Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
28 July 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

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

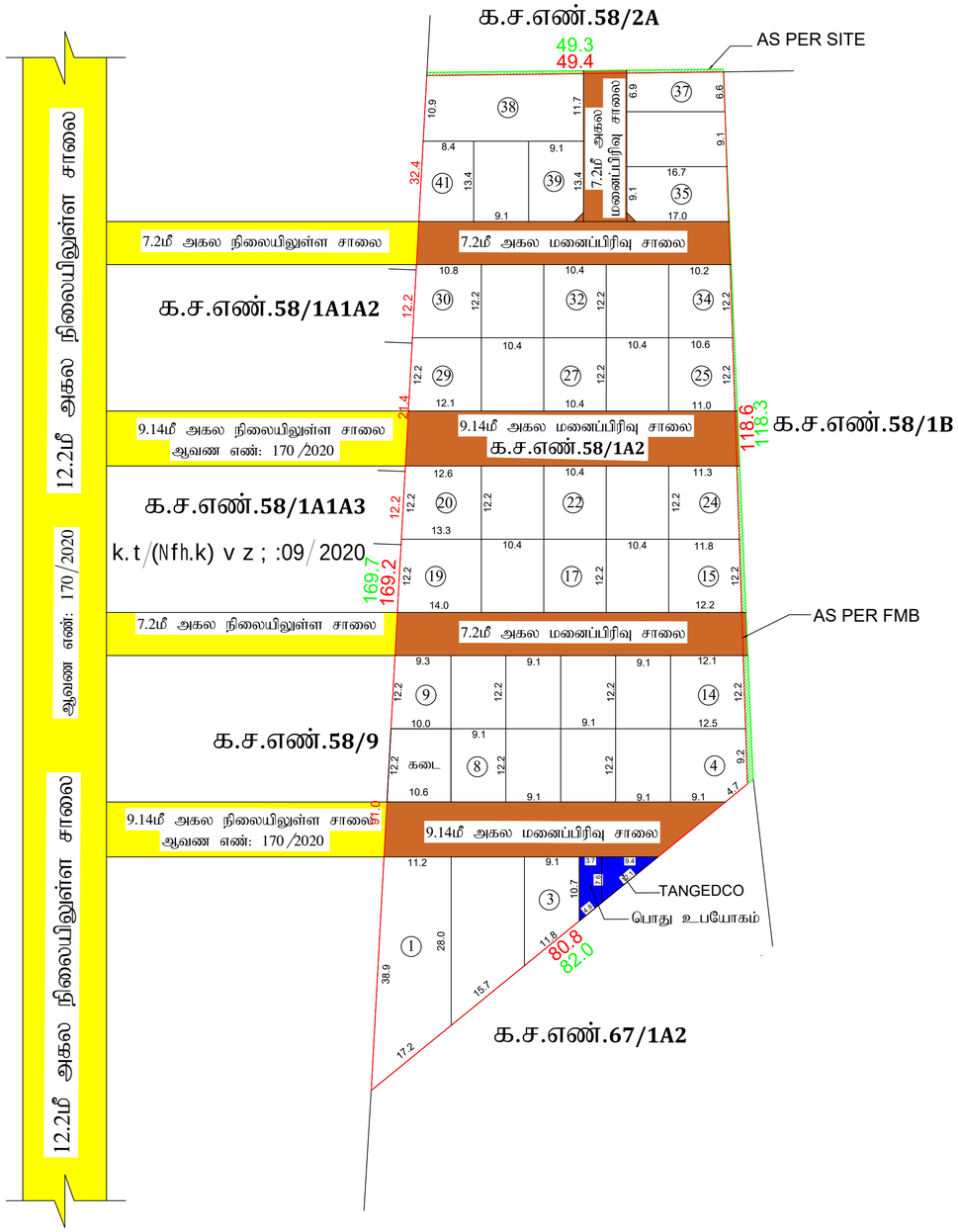
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

rhiy 1 - 465.68 r.k
rhiy 2 - 415.08 r.k
rhiy 3 - 500.87 r.k
rhiy 4 - 374.04 r.k
rhiy 5 - 177.48 r.k + 2.25 r.k = 179.73 r.k

nkhjj gugG = 1935.4 r.k

nghJ cgNahfk;gugG
xjifja gugG = 34.07 r.k (0.543%)
(TANGEDCO)
xjifja gugG = 35.09 r.k (0.560%)



khtl;l efh;Cuikg;G mYtyfk; Nfhak;G j;Jhh; Nfhak;G j;JhH khtl;lk; f;z j;JfflT Cuhlr;r xdwak;(j;l;lkyyh gFj;)

Nfhak;G j;JhH khtl;lk; f;z j;JfflT tl;lk; tlg;GJhH f;uhkk;(k) Cuhlr;r f.r.v z ; 58/1A2-y;mikAk;FbaUg;G kidggwtwfhd njhoyE;lg xg;Gjy; tiuglk;

msT : 1:400

,izato t;z;zgg vz ; VA43P3Y1/2025/TCP

FwgG:

kidggwt;d;nkhjjggugG : AREA AS PER PATTA = 2.03 ACRE /8200.00SQ.MT
kidggwt;d;nkhjjggugG : AREA AS PER DOCUMENT = 2.03 ACRE / 8200.00SQ.MT
kidggwt;d;nkhjjggugG : AREA AS PER FMB = 2.03 ACRE / 8200.00SQ.MT
kidggwt;d;nkhjjggugG : AREA AS PER FIELD = 1.99 ACRE / 8066.42 SQ.MT

