PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

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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PLAN SHOWING THE REVISED & ADDITIONAL GROUP HOUSE RESIDENTIAL BUILDING IN S.F. No : 830, 832/2, 833/1A,1B,1C,1D,2A,2B, & 866/2
AT KALIKKANAICKENPALAYAM VILLAGE, DHALIYUR TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT. SCALE : 1 : 100

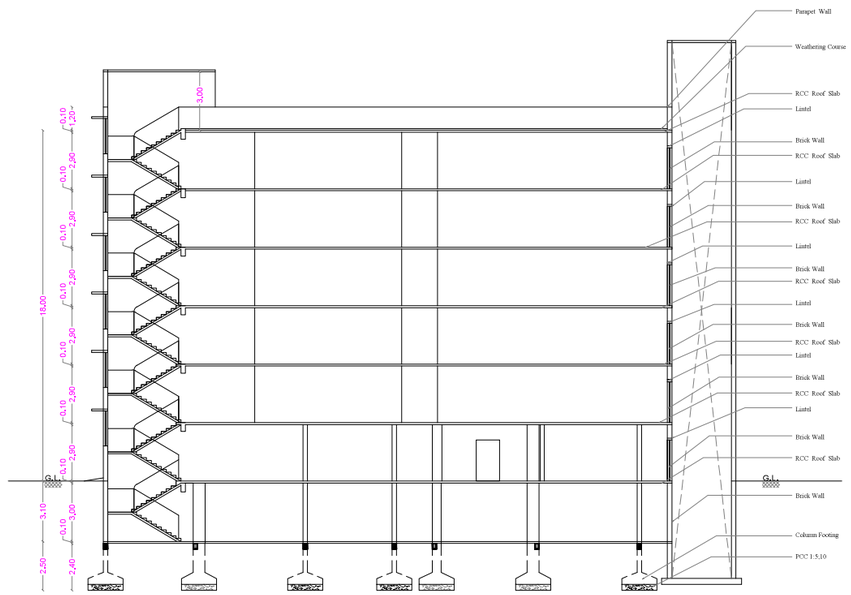
SHEET NO : 2

N

ONLINE APPLICATION No
SWP/BPA/882066/2026



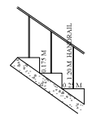

ELEVATION

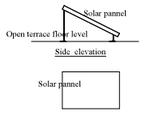



SECTION ON A A

STAIRCASE DETAILS

WIDTH - 1.22 m
TREAD - 0.25 m
RISE - 0.175 m




SOLAR POWER PANNELS

## REVISED BLOCK - 2 [B]

### AREA STATEMENT

| BLOCK - 2 [B] | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| BASEMENT FLOOR | ---- | ---- | 628.28 | ---- |
| STILT FLOOR | | 677.82 | 31.84 | 645.98 |
| FIRST FLOOR | 652.67 | ---- | ---- | ---- |
| SECOND FLOOR | 652.67 | ---- | ---- | ---- |
| THIRD FLOOR | 652.67 | ---- | ---- | ---- |
| FOURTH FLOOR | 652.67 | ---- | ---- | ---- |
| FIFTH FLOOR | 652.67 | ---- | ---- | ---- |
| TERRACE FLOOR | ---- | 31.86 | ---- | ---- |
| TOTAL ALL FLOORS | 3263.35 | 709.68 | 660.12 | 645.98 |

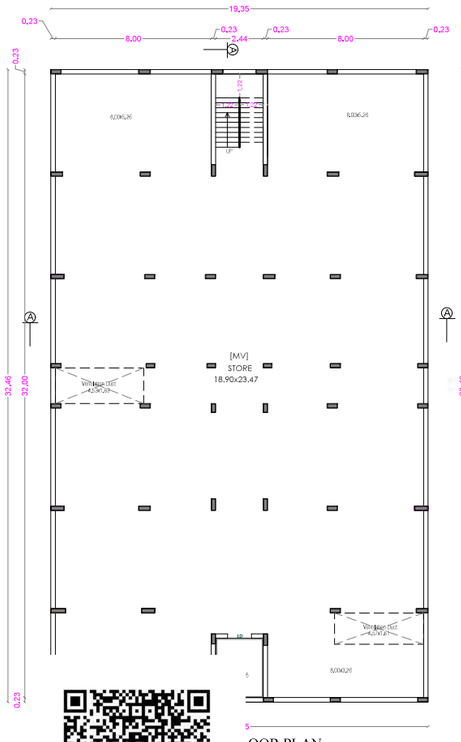
| | |
|---|---|
| NUMBER OF DWELLINGS | 20 Nos. |
| REVISED TOTAL F.S.I. AREA | 3923.47 Sqm |
| HEIGHT OF THE BUILDING | 18.00 m |

