Verified RealEstate™

REFERENCE
20/2026-2027

ISSUED
25 August 2026

PP APPROVAL RECORD

Planning Permission

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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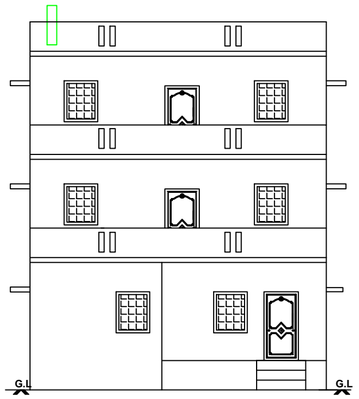
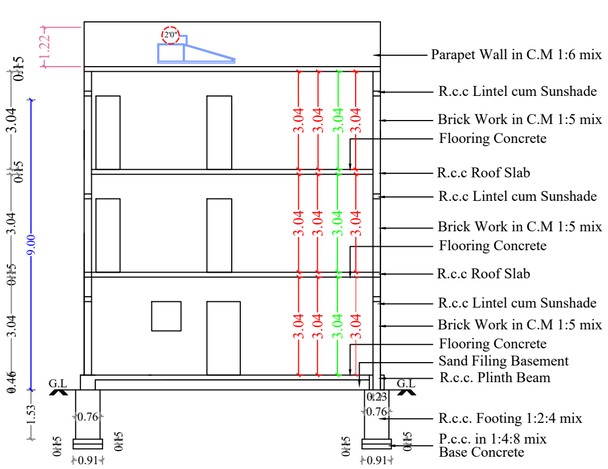
DIGITALLY VERIFIED RECORD

REVISED PLAN OVER PREVIOUS PLAN APPROVAL NO:SWP/SCM/DTCP/RP/0335544/2025 DATED ON:23/12/2025 SHOWING THE PROPOSED R.C.C ROOF GROUND FLOOR, FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING IN S.F.NO :270/2A1A, SITE NO:3 , "MAHALAKSHMI GARDENS EXTENSION" AT KONDAIYAMPALAYAM VILLAGE PANCHAYAT, ANNUR TALUK AND COIMBATORE DISTRICT

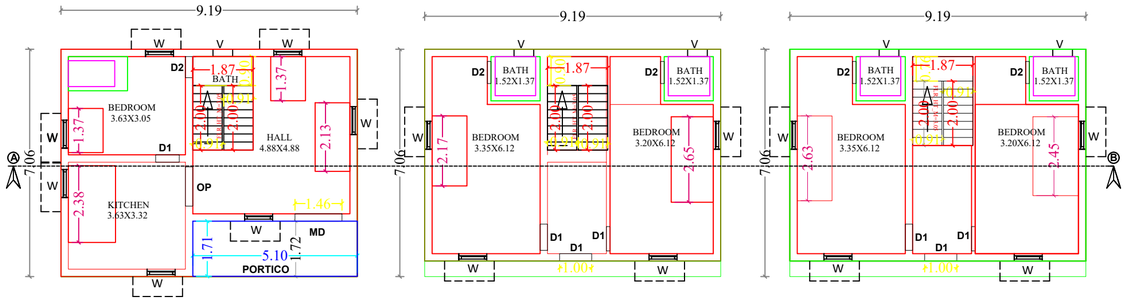
APPLICANT NAME : Mr. D V MUTHUKUMAR S/O VELUSAMY



FRONT ELEVATION



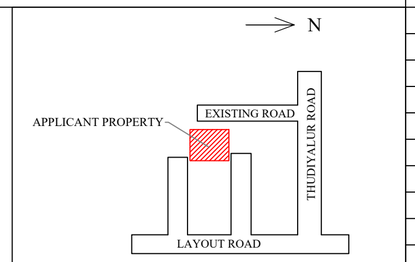
SECTION ON - "AB"



PROPOSED GROUND FLOOR

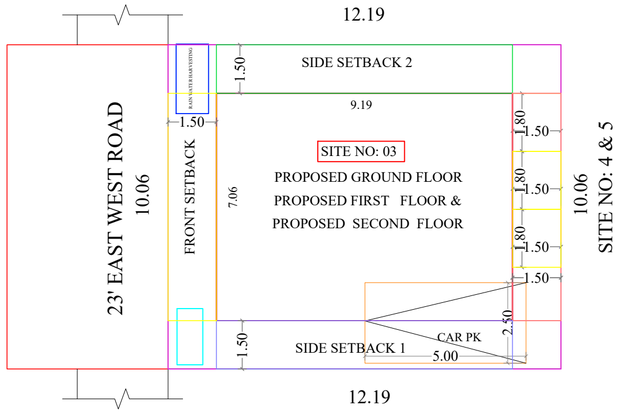
PROPOSED FIRST FLOOR

PROPOSED SECOND FLOOR



KEY PLAN[NOT T O SCALE]





