

PP

APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**DTCP**

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.

PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 846/2A2 AT  
No : 24, VEERAPANDI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

Scale : 1: 100

ONLINE APPLICATION No: SWP/BPA/336582/2024  
SITE APPROVAL - L.P./C.L.P.A. No : 630/2024  
Planning Permission No: 746 /2024

COTTAGE - 1 & 2 Sheet No : 2

AREA DETAILS

| COTTAGE - 1 [3 Nos.] | F.S. I. [Sqm] |
|----------------------|---------------|
| Ground Floor         | 72.17         |

Height of the Building - 5.30 m

| COTTAGE - 2 [3 Nos.] | F.S. I. [Sqm] |
|----------------------|---------------|
| Ground Floor         | 71.58         |

Height of the Building - 5.30 m

JOINERY DETAILS Metre

|                           |   |             |
|---------------------------|---|-------------|
| D - DOOR                  | - | 1.52 x 2.10 |
| D1 - DOOR                 | - | 1.22 x 2.10 |
| D2 - DOOR                 | - | 0.90 x 2.10 |
| FD/W - FRENCH DOOR/WINDOW | - | 3.66 x 2.10 |
| W1 - WINDOW               | - | 3.05 x 1.98 |
| W2 - WINDOW               | - | 1.22 x 1.98 |
| V - VENTILATOR            | - | 2.80 x 0.60 |
| V1 - VENTILATOR           | - | 1.22 x 0.60 |

*M. Kaberhasan*  
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Consulting Structural Engineer  
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349, Second Street Extension  
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Regd. Struct Engg. Coimbatore LPA  
SE/GR-II/006/2022

STRUCTURAL ENGINEER

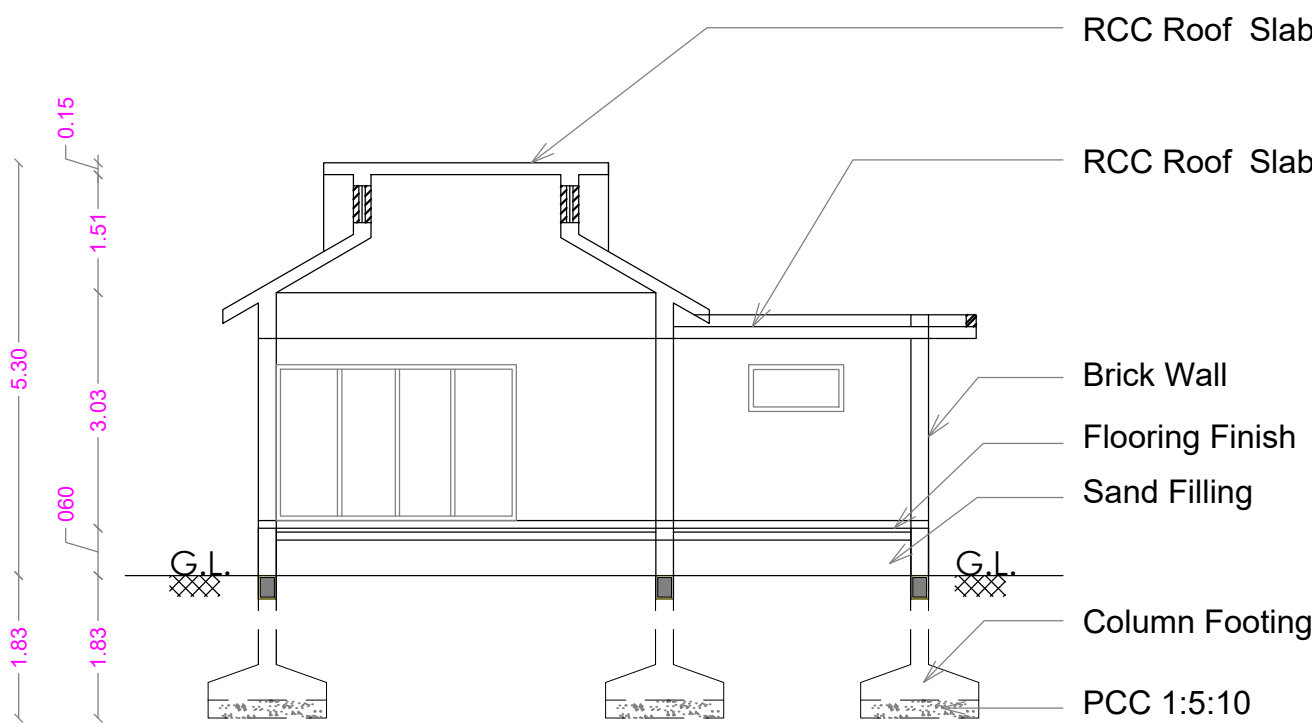
*S. Selvi*

APPLICANT

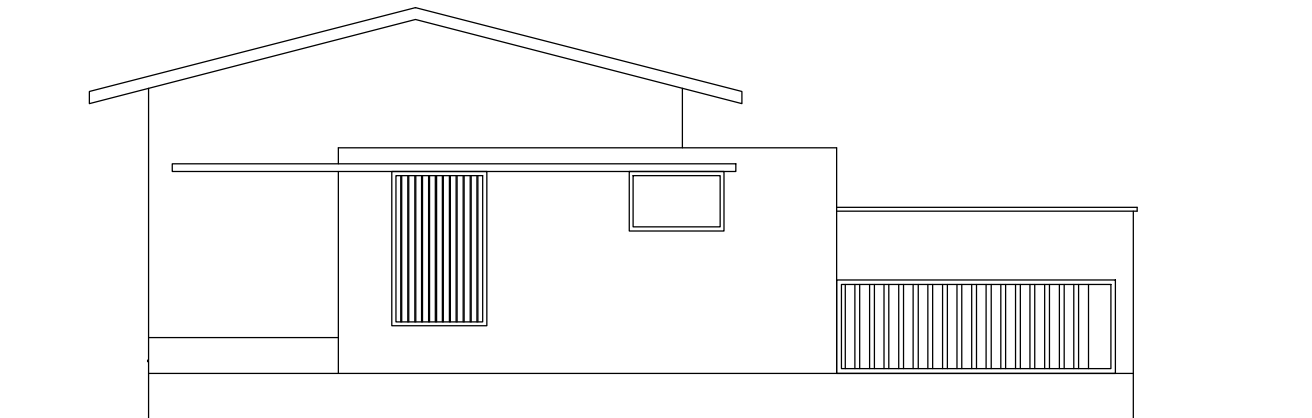
*C. Natarajan*  
C. NATARAJAN, B.E.,  
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NAVEEN ASSOCIATES  
364, Second St., Extension  
Gandhipuram, Coimbatore - 641 012.  
COIMBATORE LPA / RE /  
GR-1/19/03/002

LBS / REGISTERED ENGINEER

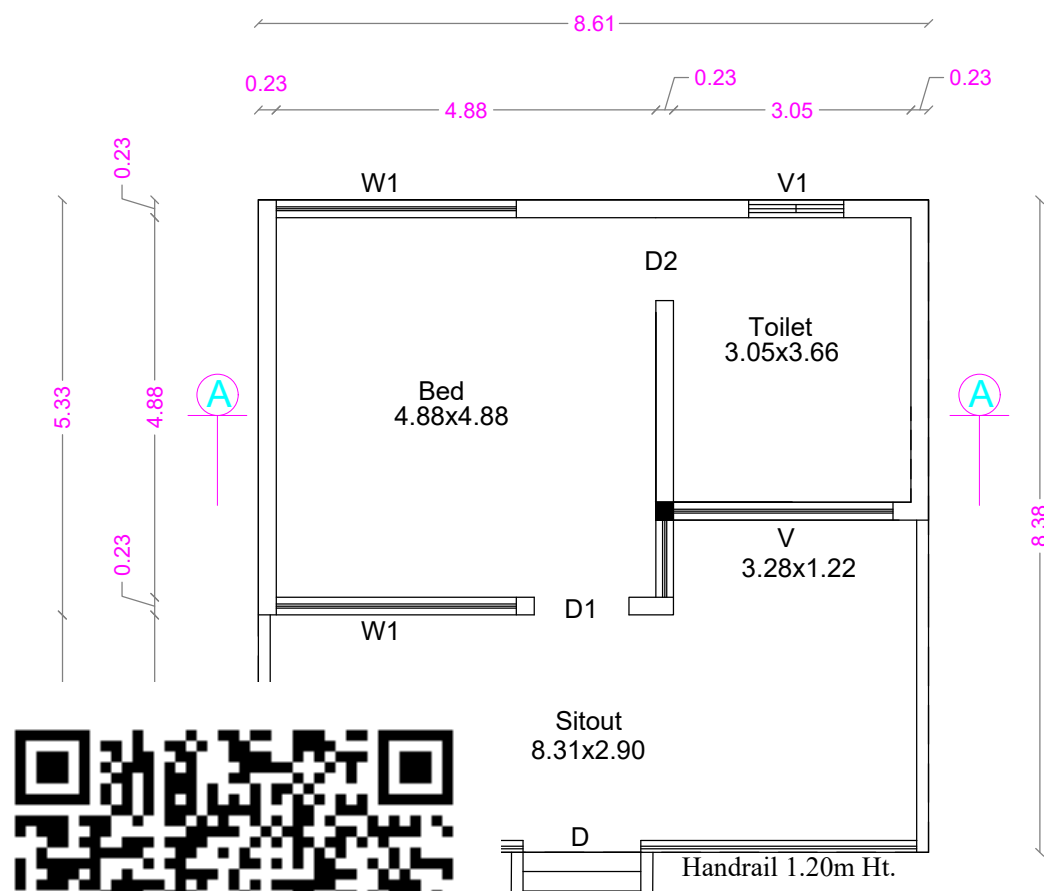
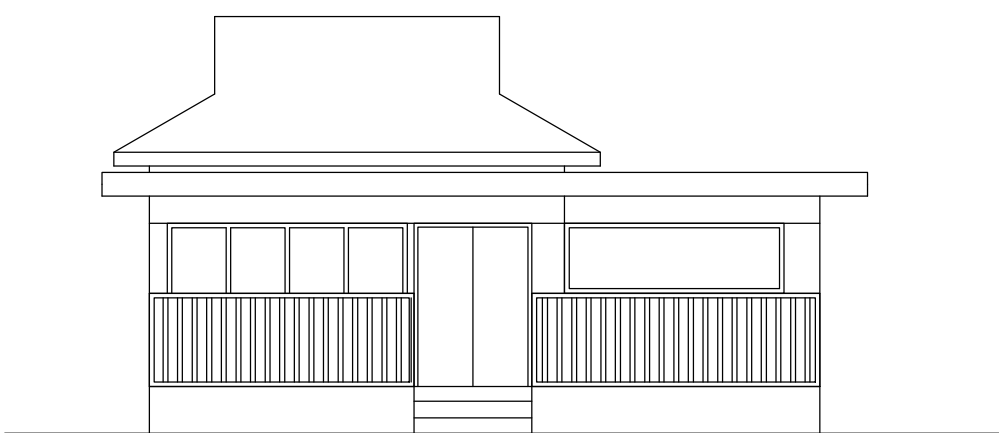
COTTAGE - 1