Typical [First,Second, Third, Fourth & Fifth] Floor Area Details

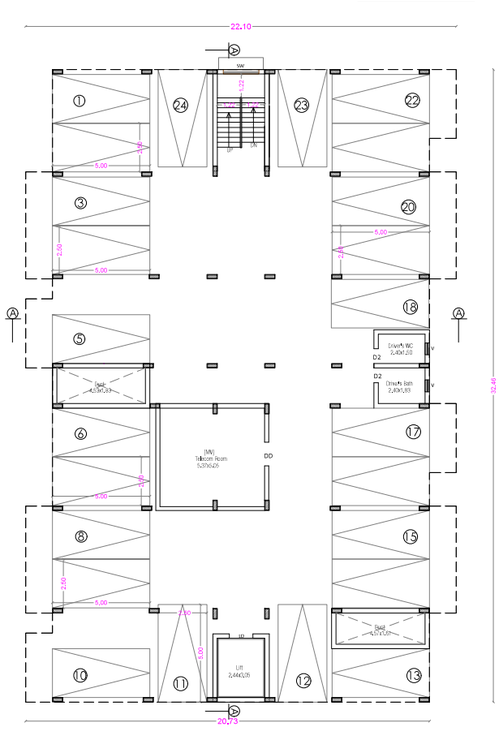
| FLAT | FSI Area Sqm | Non FSI Area Sqm | Total Area Sqm |
|---|---|---|---|
| 1 | 137,17 | ---- | 137,17 |
| 2 | 137,57 | ---- | 137,57 |
| 3 | 137,57 | ---- | 137,57 |
| 4 | 137,57 | ---- | 137,57 |
| Common Area | 102,79 | ---- | 102,79 |
| Total | 652,67 | ---- | 652,67 |

### SCHEDULE OF JOINERY

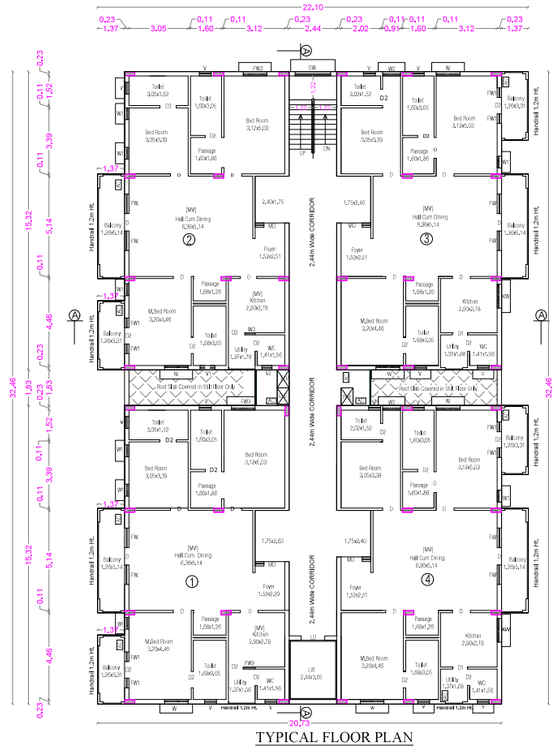
| | | Meter |
|---|---|---|
| MD | MAIN DOOR | 1.07 x 2.10 |
| LD | LIFT DOOR | 1.22 x 2.10 |
| DD | DOOR | 1.20 x 2.10 |
| D | DOOR | 0.91 x 2.10 |
| D1 | DOOR | 0.76 x 2.10 |
| D2 | DOOR | 0.84 x 2.10 |
| FW | FRENCH WINDOW | 1.00 x 2.10 |
| FW1 | FRENCH WINDOW | 0.49 x 2.10 |
| FW2 | FRENCH WINDOW | 0.61 x 2.10 |
| FW3 | FRENCH WINDOW | 1.22 x 2.10 |
| W | WINDOW | 1.22 x 1.50 |
| W1 | WINDOW | 0.61 x 1.50 |
| W2 | WINDOW | 0.91 x 1.80 |
| W3 | WINDOW | 0.53 x 1.50 |
| KW | KITCHEN WINDOW | 1.22 x 1.50 |
| SW | STAIR WINDOW | 1.83 x 1.80 |
| V | VENTILATOR | 0.61 x 0.90 |
| V1 | VENTILATOR | 0.76 x 0.90 |
| V2 | VENTILATOR | 0.53 x 0.90 |



