Verified RealEstate™

REFERENCE
SWP/BPA/643188/2025

ISSUED
22 December 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

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.

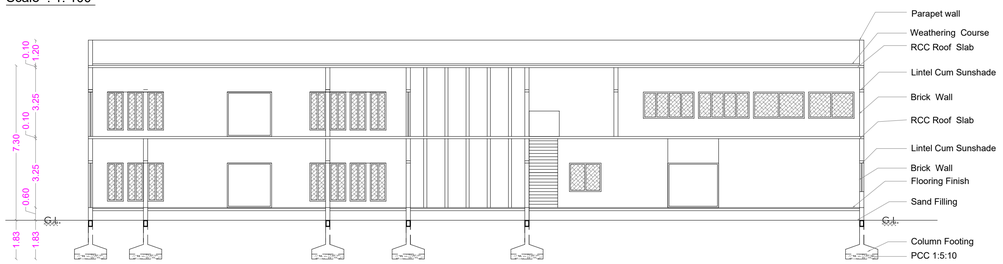
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED RESORT BUILDING IN S.F. No : 377/1B & 377/2A1 AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

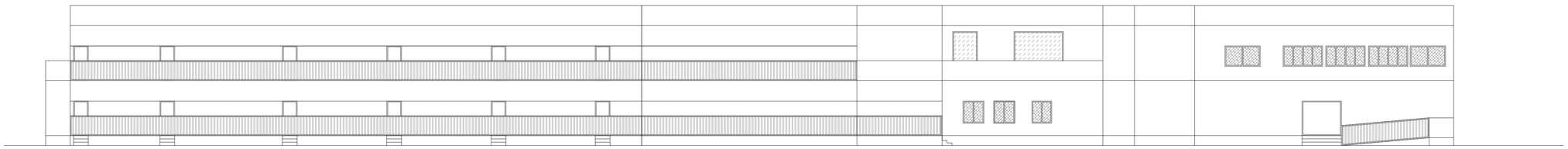
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SECTION ON A A

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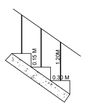
ONLINE APPLICATION No:
SWP/BPA/643188/2025



ELEVATION

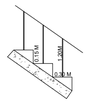
STAIRCASE DETAILS

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



STAIRCASE DETAILS

WIDTH	-	1.37m & 1.20m
TREAD	-	0.30 m
RISE	-	0.15 m



GROUND FLOOR PLAN

AREA STATEMENT

	SQM
AREA OF THE GROUND FLOOR	1075.92
AREA OF THE FIRST FLOOR	983.67
TOTAL F.S.I. AREA	2059.59
Height of the Building	7.30 m

JOINERY DETAILS

		Metre
SD - SLIDING OOR	-	2.40 x 2.10
ED - DOOR	-	2.10 x 2.10
LD - LIFT DOOR	-	1.20 x 2.10
DD - DOOR	-	1.80 x 2.10
DD1 - DOOR	-	1.50 x 2.10
D - DOOR	-	1.20 x 2.10
D1 - DOOR	-	1.00 x 2.10
D2 - DOOR	-	0.76 x 2.10
W - WINDOW	-	2.40 x 1.50
W1 - WINDOW	-	2.10 x 1.50
W2 - WINDOW	-	1.20 x 1.50
W3 - WINDOW	-	0.75 x 1.80
W4 - WINDOW	-	0.30 x 1.80
V - VENTILATOR	-	1.70 x 0.60
V1 - VENTILATOR	-	0.75 x 0.90
V2 - VENTILATOR	-	0.60 x 0.90