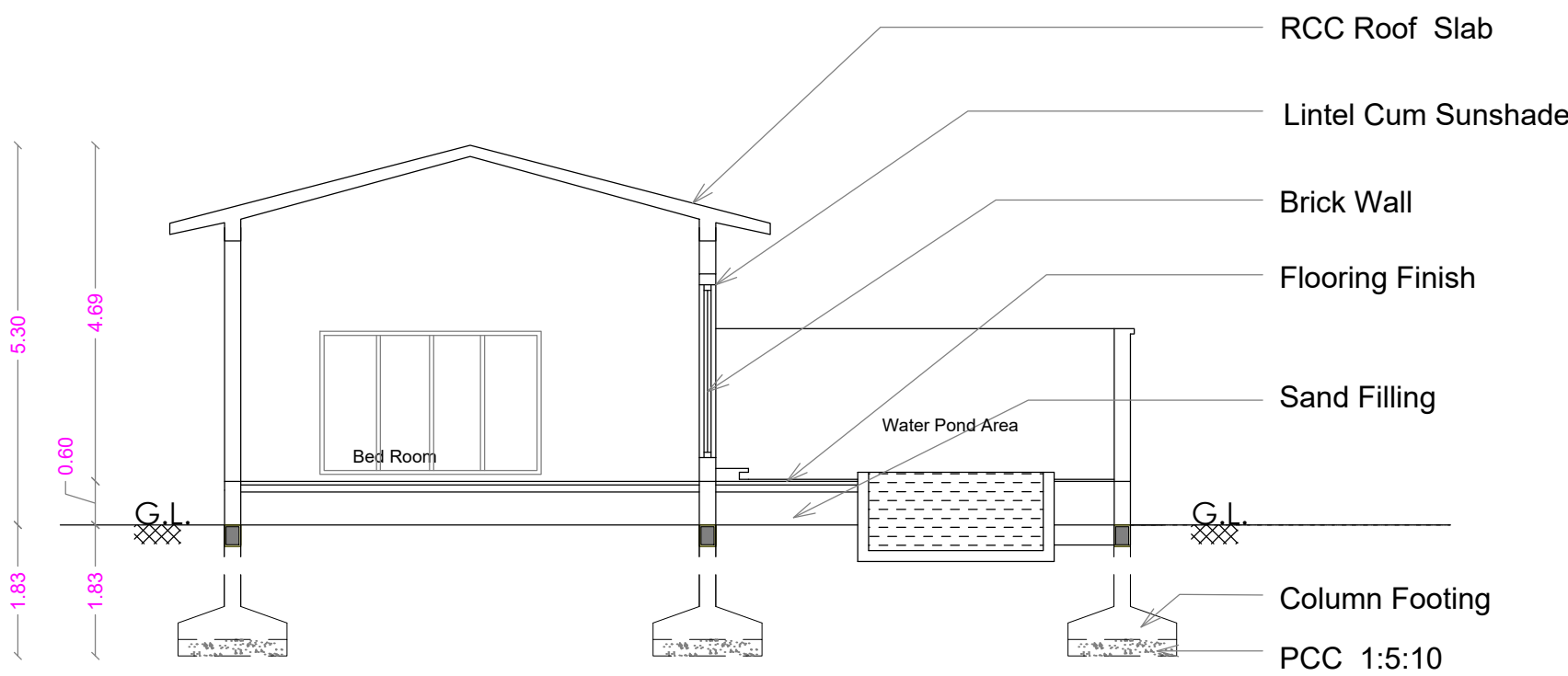
ELEVATION



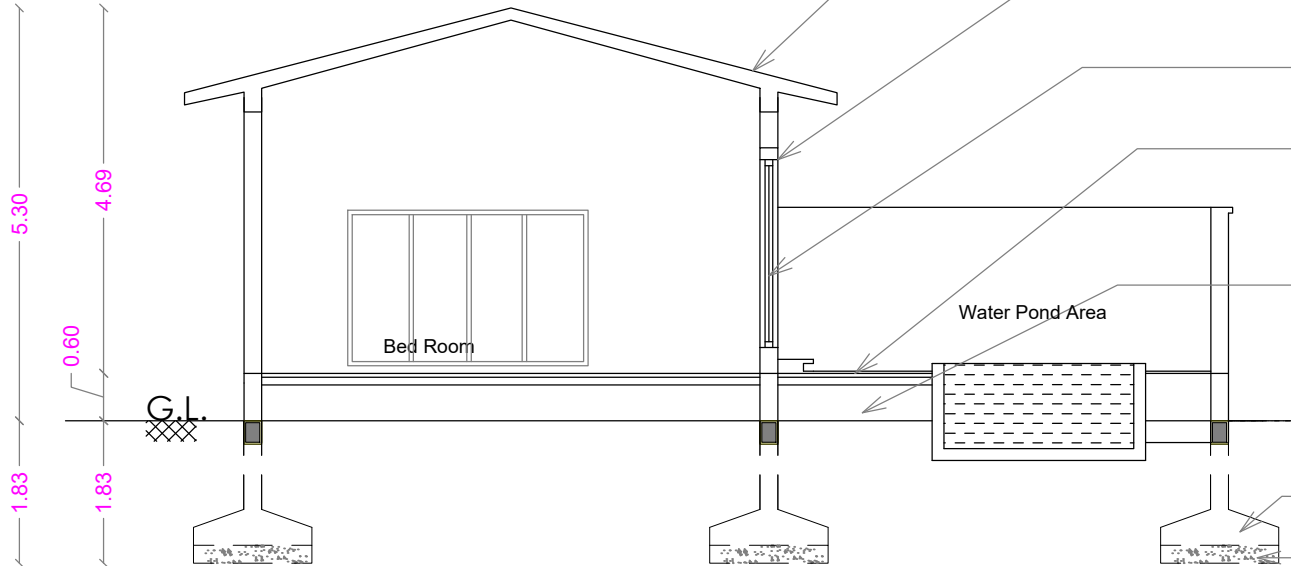
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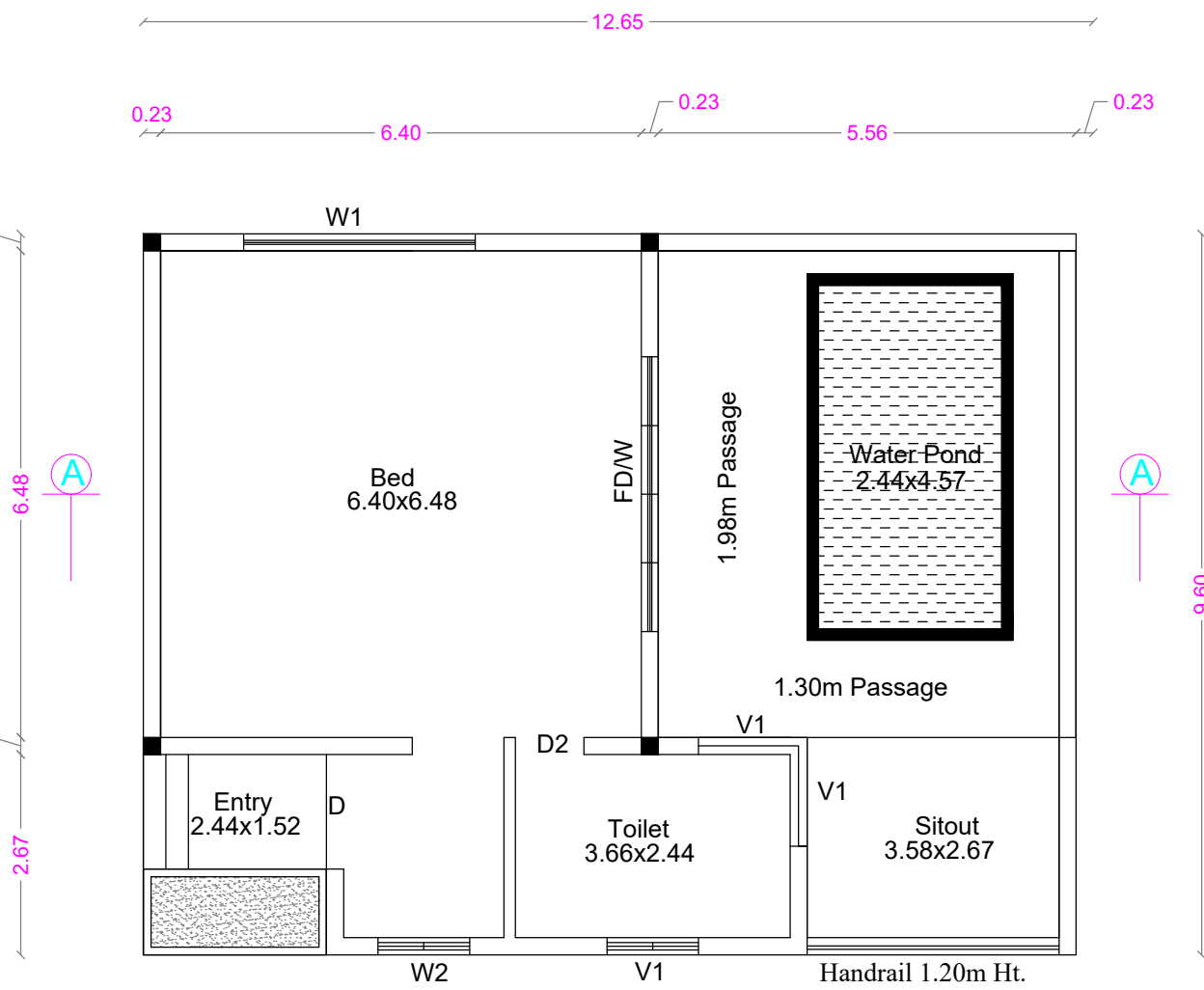
COTTAGE - 2



SECTION ON A A

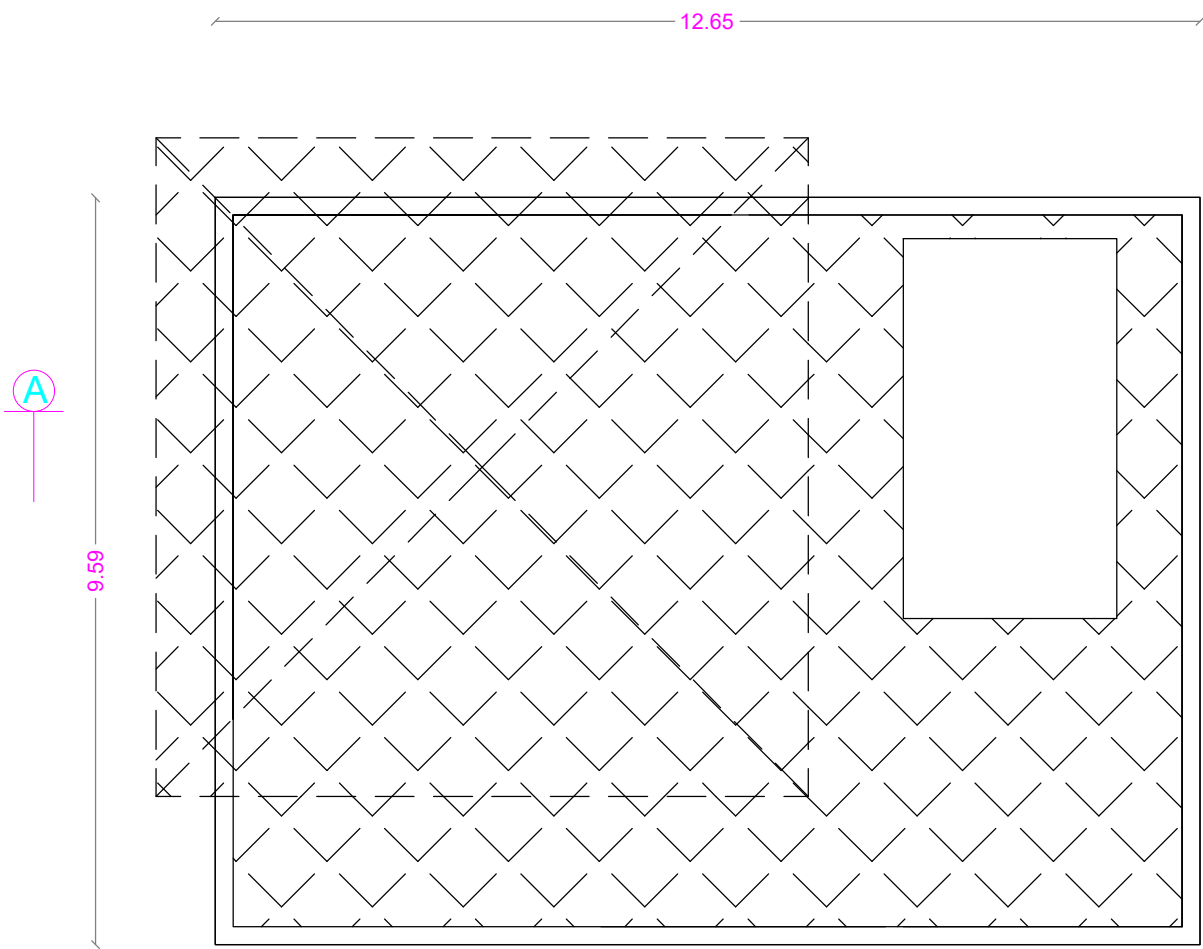


ELEVATION



GROUND FLOOR PLAN

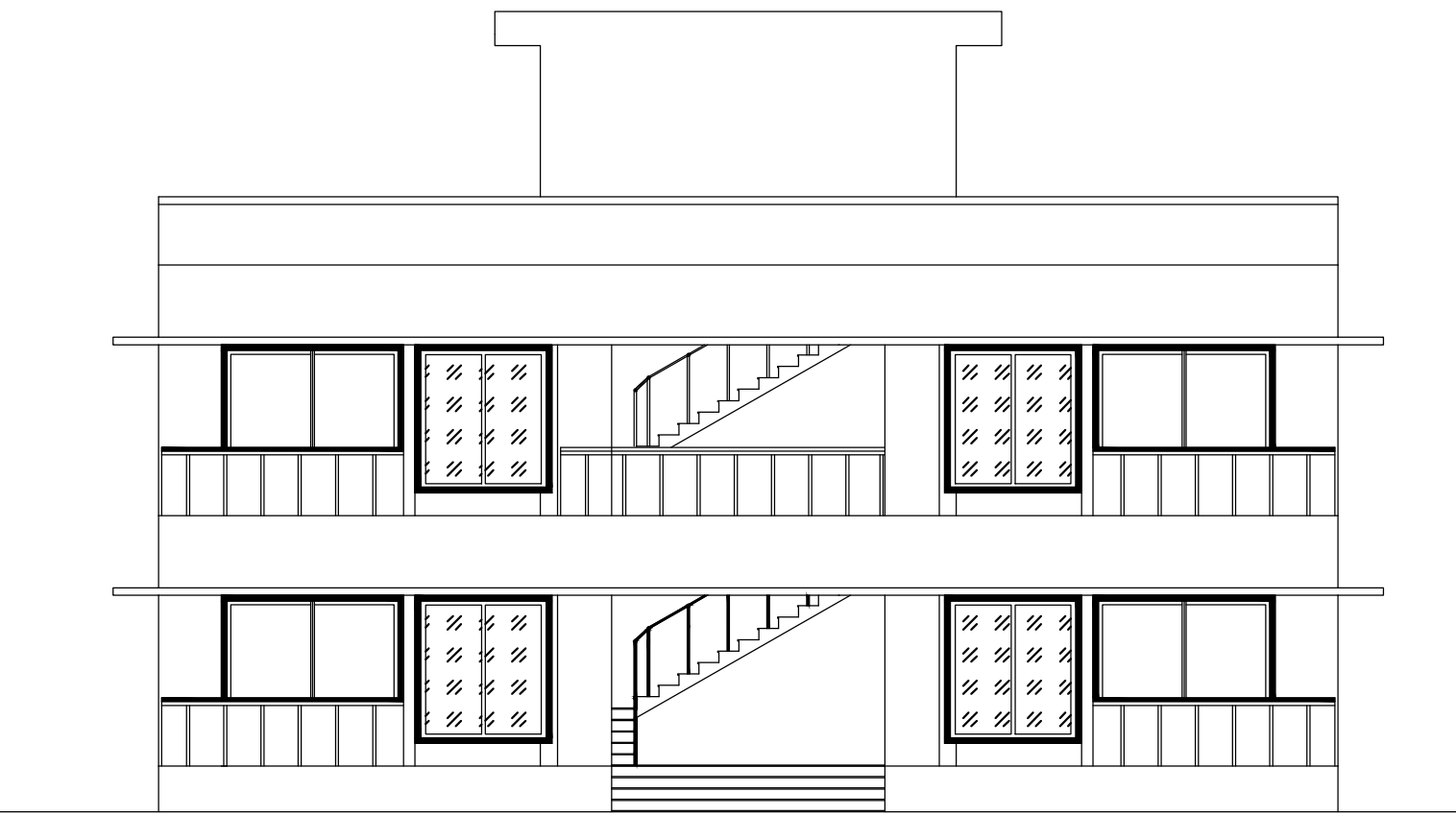
TERRACE FLOOR PLAN



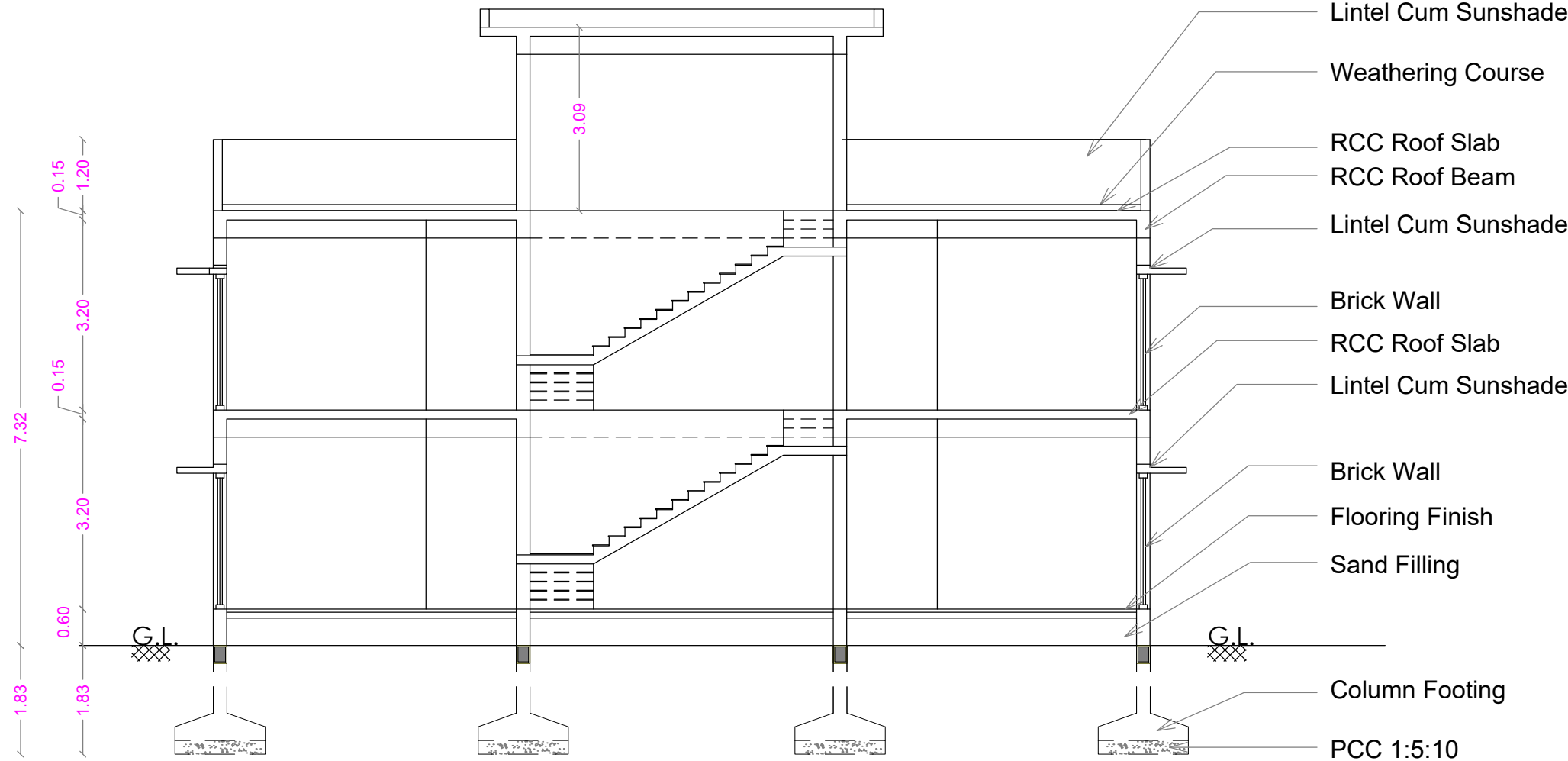
PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 846/2A2 AT  
No : 24, VEERAPANDI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

