PP APPROVAL RECORD

Planning Permission

Survey 87/3B2A and 2 more

R Ponnapuram, B R.Ponnapuram Village Pollachi taluk

Coimbatore district, Tamil Nadu

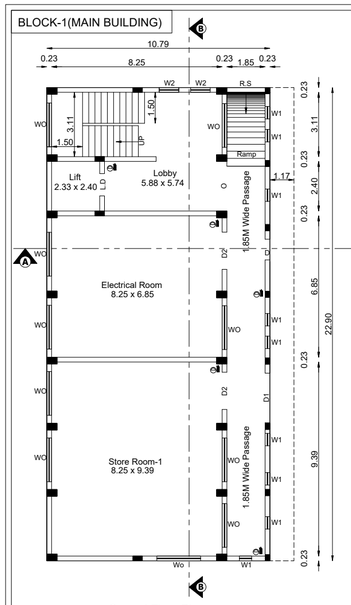
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

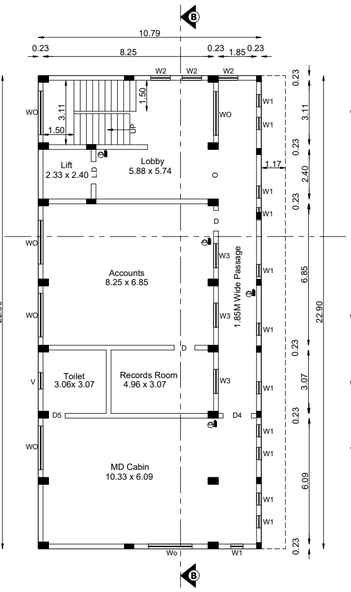
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

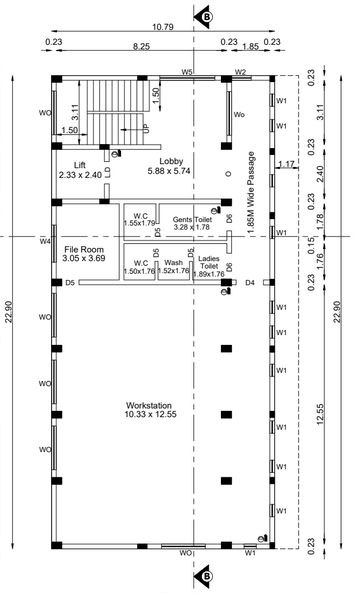
BLOCK-1(MAIN BUILDING)



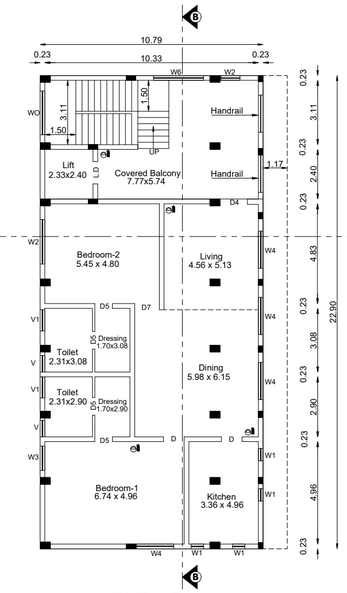
Ground Floor Plan



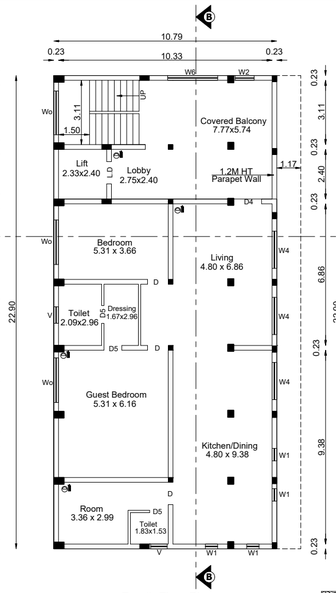
First Floor Plan



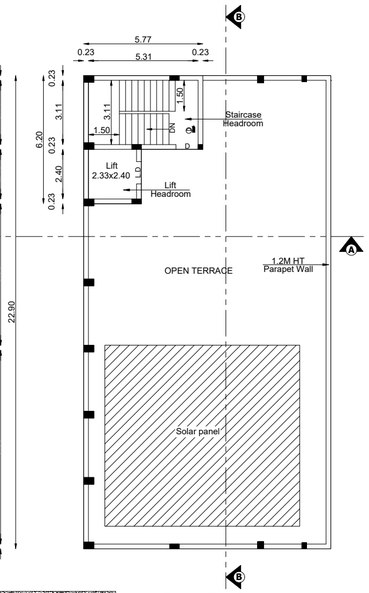
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



