Verified RealEstate™

REFERENCE
10/2026-2027

ISSUED
09 September 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

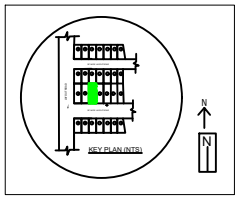
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

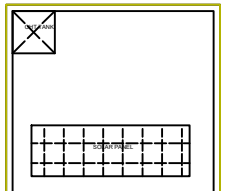
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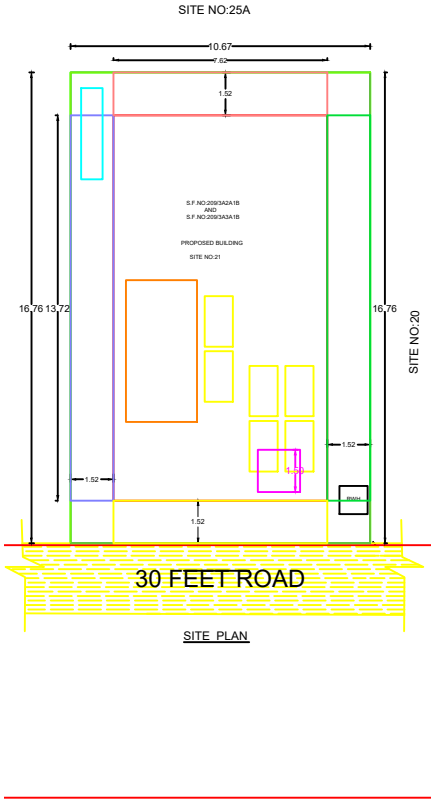
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(ORDER NO : 648/2018/M2)

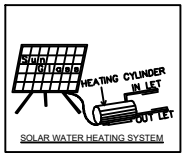


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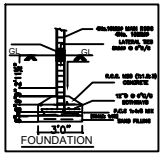




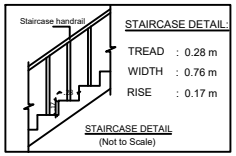
SITE PLAN



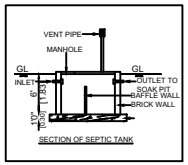
SOLAR WATER HEATING SYSTEM



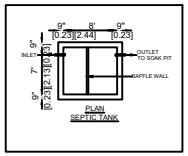
FOUNDATION



STAIRCASE DETAIL
(Not to Scale)



SECTION OF SEPTIC TANK



PLAN
SEPTIC TANK

SHEET NO: 01 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR ,FIRST AND SECOND FLOOR RESIDENCIAL BUILDING IN "KAVERI NAGAR", SITE NO : 21, NEW S.F.NO : 209/3A2A1B & 209/3A3A1B, AS PER PATTA NO : 2050 & 2028 , MAILERIPALAYAM VILLAGE,MADUKKARAI TALUK,COIMBATORE DISTRICT

APPLICANT NAME : MR. RAJASEKAR S

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA: 179 SQ.M / 1925 SQ.FT

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	NON-FSI (SQ.M)	FSI (SQ.M)	TOTAL BUILDUP (SQ.M)	TOTAL BUILDUP (SQ.FT)
1.	GROUND FLOOR	8.58	104.52	113.10	1217.40
2.	FIRST FLOOR	---	104.52	104.52	1125.04
3.	SECOND FLOOR	---	104.52	104.52	1125.04
4.	HEAD ROOM	---	---	---	---
	TOTAL AREA	8.58	313.56	322.14	3467.48

TOTAL FSI AREA = 322.14 SQM | HEIGHT OF THE BUILDING- 10.16 M

FLOOR SPACE INDEX = 1.799

JOINERY SCHEDULE

MD	1.07 x 2.10	MAIN DOOR
D	0.91 x 2.10	DOOR
D1	0.76 x 2.10	DOOR
W1	1.50 X 1.37	WINDOW
W2	0.61 X 1.22	WINDOW
W3	1.00 X 1.22	WINDOW
KW	0.91 X 0.91	WINDOW
V	0.61 x 0.61	VENTILATOR

INDEX :

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DWELLING UNITS DETAILS :

