PP APPROVAL RECORD

Planning Permission

Survey 543/3A and 5 more

Somayampalayam

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.

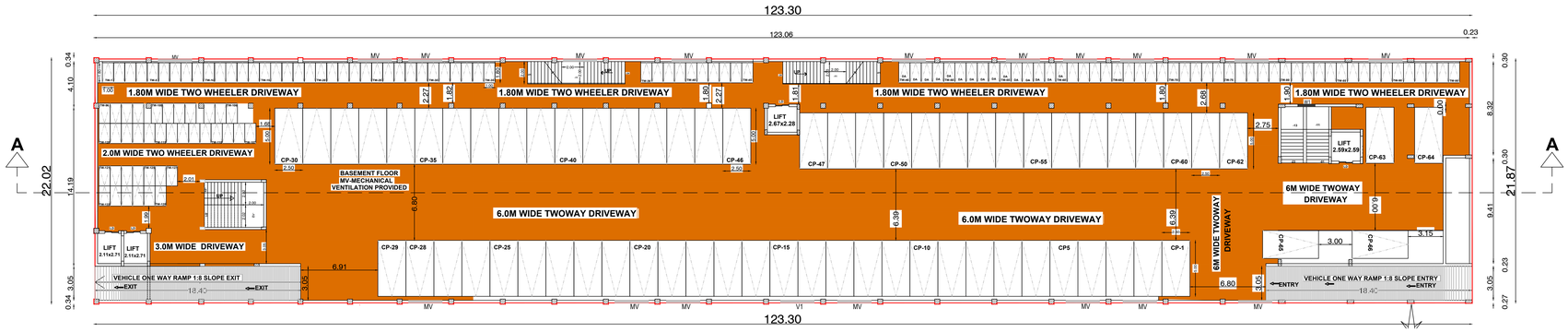
Verified RealEstate™

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

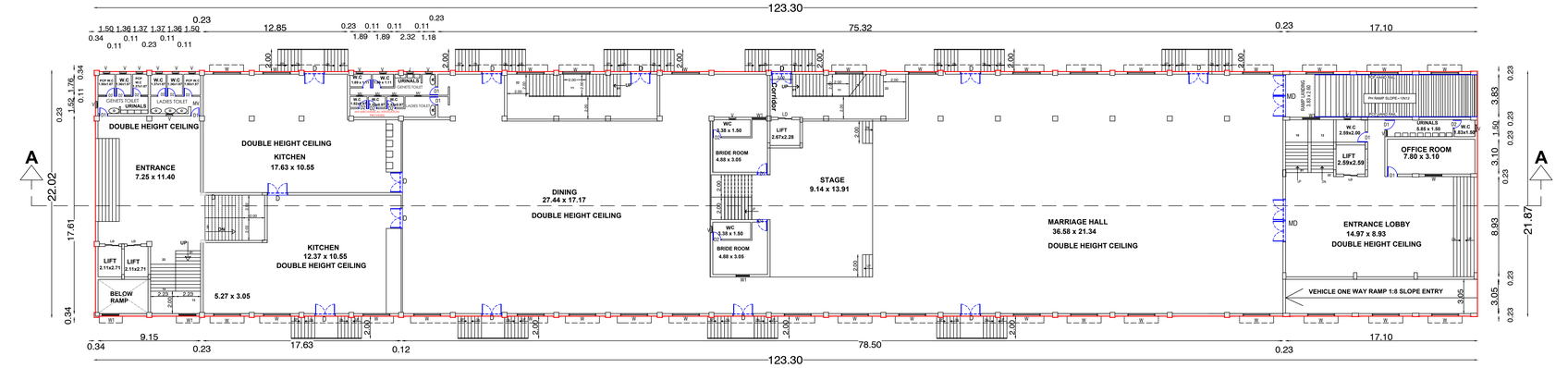
hello@verified.realestate

+91 9996 12 9996

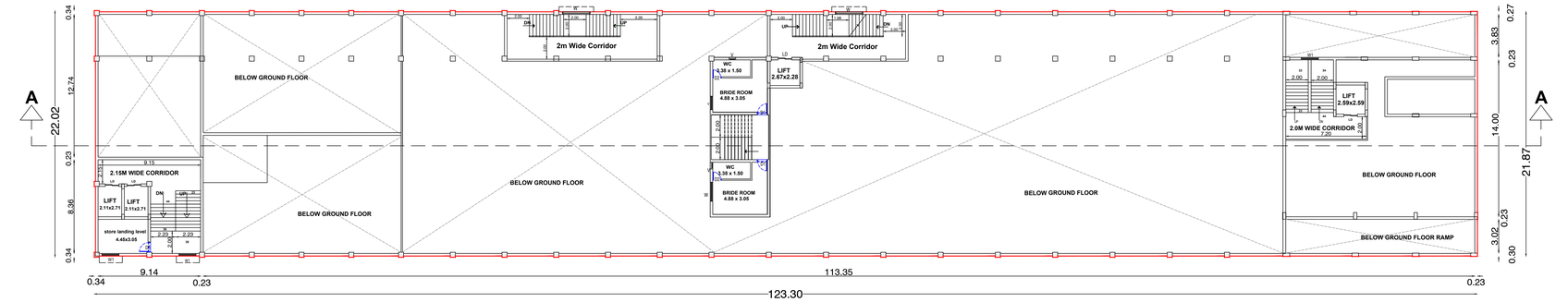
verified.realestate



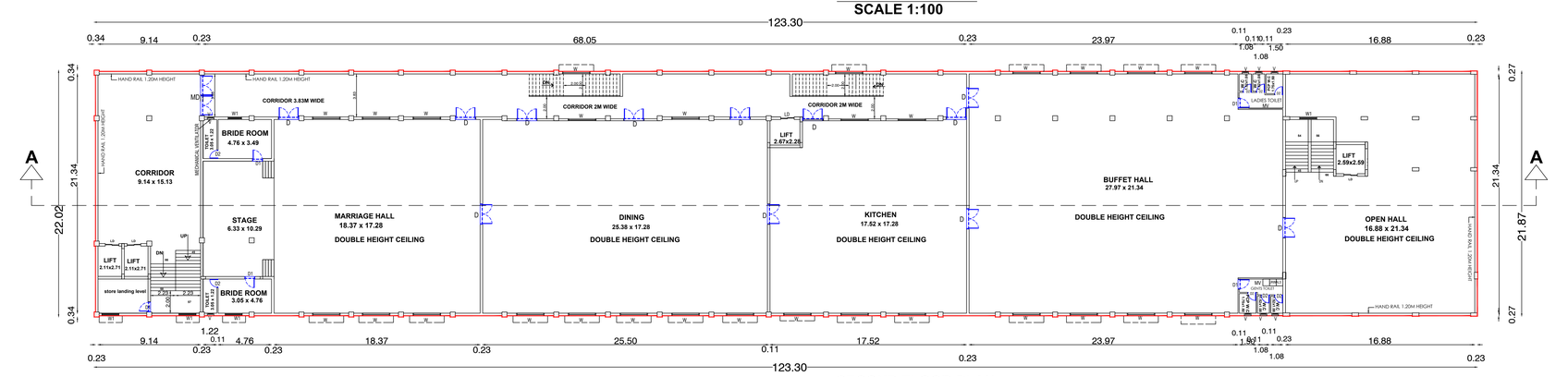
BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

SHEET 2 OF 3

BASEMENT, GROUND , FIRST SECOND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND + 4FLOORS COMMERCIAL MARRIAGE HALL CUM LODGING HOUSES 1120 PERSONS BUILDING OF 18.29M HEIGHT, COMPRISED IN SF NO 543/3A, 544/3B, 546/1A, 546/1B & 332/2B1, ANAIKATTI ROAD, SOMAYAPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

MASTER PLAN LAND USE : RESIDENTIAL & INDUSTRIAL

OWNER / APLICANT : Mrs. A.PONNARASI

ONLINE APPLICATION NO : SWP/BPA/488480/2025

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS
AS PER DOCUMENT = 9747.00 SQM
SF NO : 543/3A = 3250.00 SQM
SF NO : 544/3B = 5650.00 SQM
SF NO : 546/1A = 350.00 SQM
SF NO : 546/1B = 100.00 SQM
SF NO : 332/2B1 = 397.00 SQM

