Verified RealEstate™

RE REGULATORY RECORD

RERA Document

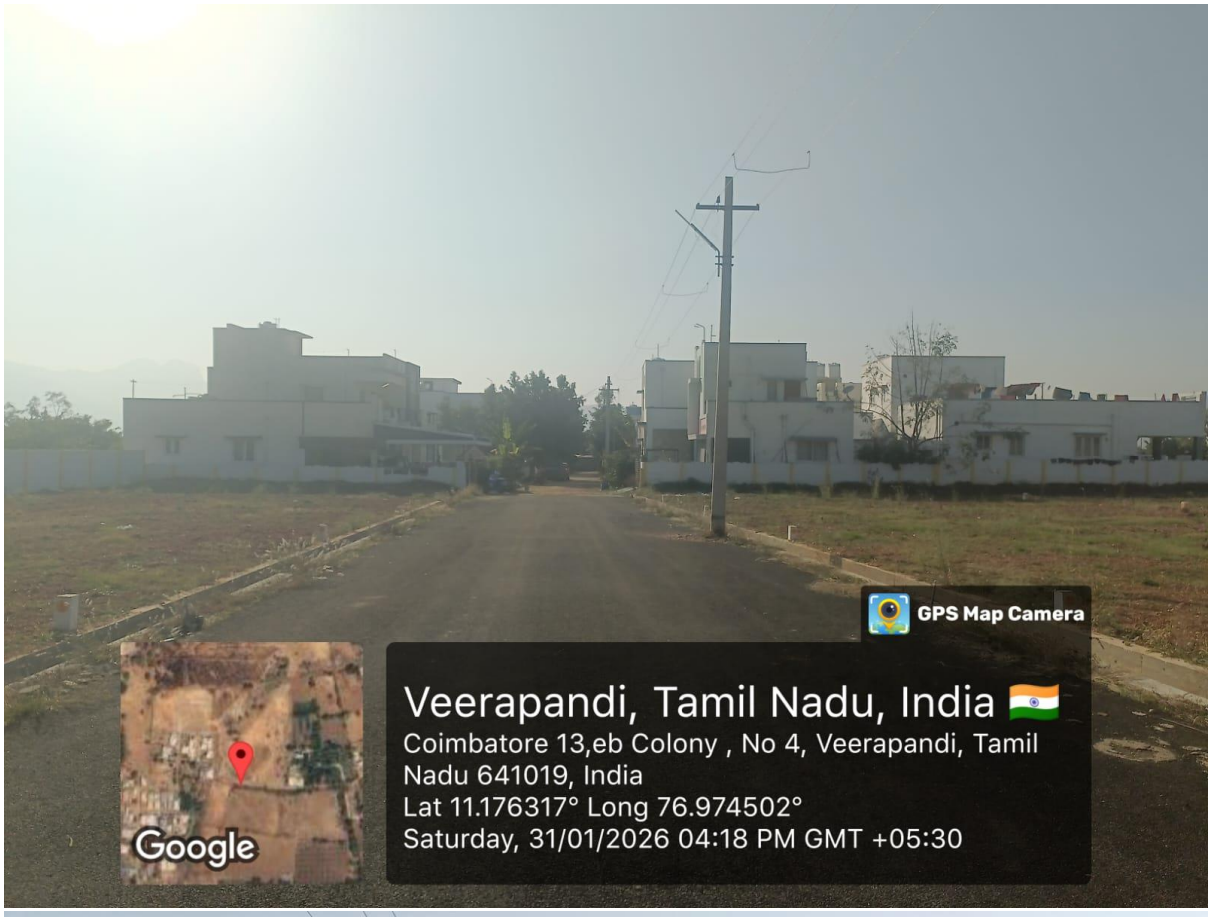
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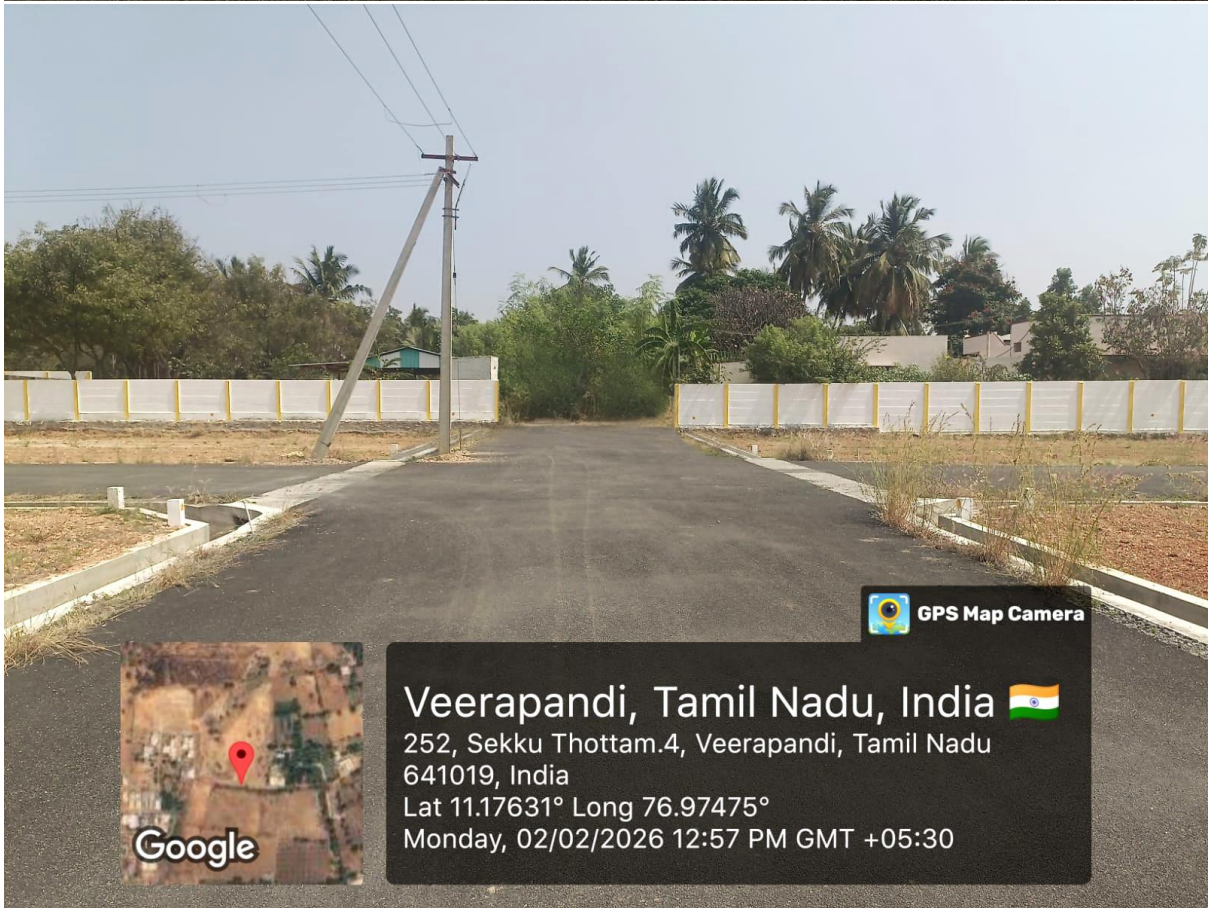