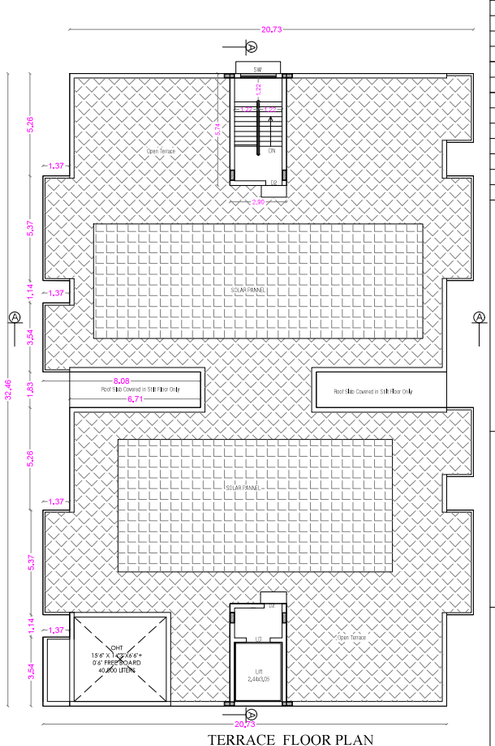

...OOR PLAN




STILT FLOOR PLAN




TYPICAL FLOOR PLAN
[FIRST, SECOND, THIRD, FOURTH & FIFITH]




TERRACE FLOOR PLAN

Dr. L.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE,
Chartered Engineer (F12987)
CMDA/SE/GR-I/2019//05/117
No: 1, Jawahar Nagar, SAHS P.O.,
Coimbatore - 641 043.

STRUCTURAL ENGINEER

M/s. ANANYA SHELTERS (P) LTD.
Chairman & Managing Director

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE /
GR-I / 003 / 2024

LBS/ REGISTERED ENGINEER

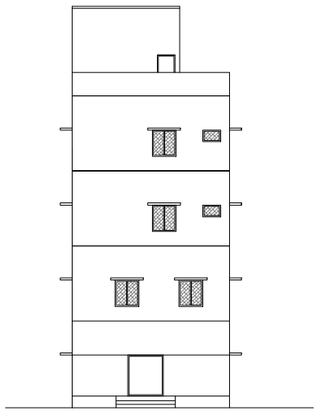
PLAN SHOWING THE REVISED & ADDITIONAL GROUP HOUSE RESIDENTIAL BUILDING IN S.F. No : 830, 832/2, 833/1A,1B,1C,1D,2A,2B, & 866/2
AT KALIKKANAICKENPALAYAM VILLAGE, DHALIYUR TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT. SCALE : 1 : 100

ONLINE APPLICATION No
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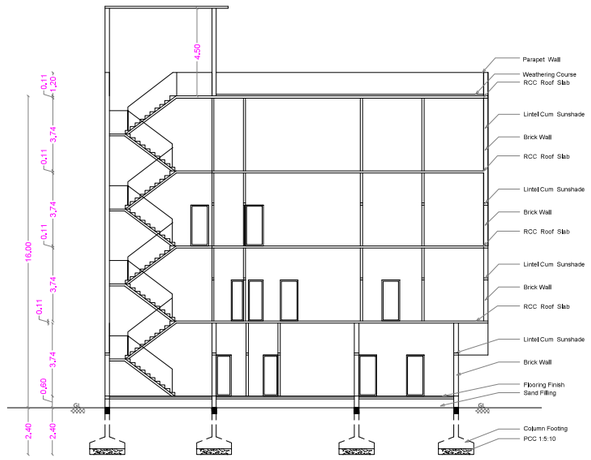
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SHEET NO : 3

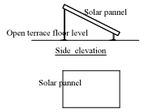
## 24. OFFICE



ELEVATION



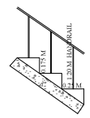

SECTION ON A A



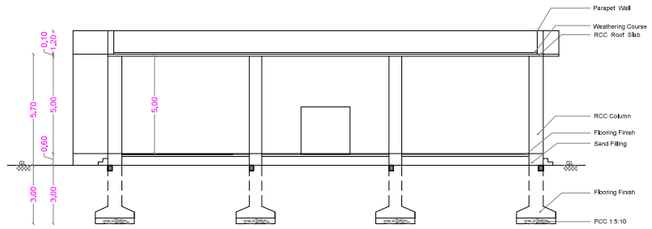

SOLAR POWER PANNELS

STAIRCASE DETAILS

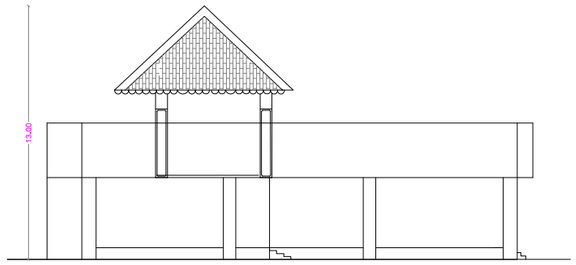
WIDTH - 1.50 m
TREAD - 0.25 m
RISE - 0.175 m