Scale : 1: 100

ONLINE APPLICATION No: SWP/BPA/336582/2024  
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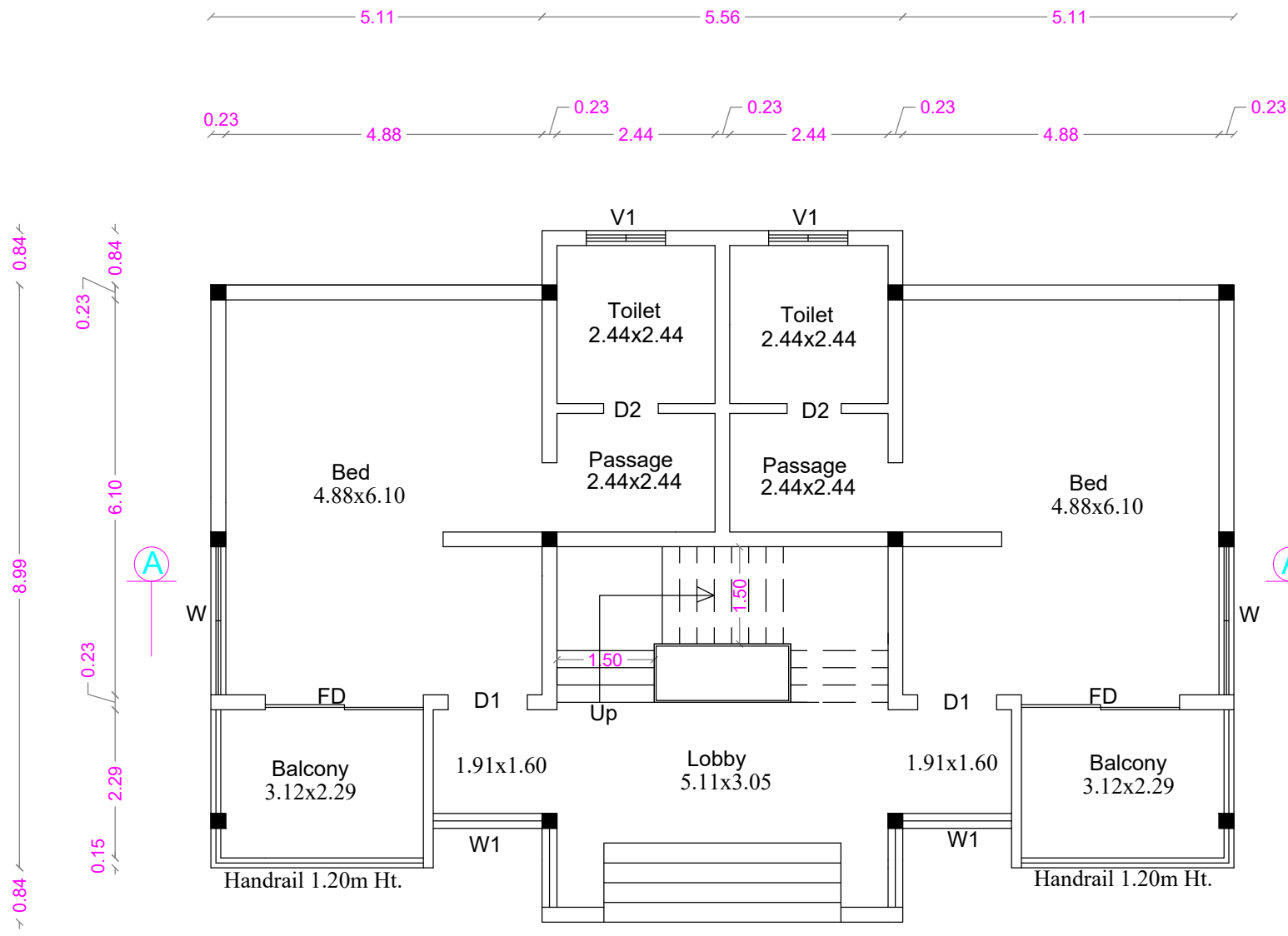
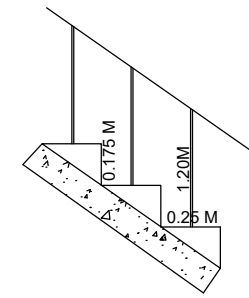
ELEVATION



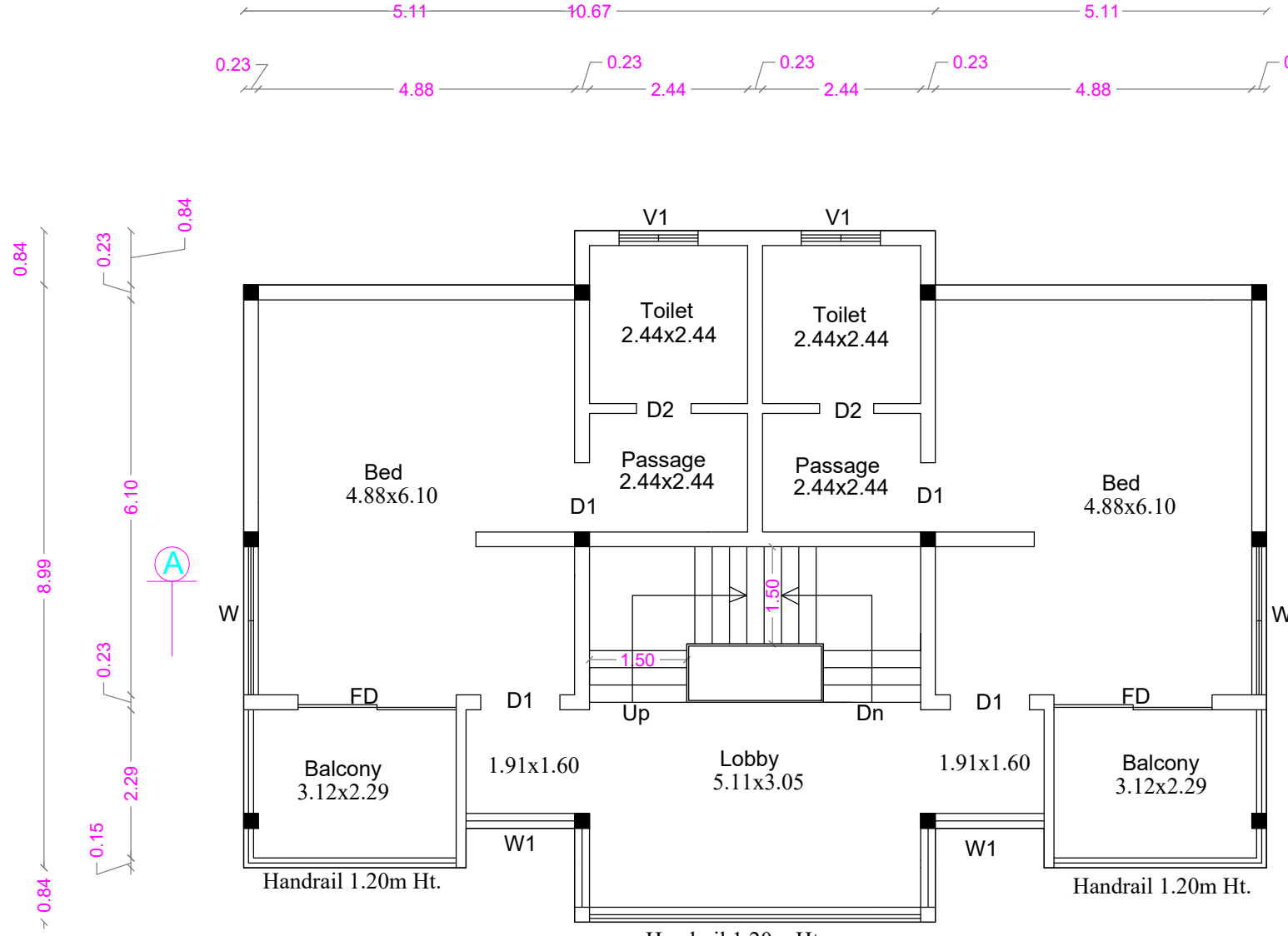
SECTION ON A A

STAIRCASE DETAILS

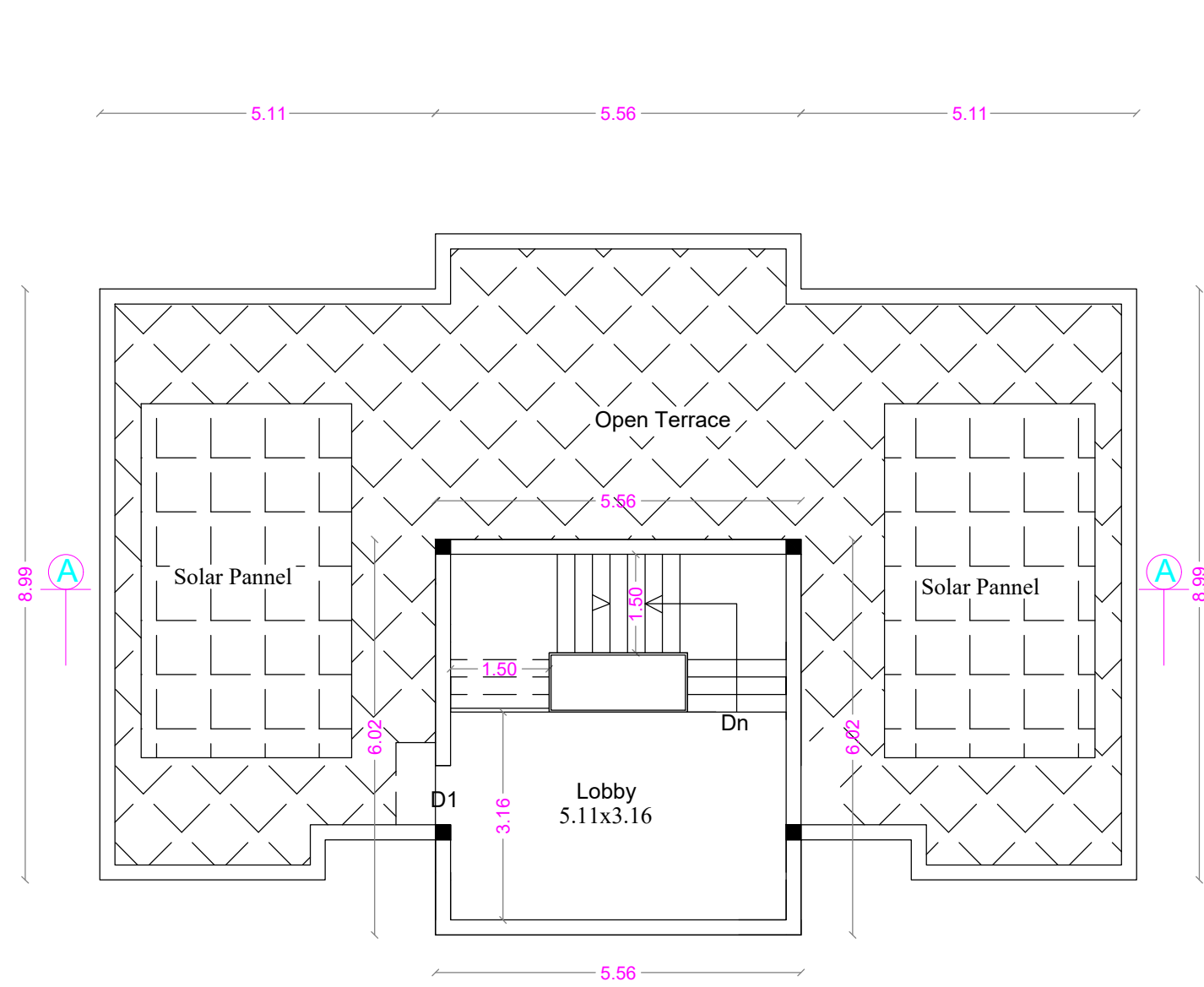
WIDTH - 1.50 m  
TREAD - 0.25 m  
RISE - 0.175 m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

COTTAGE - 3 [1 No.]

