Verified RealEstate™

REFERENCE
04/2026-27

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 741

Devarayapuram

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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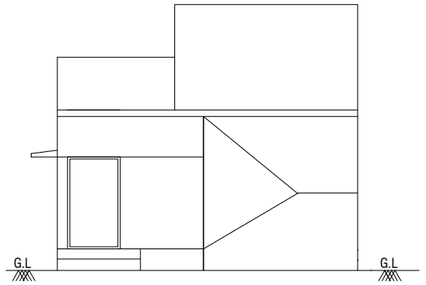
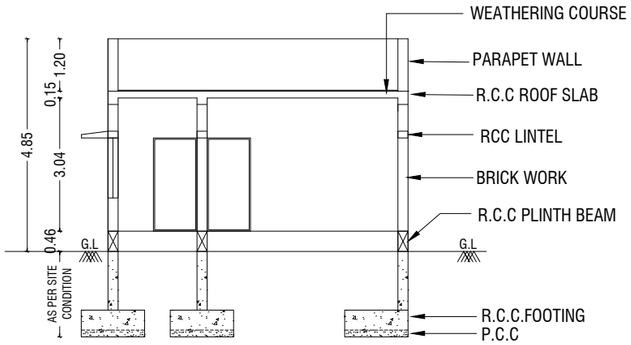
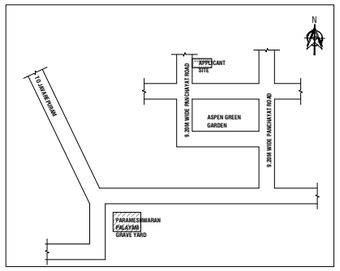
DIGITALLY VERIFIED RECORD