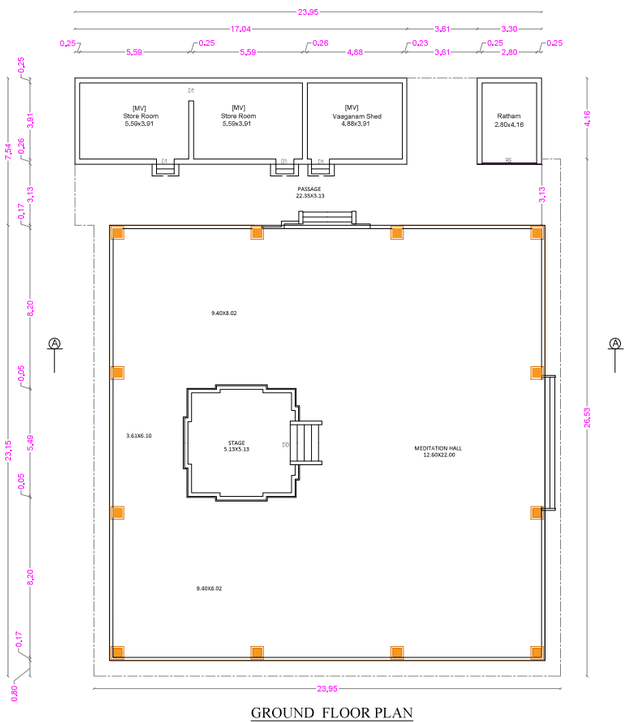

## 25. MEDITATION HALL



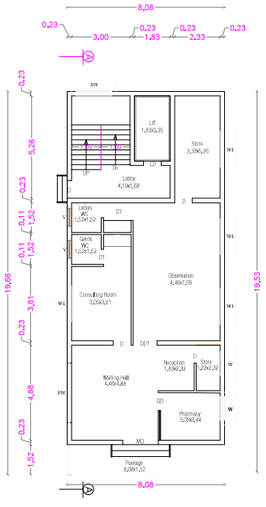

SECTION ON A A



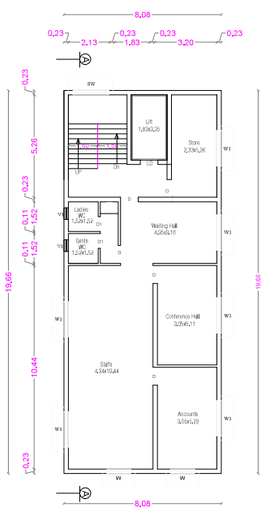

ELEVATION



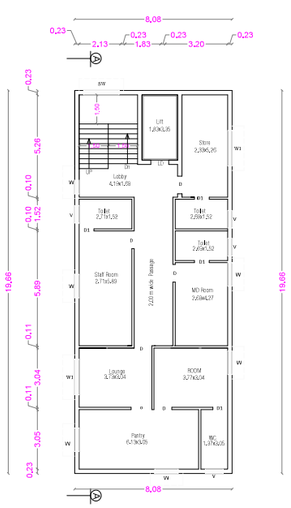

GROUND FLOOR PLAN



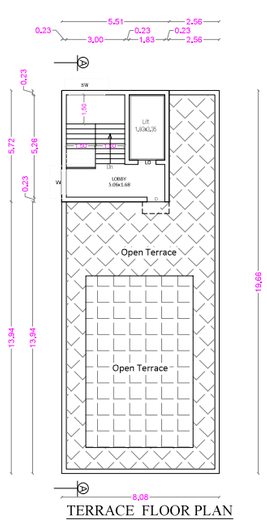

GROUND FLOOR PLAN




FIRST FLOOR PLAN




SECOND & THIRD FLOOR PLAN




TERRACE FLOOR PLAN

## 24. REVISED OFFICE

| BLOCK - 24- OFFICE | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| GROUND FLOOR | 245.82 | ---- | 158.85 | ---- |
| FIRST FLOOR | 245.82 | ---- | 158.85 | ---- |
| SECOND FLOOR | 245.82 | ---- | 158.85 | ---- |
| THIRD FLOOR | 245.82 | ---- | 158.85 | ---- |
| TERRACE FLOOR | ---- | 23.58 | ---- | 31.52 |
| TOTAL ALL FLOORS | 983.28 | 23.58 | 635.40 | 31.52 |