TOTAL AREA = 9747.00 SQM

AS PER PATTA =9747.00 SQM

SUPER IMPOSED SITE AREA = 9685.49 SQM

AREA STATEMENT	'SQ.M'
PLOT EXTENT - AS PER DOCUMENT	9747.00
PLOT EXTENT - AS ON PATTA	9747.00
PLOT EXTENT - AS ON SUPER IMPOSED	9685.49

S.NO	DESCRIPTION	F.S.I AREA IN SQ.MTR	NON FSI AREA IN SQ.MTR	TOTAL BUILTUP AREA IN SQ.MTR
1	BASEMENT FLOOR	-----	2688.12	2688.12
2	GROUND FLOOR	2674.56	-----	2674.56
3	FIRST FLOOR	423.39	-----	423.39
4	SECOND FLOOR	2688.12	-----	2688.12
5	THIRD FLOOR	243.28	-----	243.28
6	FOURTH FLOOR	1406.46	-----	1406.46
7	HEAD ROOM	-----	264.24	264.24
	TOTAL	7435.81	2952.36	10388.17

HEIGHT OF THE BUILDING = 18.29M

FSI ACHIEVED : $\frac{7435.81}{9685.49}$ =0.767

PARKING DETAILS
FSI AREA + 10% EXTRA 7435.81 +743.58 = 8179.39 SQM

	REQUIRED	PROVIDED
CAR PARKING EVERY 50 SQM (8179.39 / 50= 164)	164	166
DA CAR PARKING	03	03
TWO WHEELER SPACE EVERY 50 SQM (8179.39/50)= 164	164	166
DA TWOWHEELER PARKING	05	15

MECHANICAL VENTILATION TO BE PROVIDE WHEREVER NECESARY

COLOUR INDEX :

BOUNDARY OF THE SITE :

EXISTING ROAD :

DRIVEWAY :

RAIN WATER PERCOLATION TRENCH :

APPLICANT

Er. S.SARAVANAN D.C.E.,
Registered Surveyor & Registered Valuation Engineer
CMDA Reg No: CE/2005/01/00
DTCP Reg No: RCE/2025/01/001
GCC Reg No: RE3/2008/2025
Mob : 9822554086, 9940366958