Sheet No : 3

AREA DETAILS

| COTTAGE - 3   | F.S. I. Sqm | Non F.S. I. Sqm | Total Sqm |
|---------------|-------------|-----------------|-----------|
| Ground Floor  | 149.11      | ----            | 149.11    |
| First Floor   | 149.11      | ----            | 149.11    |
| Terrace Floor | ----        | 33.49           | 33.49     |
| TOTAL         | 298.22      | 33.49           | 331.71    |

Total F.S.I. Area - 298.22 Sqm

Height of the Building - 7.32 m

JOINERY DETAILS

Metre

|                         |   |             |
|-------------------------|---|-------------|
| FD - FRENCH DOOR/WINDOW | - | 2.44 x 2.10 |
| D1 - DOOR               | - | 1.22 x 2.10 |
| D2 - DOOR               | - | 0.84 x 2.10 |
| W - WINDOW              | - | 2.29 x 1.98 |
| W1 - WINDOW             | - | 1.80 x 1.98 |
| V1 - VENTILATOR         | - | 1.20 x 0.60 |

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SE/GR-11/006/2022

STRUCTURAL ENGINEER

S. Selvi

APPLICANT

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COIMBATORE LPA / RE /  
GR-I / 19 / 03 / 002

LBS / REGISTERED ENGINEER

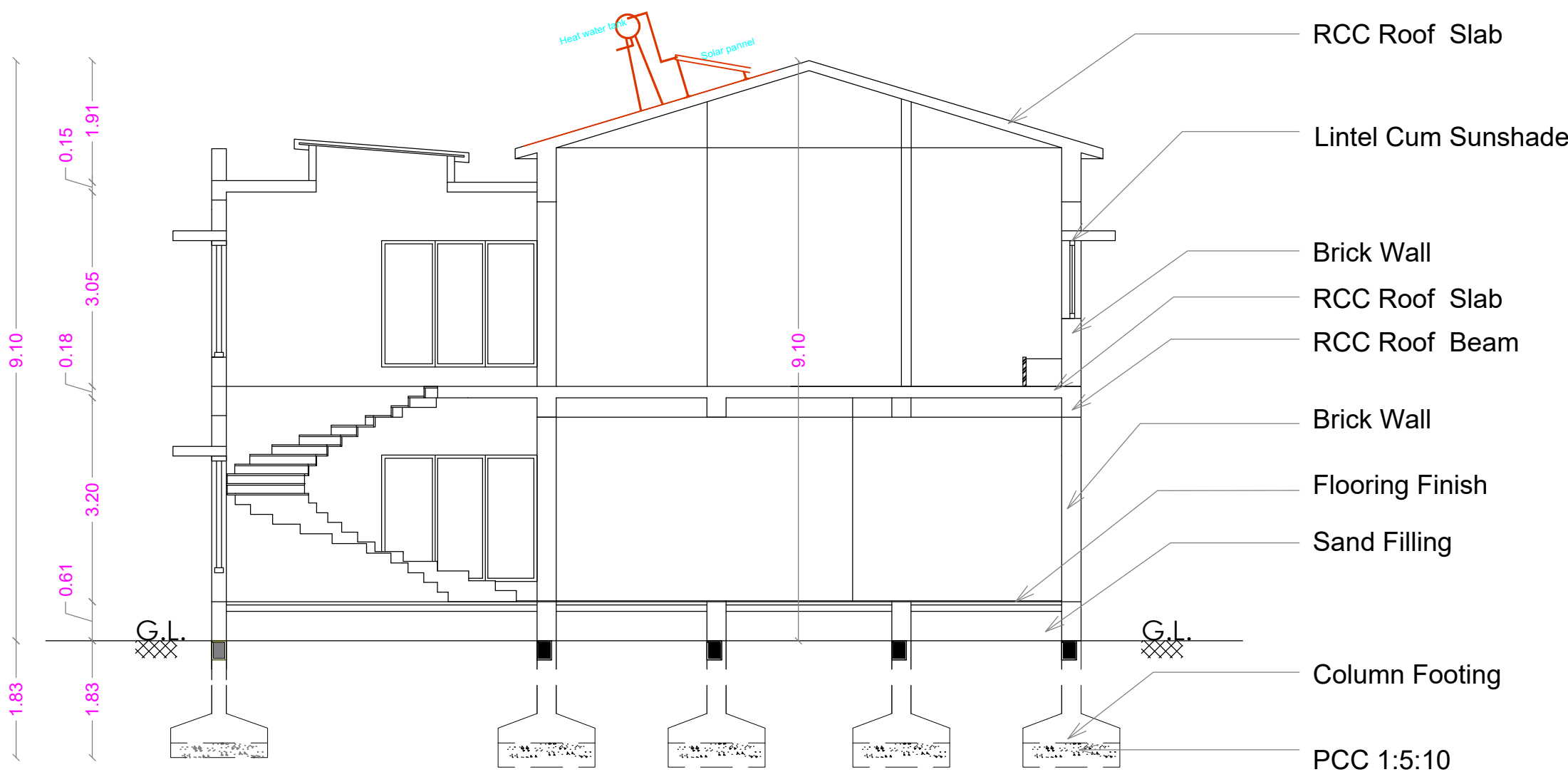
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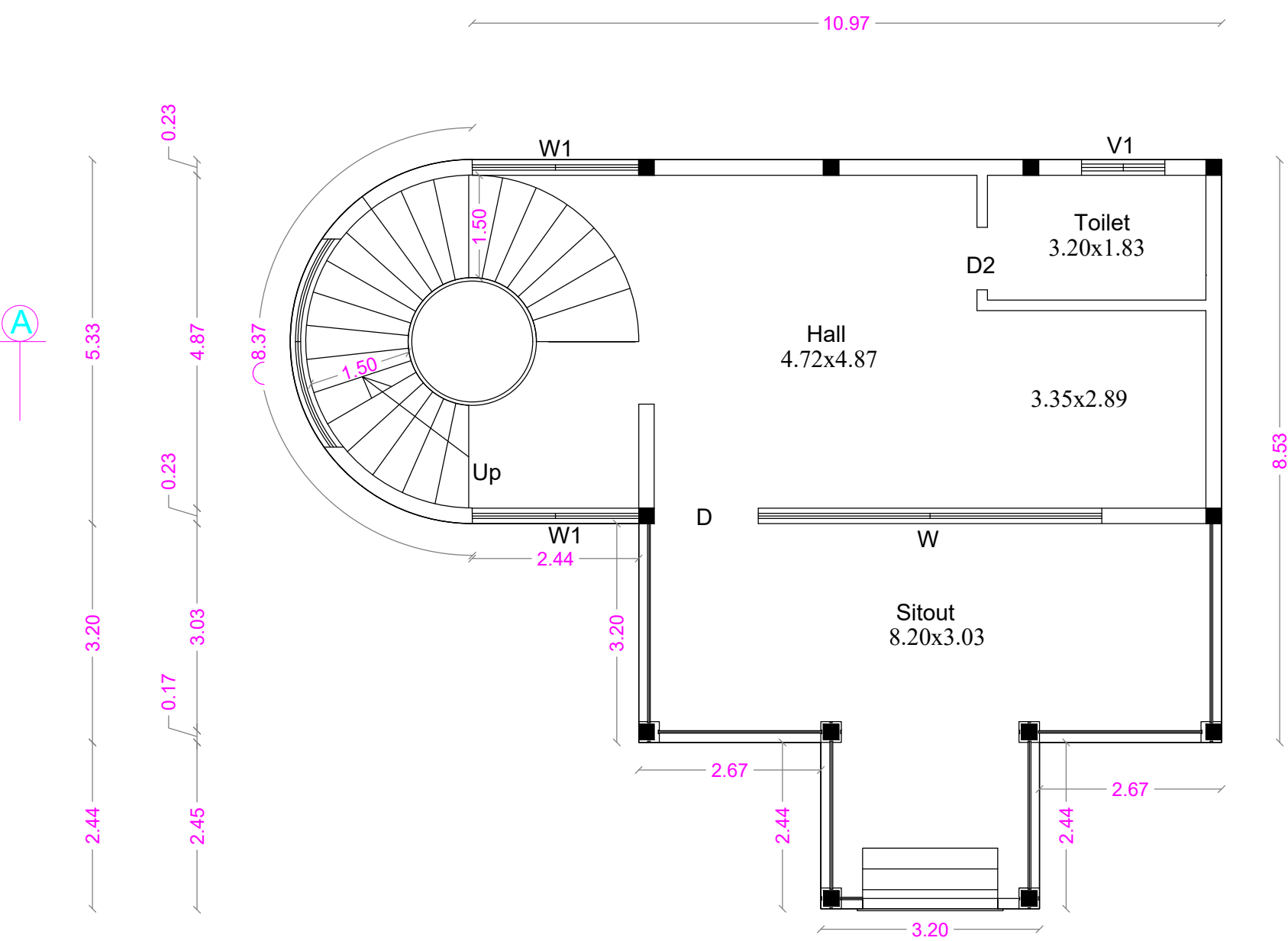
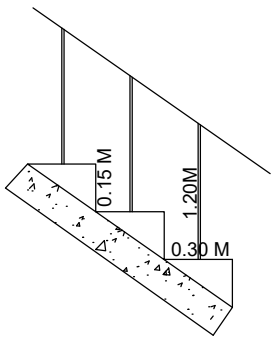
ELEVATION



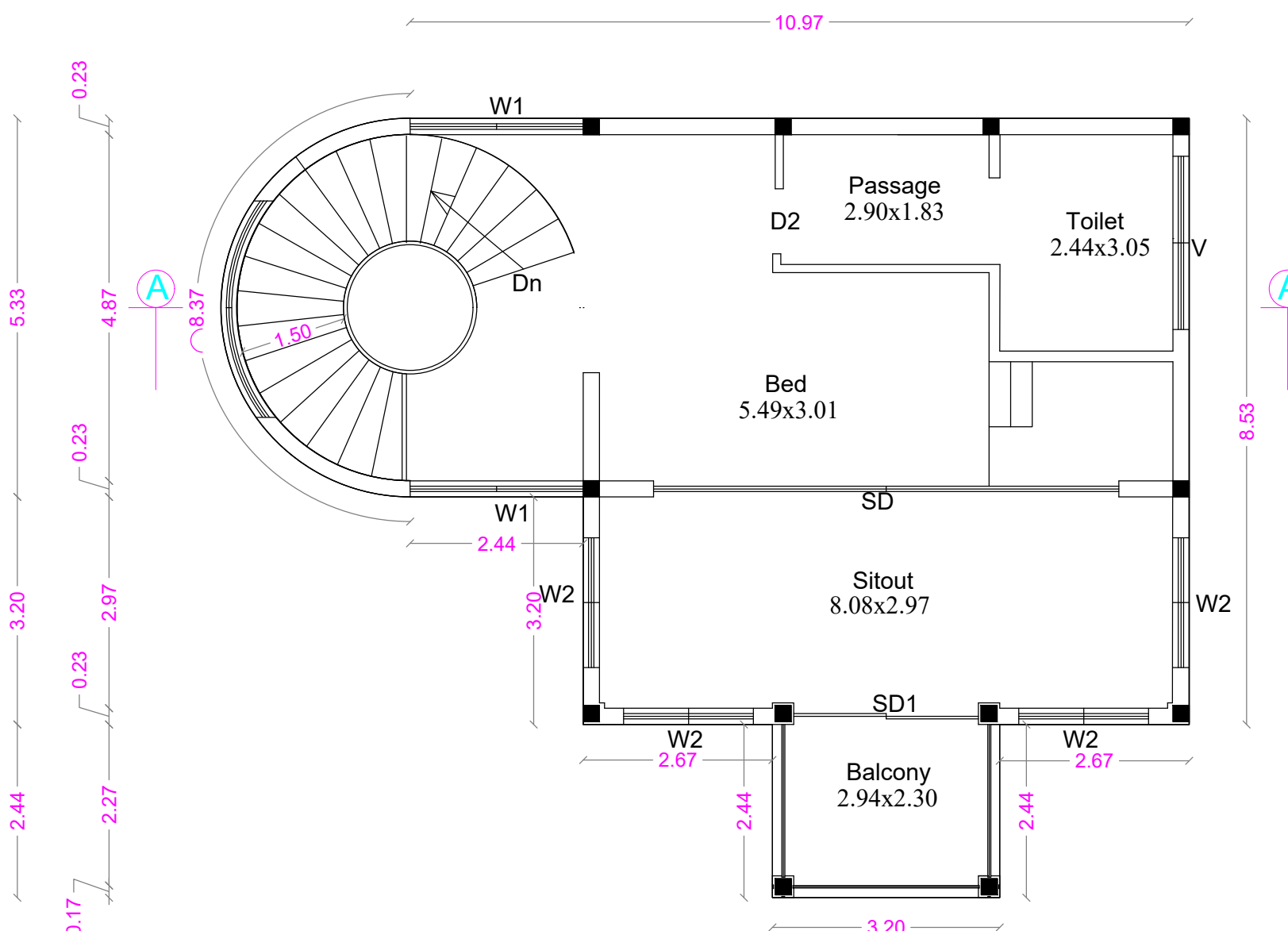
SECTION ON A A

STAIRCASE DETAILS

WIDTH - 1.50 m  
TREAD - 0.30 m  
RISE - 0.15 m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

COTTAGE - 4 [1 No.] Sheet No : 4

AREA DETAILS

| COTTAGE - 4  | F.S.I. Sqm | Non F.S.I. Sqm | Total Sqm |
|--------------|------------|----------------|-----------|
| Ground Floor | 104.78     | ----           | 104.78    |
| First Floor  | 104.78     | ----           | 104.78    |
| TOTAL        | 209.56     |                | 209.56    |

Total F.S.I. Area - 209.56 Sqm

Height of the Building - 9.10 m

JOINERY DETAILS

|                    | Metre         |
|--------------------|---------------|
| SD - SLIDING DOOR  | - 6.55 x 2.10 |
| SD1 - SLIDING DOOR | - 2.60x 2.10  |
| D - DOOR           | - 1.52 x 2.10 |
| D2 - DOOR          | - 0.91 x 2.10 |
| W - WINDOW         | - 5.03 x 1.98 |
| W1 - WINDOW        | - 2.44 x 1.98 |
| W2 - WINDOW        | - 1.83 x 1.98 |
| V - VENTILATOR     | - 2.44 x 0.60 |
| V1 - VENTILATOR    | - 1.20 x 0.60 |

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STRUCTURAL ENGINEER

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GR-I / 19 / 03 / 002

LBS / REGISTERED ENGINEER

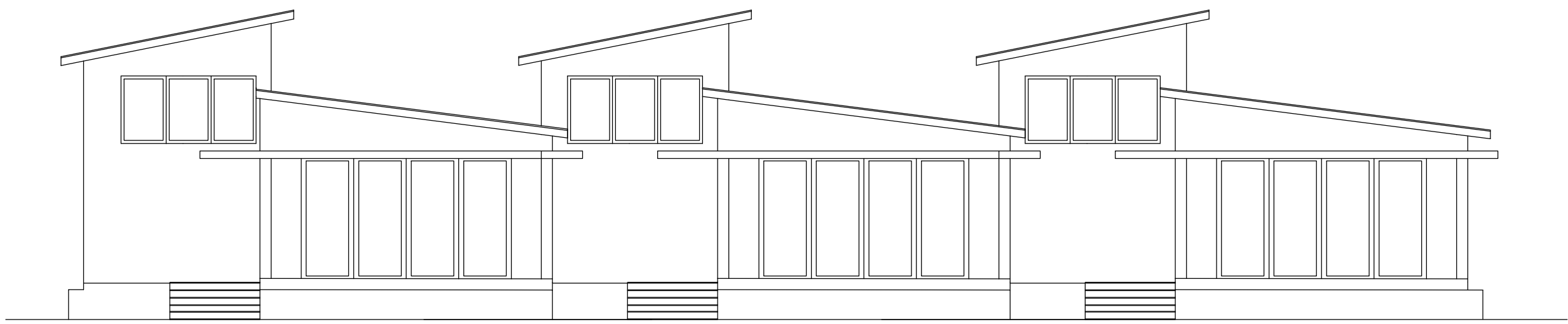
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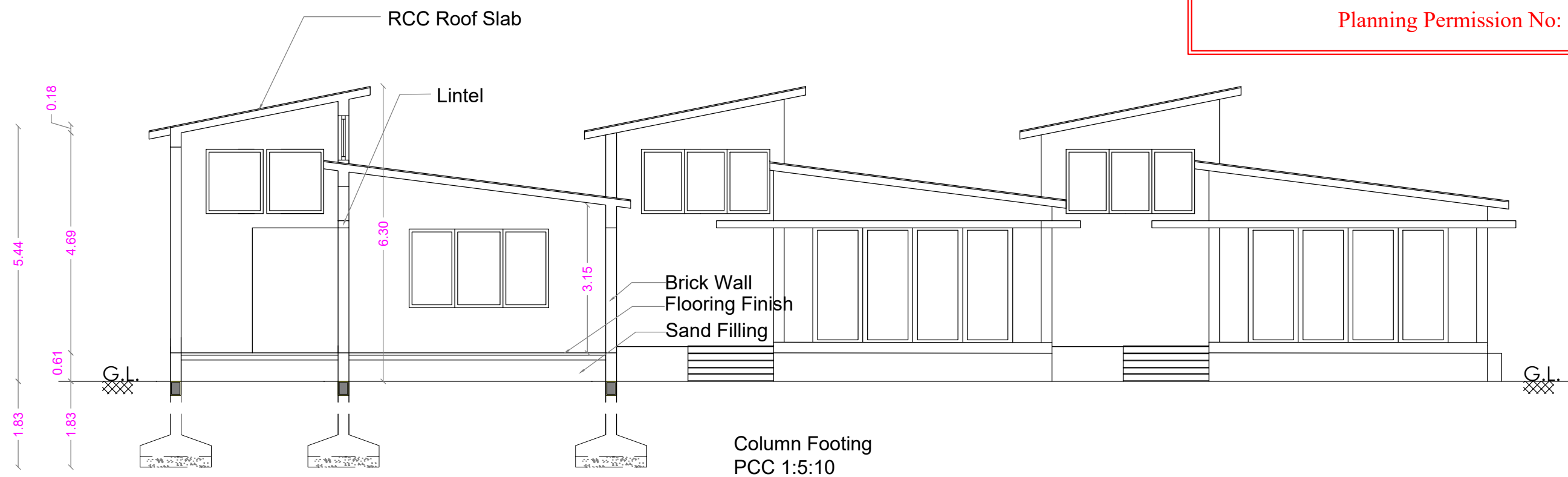
COTTAGE - 5 [1 No.]