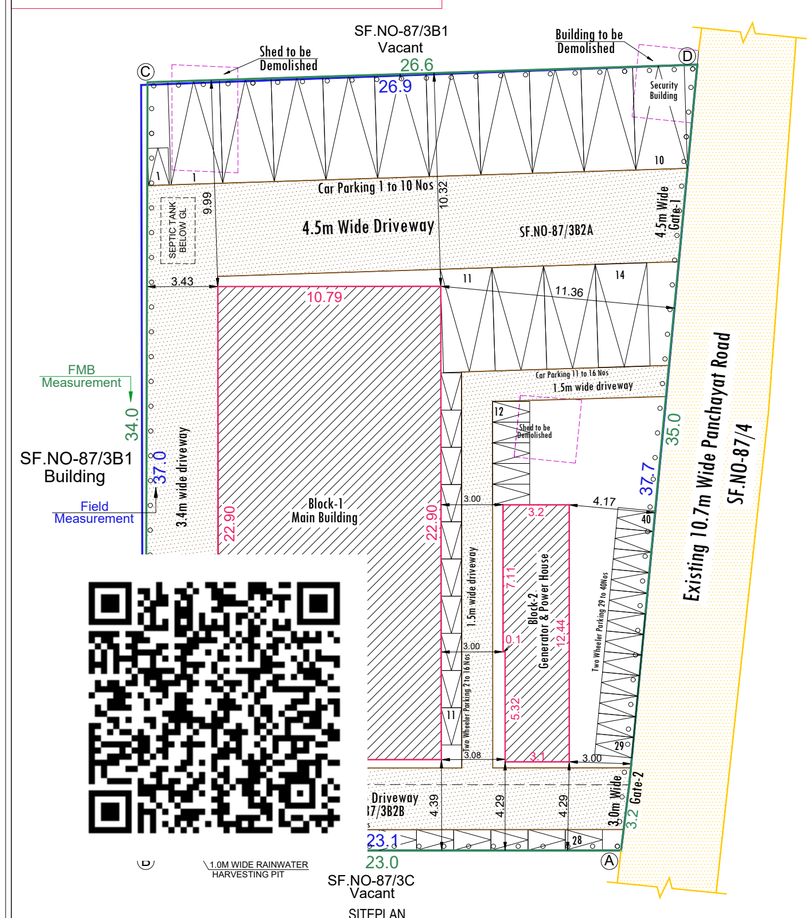
Terrace Floor Plan

Applicant Name: Shri Hari

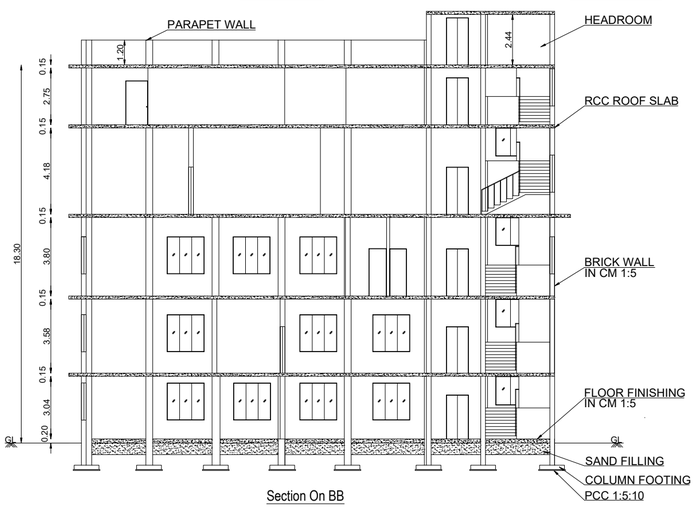
Online Application No:SWP/BPA/626652/2025

Site Approval : LP/R(C) No:280/2025

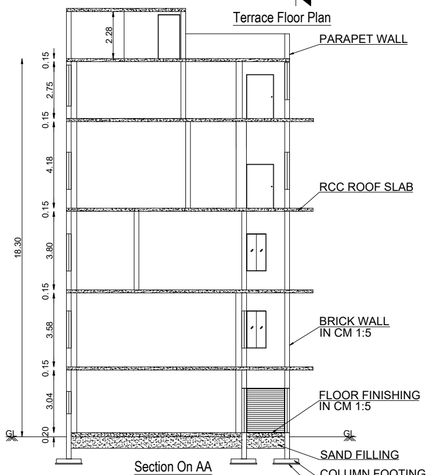
Building Approval No: BP/DTCPR(C) No:97/2025



SITEPLAN

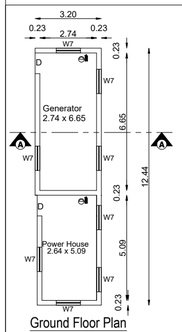


Section On BB

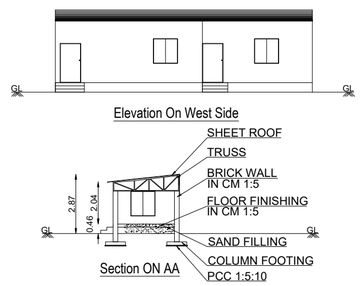


Section On AA

Block-2(GENERATOR & POWER HOUSE)

