Verified RealEstate™

REFERENCE
42/2026-2027

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 316

Masagounden chetti Palayam New

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

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+91 9996 12 9996

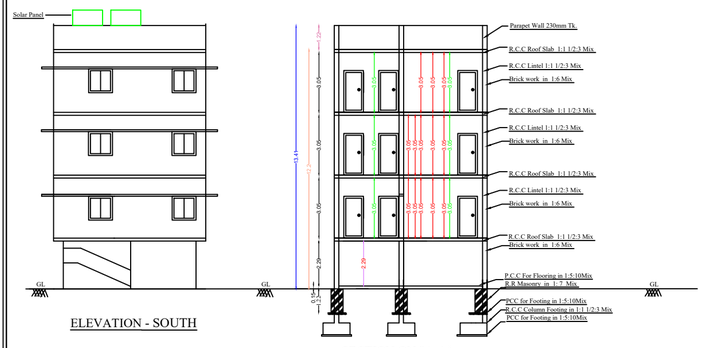
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DIGITALLY VERIFIED RECORD

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FIRST SECOND FLOOR & TERRACE FLOOR

RESIDENTIAL BUILDING AT S.F.NO: 316/1C7 , SITE NO : 14 , GREENFIELDS OPAL , MASAGOUNDENCHETTIPALAYAM VILLAGE , ANNUR(TALUK)

COIMBATORE DISTRICT.



ELEVATION - SOUTH

SECTION ON "A-A"

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

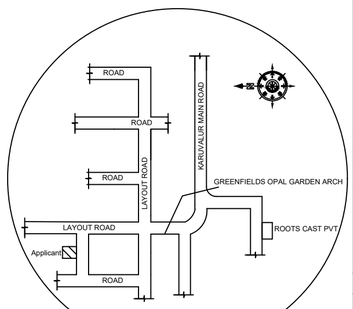
TERRACE FLOOR

SITE PLAN

MAIN GATE



WICKET GATE



KEY PLAN
NOT TO SCALE

SHEET_1

All Dimension are in METER

Joinery	Details	In	Ft	M
MD	Door	3'6"x7'0"		1.07x2.13
D	Door	3'0"x7'0"		0.91x2.13
O	Open	3'0"x7'0"		0.91x2.13
D1	Door	2'6"x7'0"		0.84x2.13
W	Window	4'0"x5'0"		1.22x1.52
W1	Window	5'0"x5'0"		1.52x1.52
V	Ventilator	4'0"x2'0"		1.22X0.61

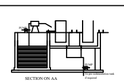
Area of Proposed R.C.C Roof Residential building

Area Details	In	Sqm	Sqft
Total Area of the Site		186.919	2012.00
Plinth Area :			
Ground Floor		98.28	1057.49
First Floor		112.84	1214.15
Second Floor		112.84	1214.15
Terrace Floor		65.95	709.62
Total		404.47	4352.07
Area of the Open Space		88.639	954.51
Car Parking	-	Required: 2Nos	Provided: 2Nos
Two Wheeler Parking	-	6Nos	6Nos

APPLICANT

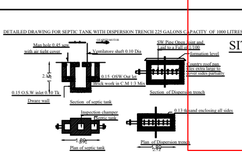
ENGINEER

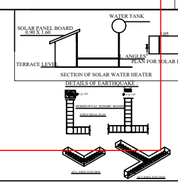
Ar. P. ARUN KUMAR B.E, LBS
Reg. No:- 075/2021
TEXCITY BUILDERS
No.20, SF No.12/4A, MRM Residency
Saravanampatti Road, Saravanampatti
Coimbatore - 641 035
Mob: 9940905206

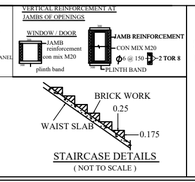




A-B "







STAIRCASE DETAILS
(NOT TO SCALE)

Site Boundary
Proposed Building
Septick tank
Road
Water tank
R.W.H

PLAN INFO
AS_AT_SITE=186.95
FMB_OR_PLR=186.95
AS_PER_DOCUMENT=186.919
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO= 14
SURVEY_NO=316/1C7
PATTA_NO=11845
TALUK=ANNUR
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=COIMBATORE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=186.919
AVG_PLOT_DEPTH=19.165
AVG_PLOT_WIDTH=9.75
AREA_TYPE=OTHERS
ROAD_WIDTH=10
ROAD_LENGTH=100
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
MECH_VENTILATION=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.