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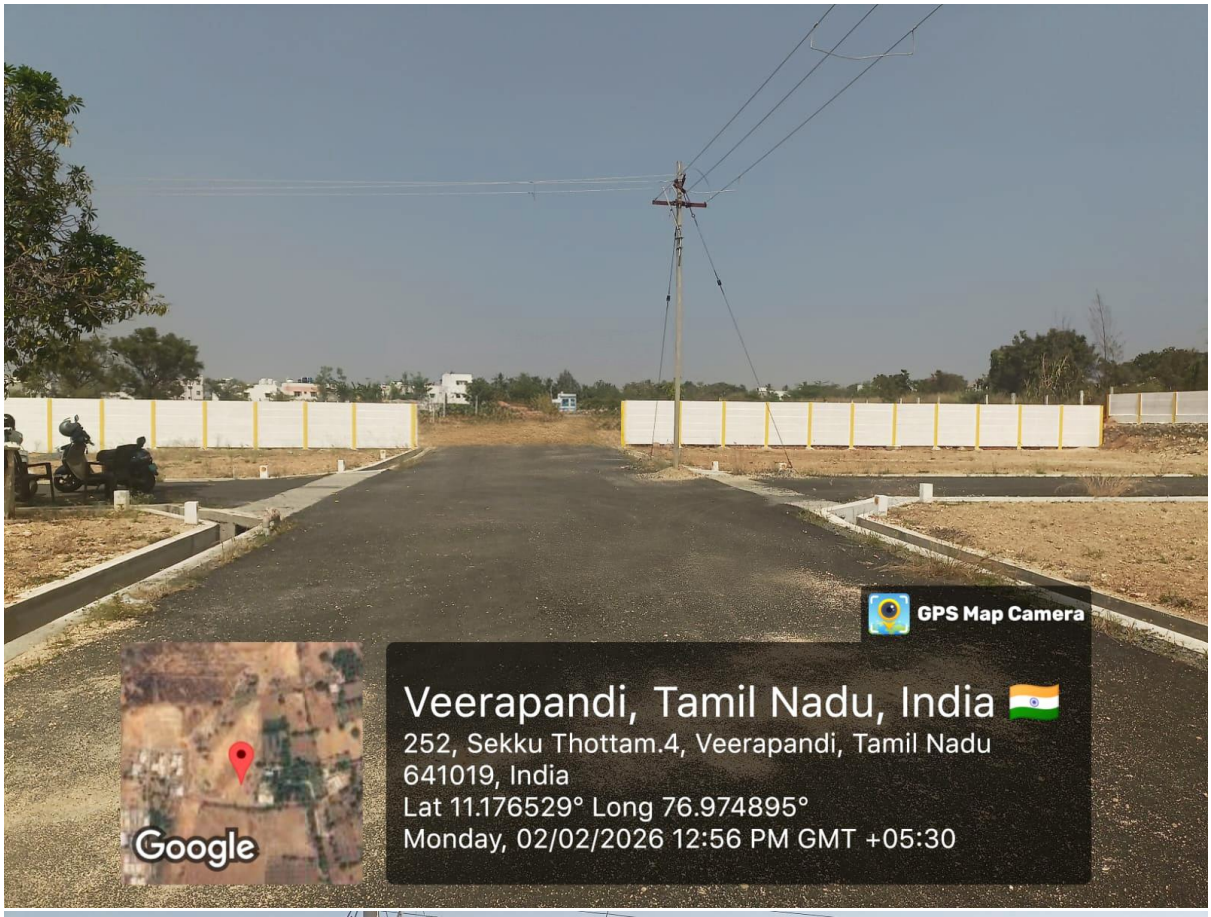
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