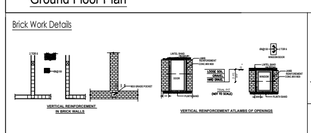


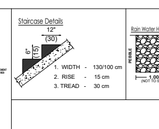
Ground Floor Plan

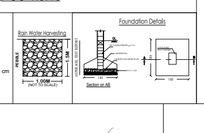


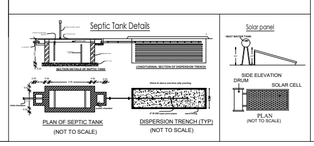
Elevation On West Side

Section ON AA











PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF COMMERCIAL & RESIDENTIAL BUILDING IN SF NO: 87/3B2A & 87/3B2B, AT R.PONNAPURAM VILLAGE,POLLACHI TALUK, COIMBATORE DISTRICT.

Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

LAND AREA STATEMENT

AREA OF SITE AS PER PATTA	-	930.00 SQM
AREA OF SITE AS PER DOCUMENT	-	930.77 SQM
NON MASTER PLAN AREA		HEIGHT OF THE BUILDING = 18.30M

BUILDING AREA STATEMENT

S.NO	AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL BUILTUP AREA IN SQM
	BLOCK-1 (Main building - Existing Building for approval)			
1.	GROUND FLOOR (Commercial)	247.19	-	247.19
2.	FIRST FLOOR (Commercial)	247.19	-	247.19
3.	SECOND FLOOR (Commercial)	247.19	-	247.19
4.	THIRD FLOOR (Residential - Dwelling 1)	247.19	-	247.19
	(Main building - Proposed Building for approval)			
5.	FOURTH FLOOR (Residential - Dwelling 2)	247.19	-	247.19
6.	TERRACE FLOOR	-	27.94	27.94
	BLOCK-2 (Generator & Power House-Existing Building for approval)			
7.	GROUND FLOOR (Commercial)	39.31	-	39.31
	GRAND TOTAL	1275.26	27.94	1303.20

TOTAL FSI = 1275.26 / 930.77 = 1.370

Parking Details	Car Parking		Two wheeler Parking	
	Required	Provided	Required	Provided
Commercial				
Block-1(Main Building) G+2 Floors - 247.19 x 3 = 741.57 Sqm Block-2(Generator & Power House) Ground Floor = 39.31 Sqm Area of Commercial Office space : 741.57 + 39.31 = 780.88 Sqm	9	10	35	40
Car Parking: 780.88 Sqm /100 = 8 +1 Car = 9 Cars (10% Visitors Parking) / T.W Parking: 780.88 Sqm /25 = 31+4 Tw = 35 Tw (10% Visitors Parking)				
Residential				
Block-1(Main Building) 3rd floor-Dwelling 1 -182.69 Sqm=2 cars 4th floor-Dwelling 2 -182.69 Sqm=2 cars	4	4	Nil	Nil
Car Parking: 4 Cars / T.W Parking: Nil				
TOTAL	13	14	35	40

JOINERY DETAILS :

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
RS	Rolling Shutter	1.80 x 2.13	WO	Window	2.12 x 1.80
D	Door	1.00 x 2.13	W1	Window	0.60 x 1.80
D1	Door	2.40 x 2.13	W2	Window	0.95 x 1.80
D2	Door	1.80 x 2.13	W3	Window	1.18 x 1.80
D4	Door	1.32 x 2.13	W4	Window	1.80 x 1.80
D5	Door	0.80 x 2.13	W5	Window	2.67 x 1.80
D6	Door	1.25 x 2.13	W6	Window	2.42 x 1.80
D7	Door	1.19 x 2.13	W7	Window	1.18 x 1.20
D8	Door	1.00 x 1.90	V	Ventilator	0.80 x 0.61
O	Opening	2.40 x 2.13	V1	Ventilator	1.02 x 0.61

REFERENCE:

- FMB BOUNDARY -
- FIELD BOUNDARY -
- EXISTING ROAD -
- PROPOSED DRIVEWAY -
- PROPOSED BUILDING FOR APPROVAL -
- BUILDING TO BE DEMOLISHED -

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371900,
E - mail harini@propdoc.in
Construction Engineer

Er.A.Victor Samson Raj, M.E(Soil)
Regd. Geo Tech Engineer
Reg. No: GTE 001/2020
Cell: 9500271927
Geotechnical Engineer

Er. M. SAMSUDEEN M.E.,
REGISTERED STRUCTURAL ENGINEER
COIMBATORE DTCP REG NO : SE/GR-II/002/2023
SAMS ASSOCIATES
13, Commercial Complex, Arebiyasamy Road,
R.S. Puram, Coimbatore - 641 002.
Ph No: 99940 73397 , 98425 73397
Structural Engineer

Er. HARINI. P.S,
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371900 ,
E Mail : harini.propdoc@gmail.com.
Registered Engineer

Applicant

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.