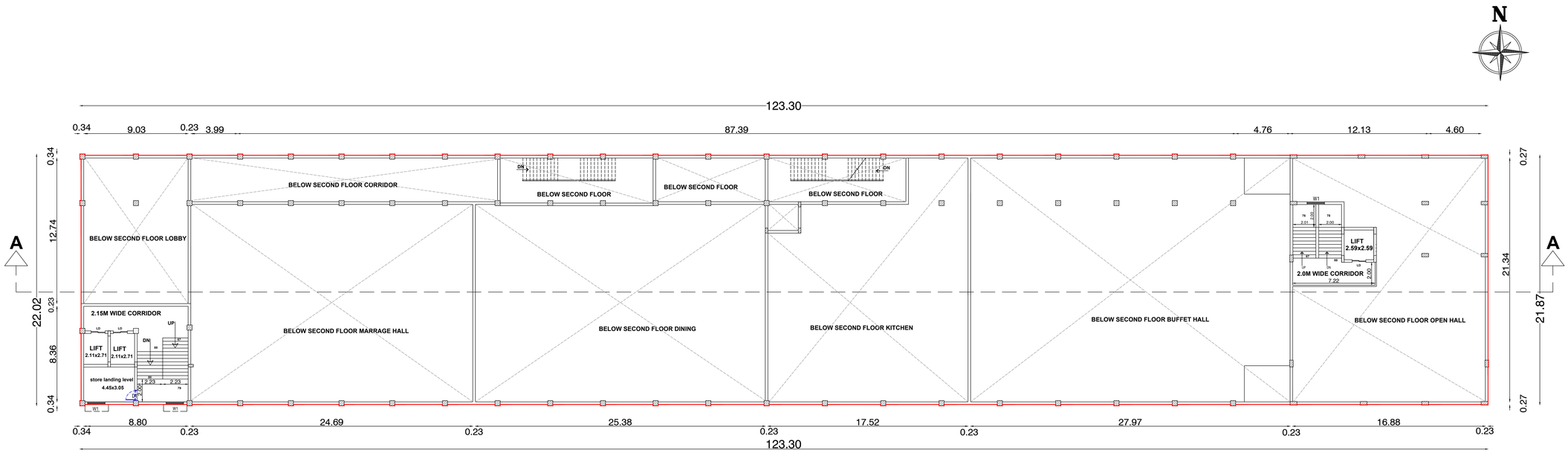
REGISTERED CONSTRUCTION ENGINEER

S. GNANSAN M.E.(Structural)
Structural Engineer Grade-I
Reg. No. SE - Gr. I/ STCP / TRICHY / JUNE2024 / 015
Trichy RC Engineering Excellence Pvt. Ltd.,
Plot No. 64, Nandavanam Street,
Ariyamangalam, Trichy - 620 021.

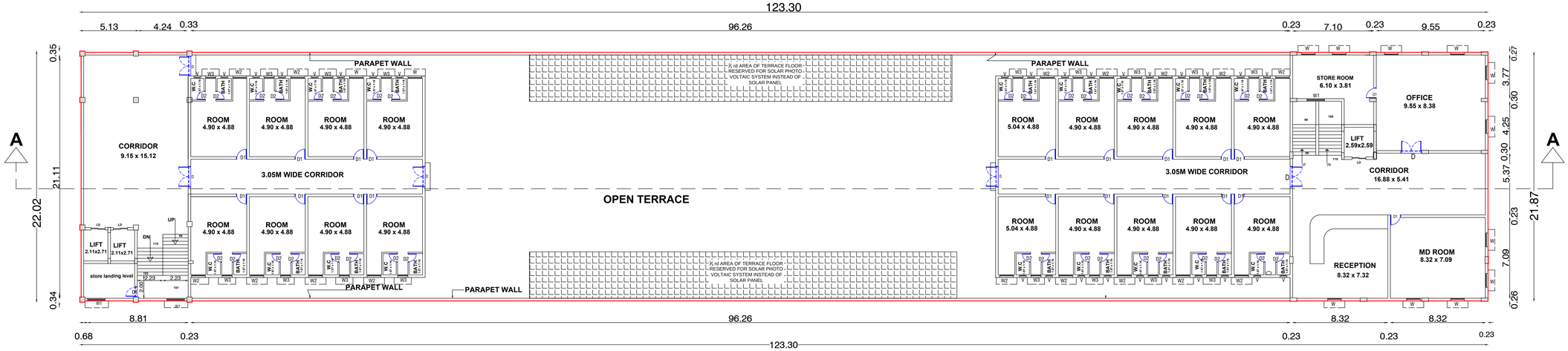
REGISTERED STRUCTURAL ENGINEER

Er. M.VELUSAMY, B.E.,
Licenced Surveyor & Registered Engineer(RE1)
CMDA Reg No: RE1/2024/12/0145
DTCP Reg No: COLDIST/RE/GR-I/2025/10/018
No.1/142, 3rd Street, Mangalamman Nagar,
Kovilambakkam, Chennai - 600 129.
Mobile: 9710134070, 8015184704

