Verified RealEstate™

REFERENCE
07/2026-2027

ISSUED
07 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 285/1A2 and 1 more

Oder 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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

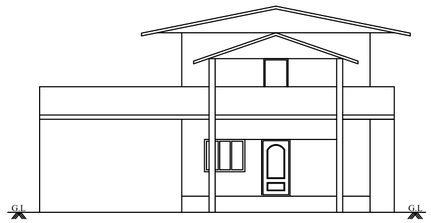
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

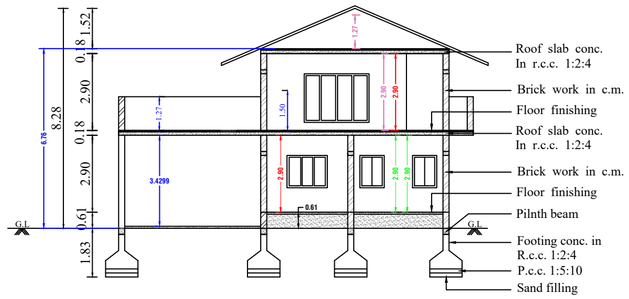
SITE AND DETAILED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF R.C.C ROOF GROUND FLOOR PARKING AREA IN S.F.NO: 285/1 (NEW SUB-DIVISION S.F.NO: 285/1A2), PATTA NO: 4383 AT ODDERPALAYAM VLLAGE & PANCHAYAT, ANNUR UNION & TALUK, COIMBATORE DISTRICT.

APPLICANT :- **Miss. LETTEESHIYA KEROLINE JOHNALBURT, D/O. JOHNALBURT**

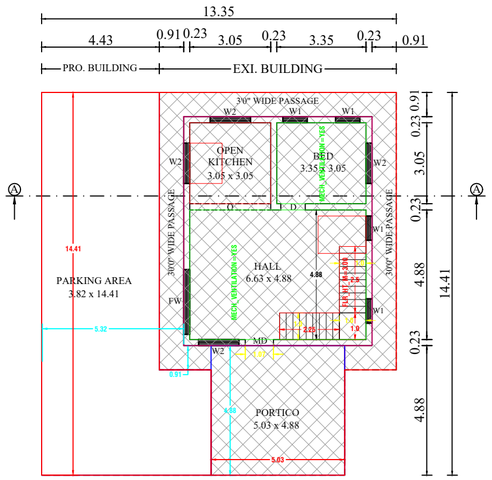
REGULARISATION APPROVED NO : **NA.KA.NO.2506/2023/AA1, DATE - 22.09.2025**