REVISED TOTAL F.S.I. AREA 635.40 Sqm

HEIGHT OF THE BUILDING 16.00 m

## 25. REVISED MEDITATION HALL

| 25. MEDITATION HALL | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| GROUND FLOOR | 473.68 | ---- | 738.34 | ---- |

TOTAL F.S.I. AREA 738.34 Sqm

HEIGHT OF THE BUILDING 13.00 m

## SCHEDULE OF JOINERY

| | | Meter |
|---|---|---|
| MD | MAIN DOOR | 1.83 x 2.10 |
| LD | LIFT DOOR | 0.91 x 2.10 |
| DD1 | DOOR | 1.52 x 2.10 |
| DD | DOOR | 1.83 x 2.10 |
| D | DOOR | 0.91 x 2.10 |
| D1 | DOOR | 1.00 x 2.10 |
| D1 | DOOR | 0.76x 2.10 |
| FW | FRENCH WINDOW | 3.05 x 2.10 |
| W | WINDOW | 1.22 x 1.50 |
| W1 | WINDOW | 1.82 x 1.50 |
| SW | STAIR WINDOW | 1.82 x 1.80 |
| V | VENTILATOR | 0.91 x 0.60 |
| V1 | VENTILATOR | 0.61 x 0.90 |

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GR-I / 003 / 2024

LBS/ REGISTERED ENGINEER

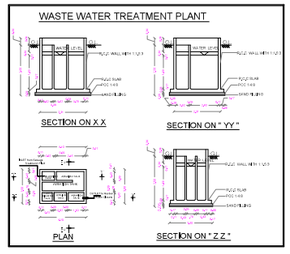
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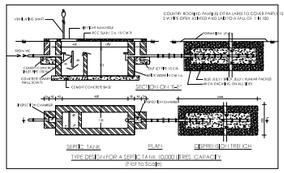
# SITE PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION OF GROUP HOUSE RESIDENTIAL BUILDING IN S.F. Nos : 830,832/2, 833/1A, 1B,1C,1D, 2A,2B & 866/2 [S.F. Nos : 833/1B,1C & 2B ARE GIFTED TO LOCALBODY FOR O.S.R. AND O.S.R. APPROACH ROAD] AT KALIKKANAICKENPALAYAM VILLAGE, DHALIYUR TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

1, Technical Concurrence issued by Director of Town and Country Planning Online Application No, SWP/BPA/512502/2025, dated 27.05.2025 (B,P/D,T,CP No.263/2025)
2, Assistant Director / Joint Director (i/c) / Member Secretary, Coimbatore LPA / Coimbatore District Town and Country Planning Office Inspection Report of Online Application No, SWP/BPA/0512502/2025, Dated: 16.06.2025 (Planning Permission No.349/2025)
3, Executive Officer, Dhaliyur Town panchayat - ROC No : A2/282/2025, Date : 09.07.2025