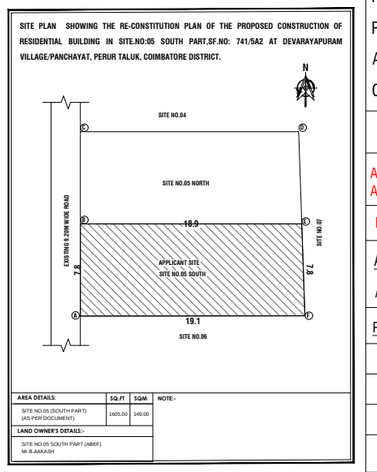
FRONT ELEVATION @ WEST SIDE



SECTION "AA" @ EAST SIDE

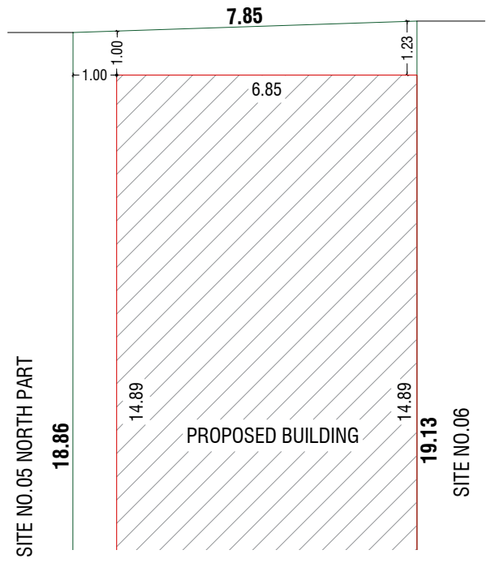


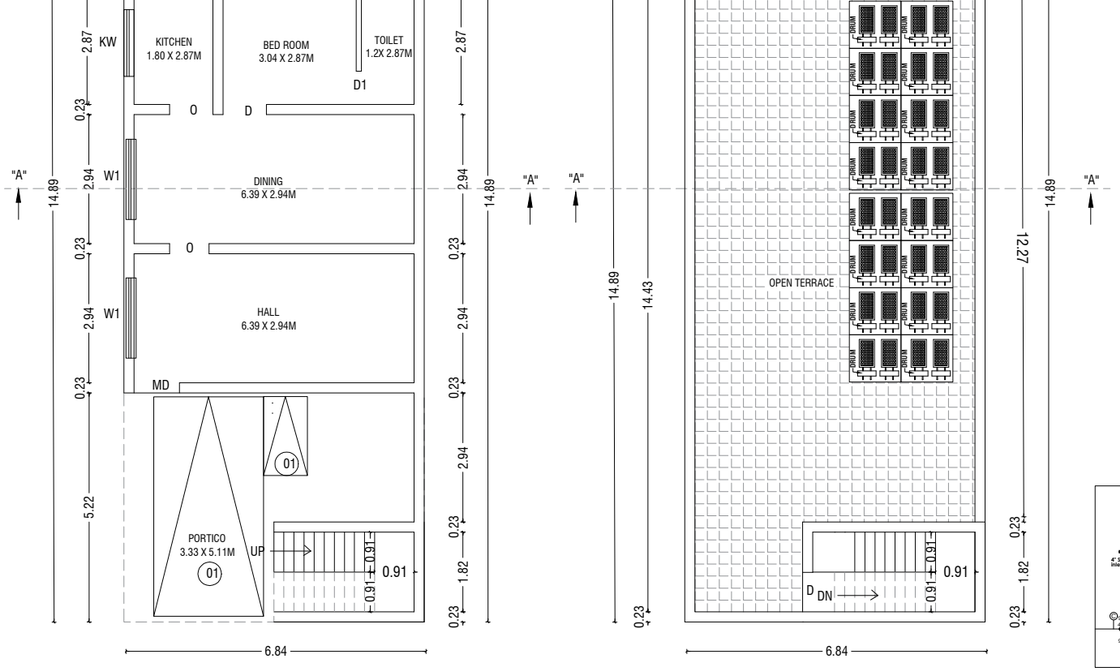
KEY PLAN



RE-CONSTITUTION PLAN

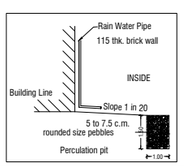
SITE NO.07

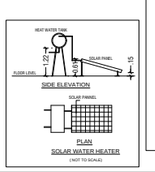


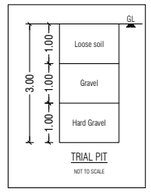


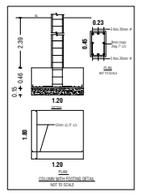
GROUND FLOOR PLAN

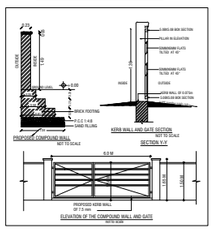
TERRACE FLOOR PLAN

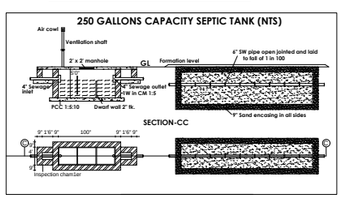












REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN SITE.NO:05 SOUTH PART,SF.NO: 741/5A2 AT DEVARAYAPURAM VILLAGE/PANCHAYAT, PERUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100

N

APPLICATION NO: TW7XSKV5
APPLICANT NAME:MR.B.AAKASH

LAYOUT APPROVAL NO: 627/2025

AREA DETAILS:-		IN SQM	IN SQFT
AREA OF SITE AS PER DOCUMENT	=	149.00 Sqft	1605.00 Sqft

PROPOSED BUILDING APPROVAL AREA DETAILS(IN Sq.mt):-

S.No	FLOOR	IN SQM	IN SQFT
1	GROUND FLOOR	101.98	1098.00
2	TERRACE FLOOR	9.50	102.00
	TOTAL	111.48	1200.00

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (111.48/149.00) = 0.75

BUILDING HEIGHT :-

F.S.I BUILDING HEIGHT = 4.85 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL TWO WHEELER PARKING	01 No	01 No
TOTAL CAR PARKING	01 No	01 No

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.22 X 2.44
D	DOOR	0.91 X 2.44
W1	WINDOW	1.83 X 1.83
W	WINDOW	1.52 X 1.22
KW	KITCHEN WINDOW	1.60 X 1.07
V	VENTILATOR	0.91 X 0.91

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* Sump and Fire Sump provided.

BUILDING PLAN APPROVED

BUILDING PLAN APPROVED IN THIS OFFICE PRO NO: ..... DATED: .....SUBJECT TO THE CONDITIONS LAID DOWN THERE ON AND ALSO SUBJECT TO THE BUILDING REGULATION RULES 1997 VALIDATE FROM ..... DATE TO .....

தலைவர் / செயல் அலுவலர்
தேவராயபுரம் ஊராட்சி

Er. Mirudubashini Ramachandran, LBS.,M.E.,(Struct)
RAMJOYTHI ASSOCIATES
Thattampudur Road, Kaniyur (PO),
Coimbatore - 641 659.
Cell: 8189817810, 9597400894
RGN. No: 071/2021-Grade-II.

REGISTERED ENGINEER / ARCHITECT

COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	

OWNER / APPLICANT

SITE PLAN (SCALE 1:100)

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.