SITE PLAN

SCALE - 1:100

APPROVAL AUTHORITY

COLOR INDEX	
	SITE BOUNDRY
	PRO. R.C.C ROOF RESIDENTIAL BUILDING
	ROAD DETAILS

PARKING STALL DETAILS		
CAR SPACE	2	2
BIKE SPACE	0	4
SCALE = 1" = 8'-0" (1:100)	All Dimensions Are In Meters	

SCHEDULE OF JOINERIES

DESCRIPTION	SIZE IN FEET	SIZE IN M
Main Door - MD	3'6" x 7'0"	1.07 x 2.13
Door - D1	3'0" x 7'0"	0.19 x 2.13
Door - D2	2'9" x 7'0"	0.84 x 2.13
Window - W	3'6" x 4'0"	1.07 x 1.22
Window - W1	5'0" x 4'0"	1.52 x 1.22
Ventilator - V	3'0" x 2'0"	0.91 x 0.61

ALREADY APPROVED AREA DETAILS

DESCRIPTION	SQ.FT	SQ.M
AREA OF THE SITE	1320.00	122.63
PROPOSED AREA OF GROUND FLOOR	878.00	81.56
PROPOSEDAREA OF FIRST FLOOR	512.00	47.56
AREA OF THE OPEN SPACE	442.00	41.06

REVISED AREA OF THE PROPOSED CONSTRUCTION

DESCRIPTION	SQ.FT	SQ.M
AREA OF THE SITE	1320.00	122.63
PROPOSED AREA OF GROUND FLOOR	698.26	64.87
PROPOSED AREA OF FIRST FLOOR	650.00	60.38
PROPOSED AREA OF SECOND FLOOR	650.00	60.38
AREA OF THE OPEN SPACE	621.74	57.76
FSI = Total Builtup Area / Total Site Area = 1.51 <2		

DESCRIPTION	SQ.FT	SQ.M
NEW REVISED AREA DIFFERENCE	608.26	56.50

ENGINEER / L.B.S

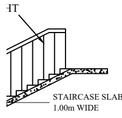
Er. D. BOOPATHY, B.E.,
Licensed Building Surveyor
UNB CONSTRUCTION
8B, Eswaran Kovil Street
Sarkarsamakulam, Coimbatore - 641107
Cell : 9677689466, 7010161658
LBS No.: 001/2021/GR-III

APPLICANT SIGN



R.C.C. COLUMN DETAILS

SCALE 1:50

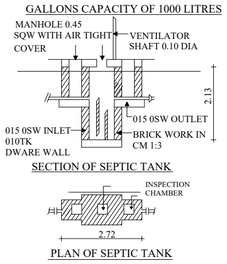


AIST SLAB 0.127m TK

STAIRCASE DETAILS

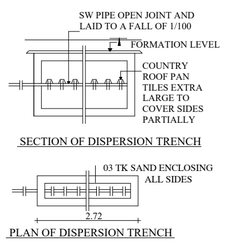
SCALE 1:50

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES



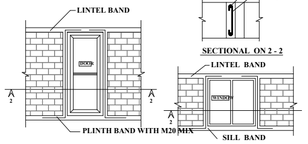
SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK



SECTION OF DISPERSION TRENCH

PLAN OF DISPERSION TRENCH



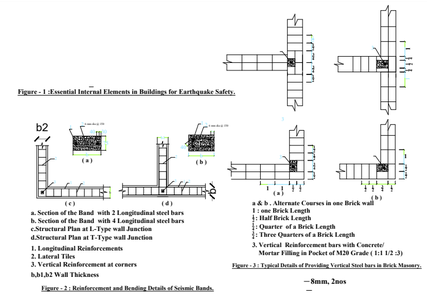


Figure - 1 :Essential Internal Elements in Buildings for Earthquake Safety.

a. Section of the Band with 2 Longitudinal steel bars
b. Section of the Band with 4 Longitudinal steel bars
c.Structural Plan at L-Type wall Junction
d.Structural Plan at T-Type wall Junction
1. Longitudinal Reinforcements
2. Lateral Ties
3. Vertical Reinforcement at corners
b.b1.b2 Wall Thickness

Figure - 2 : Reinforcement and Bending Details of Seismic Bands.

a & b : Alternate Courses in one Brick wall
1 : one Brick Length
½ : Half Brick Length
¼ : Quarter of a Brick Length
¾ : Three Quarters of a Brick Length
3. Vertical Reinforcement bars with Concrete/ Mortar Filling in Pocket of M20 Grade (1:1 1/2 :3)

Figure - 3 : Typical Details of Providing Vertical Steel bars in Brick Masonry.

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.