EXISTING APPROVAL AREA DETAILS

| FLAT | STILT FLOOR | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | FIFTH FLOOR | TERRACE FLOOR | TOTAL AREA | | TOTAL BUILT UP AREA | Dwelling Nos. | PARKING REQUIRED | | PARKING PROVIDED | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| APARTMENT | Nos. F.S.I. | | F.S.I. | F.S.I. | F.S.I. | F.S.I. | F.S.I. | Nos. F.S.I. | F.S.I. | Nos. F.S.I. | | | CAR | TWO WHEELER | CAR | TWO WHEELER |
| BLOCK - 1 [A] | 677.82 | ---- | 652.67 | 652.67 | 652.67 | 652.67 | 652.67 | 31.86 | 3263.35 | 709.68 | 3973.03 | 20 | 20 | ---- | 24 | ---- |
| BLOCK - 2 [B] | 677.82 | ---- | 652.67 | 652.67 | 652.67 | 652.67 | 652.67 | 31.86 | 3263.35 | 709.68 | 3973.03 | 20 | 20 | ---- | 24 | ---- |
| BLOCK - 3 [C] | 677.82 | ---- | 652.67 | 652.67 | 652.67 | 652.67 | 652.67 | 31.86 | 3263.35 | 709.68 | 3973.03 | 20 | 20 | ---- | 24 | ---- |
| BLOCK - 4 [D] | 677.82 | ---- | 652.67 | 652.67 | 652.67 | 652.67 | 652.67 | 31.86 | 3263.35 | 709.68 | 3973.03 | 20 | 20 | ---- | 24 | ---- |
| BLOCK - 5 [E] | 372.65 | ---- | 372.65 | 372.65 | 372.65 | 372.65 | 372.65 | 45.27 | 1863.25 | 417.92 | 2281.17 | 10 | 10 | ---- | 18 | ---- |
| BLOCK - 6 [F] | 803.67 | ---- | 761.32 | 761.32 | 761.32 | 761.32 | 761.32 | 32.00 | 3806.60 | 836.57 | 4643.17 | 20 | 20 | ---- | 32 | ---- |
| BLOCK - 7 [G] | 1237.46 | ---- | 1163.24 | 1163.24 | 1163.24 | 1163.24 | 1163.24 | 66.67 | 5816.20 | 1304.13 | 7120.33 | 30 | 30 | ---- | 51 | ---- |
| BLOCK - 8 [H] | 787.13 | ---- | 745.65 | 745.65 | 745.65 | 745.65 | 745.65 | 35.99 | 3728.25 | 823.12 | 4551.37 | 20 | 20 | ---- | 29 | ---- |
| BLOCK - 9 [J] | 370.63 | ---- | 370.63 | 370.63 | 370.63 | 370.63 | 370.63 | 39.27 | 1853.15 | 409.90 | 2263.05 | 10 | 10 | ---- | 16 | ---- |
| BLOCK - 10 [K] | 1663.61 | ---- | 1538.50 | 1538.50 | 1538.50 | 1538.50 | 1538.50 | 73.53 | 7692.50 | 1737.14 | 9429.64 | 40 | 40 | ---- | 61 | ---- |
| BLOCK - 11 [L] | 535.20 | ---- | 508.49 | 508.49 | 508.49 | 508.49 | 508.49 | 34.77 | 2542.45 | 569.97 | 3112.42 | 20 | 20 | ---- | 18 | ---- |
| BLOCK - 12 [M] | 947.99 | ---- | 894.71 | 894.71 | 894.71 | 894.71 | 894.71 | 50.08 | 4868.55 | 573.07 | 5441.62 | 70 | 70 | ---- | 71 | ---- |
| BLOCK - 13 [N] | 342.99 | ---- | 493.71 | 493.71 | 493.71 | 493.71 | 493.71 | 30.08 | 2468.55 | 573.07 | 3041.62 | 20 | 20 | ---- | 21 | ---- |
| BLOCK - 14 [X] | 542.99 | ---- | 493.71 | 493.71 | 493.71 | 493.71 | 493.71 | 30.08 | 2468.55 | 573.07 | 3041.62 | 20 | 20 | ---- | 21 | ---- |
| BLOCK - 15 [W] | 670.43 | ---- | 606.60 | 606.60 | 606.60 | 606.60 | 606.60 | 32.32 | 3033.00 | 702.75 | 3735.75 | 30 | 15 | 30 | 26 | 40 |
| BLOCK - 16 [P] | 670.43 | ---- | 606.60 | 606.60 | 606.60 | 606.60 | 606.60 | 32.32 | 3033.00 | 702.75 | 3735.75 | 30 | 15 | 30 | 26 | 40 |
| BLOCK - 17 [Q] | 469.74 | ---- | 447.50 | 447.50 | 447.50 | 447.50 | 447.50 | 66.05 | 2237.50 | 505.79 | 2743.29 | 20 | 10 | 20 | 14 | 25 |
| BLOCK - 18 [V] | 822.19 | ---- | 741.99 | 741.99 | 741.99 | 741.99 | 741.99 | 66.41 | 3709.95 | 888.60 | 4598.55 | 30 | 30 | ---- | 30 | ---- |
| BLOCK - 19 [S] | 822.19 | ---- | 741.99 | 741.99 | 741.99 | 741.99 | 741.99 | 66.41 | 3709.95 | 888.60 | 4598.55 | 30 | 30 | ---- | 30 | ---- |
| BLOCK - 20 [R] | 535.20 | ---- | 508.49 | 508.49 | 508.49 | 508.49 | 508.49 | 34.77 | 2542.45 | 569.97 | 3112.42 | 20 | 20 | ---- | 20 | ---- |
| BLOCK - 21 [T] | 822.19 | ---- | 741.99 | 741.99 | 741.99 | 741.99 | 741.99 | 66.41 | 3709.95 | 888.60 | 4598.55 | 30 | 30 | ---- | 25 | ---- |
| BLOCK - 22 [U] | 822.19 | ---- | 741.99 | 741.99 | 741.99 | 741.99 | 741.99 | 66.41 | 3709.95 | 888.60 | 4598.55 | 30 | 30 | ---- | 30 | ---- |
| BLOCK - 23 [AMINITIES BLOCK] | ---- | 1023.48 | 998.96 | 998.96 | ---- | ---- | ---- | 52.42 | 4020.36 | 52.42 | 4072.78 | ---- | 31 | ---- | ---- | ---- |
| BLOCK - 24 [OFFICE] | ---- | 245.82 | 245.82 | 245.82 | 245.82 | ---- | ---- | 23.58 | 983.28 | 23.58 | 1006.86 | ---- | 7 | 14 | ---- | ---- |
| BLOCK - 25 [MEDITATION HALL] | ---- | 473.68 | ---- | ---- | ---- | ---- | ---- | ---- | 473.68 | ---- | 473.68 | ---- | 5 | ---- | ---- | ---- |
| BLOCK - 26 [SWIMMING POOL] | ---- | 401.77 | ---- | ---- | ---- | ---- | ---- | ---- | 401.77 | ---- | 401.77 | ---- | 4 | ---- | ---- | ---- |
| TOTAL | 15745.16 | 2144.75 | 15934.22 | 15934.22 | 15934.22 | 14689.44 | 14689.44 | 1023.18 | 79326.29 | 16768.34 | 96094.63 | 510 | 517 | 94 | 584 | 105 |
| | | | | | | | | | OPEN PARKING | | | | ---- | ---- | 25 | ---- |
| | | | | | | | | | TOTAL PARKING | | | | 517 | 94 | 609 | 105 |