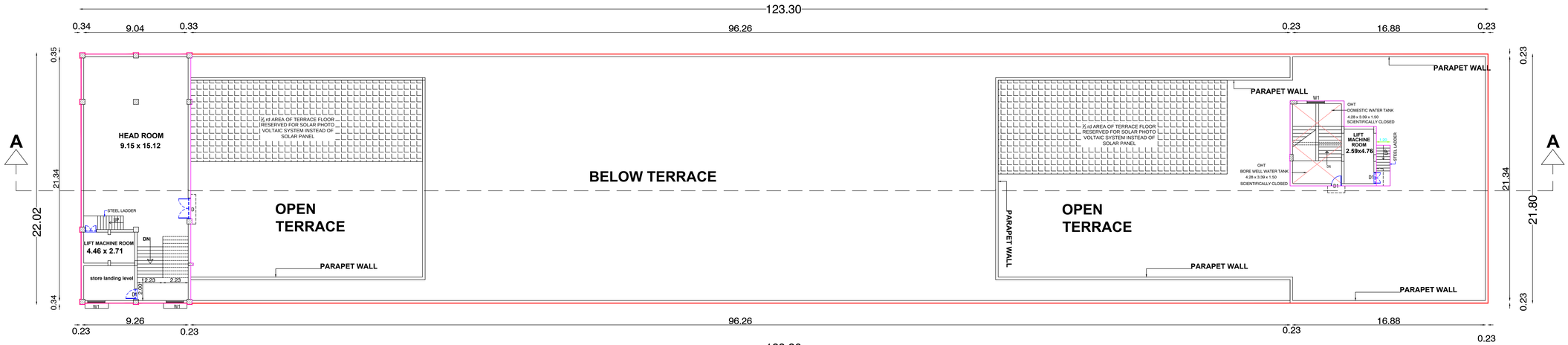
REGISTERED ARCHITECT / ENGINEER



THIRD FLOOR PLAN
SCALE 1:100



FOURTH FLOOR PLAN (PARTLY TERRACE)
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

SHEET 3 OF 3

THIRD, FOURTH & TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND + 4FLOORS COMMERCIAL MARRIAGE HALL CUM LODGING HOUSES 1120 PERSONS BUILDING OF 18.29M HEIGHT, COMPRISED IN SF NO 543/3A, 544/3B, 546/1A, 546/1B & 332/2B1, ANAIKATTI ROAD, SOMAYAPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

MASTER PLAN LAND USE : RESIDENTIAL & INDUSTRIAL

OWNER / APLICANT : Mrs. A.PONNARASI

ONLINE APPLICATION NO : SWP/BPA/488480/2025

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS
AS PER DOCUMENT = 9747.00 SQM
SF NO : 543/3A = 3250.00 SQM
SF NO : 544/3B = 5650.00 SQM
SF NO : 546/1A = 350.00 SQM
SF NO : 546/1B = 100.00 SQM
SF NO : 332/2B1 = 397.00 SQM
TOTAL AREA = 9747.00 SQM
AS PER PATTA =9747.00 SQM
SUPER IMPOSED SITE AREA = 9685.49 SQM

AREA STATEMENT	'SQ.M'
PLOT EXTENT - AS PER DOCUMENT	9747.00
PLOT EXTENT - AS ON PATTA	9747.00
PLOT EXTENT - AS ON SUPER IMPOSED	9685.49

S.NO	DESCRIPTION	F.S.I AREA IN SQ.MTR	NON FSI AREA IN SQ.MTR	TOTAL BUILTUP AREA IN SQ.MTR
1	BASEMENT FLOOR	-----	2688.12	2688.12
2	GROUND FLOOR	2674.56	-----	2674.56
3	FIRST FLOOR	423.39	-----	423.39
4	SECOND FLOOR	2688.12	-----	2688.12
5	THIRD FLOOR	243.28	-----	243.28
6	FOURTH FLOOR	1406.46	-----	1406.46
7	HEAD ROOM	-----	264.24	264.24
	TOTAL	7435.81	2952.36	10388.17

HEIGHT OF THE BUILDING = 18.29M

FSI ACHIEVED : 7535.81 / 9685.49 =0.767

PARKING DETAILS
FSI AREA + 10% EXTRA 7435.81 +743.58 = 8179.39 SQM

	REQUIRED	PROVIDED
CAR PARKING EVERY 50 SQM (8179.39 /50= 164)	164	166
DA CAR PARKING	03	03
TWO WHEELER SPACE EVERY 50 SQM (8179.39/50) = 164	164	166
DA TWOWHEELER PARKING	05	15

MECHANICAL VENTILATION TO BE PROVIDE WHEREVER NECESARY

COLOUR INDEX :
BOUNDARY OF THE SITE :
EXISTING ROAD :
DRIVEWAY :
RAIN WATER PERCOLATION TRENCH :

APPLICANT

Er. S.SARAVANAN D.C.E.,
Registered Engineer & Construction Engineer
CMDA Reg No: CE/2015/10887
DTCP Reg No: RC/2020/01201
GCC Reg No: 1000032005
Mob : 9952570498, 9940369058

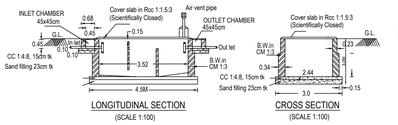
REGISTERED CONSTRUCTION ENGINEER

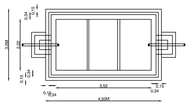
R. GNANASAN M.Sc.(Structures)
Structural Engineer Grade-I
Reg. No. SE - 0/ 1/ 2019 / TRICHY / JUNE 2024 / 015
Trichy NO. Engineering Envelopers Pvt. Ltd.,
Plot No. 66, Nanthavanam Street,
Old Colony, Trichy - 620 021.