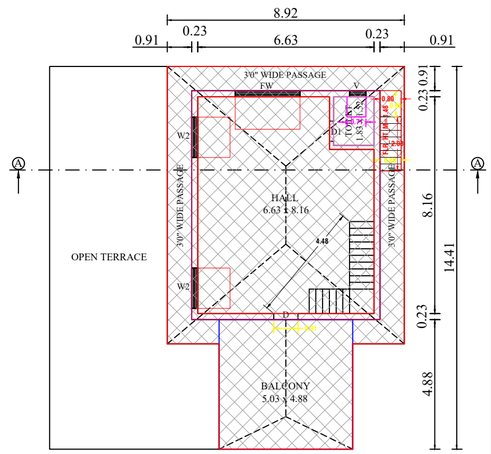
ELEVATION



SECTION A-A

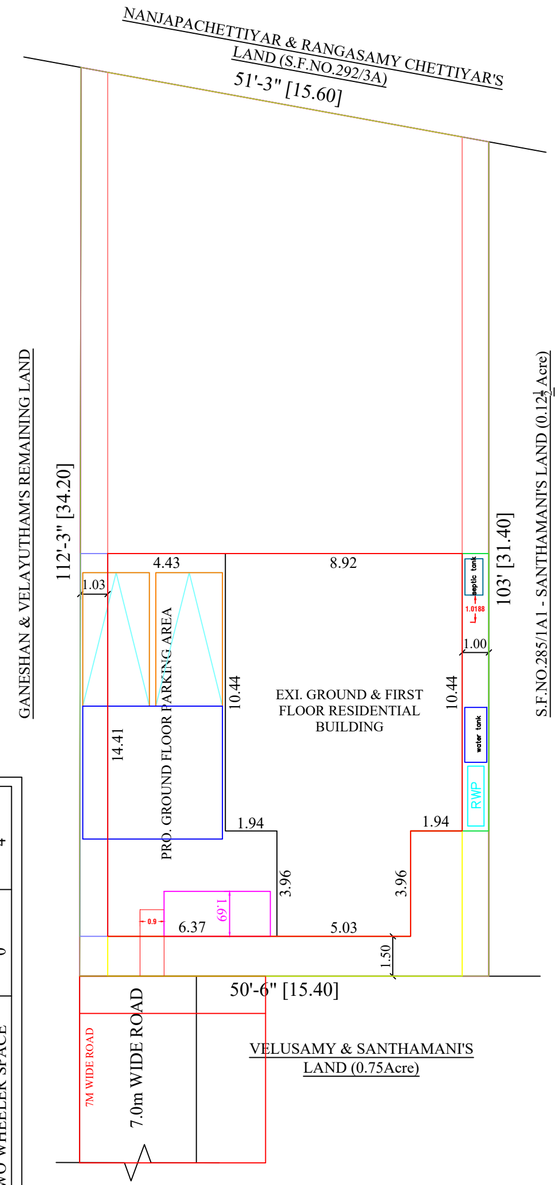


EXI. & PRO. GROUND FLOOR PLAN

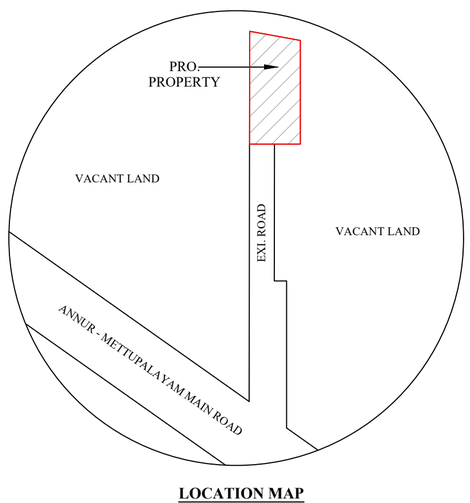


EXI. FIRST FLOOR PLAN

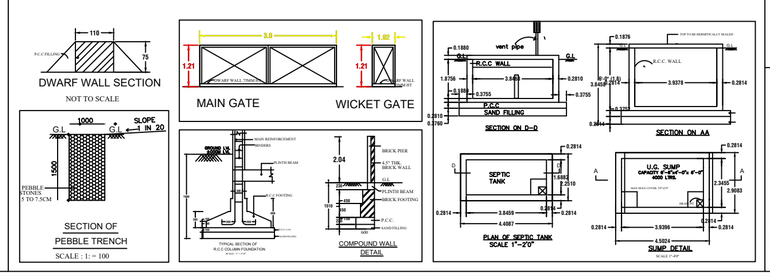
PARKING CALCULATION FOR HOUSE BUILDING FLOOR AREA BETWEEN 50 & 75 SQ.M - 1CAR SPACE & 1 TWO WHEELER, ABOVE 75 SQ.M. 1 CAR SPACE	REQUIRED	PROVIDE
CAR	0	2
TWO WHEELER SPACE	0	4



SITE PLAN (SCALE 1:100)



LOCATION MAP



JOINERY DETAILS		METRE	FEET
MD	DOOR	1.07 x 2.13	3'6" x 7'0"
D1	DOOR	0.76 x 2.13	2'6" x 7'0"
W1	WINDOW	0.91 x 1.37	3'0" x 4'6"
W2	WINDOW	1.52 x 1.22	5'0" x 4'0"
FW	WINDOW	2.44 x 1.83	8'0" x 6'0"
V	VENTILATOR	0.91 x 0.61	3'0" x 2'0"

AREA DETAILS	Sq.m.	Sq.Ft.
AREA OF THE LAND (0.12½ Acre)	505.75	5443.90
EXI. G.F. BUILD. PLINTH AREA	113.06	1216.98
EXI. F.F. BUILD. PLINTH AREA	113.06	1216.98
PRO. G.F. PARKING AREA	71.50	769.63
AREA OF THE OPEN SPACE	331.15	3564.50

N

SCALE : 1 = 100

All dimensions are in feet & metre

REFERENCE :

- SITE BOUNDRY
- PRO.BUILDING
- RCP & ST-DT
- EXI.BUILD. TO BE DEMOLISHED
- ROAD

NOTE :

EXISTING GROUND AND FIRST FLOOR RESIDENTIAL BUILDING APPROVED NO.05/2025-2026, DATE - 29/4/2025.

OFFICE USE :

APPLICANT :

J. Letteeshia Keroline

(Miss. LETTEESHIYA KEROLINE JOHNALBURT)

REGISTERED ENGINEER :

B.SARAVANAN, ME(St).,MSc(REV).,AMIE.,C.Eng(I).,
Registered Engineer Grade -1; RE /168/LS/23-27/00002
Registered Structural Engineer Grade-1;RSE/168/LS/23-27/00006
Chartered Engineer -AM174404/9
1-Nithya Complex ,Karumathampatti Road,
SOMANUR, COIMBATORE-641 668.
Ph:0421-2333216,Cell: 98422-63216.

PREPARED BY

J. SIVA., BE (Civil).,
CONSULTANT CIVIL ENGINEER
DREAM DESIGN
11/51, Avinashi Main Road,
Maharishi Mahal Opp, Annur - 641 653
CELL : 97869 92496

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.