Sheet No : 5

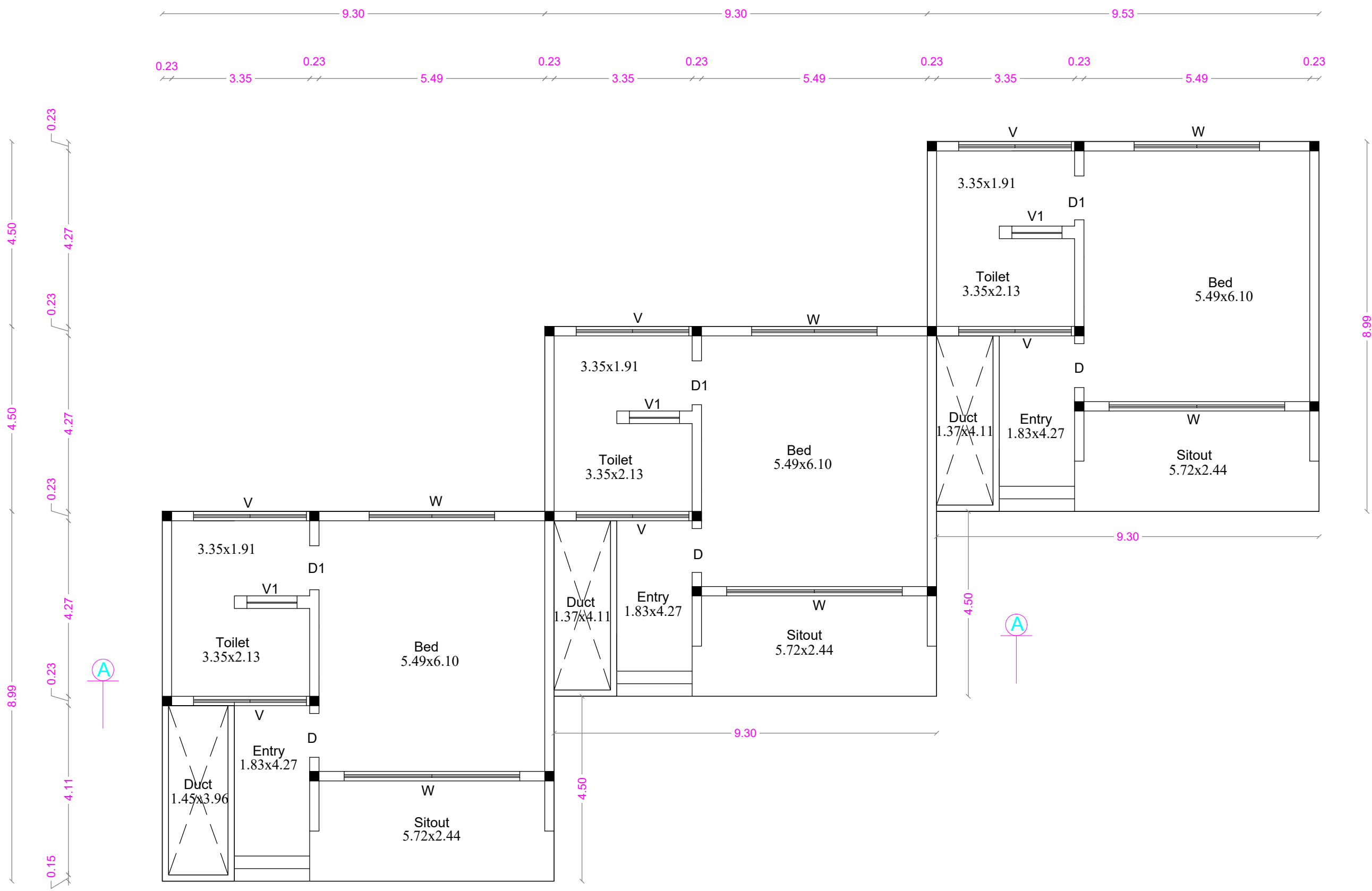
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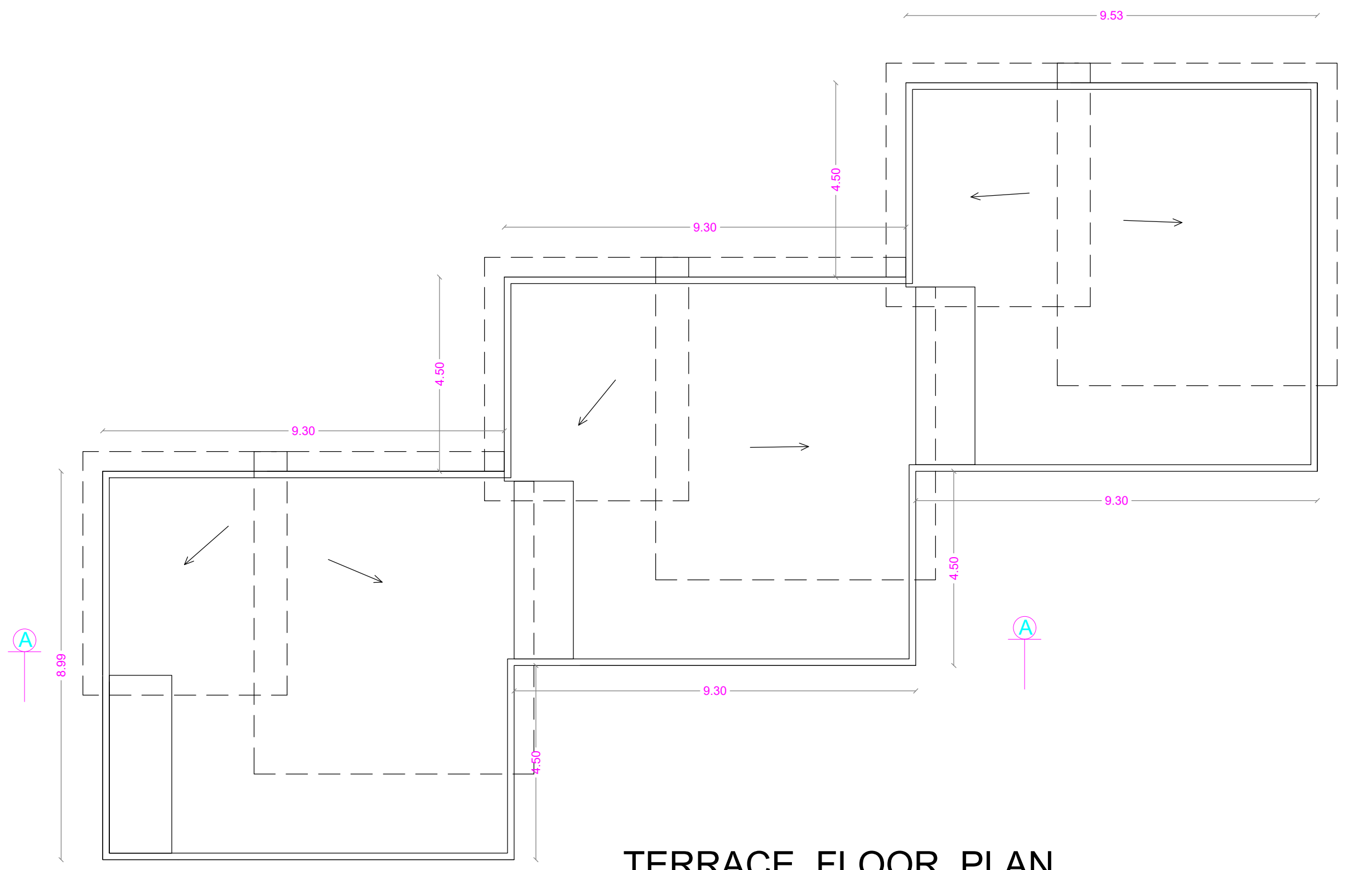
ELEVATION



SECTION ON A A



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

COTTAGE - 5 [2 Nos.]

AREA DETAILS

| COTTAGE - 5  | F.S. I. Sqm | Non F.S. I. Sqm | Total Sqm |
|--------------|-------------|-----------------|-----------|
| Ground Floor | 237.63      | ----            | 237.63    |

Total F.S.I. Area - 237.63 Sqm

Height of the Building - 6.30 m

JOINERY DETAILS

Metre

|                         |   |             |
|-------------------------|---|-------------|
| FD - FRENCH DOOR/WINDOW | - | 2.44 x 2.10 |
| D1 - DOOR               | - | 1.22 x 2.10 |
| D2 - DOOR               | - | 0.84 x 2.10 |
| W - WINDOW              | - | 2.29 x 1.98 |
| W1 - WINDOW             | - | 1.80 x 1.98 |
| V1 - VENTILATOR         | - | 1.20 x 0.60 |

S. Selvi

APPLICANT

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Regd. Struct Engg. Coimbatore LPA  
SE/GR-41/006/2022

STRUCTURAL ENGINEER

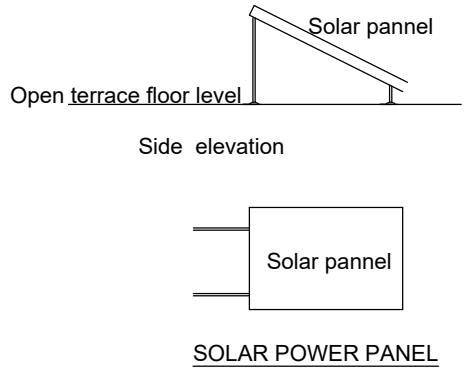
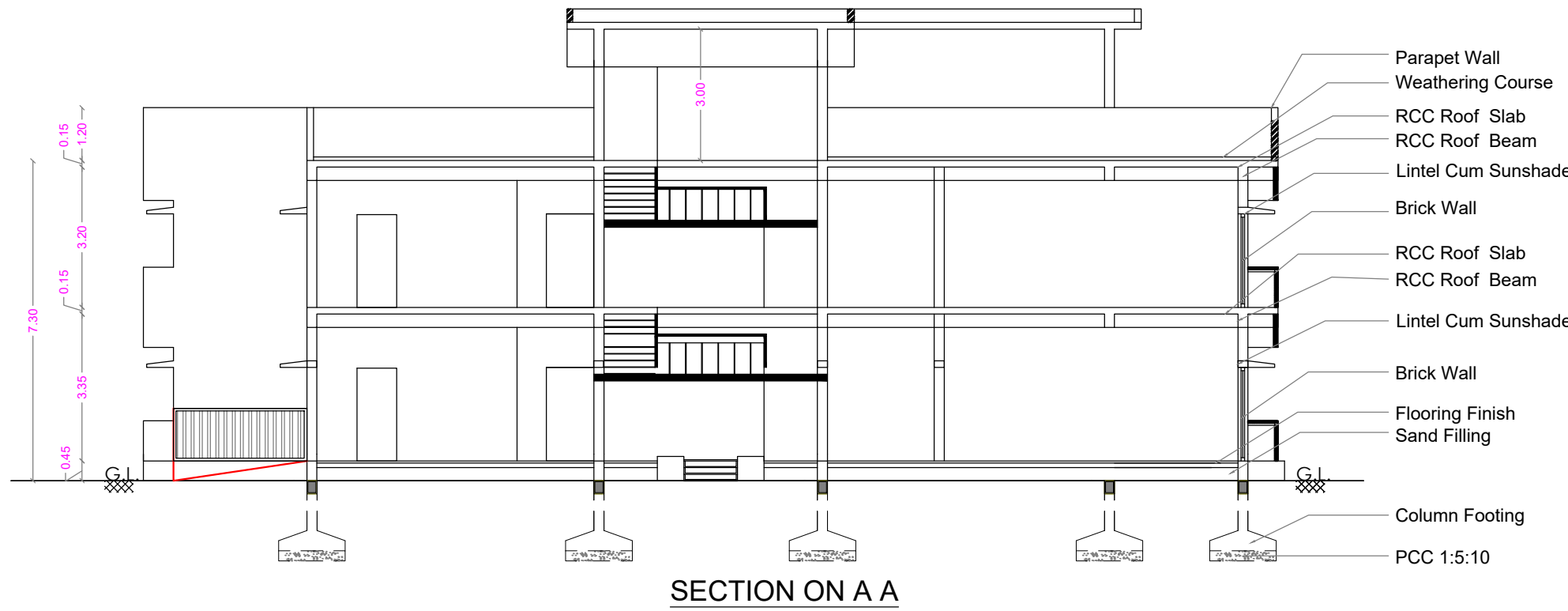
C. NATARAJAN, B.E.,  
Consulting Engineer  
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COIMBATORE LPA / RE /  
GR-17 / 03 / 002

LBS / REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 846/2A2 AT  
No : 24, VEERAPANDI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