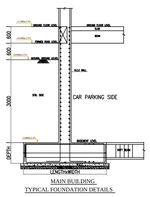
REGISTERED STRUCTURAL ENGINEER

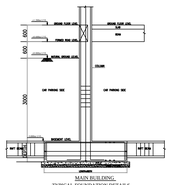
Er. M.VELUSAMY, B.E.,
Licensed Surveyor & Registered Engineer(RE)
CMDA Reg No: RE/2018/12/0045
DTCP Reg No: COI/RE/RE/BR-1/2020/08/010
No.1/147, 3rd Street, Mangalamman Nagar,
Kovilambakkam, Chennai - 600 129.
Mobile: 9790344994, 8056994700

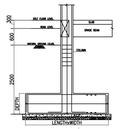
REGISTERED ARCHITECT / ENGINEER

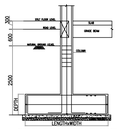


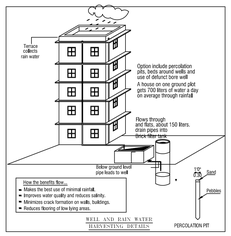


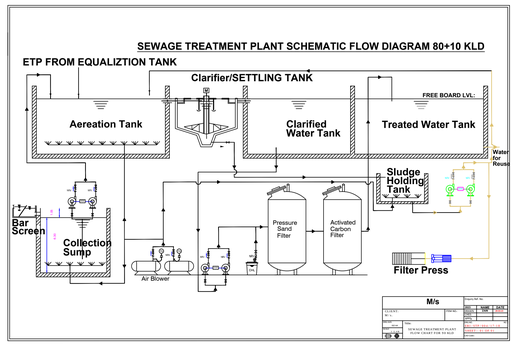


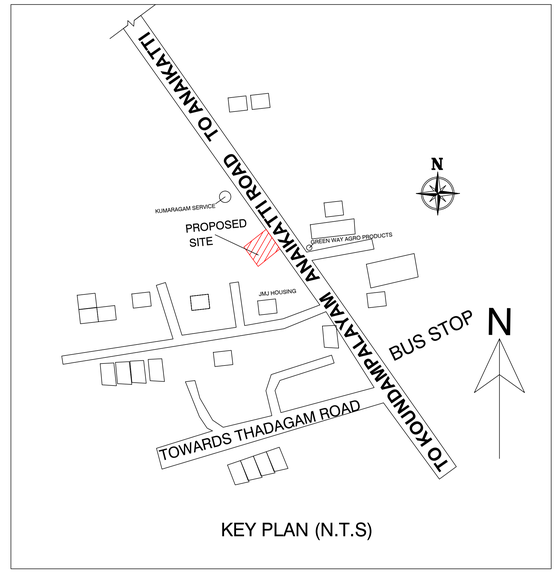


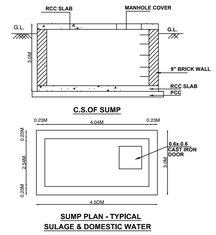


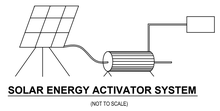


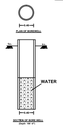


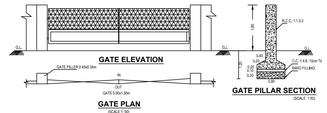




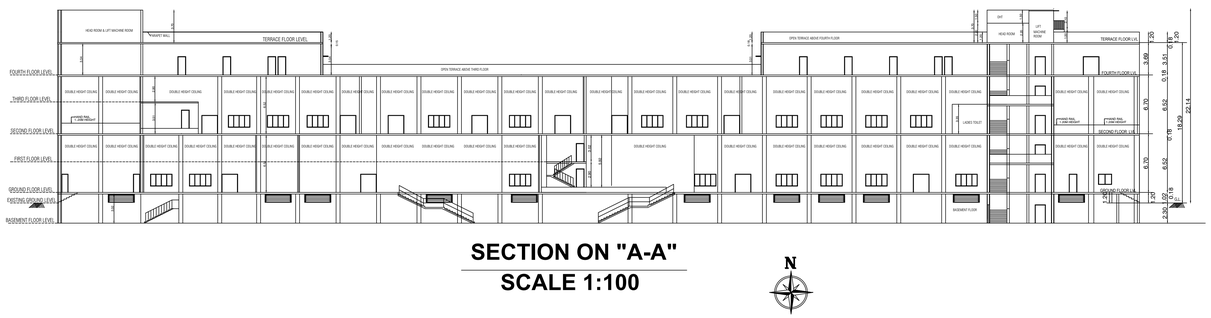


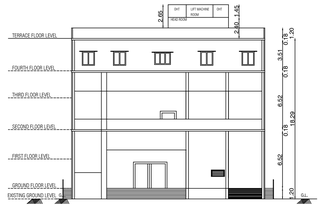












SCHEDULE OF JOINERIES		
SI.NO	DESCRIPTION	SIZE
1	MD - DOOR	2.83 x 2.43
2	D - DOOR	1.83 x 2.10
3	D1 - DOOR	0.90 x 2.10
4	D2 - DOOR	0.76 x 2.10
5	W - WINDOW	2.35 x 1.50
6	W1 - WINDOW	1.53 x 1.50
7	W2 - WINDOW	1.22x 1.83
8	W3 - WINDOW	0.91 x 1.50
9	V - VENTILATOR	0.90 x 0.60
10	MV - VENTILATOR	

SANITARY REQUIREMENTS		
MALE =747 PERSONS FEMALE = 373 PERSONS TOTAL = 1120 PERSONS		
DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	7+4=7 NOS	42 NOS
ABLUTION TAPS	42 NOS	42 NOS
URINALS	15 NOS	37 NOS
WASH BASIN	42 NOS	42 NOS
KITCHEN SINK	3 NOS	3 NOS
CLAENER SINK	3 NOS	3 NOS

NOTE : OSR 10% PAYMENT TO BE PAID BY APPLICANT