Nfhuakidfs; : 41
xJffakidfs; : 41
fil : 01 (125.72 r.k.)

kidggwt;d;vy;iy (AS PER FMB)
fstiugl vy;iy (AS PER SITE)
e;iyaYss rhiy

nghJ xJffL:

Cuhlr;fF jhdkhf xggilffggl;lit:

1) kidggwT rhiy (k) %iyKlfFfs;d;gugG : 1935.40 r.k.

2) G+qfhtwF Njitahd gugG : kidggwt;d;nkhjj gugG - (kidggwT rhiyfs;d;gugG) x 10%
= (8200.00 - 1935.40) x 10.0 % = 626.46 r.k.
= 626.46 r.k. (10.0%)

murhiz vz ;: 18 e.e;(k) F.t Jiw ehs;:04.02.2019 - d;gb G+qfh xJffL 626.46 r.k.
<lhd muR to;fhl;b kjpG njhifehs; 03.06.2025 mdW kDjhuhy;KOikahf nrYjjggl;Lss;J.

3) cssh!;fF xggilffggl Ntzba nghJ cgNahfk;Njitahd gugG (xggilffggl;lit) : (kidggwT gugG - kidggwT rhiya;d;gugG) x 0.5%
: (8200.00 - 1935.40) x 0.5% = 31.32r.k.
: 34.07 r.k (0.543%)

4) TANGEDCO-wfF xggilffggl Ntzba kidgfhkhdk;Njitahd gugG (xggilffggl;lit) : (kidggwT gugG - kidggwT rhiya;d;gugG) x 0.5%
: (8200.00 - 1935.40) x 0.5% = 31.32r.k.
: 35.09 r.k (0.560%)

%iyKlfF :
12.0 k tiu csshiyfSfF 1.5k x 1.5k t;lggly;Ntz Lk;

egej;dfs;

1. murhiz vz ;: 18 e.e;(k) F.t Jiw ehs; 04.02.2019-d;gb rhiy (k) nghJ cgNahfk; csshl;fF jhdkhfTk; murhiz vz ;: 16 e.e;(k) F.t. Jiw ehs; 31.01.2020-d;gb TANGEDCO -ffhd gugG TANGEDCO (m) csshl;fF jhdkhf xggilffggl Lss;J.
2. ,kidggwtwF csshl;r ,Wj;xgG jy;msifFkKd; ,ljj;jid vejj;JiwahYk; eyMh;j;jeltbf;if Nkwnfhssggl tuy;iy vdWk; vejJiwffhfTk; eyMh;j;jggl bay; khtl;l tUtha; mYtyUfF mDgggl tuy;iy vdWk; nray;mYtyh; cWjpnraJ nfhss Ntz Lk;
3. eyMchkk; Fwj;J toqfggl;l rhdWfs; kwWk; ghpr;yidfF rkhggffggl;l Mtzqfs; rhahditayy vdW mwaggl;lhNyh myyJ kidggh TfF njhoyE lg xg;Gjy; toqfjahy; ghjpg;G Vwglf; $ba #oe;iy Vwgbd; kidggh TfF toqfggl;l njhoyE lg xg;Gjy; vtuj; Kdpdwtpg;Gk; ,dwefh; Cuikg;G Jiwahy; uj;J nraapgLk;
4. tUwgidfFz;lhd kidfis tUwgid nraykk; NghJ ,tshizaid; efNyhL efu; Cuikg;G j;Jiwaiy; xg;Gjy; msifffggl;l tiugl efy; kid thqFgtufSfF fl;lhak; toqfggl Ntz Lk;
5. xg;Gjy; msifffggl;l kidggwT tiuglj;ij vejj tuj khwyk; tuLjy; dW kidggwT Eiothaiyy; 60cm x 120cm msTyhd ewejU jftygyif %yk; nghJ kffs; ghu; itfF ewejukhf guRuffggl Ntz Lk;
6. cjNjr kidggwT rhiyfs; kioeU; tbfhy; trjp Fbeu; trjpfs; (k) njUtufsfFfs; Mfpait csshl;rpd; tUggj;JwF Vwg mikffggl;l gpd;du; ,Wj;xg;Gjy; toqf Ntz Lk;
7. murhiz vz ; 141 t.t.(k) e.t.J. ehs; 16.07.2022-dgb eltbf;if Nkwnfhssggl Ntz Lk;

k.t (Nfh.kh) vz ; : 185/2025

cjtp ,afFeh;/ ,iz ,afFeh;(ngh.)
khtl;l efh;Cuikg;G mYtyfk;
Nfhak;G j;Jhu;khtl;lk;

r.fhhjjpf;
msth;/ cjtp tiuthsh;

j.fz;zd;
tiuthsh;e;iy - III

uh.nrgjjp Nuhrhyp
NkwghHitahsH/ tiuthsH e;iy - II

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.