, PLOT NO -44, AT SRI VAAREE GARDENS, KARAMADAI TO ANNUR ROAD, CHIKKARAMPALAYAM VILLAGE PANCHAYAT, METTUPALAYAM TALUK, COIMBATORE DISTRICT.



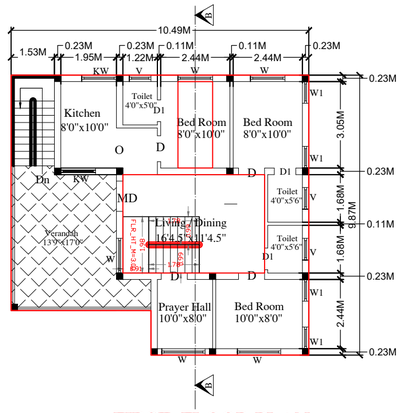
FRONT ELEVATION



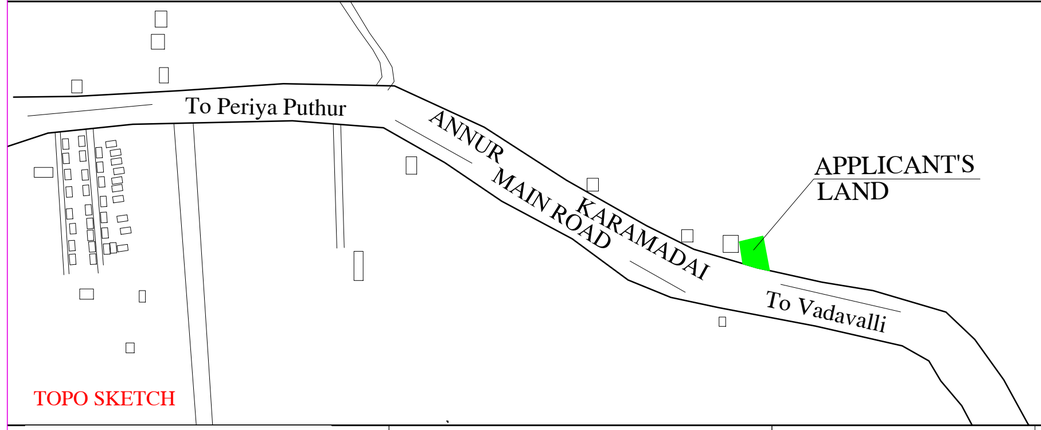
SECTION @ BB'



GROUND FLOOR PLAN



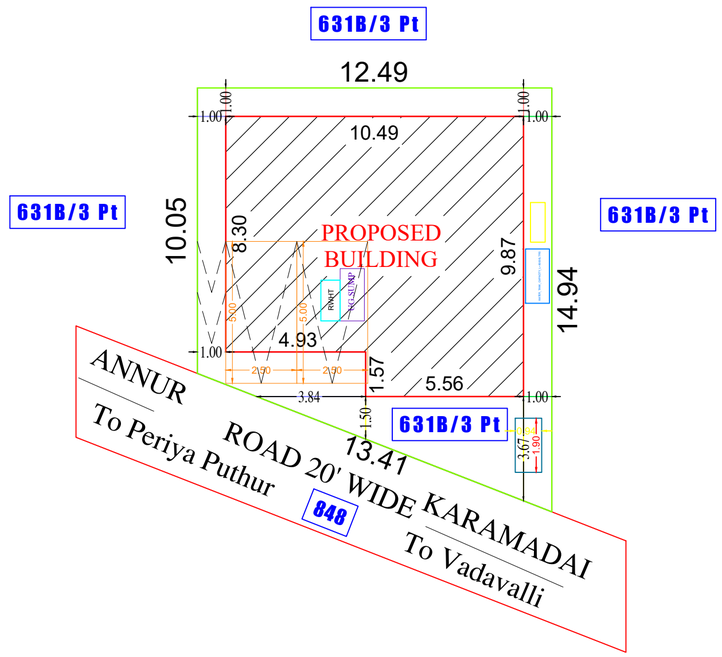
FIRST FLOOR PLAN



TOPO SKETCH

SITE PLAN

DTCP PLOT REGISTRATION NO : DTCP/P/0733199/2017
PLOT REGULARIZATION NO : 631-B3 SITE NO:44 Sqmt 154 BDO(VP)
ROC NO: 938 -2023-A4