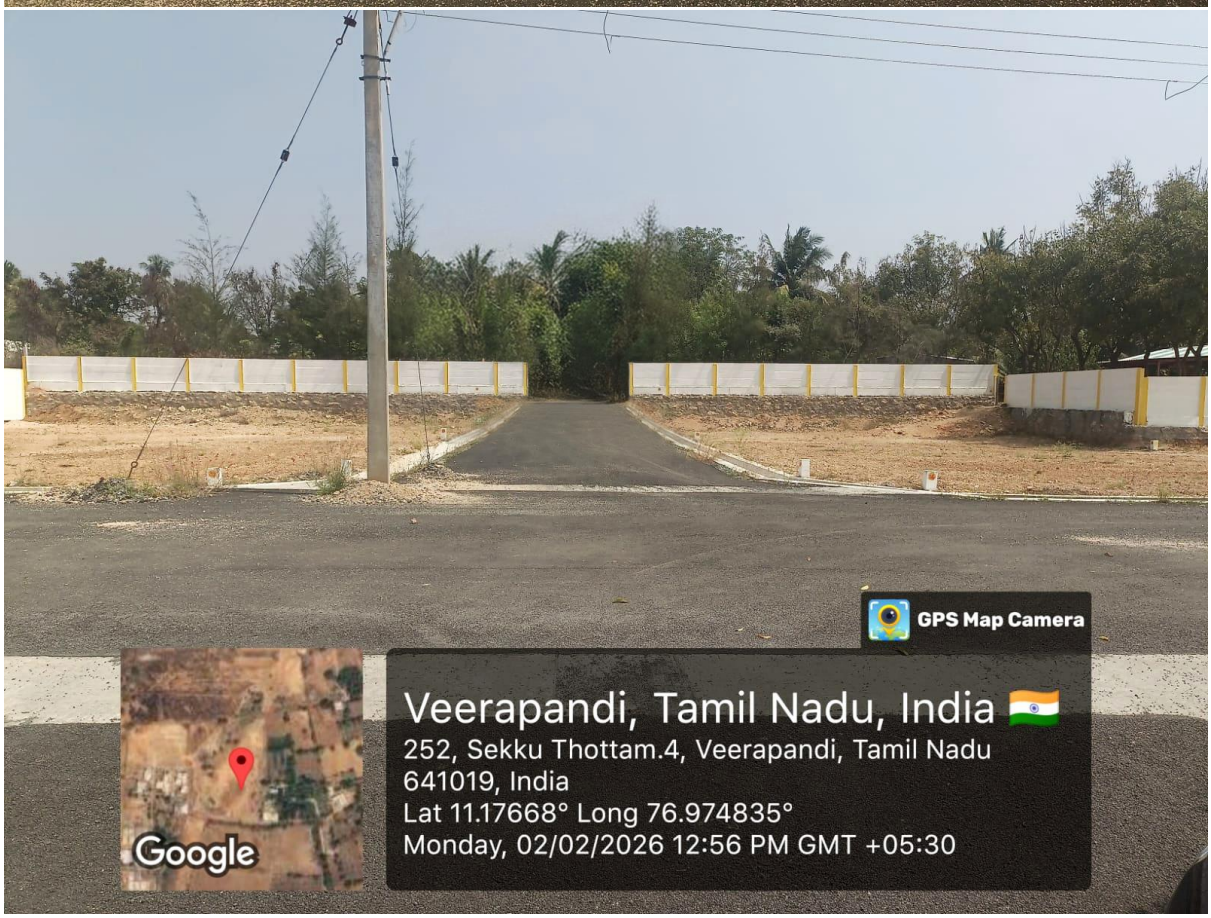
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD


GPS Map Camera
Veerapandi, Tamil Nadu, India
Coimbatore 13,eb Colony , No 4, Veerapandi, Tamil Nadu 641019, India
Lat 11.176317° Long 76.974502°
Saturday, 31/01/2026 04:18 PM GMT +05:30
Google


GPS Map Camera
Veerapandi, Tamil Nadu, India
252, Sekku Thottam.4, Veerapandi, Tamil Nadu 641019, India
Lat 11.17631° Long 76.97475°
Monday, 02/02/2026 12:57 PM GMT +05:30
Google


GPS Map Camera
Veerapandi, Tamil Nadu, India
252, Sekku Thottam.4, Veerapandi, Tamil Nadu
641019, India
Lat 11.176529° Long 76.974895°
Monday, 02/02/2026 12:56 PM GMT +05:30
Google


GPS Map Camera
Veerapandi, Tamil Nadu, India
252, Sekku Thottam.4, Veerapandi, Tamil Nadu
641019, India
Lat 11.17668° Long 76.974835°
Monday, 02/02/2026 12:56 PM GMT +05:30
Google


GPS Map Camera
Veerapandi, Tamil Nadu, India
Coimbatore 13,eb Colony , No 4, Veerapandi, Tamil Nadu 641019, India
Lat 11.176664° Long 76.974412°
Saturday, 31/01/2026 04:19 PM GMT +05:30
Google


Coimbatore 13,Eb colony , No 4,
Veerapandi, Tamil Nadu 641019, India
Latitude
11.176519'
Longitude
76.973765'
Time: 25/12/2025 02:15 PM
CYMATICS


Coimbatore 13,Eb colony , No 4,
Veerapandi, Tamil Nadu 641019, India
Latitude
11.177470'
Longitude
76.974650'
Time: 25/12/2025 02:17 PM
CYMATICS


Coimbatore 13,Eb colony , No 4,
Veerapandi, Tamil Nadu 641019, India
Latitude
11.177072'
Longitude
76.973960'
Time: 25/12/2025 02:14 PM
CYMATICS


Coimbatore 13,Eb colony , No 4,
Veerapandi, Tamil Nadu 641019, India
Latitude
11.177485'
Longitude
76.974659'
Time: 25/12/2025 02:10 PM
CYMATICS

Directorate of Town Panchayat

BuildingPlan Approval-Final Approval Letter

Proceedings of 4 Veerapandi Town Panchayat Executive Officer Present: Mr./Mrs. R.UMARANI

Roc No: 618/2025

BA No: 165/2025-2026 **Date:** 22/09/2025

Sub:

Building License –86, Kamarajar Salai, No.04.Veerapandi, Press Colony Post, Coimbatore. to grant permission to construct Residential building at EB COLONY EXTENSION PHASE 2 , 4 Veerapandi , Coimbatore North , Coimbatore. Building Survey No : 77 subdivision: 3A Plot No : 33 EASTERN SIDE PART-Orders issued – reg.