LAND AREA 9747.00 SQM

10% OF OSR = 974.70 SQM

Er. S.SARAVANAN, D.C.E.,
Regd.Engineer & Construction Engineer
CAR Reg No: CE/2019/11457
DTCP Reg No: CE/2019/11457
GCC Reg No: RE/2020/02035
Mob : 9825510486, 9940288568

REGISTERED CONSTRUCTION ENGINEER

K. GNANA M.E.(Structural)
Structural Engineer Grade-I
Regd. No. M - 01 - 01809 / TECH / JUN/2024 / 0115
Trichy RC Engineering Excellence Pvt. Ltd.
Plot No. 64, Kumbakonam Street,
IOC Colony, Trichy - 620 021.

REGISTERED STRUCTURAL ENGINEER

Er. M.VELUSAMY, B.E.,
Licensed Surveyor & Registered Engineer(RE)
CMDA Reg No: RA/2018/12/0015
DTCP Reg No: COL/RE/RB/RR-1/2675/2018/R0
No.11/2F, 3rd Street, Mahalakshmi Nagar,
Kodambakkam, Chennai - 600 024.
Mobile: 9787564696, 9894396696

REGISTERED ARCHITECT / ENGINEER

APPLICANT

SHEET 1 OF 3

SITE PLAN , SECTION & ELEVATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND + 4FLOORS COMMERCIAL MARRIAGE HALL CUM LODGING HOUSES 1120 PERSONS BUILDING OF 18.29M HEIGHT, COMPRISED IN SF NO 543/3A, 544/3B, 546/1A, 546/1B & 332/2B1, ANAIKATTI ROAD, SOMAYAPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

MASTER PLAN LAND USE : RESIDENTIAL & INDUSTRIAL

OWNER / APLICANT : Mrs. A.PONNARASI

ONLINE APPLICATION NO : SWP/BPA/488480/2025

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

AS PER DOCUMENT = 9747.00 SQM

SF NO : 543/3A = 3250.00 SQM
SF NO : 544/3B = 5650.00 SQM
SF NO : 546/1A = 350.00 SQM
SF NO : 546/1B = 100.00 SQM
SF NO : 332/2B1 = 397.00 SQM