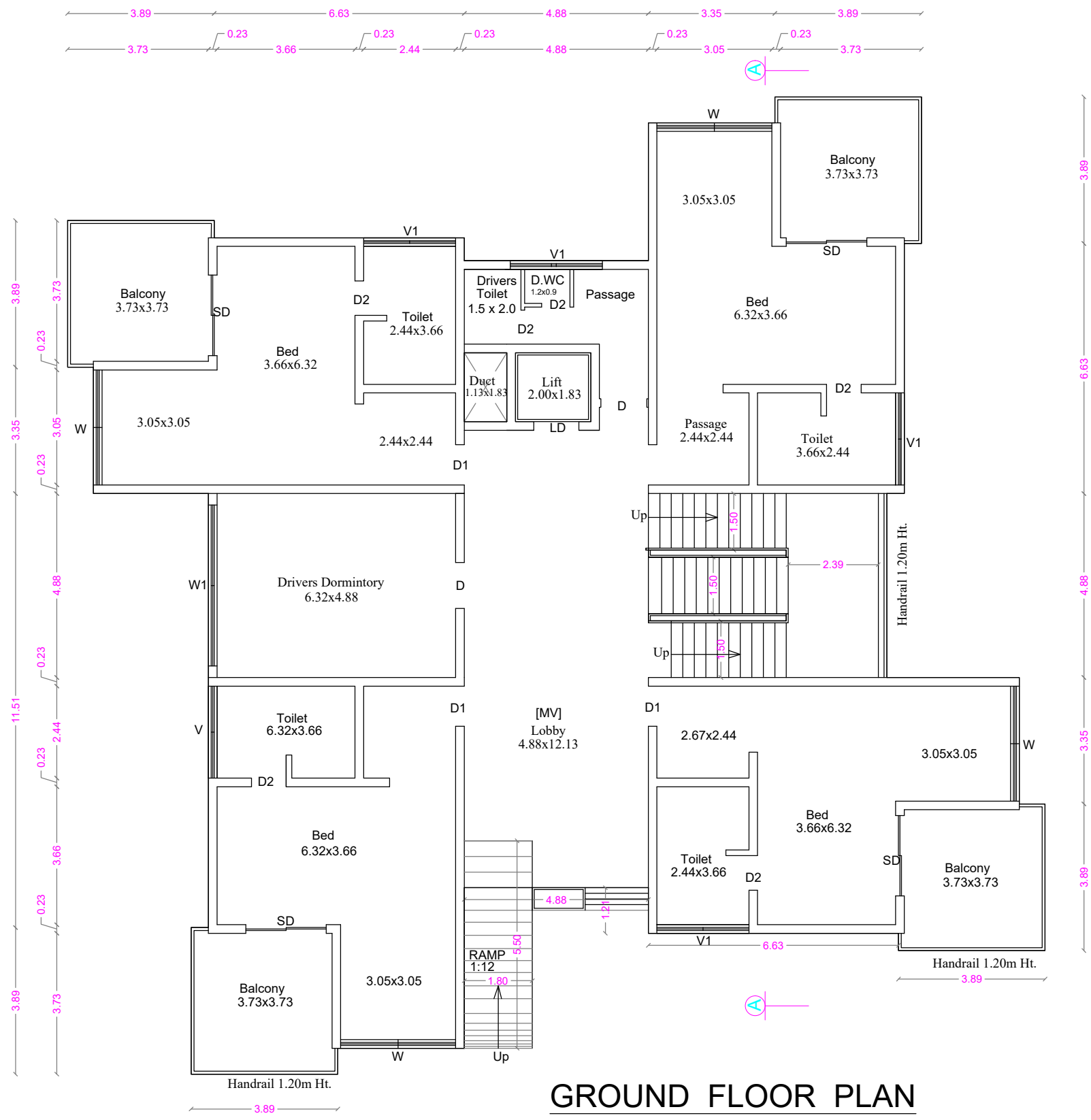
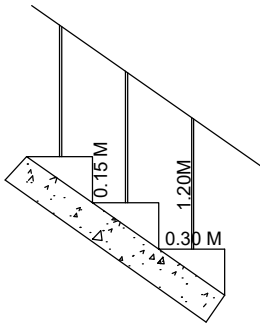
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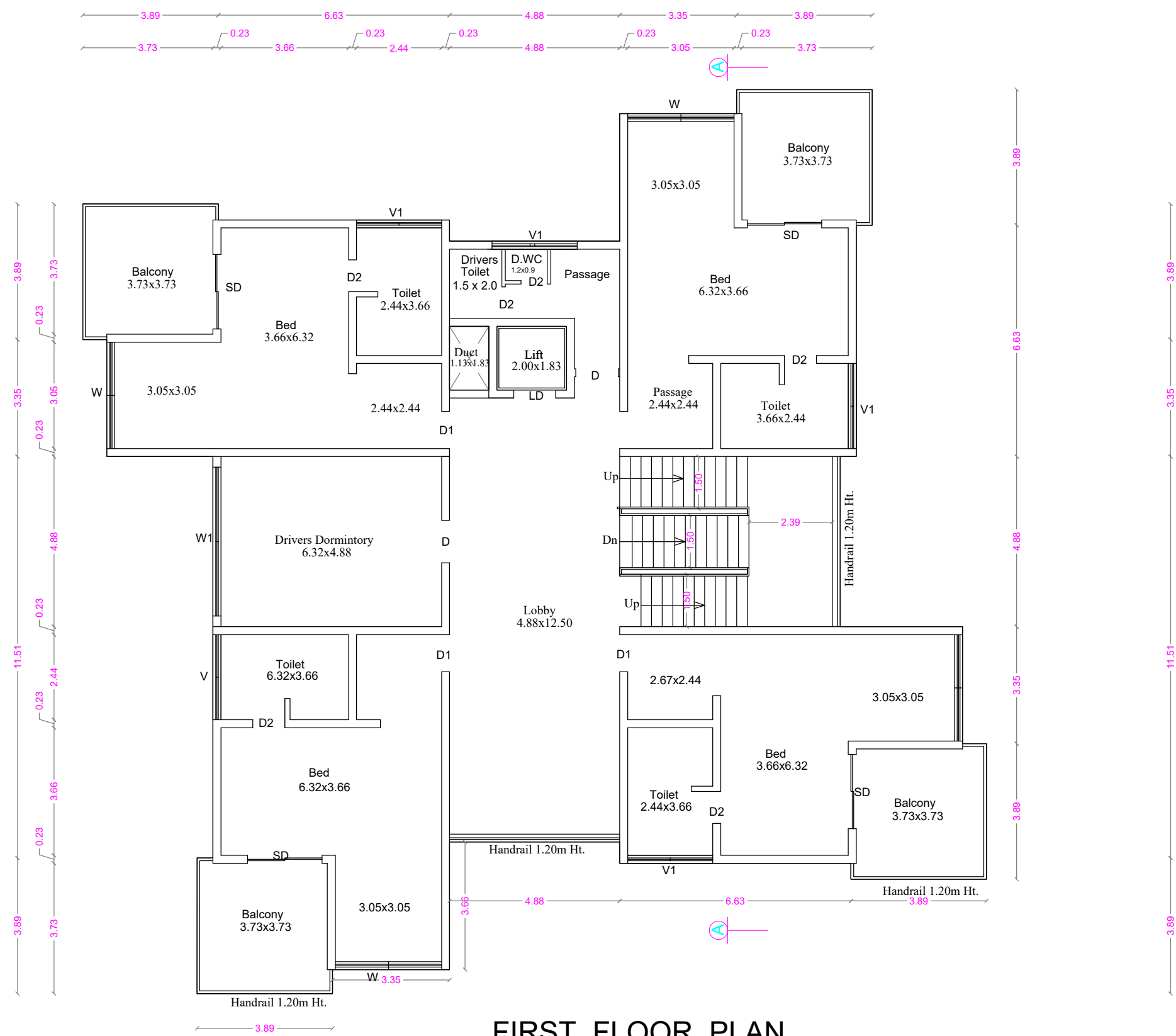


STAIRCASE DETAILS

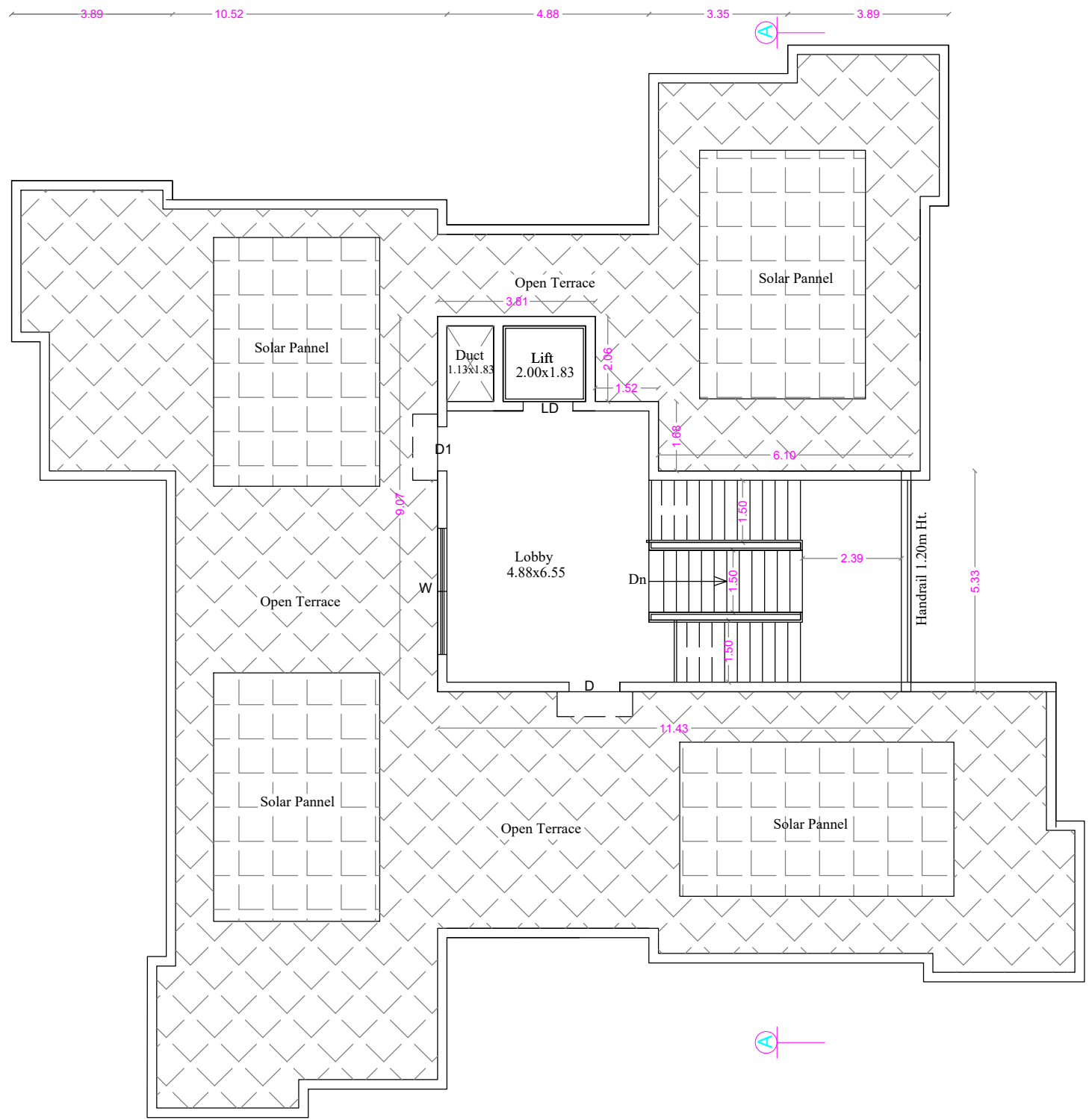
WIDTH - 1.50 m  
TREAD - 0.30 m  
RISE - 0.15 m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

COTTAGE - 6 [1 No.] Sheet No : 6

AREA DETAILS

| COTTAGE - 6   | F.S. I. Sqm | Non F.S. I. Sqm | Total Sqm |
|---------------|-------------|-----------------|-----------|
| Ground Floor  | 428.69      | ----            | 428.69    |
| First Floor   | 428.69      | ----            | 428.69    |
| Terrace Floor | ----        | 75.38           | 75.38     |
| TOTAL         | 857.38      | 75.38           | 932.76    |

Total F.S.I. Area - 857.38 Sqm

Height of the Building - 7.30 m

JOINERY DETAILS

|                   | Metre         |
|-------------------|---------------|
| D - DOOR          | - 1.22 x 2.10 |
| D1 - DOOR         | - 1.07 x 2.10 |
| D2 - DOOR         | - 0.91 x 2.10 |
| LD - LIFT DOOR    | - 1.20 x 2.10 |
| SD - SLIDING DOOR | - 2.13 x 2.10 |
| W - WINDOW        | - 3.05 x 1.98 |
| W1 - WINDOW       | - 4.27 x 1.98 |
| V - VENTILATOR    | - 3.66 x 0.60 |
| V1 - VENTILATOR   | - 2.44 x 0.60 |

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Regd. Street Engrs. Coimbatore LPA  
SE/GR-110062022

STRUCTURAL ENGINEER

S. Selvi

APPLICANT

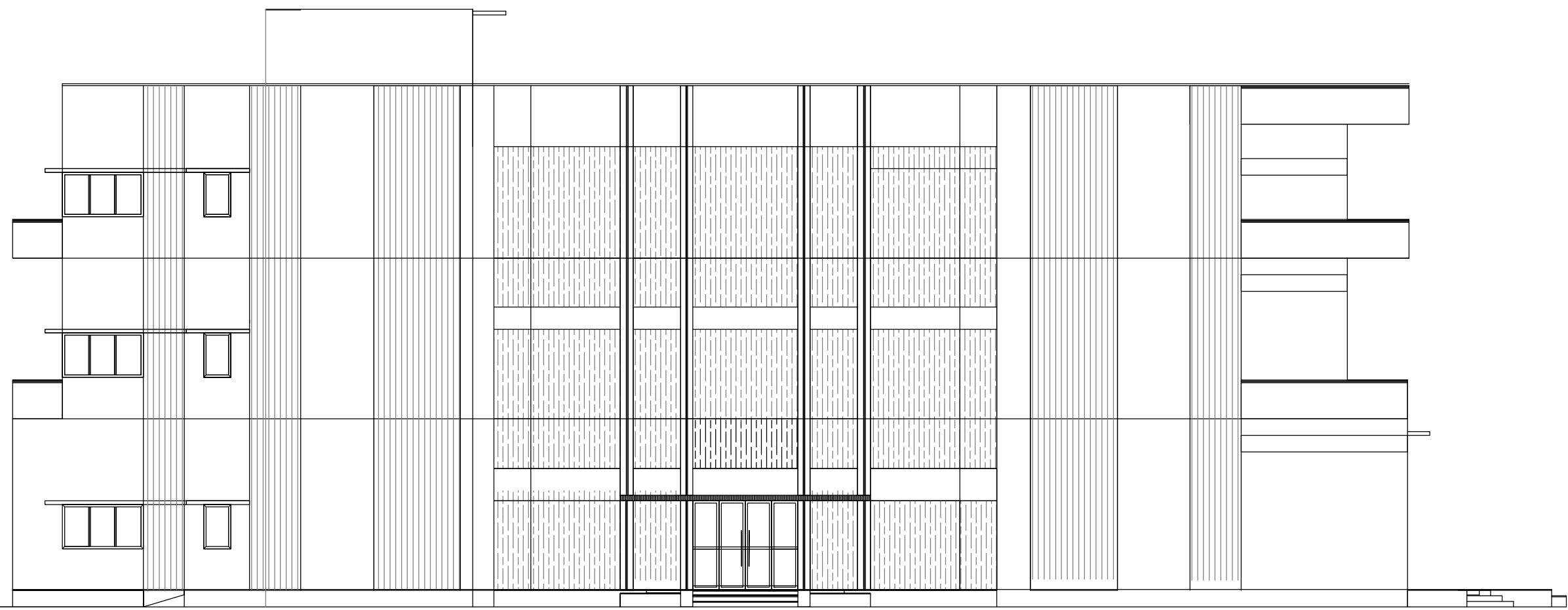
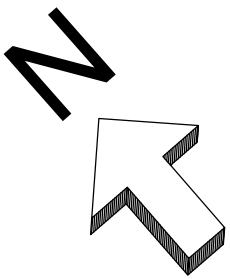
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LBS / REGISTERED ENGINEER