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / SE /
GR-II / 002 / 2024

STRUCTURAL ENGINEER

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE /
GR-I / 003 / 2024

LBS / REGISTERED ENGINEER

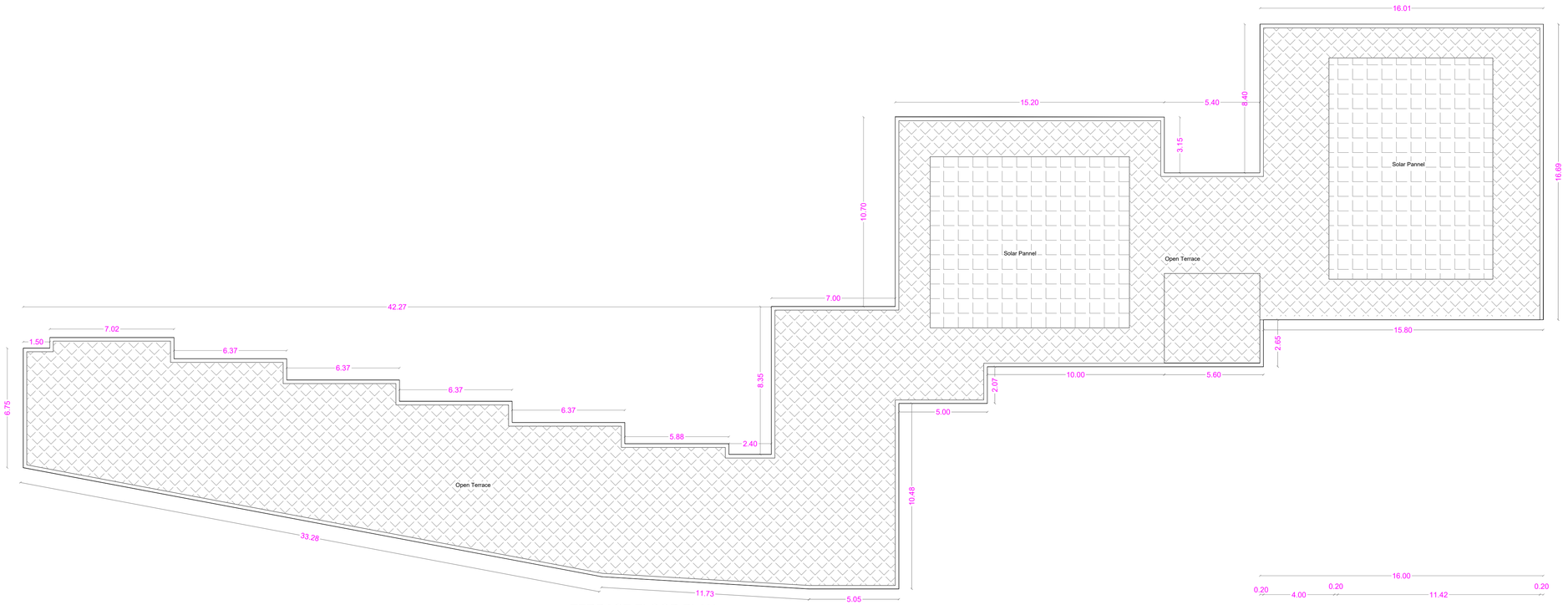
SHEET NO : 2

PLAN SHOWING THE PROPOSED RESORT BUILDING IN S.F. No : 377/1B & 377/2A1 AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

Scale : 1: 100

ONLINE APPLICATION No:
SWP/BPA/643188/2025

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TERRACE FLOOR PLAN

STAIRCASE DETAILS

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



STAIRCASE DETAILS

WIDTH - 1.37m & 1.20m
TREAD - 0.30 m
RISE - 0.15 m



FIRST FLOOR PLAN

AREA STATEMENT

	SQM
AREA OF THE GROUND FLOOR	1075.92
AREA OF THE FIRST FLOOR	983.67
TOTAL F.S.I. AREA	2059.59
Height of the Building	7.30 m

JOINERY DETAILS

		Metre
SD - SLIDING OOR	-	2.40 x 2.10
ED - DOOR	-	2.10 x 2.10
LD - LIFT DOOR	-	1.20 x 2.10
DD - DOOR	-	1.80 x 2.10
DD1 - DOOR	-	1.50 x 2.10
D - DOOR	-	1.20 x 2.10
D1 - DOOR	-	1.00 x 2.10
D2 - DOOR	-	0.76 x 2.10
W - WINDOW	-	2.40 x 1.50
W1 - WINDOW	-	2.10 x 1.50
W2 - WINDOW	-	1.20 x 1.50
W3 - WINDOW	-	0.75 x 1.80
W4 - WINDOW	-	0.30 x 1.80
V - VENTILATOR	-	1.70 x 0.60
V1 - VENTILATOR	-	0.75 x 0.90
V2 - VENTILATOR	-	0.60 x 0.90