TOTAL AREA = 9747.00 SQM

AS PER PATTA =9747.00 SQM

SUPER IMPOSED SITE AREA = 9685.49 SQM

AREA STATEMENT	'SQ.M'
PLOT EXTENT - AS PER DOCUMENT	9747.00
PLOT EXTENT - AS ON PATTA	9747.00
PLOT EXTENT - AS ON SUPER IMPOSED	9685.49

S.NO	DESCRIPTION	F.S.I AREA IN SQ.MTR	NON FSI AREA IN SQ.MTR	TOTAL BUILTUP AREA IN SQ.MTR
1	BASEMENT FLOOR	-----	2688.12	2688.12
2	GROUND FLOOR	2674.56	-----	2674.56
3	FIRST FLOOR	423.39	-----	423.39
4	SECOND FLOOR	2688.12	-----	2688.12
5	THIRD FLOOR	243.28	-----	243.28
6	FOURTH FLOOR	1406.46	-----	1406.46
7	HEAD ROOM	-----	264.24	264.24
	TOTAL	7435.81	2952.36	10388.17

HEIGHT OF THE BUILDING = 18.29M

FSI ACHIEVED : 7435.81 / 9685.49 = 0.767

PARKING DETAILS

FSI AREA + 10% EXTRA 7435.81 +743.58 = 8179.39 SQM

	REQUIRED	PROVIDED
CAR PARKING EVERY 50 SQM (8179.39 / 50= 164)	164	166
DA CAR PARKING	03	03
TWO WHEELER SPACE EVERY 50 SQM (8179.39 / 50) = 165	164	166
DA TWOWHEELER PARKING	05	15

MECHANICAL VENTILATION TO BE PROVIDE WHEREVER NECESARY

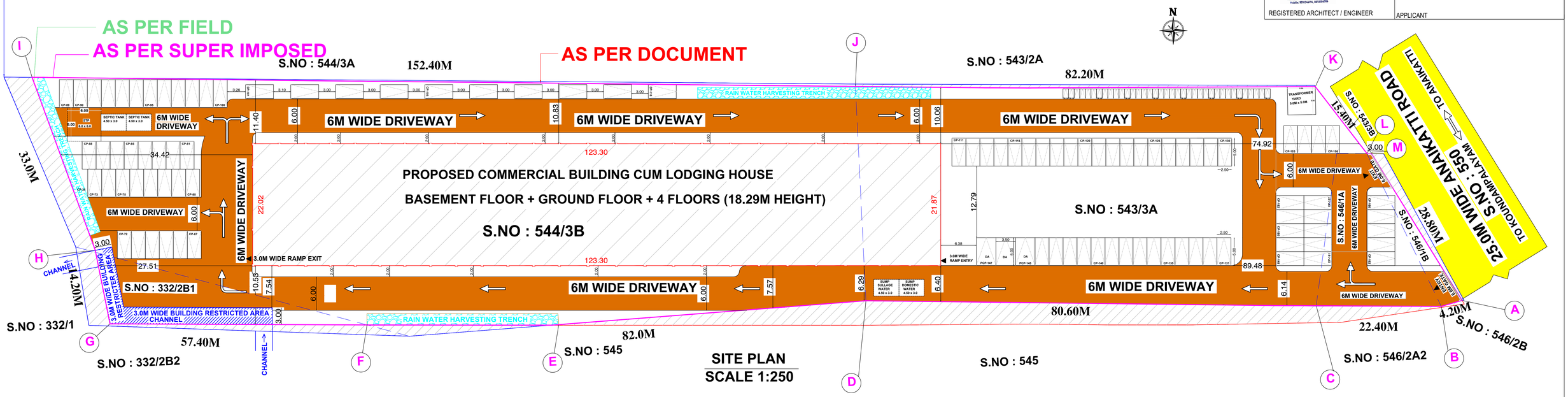
COLOUR INDEX :

BOUNDARY OF THE SITE :

EXISTING ROAD :

DRIVEWAY :

RAIN WATER PERCOLATION TRENCH :



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.