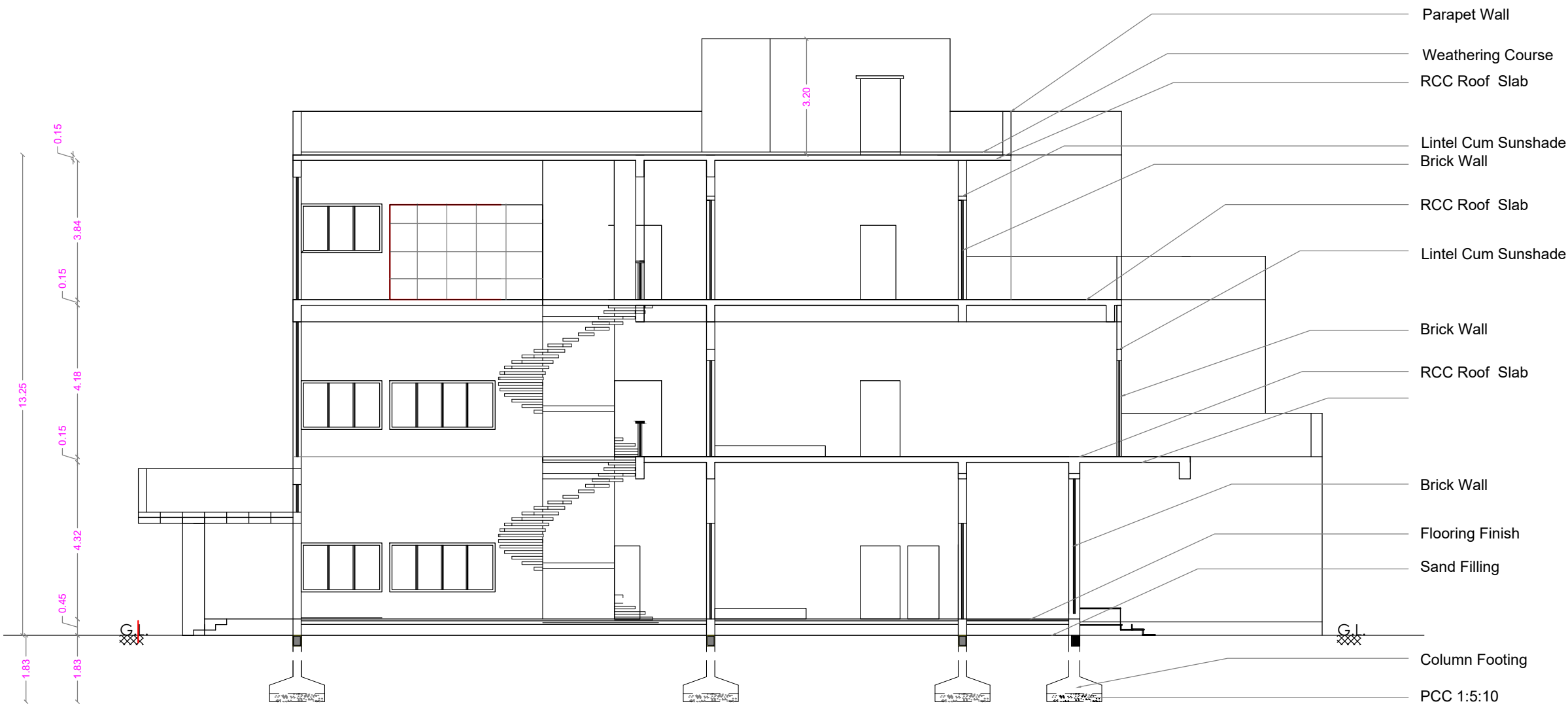
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ELEVATION



SECTION ON A A

7. RESTAURENT Sheet No : 7

AREA DETAILS

| 7. RESTAURENT | F.S. I. Sqm | Non F.S. I. Sqm | Total Sqm |
|---------------|-------------|-----------------|-----------|
| Ground Floor  | 675.09      | ----            | 675.09    |
| First Floor   | 550.60      | ----            | 550.60    |
| Second Floor  | 433.98      | ----            | 433.98    |
| Terrace Floor | ----        | 27.79           | 27.79     |
| TOTAL         | 1659.67     | 27.79           | 1687.46   |

Total F.S.I. Area - 1687.46 Sqm

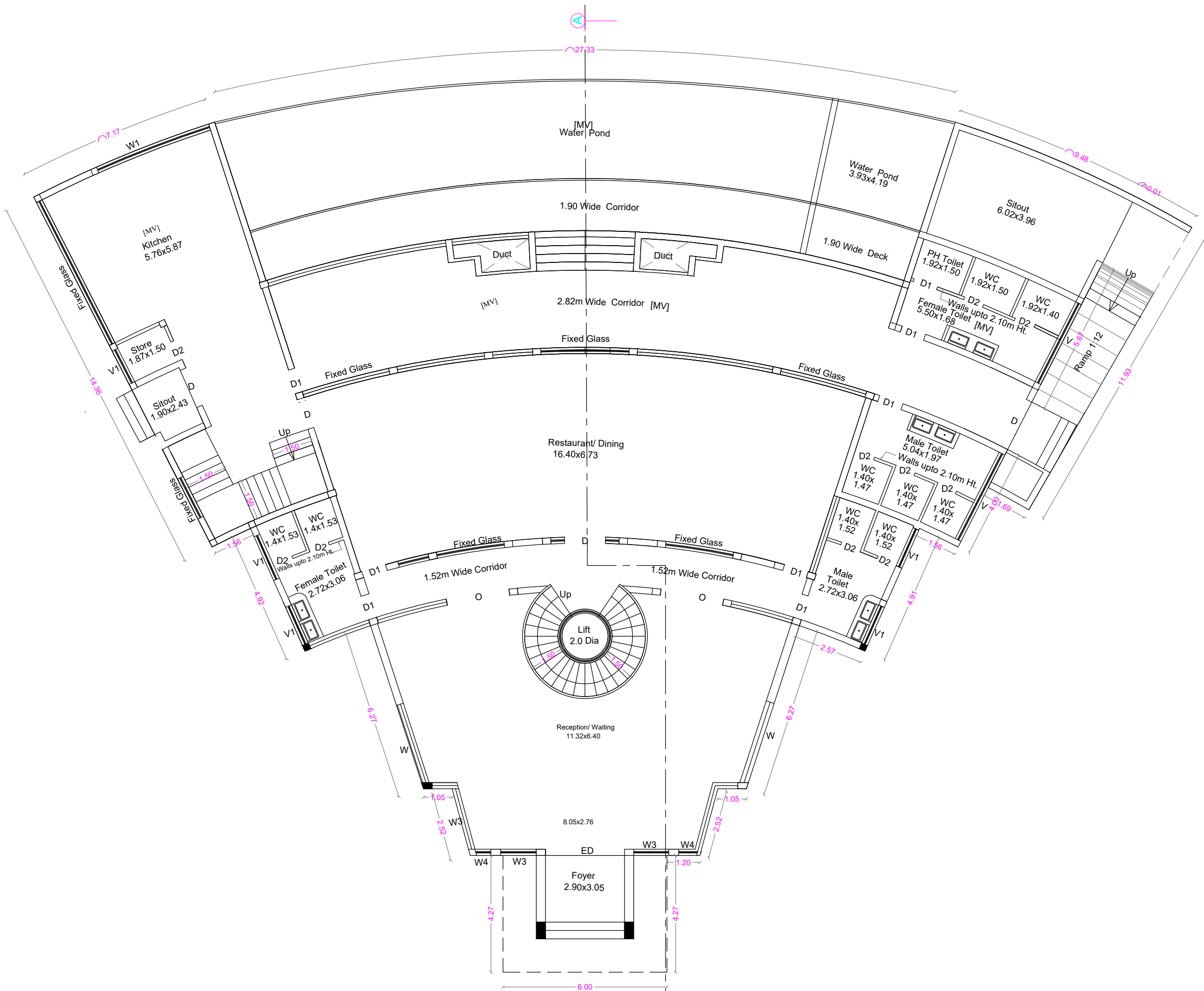
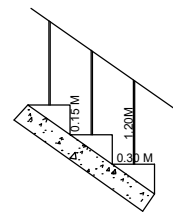
Height of the Building - 13.25 m

JOINERY DETAILS

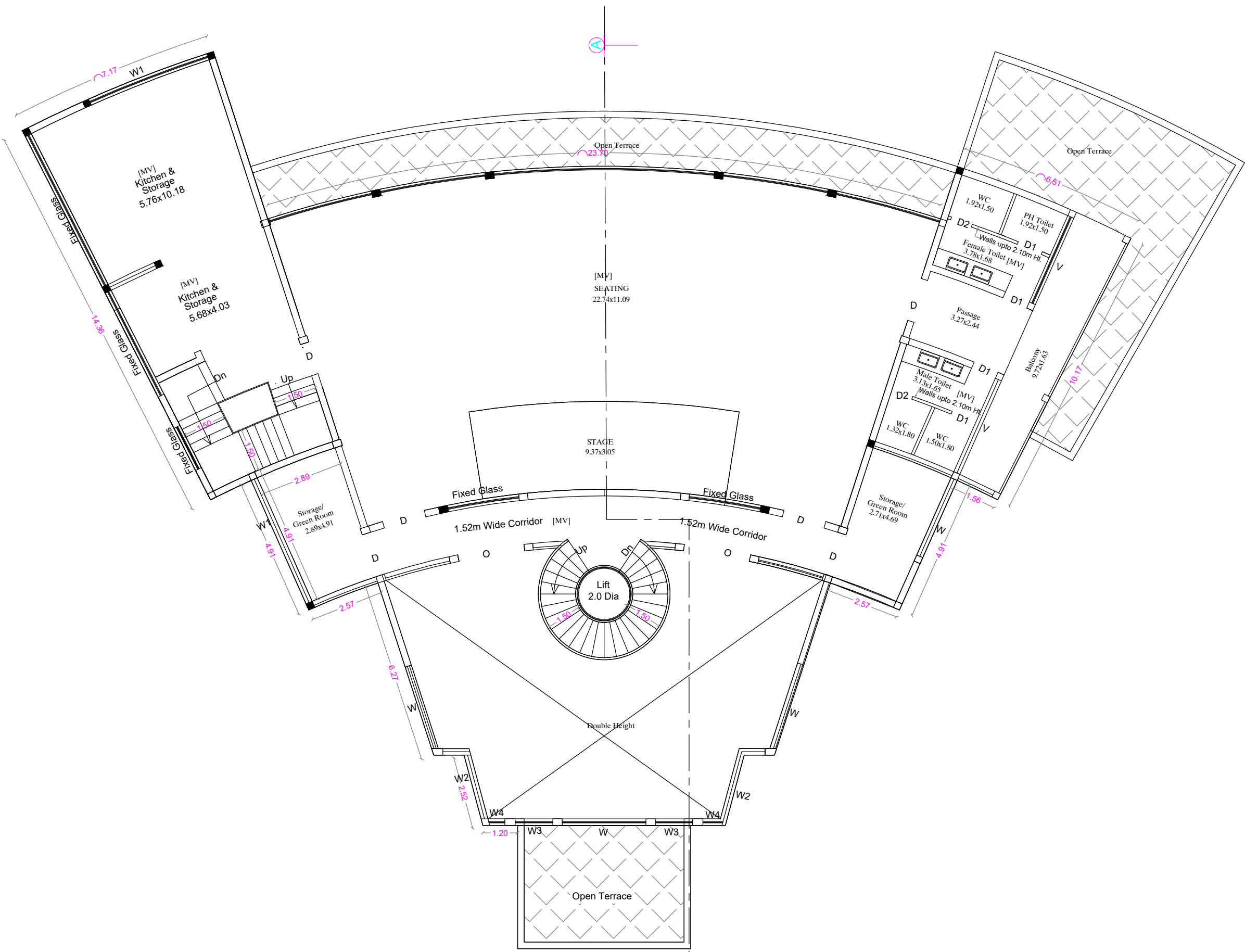
|                         | Metre         |
|-------------------------|---------------|
| FD - FRENCH DOOR/WINDOW | - 2.44 x 2.10 |
| D - DOOR                | - 1.52 x 2.10 |
| D1 - DOOR               | - 0.90 x 2.10 |
| D2 - DOOR               | - 0.84 x 2.10 |
| W - WINDOW              | - 3.05 x 1.98 |
| W1 - WINDOW             | - 4.38 x 1.98 |
| W2 - WINDOW             | - 2.29 x 1.98 |
| W3 - WINDOW             | - 1.30 x 1.22 |
| W4 - WINDOW             | - 0.69 x 1.22 |
| V - VENTILATOR          | - 3.50 x 0.60 |
| V1 - VENTILATOR         | - 1.50 x 0.60 |

STAIRCASE DETAILS

|       |          |
|-------|----------|
| WIDTH | - 1.22 m |
| TREAD | - 0.30 m |
| RISE  | - 0.15 m |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

M. KABERHASAN, M.E., A.M.E.P.  
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SE/GR-11006/2022

STRUCTURAL ENGINEER

S. Selvi

APPLICANT

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COIMBATORE LPA/RE/  
GR-1/19/03/002

LBS / REGISTERED ENGINEER

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7. RESTAURENT

Sheet No : 8

AREA DETAILS

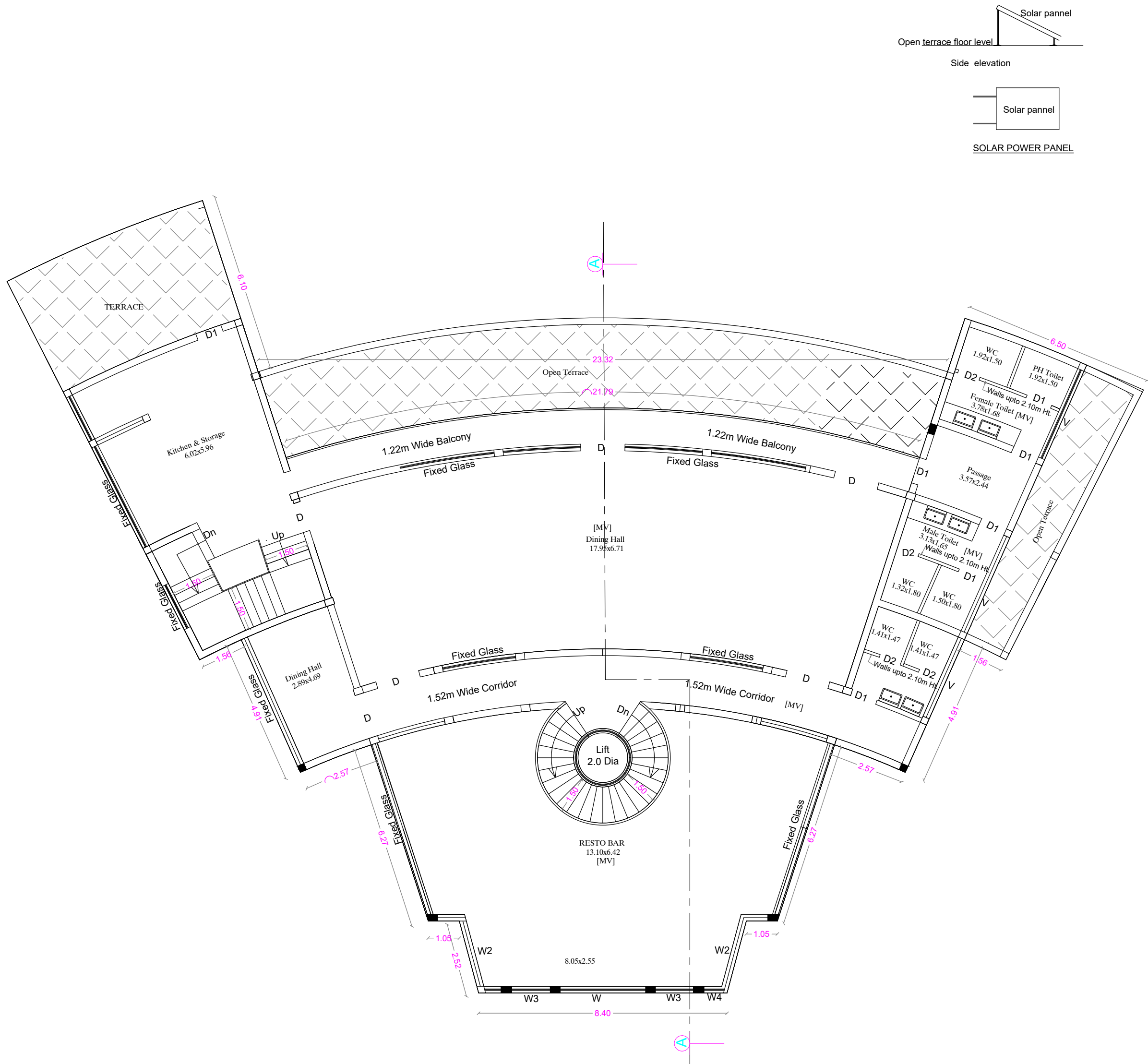
| 7. RESTAURENT | F.S.I. Sqm | Non F.S.I. Sqm | Total Sqm |
|---------------|------------|----------------|-----------|
| Ground Floor  | 675.09     | ----           | 675.09    |
| First Floor   | 550.60     | ----           | 550.60    |
| Second Floor  | 433.98     | ----           | 433.98    |
| Terrace Floor | ----       | 27.79          | 27.79     |
| TOTAL         | 1659.67    | 27.79          | 1687.46   |