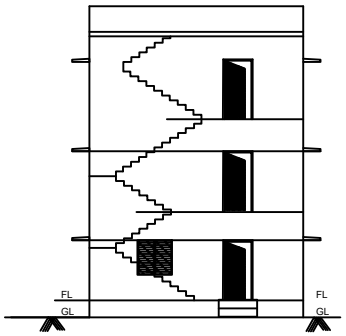
DWELLING UNITS : 5 UNIT

N
W E
S

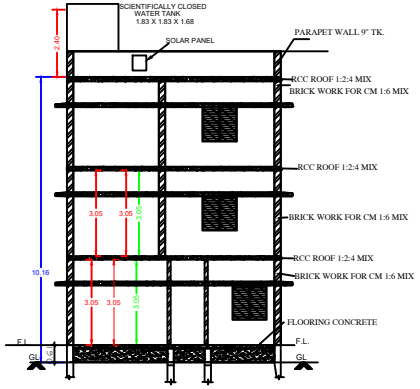
ARCHITECT / REGISTERED ENGINEER :

R.Balas

R.BALASUBRAMANI,DCE.,BE.,
Registered Engineer Grade-III-RE
Reg No: 162/15/2023/00084
No: 14/1, Dhamodhra Samy Layout,
3rd Street, N.K. Palayam, Coimbatore - 641033.
Cell : 85269 41862, kaushikrajbuilders2023@gmail.com.

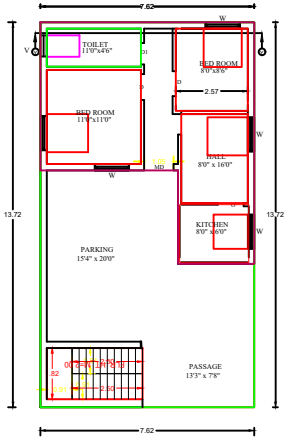


FRONT ELEVATION

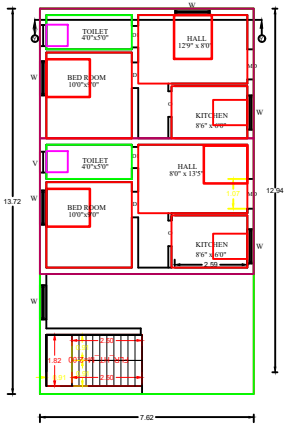


SECTION- YY

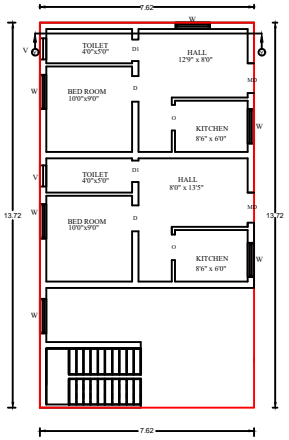
DWELLING UNITS DETAILS :	
DWELLING UNIT -01	47.00 SQ.M
DWELLING UNIT -02	51.00 SQ.M
DWELLING UNIT -03	51.00 SQ.M
DWELLING UNIT -04	51.00 SQ.M
DWELLING UNIT -05	51.00 SQ.M



GROUND FLOOR PLAN



TYPICAL_FLOOR_PLAN=1,2



SHEET NO: 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR ,FIRST AND SECOND FLOOR RESIDENCIAL BUILDING IN "KAVERI NAGAR", SITE NO : 21, NEW S.F.NO : 209/3A2A1B & 209/3A3A1B, AS PER PATTA NO : 2050 & 2028, MAILERIPALAYAM VILLAGE,MADUKKARAI TALUK,COIMBATORE DISTRICT

APPLICANT NAME : MR. RAJASEKAR S

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA: 179 SQ.M / 1925 SQ.FT

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:5.5:3 (M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING

COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

INDEX :

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DWELLING UNITS DETAILS :

DWELLING UNITS : 5 UNIT

N
W E
S

ARCHITECT / REGISTERED ENGINEER :

R.BALASUBRAMANI,DCE.,BE.,
Registered Engineer Grade-III-RE
Reg No: 162/LI/2023/00064
No: 14/1, Dhamodhra Samy Layout,
3rd Street, N.K. Palayam, Coimbatore - 641033.
Cell : 85260 41062, kaushikrajbuilders2023@gmail.com.

APPLICANT :

RAJASEKAR S

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.