APPLICANT'S LAND
PROPOSED BUILDING
ROAD/RIGHT OF WAY

NAME OF THE APPLICANT : GEETHA S

SCHEDULE OF OPENINGS

SL.NO	TYPE	DESCRIPTION	SIZE
1	MD	MAIN DOOR	1.00 X 2.10
2	D	DOOR	1.00 X 2.10
3	D1	DOOR	0.90 X 2.10
4	W	WINDOW	3.05 X 1.37
5	W1	WINDOW	2.44 X 1.37
6	W2	WINDOW	1.22 X 1.37
7	FW	FRENCH WINDOW	2.44 X 2.10
8	V	VENTILATOR	0.90 X 0.60

AREA DETAILS IN	SQM
AREA OF THE LAND (3.80 Cents)	154.00
AREA OF THE GROUND FLOOR (1030.96 Sq.ft)	95.78
AREA OF THE FIRST FLOOR (1030.96 Sq.ft)	95.78
TOTAL AREA OF THE BUILDING (1395.21 Sq.ft)	191.56
AREA LEFT OPEN	58.22
PLOT COVERAGE 51.66 %	

ALL DIMENSION ARE IN METRE | SCALE 1:100

APPLICANT

GEETHA S

REG.ARCHITECT

B. DHARMARAJU
Regd. Architect (C.A.No.27429/2001)
Approved Valuer (A-1639)
Avery Building, Opp Telephone Exchange
Sims Park Road Coonoor -643101,
The Nilgiris. Mobile. 9443311063

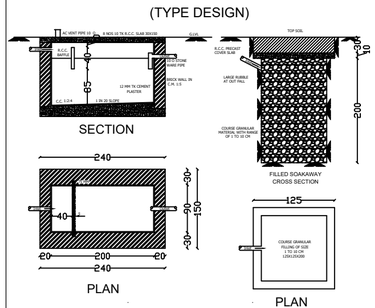
REG.ENGINEER

J. NAGARAJ
Regd. Engineer - Grade - II (RE)
065/LS/2024/00003
Avery Building, Opp Telephone Exchange
Sim's Park Road, Coonoor -643101,
The Nilgiris. Mobile: 9159595107

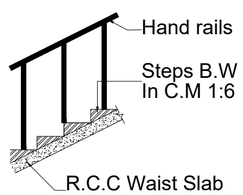


MANHOLE

PLAN
(RAIN WATER STORAGE TANK)

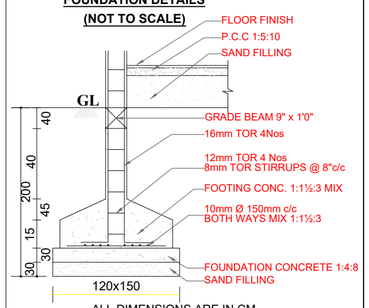


STAIRCASE DETAILS
(NOT TO SCALE)



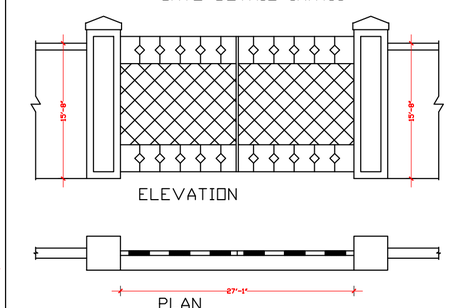
HANDRAILS : 1.00 m
WIDTH : 0.70 m
TREAD : 0.25 m
RISER : 0.17 m

RCC COLUMN
FOUNDATION DETAILS
(NOT TO SCALE)



ALL DIMENSIONS ARE IN CM

GATE DETAIL [N.T.S]



SHEET-01

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.