REFERENCE

| DESCRIPTION | CALCULATION | ALLOWED | PROVIDED |
|---|---|---|---|
| EXISTING F.S.I. | 79326.29 / 41726.59 | 2.00 | 1.901 |
| REVISED F.S.I. | 79903.19 / 41726.59 | 2.00 | 1.915 |
| EXISTING PARKING | | 517 Car & 94 Two Wheelers | 609 Car & 105 Two Wheelers |

REVISED PARKING

| | | |
|---|---|---|
| BLOCK - 2 [B] Basement - (628.28 Sqm) Commercial Office - (635.16 Sqm) Meditation Hall - (738.34 Sqm) | Car | 2001.78 Sqm x 0.75 /100 Sqm = 15 + 2 = 17 Nos. |
| | Two Wheelers | 2001.78 Sqm x 0.75 /25 Sqm = 61 + 7 = 68 Nos. |

REVISED PARKING DETAILS

| S.I.No | DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|---|
| 1) | CAR PARKING SPACE | 534 No's | 640 No's |
| 2) | TWO WHEELERS PARKING SPACE | 162 No's | 330 No's |

AREA DETAILS

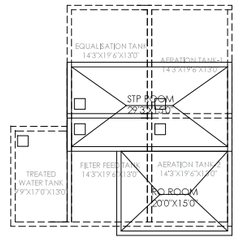
| S.F. No: | Document ACRES | Patta Sqm |
|---|---|---|
| S.F. No : 830 | 1.19 | 4800.00 |
| S.F. No : 832/2 | 2.28 | 9250.00 |
| S.F. No : 833/1A | 3.52 | 2470.00 |
| S.F. No : 833/1B | | 661.00 |
| S.F. No : 833/1C | | 3645.00 |
| S.F. No : 833/1D | | 7474.00 |
| S.F. No : 833/2A | 2.90 | 11100.00 |
| S.F. No : 833/2B | | 650.00 |
| S.F. No : 866/2 | 0.42 | 1700.00 |
| TOTAL AREA | 10.31 | 41750.00 |