Ref:

Application from Mr./Mrs.:S ATHIVARMAN S/o, H/o.SELVARAJ , SWP/BPA/652317/2025 Survey No: 77 subdivision: 3A in 4 Veerapandi Town Panchayat , Plot No:33 EASTERN SIDE PART Dt: 13/09/2025 B.A.No. (165/2025-2026)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in EB COLONY EXTENSION PHASE 2 of 4 Veerapandi Village Coimbatore District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

1. This permission will be valid for a period of five years from 22/09/2025 to 22/09/2030

2. No encroachment shall be made on Government/Town Panchayat land or Street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said buildingwherepermission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewed of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Town Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the 4 Veerapandi immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11. Solar water heating equipment should be installed
12. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
13. When the construction is completed, it is obligatory to obtain the Completion Certificate.
14. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt. :S ATHIVARMAN, S/o., W/o. : SELVARAJ,10B,MAHARANI AVENUE 5th PHASE , Vadavalli , Perur , Coimbatore

Executive Officer,

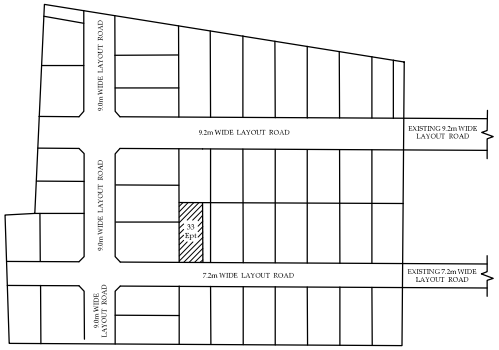
4 Veerapandi Town Panchayat,
Coimbatore District.

Copy to: Bill Collector, 4 Veerapandi, Town Panchayat

(Follow up action regarding levying Property tax as soon as the completion of the

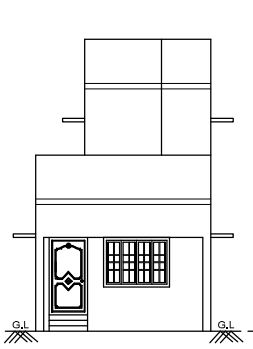
Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.09.22 15:29:44

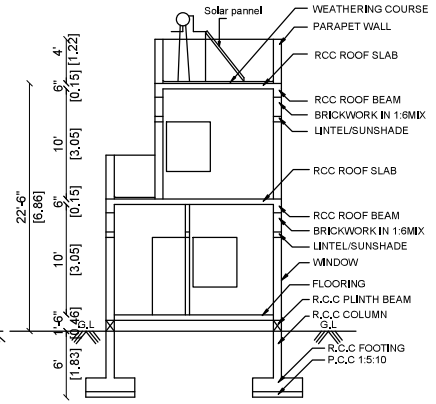


KEY PLAN
(NOT TO SCALE)

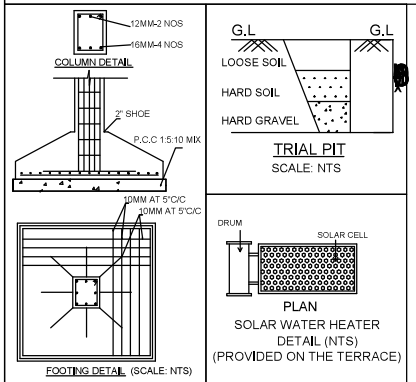
- APPLICANT'S SITE



ELEVATION

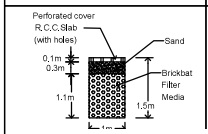


SECTION ON "AB"

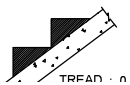


TRIAL PIT
SCALE: NTS

PLAN
SOLAR WATER HEATER
DETAIL (NTS)
(PROVIDED ON THE TERRACE)



STAIRCASE DETAIL:

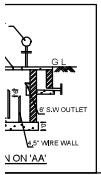


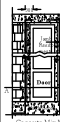
TREAD : 0.25m

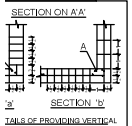
RAIN WATER RECHARGE











Concrete Mat Sup
Sectional Elevation
Of Door

Sectional Elevation
Of Window

2 Nos.8mm T.S

Door/
Window
6mm T.S

Section on A=A

150 c/c

CORNER REINFORCEMENT
INCASE OF BRICKMASONRY

RECOMMENDED JOINT DETAILS
WITH THE VERTICAL REINFORCEMENT
DIFFERENT KIND OF MATERIALS
CORNER FOR MASONRY WALLS USING

TAILS OF PROVIDING VERTICAL
STEEL BARS IN BRICK MASONRY

A : VERTICAL REINFORCEMENT BARS WITH M20 GRADE CONCRETE
a & b : ALTERNATE COURSES IN 1 BRICK WALL
1 : ONE BRICK LENGTH
1/2 : HALF BRICK LENGTH
3/4 : THREE QUARTERS BRICK LENGTH

15'-11½"
[4.86]
9" [0.23] 6'-5½" [1.97] 4½" [0.11] 7'-7½" [2.32] 9" [0.23]

SITE No.20

22'-6" [6.86]
0.44

SITE No.17,18
55' [16.76]

SITE No.33 WEST PART
55' [16.76]

W
D
W2
KITCHEN/DINING
16'-0" x 6'-5.5"
BED
7'7.5" x 16'0"
A
B
W
W
D
O
D1
POOJA
TOILET
6'0" x 4'0"
V
HALL
14'-5.5" x 16'-0"
W1
W3
SL
MD
W1
1.00
1.00
PORTICO
15'-11.5" x 10'-0"
RAIN WATER PERCULATION PIT
1.50
SEPTIC TANK

22'-6" [6.86]

7.20m WIDE EAST - WEST LAYOUT ROAD

9" [0.23] 16' [4.88] 4" [0.11] 9" [0.23] 16' [4.88] 9" [0.23] 16' [4.88] 9" [0.23] 16' [4.88] 9" [0.23] 10' [3.05]
35'-7½" [10.86]
48'-7½" [14.82]

11'-6"
[3.51]
9" [0.23] 10' [3.05] 9" [0.23]

9" [0.23] 16' [4.88] 9" [0.23] 7'-4½" [2.25] 9" [0.23] 9'-3" [2.82] 9" [0.23]

W
A
B
BED
10'-0" x 16'-0"
W
D
D1
TOILET
6'0" x 4'0"
V
D
DN
OPEN TERRACE

FIRST FLOOR PLAN

Signature valid
SITE CUM GROUND FLOOR PLAN
Signed by: Executive Officer
Location: Coimbatore
Date: 27.09.22 16:47:41

SCALE : 1 : 100

NOTE: ALL METRIC DIMENSIONS ARE IN MM

HORIZONTAL DISTANCE FROM ELEC.LINE IF ANY

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING IN PATTA No.2865, S.F. No. 77/3A, ITEM No. 3, SITE No. 33 EASTERN SIDE PART, " EB COLONY EXTENSION PHASE 2 ", NO.4 VEERAPANDI TOWN PANCHAYAT, COIMBATORE NORTH TALUK & DISTRICT.

LAYOUT APPROVED IN L.P./C.L.P.A. No.641/2024

AREA DETAILS:	Sq.ft	Sq.m
AREA OF THE SITE	1237.50	114.96

FLOOR NAME	TOTAL BUILT UP	Non FSI Area	Total Covered Area	
			Sq.m	Sq.ft
AREA OF THE GROUND FLOOR	57.19	14.81	72.00	775.00
AREA OF THE FIRST FLOOR	31.56	-	31.56	339.70
TOTAL	88.75	14.81	103.56	1114.70

JOINERY DETAILS:	METER
MD - MAIN DOOR	1.07 x 2.13
D - DOOR	0.91 x 2.13
D1 - DOOR	0.76 x 2.13
W - WINDOW	1.22 x 1.37
W1 - WINDOW	1.83 x 1.37
W2 - WINDOW	0.91 x 0.91
V - VENTILATOR	0.91 x 0.61

REFERENCE:

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION PIT

N

APPLICANT (Mr.S.ATHIVARMAN)

Er.A.RAJESH KUMAR, D.C.E.,
Consulting Civil Engineer & LBS,
ANGALAMMAN ASSOCIATES
37, Rajeswari Building,(Opp) Police Station,
Kuppichipalayam Road, Periyanaickenpalayam,
Coimbatore - 641 020, Cell: 99528 50418.
Email: rajeshapbuilders@gmail.com

REGISTERED ENGINEER

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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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.