Total F.S.I. Area - 1659.67 Sqm

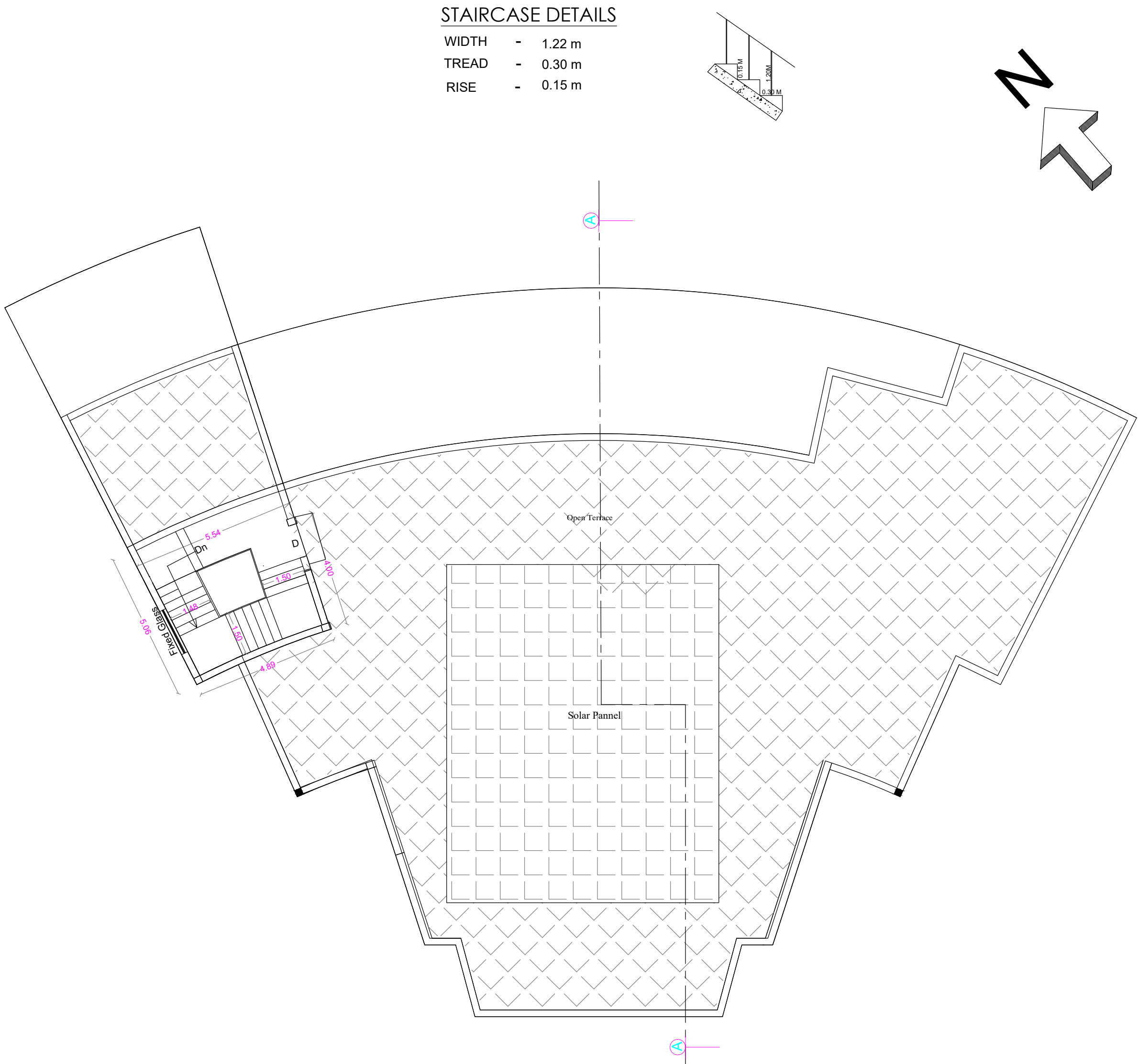
Height of the Building - 13.25 m

JOINERY DETAILS

|                         | Metre         |
|-------------------------|---------------|
| FD - FRENCH DOOR/WINDOW | - 2.44 x 2.10 |
| D - DOOR                | - 1.52 x 2.10 |
| D1 - DOOR               | - 0.90 x 2.10 |
| D2 - DOOR               | - 0.84 x 2.10 |
| W - WINDOW              | - 3.05 x 1.98 |
| W1 - WINDOW             | - 4.38 x 1.98 |
| W2 - WINDOW             | - 2.29 x 1.98 |
| W3 - WINDOW             | - 1.30 x 1.22 |
| W4 - WINDOW             | - 0.69 x 1.22 |
| V - VENTILATOR          | 3.50 x 0.60   |
| V1 - VENTILATOR         | - 1.50 x 0.60 |



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

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SE/GR-11/006/2022

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GR-1 / 19 / 03 / 002

LBS / REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 846/2A2 AT  
No : 24, VEERAPANDI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

Sheet No : 1

Scale : 1: 400

ONLINE APPLICATION No: SWP/BPA/336582/2024  
SITE APPROVAL - L.P./C.L.P.A. No : 630/2024  
Planning Permission No: 746 /2024

| REFERENCE        |                   |          |          |
|------------------|-------------------|----------|----------|
| DESCRIPTION      | CALCULATION       | REQUIRED | PROVIDED |
| FLOOR AREA RATIO | 3693.71 / 9875.00 | 2.00     | 0.374    |

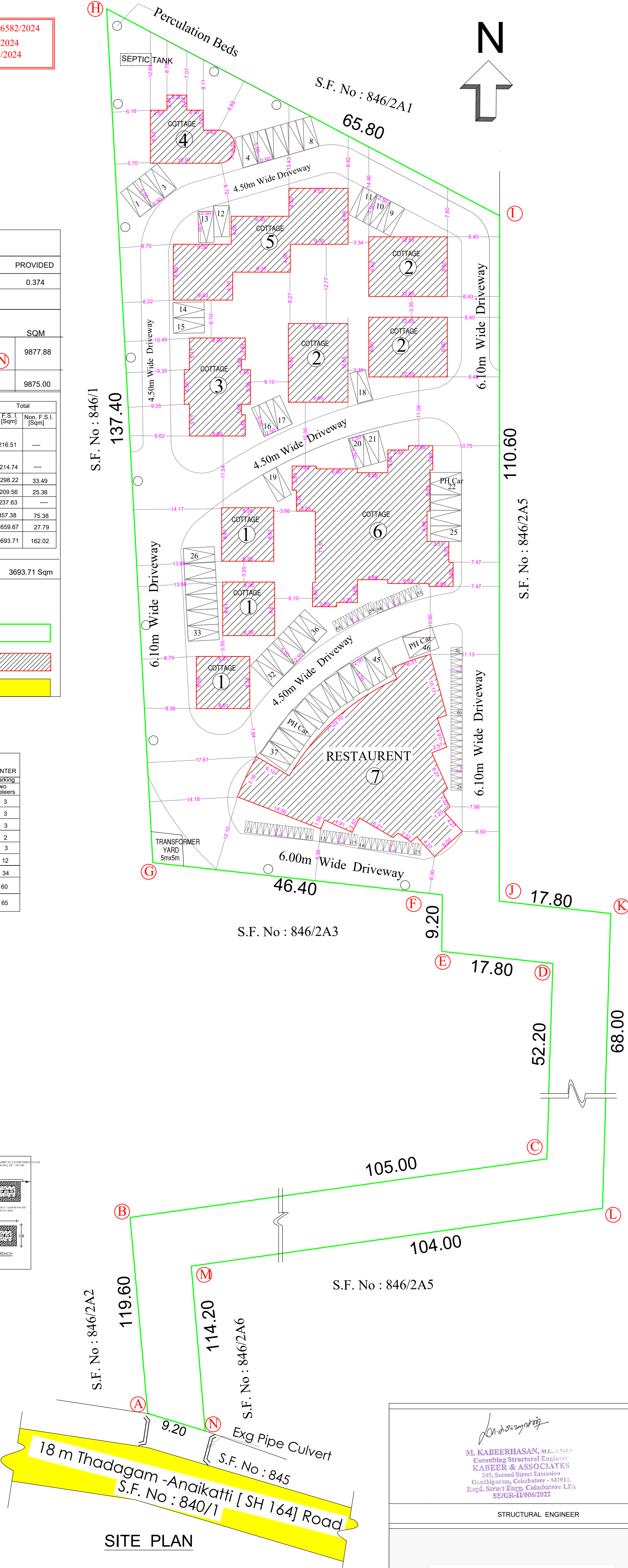
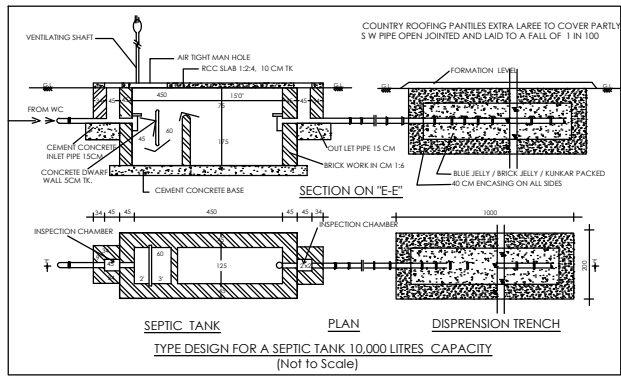
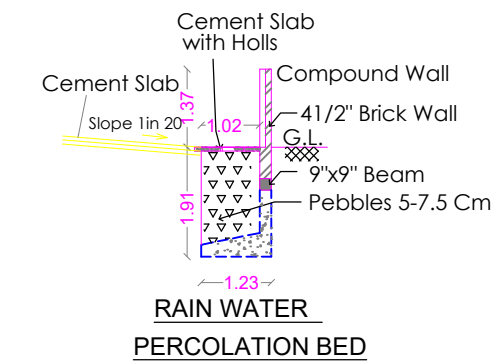
| AREA STATEMENT   |                                             |  |         |
|------------------|---------------------------------------------|--|---------|
|                  |                                             |  | SQM     |
| AREA OF THE SITE | [2.44 ACRES]<br>[AS PER Document] (A) - (N) |  | 9877.88 |
| AREA OF THE SITE | [AS PER PATTI]                              |  | 9875.00 |

| AREA DETAILS                                 | Ground       | First        | Second       | Terrace          | Total            |
|----------------------------------------------|--------------|--------------|--------------|------------------|------------------|
|                                              | F.S.I. [Sqm] | F.S.I. [Sqm] | F.S.I. [Sqm] | Non-F.S.I. [Sqm] | Non-F.S.I. [Sqm] |
| COTTAGE - 1 [3 Nos.]<br>[72.17 Sqm X 3 Nos.] | 216.51       | ---          | ---          | ---              | 216.51           |
| COTTAGE - 2 [3 Nos.]<br>[71.58 Sqm X 3 Nos.] | 214.74       | ---          | ---          | ---              | 214.74           |
| COTTAGE - 3 [1 No.]                          | 149.11       | 149.11       | ---          | 33.49            | 298.22           |
| COTTAGE - 4 [1 No.]                          | 104.78       | 104.78       | ---          | 25.36            | 209.56           |
| COTTAGE - 5 [1 No.]                          | 237.63       | ---          | ---          | ---              | 237.63           |
| COTTAGE - 6 [1 No.]                          | 428.69       | 428.69       | ---          | 75.38            | 857.38           |
| RESTAURENT [1 No.]                           | 675.09       | 550.60       | 433.98       | 27.79            | 1659.67          |
| TOTAL AREA                                   | 2026.55      | 1233.18      | 433.98       | 162.02           | 3693.71          |

TOTAL F.S.I. AREA 3693.71 Sqm

| REFERENCE         |   |
|-------------------|---|
| SITE BOUNDARY     | - |
| PROPOSED BUILDING | - |
| EXISTING ROAD     | - |

| PARKING CALCULATION FOR RESTAURENT, HEALTH CLUBS & RECREATIONAL CENTER |            |              |                      |              |
|------------------------------------------------------------------------|------------|--------------|----------------------|--------------|
| AREA DETAILS                                                           | Nos.       | F.S.I. [Sqm] | Required Parking Car | Two Wheelers |
| COTTAGE - 1 [3 Nos.]                                                   | 3 x 72.17  | 216.51       | 3                    | 3            |
| COTTAGE - 2 [3 Nos.]                                                   | 3 x 71.58  | 214.74       | 3                    | 3            |
| COTTAGE - 3 [1 No.]                                                    | 1 x 298.22 | 298.22       | 3                    | 3            |
| COTTAGE - 4 [1 No.]                                                    | 1 x 209.56 | 209.56       | 2                    | 2            |
| COTTAGE - 5 [1 No.]                                                    | 1 x 237.63 | 237.63       | 3                    | 3            |
| COTTAGE - 6 [1 No.]                                                    | 1 x 857.38 | 857.38       | 12                   | 12           |
| RESTAURENT [1 No.]                                                     | ---        | 1659.67      | 17                   | 34           |
| TOTAL AREA                                                             | ---        | 3693.71      | 43                   | 60           |
| PROVIDE PARKING                                                        |            |              | 46                   | 65           |



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SITE PLAN

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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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.