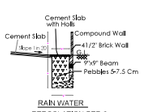
REVISED BUILDING AREA DETAILS

| BLOCK - 2 [B] | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| BASEMENT FLOOR | ---- | ---- | 628.28 | ---- |
| STILT FLOOR | ---- | 677.82 | 31.84 | 645.98 |
| FIRST FLOOR | 652.67 | ---- | 652.67 | ---- |
| SECOND FLOOR | 652.67 | ---- | 652.67 | ---- |
| THIRD FLOOR | 652.67 | ---- | 652.67 | ---- |
| FOURTH FLOOR | 652.67 | ---- | 652.67 | ---- |
| FIFTH FLOOR | 652.67 | ---- | 652.67 | ---- |
| TERRACE FLOOR | ---- | 31.86 | ---- | 31.86 |
| TOTAL ALL FLOORS | 3263.35 | 709.68 | 3923.47 | 677.84 |

| BLOCK - 24- OFFICE | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| GROUND FLOOR | 245.82 | ---- | 158.85 | ---- |
| FIRST FLOOR | 245.82 | ---- | 158.85 | ---- |
| SECOND FLOOR | 245.82 | ---- | 158.85 | ---- |
| THIRD FLOOR | 245.82 | ---- | 158.85 | ---- |
| TERRACE FLOOR | ---- | 23.58 | ---- | 31.52 |
| TOTAL ALL FLOORS | 983.28 | 23.58 | 635.40 | 31.52 |

| 25. MEDITATION HALL | EXG. APPROVED AREA | | REVISED AREA | |
|---|---|---|---|---|
| FLOOR NAME | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
| GROUND FLOOR | 473.68 | ---- | 738.34 | ---- |







SITE PLAN

Signature valid
Signed by: Director
Location null
Date: 2025.07.29

MASTER PLAN LAND USE : RESIDENTIAL USE ZONE

ONLINE APPLICATION No :SWP/BPA/882066/2026

ALL DIMENSION ARE IN METER

SCALE - 1: 400

N

REFERENCE

| | | | |
|---|---|---|---|
| SITE BOUNDARY | | DRIVE WAY | |
| EXISTING ROAD | | EXISTING BUILDING | |
| REVISED BUILDING | | | |

AREA DETAILS :

| Sl.No | DESCRIPTION | SQM |
|---|---|---|
| 1) | SITE AREA AS PER DOCUMENT [10,31 Acres] | 41726.59 |
| | SITE AREA AS PER PATTA (A) to (O) | 41750.00 |
| | AREA OF THE 9M ROAD HANDED OVER TO TOWN PANCHAYAT [Document No : 4226/2025, Date : 31.05.2025] | 660.51 |
| | AREA OF THE O.S.R. (1) - (8) [Document No : 4226/2025, Date : 31.05.2025] | 4295.08 |

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

REVISED & PROPOSED BUILT UP AREA

| EXG. APPROVED & REVISED AREA | FSI Area SQM | Non FSIArea SQM | FSI Area SQM | Non FSIArea SQM |
|---|---|---|---|---|
| BASEMENT FLOOR | ---- | ---- | 628.28 | ---- |
| STILT FLOOR | ---- | 15745.16 | 31.84 | 15713.32 |
| GROUND FLOOR | 2144.75 | ---- | 2322.44 | ---- |
| FIRST FLOOR | 15934.22 | ---- | 15847.25 | ---- |
| SECOND FLOOR | 15934.22 | ---- | 15847.25 | ---- |
| THIRD FLOOR | 15934.22 | ---- | 15847.25 | ---- |
| FOURTH FLOOR | 14689.44 | ---- | 14689.44 | ---- |
| FIFTH FLOOR | 14689.44 | ---- | 14689.44 | ---- |
| TERRACE FLOOR | ---- | 1028.14 | ---- | 1031.12 |
| TOTAL ALL FLOORS | 79326.29 | 16773.30 | 79903.19 | 16744.44 |

| TOTAL ALL FLOORS | F.S.I. Sqm | Non F.S.I. Sqm | TOTAL |
|---|---|---|---|
| ALREADY APPROVED AREA | 79326.29 | 16768.34 | 96094.63 |
| REVISED & PROPOSED BUILDING AREA | 79903.19 | 16744.44 | 96647.63 |

| | |
|---|---|
| HEIGHT OF THE BUILDING [RESIDENTIAL BUILDING] | 18.30 m |
| HEIGHT OF THE BUILDING [OFFICE] | 16.00 m |
| HEIGHT OF THE BUILDING [MEDITATION HALL] | 13.00 m |
| NUMBER OF DWELLINGS | 510 Nos. |
| FLOOR SPACE INDEX = 79903.19 / 41726.59 = 2.00 = | 1.915 |

Dr. L.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE,
Chartered Engineer (F12987)
CMDA/SE/GR-I/2019/05/117
No: 1, Jawahar Nagar, SAHS P.O.,
Coimbatore 641 043.
STRUCTURAL ENGINEER

M/s. ANANYA SHELTERS (P) LTD.
Chairman & Managing Director
APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE / GR-I / 063 / 2024
LBS/ 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.