C. NATARAJAN, B.E.,
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COIMBATORE LPA / SE /
GR-II / 002 / 2024

STRUCTURAL ENGINEER

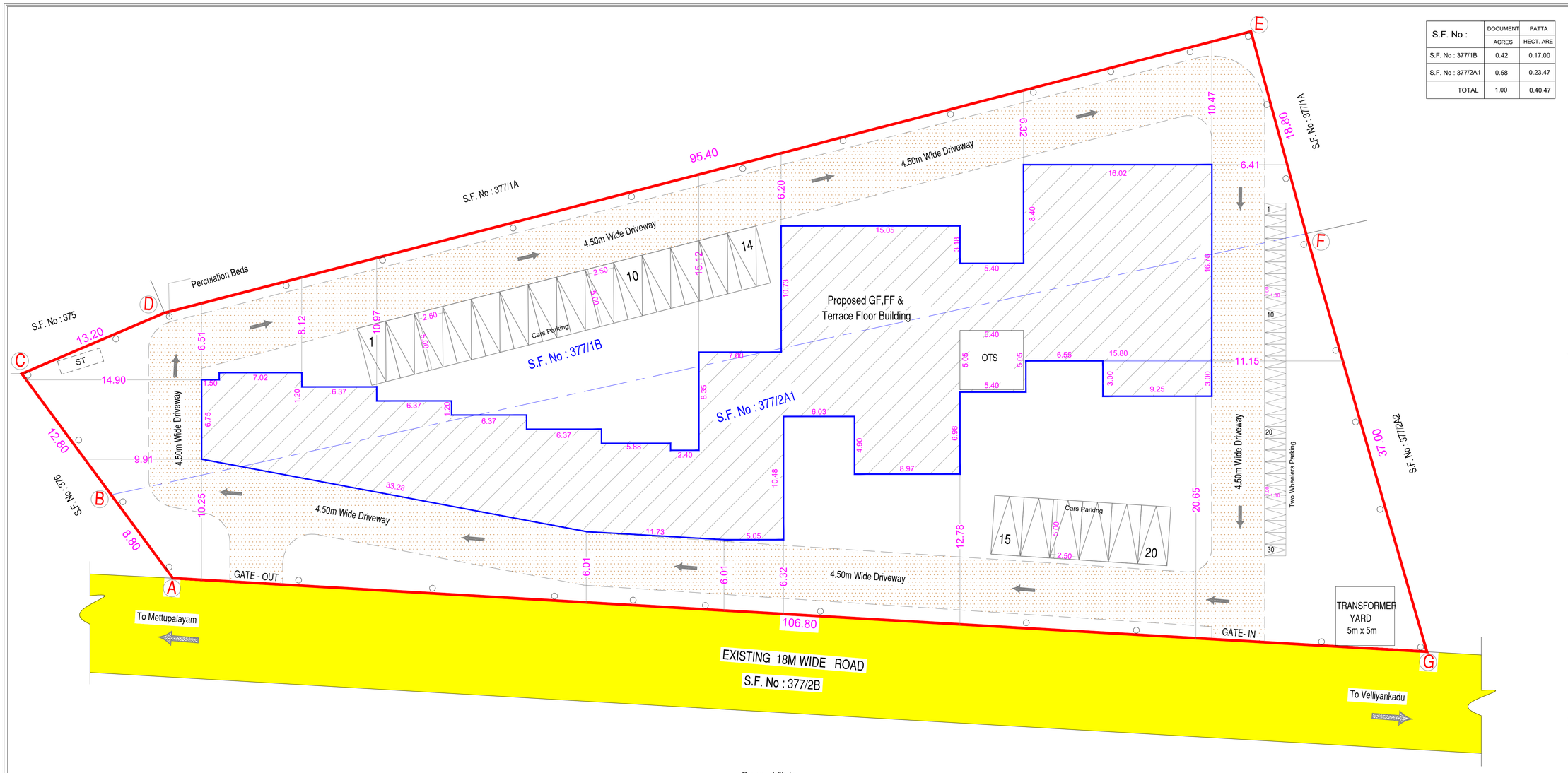
APPLICANT

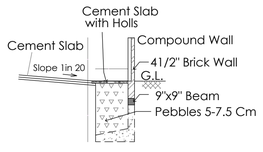
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LBS / REGISTERED ENGINEER

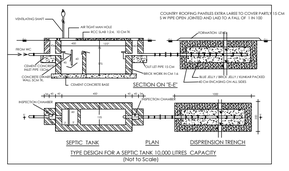
SHEET NO : 3

S.F. No :	DOCUMENT	PATTA
	ACRES	HECT. ARE
S.F. No : 377/1B	0.42	0.17.00
S.F. No : 377/2A1	0.58	0.23.47
TOTAL	1.00	0.40.47





RAIN WATER
PERCOLATION BED



SITE PLAN SHOWING THE PROPOSED RESORT BUILDING IN S.F. No : 377/1B & 377/2A1 AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

MASTER PLAN LAND USE : Commercial

ONLINE APPLICATION No : SWP/BPA/643188/2025

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY — DRIVE WAY
EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [1.00 ACRE]	4047.19
	SITE AREA AS PER PATTA Ⓐ - Ⓖ	4047.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT UP AREA

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	1075.92	-----	1075.92
FIRST FLOOR	983.67	-----	983.67
TOTAL all Floors	2059.59	-----	2059.59

TOTAL F.S.I. AREA — 2059.59 Sqm

HEIGHT OF THE BUILDING — 7.30 m

FLOOR SPACE INDEX = 2059.59 / 4047.00 = 2.00 = 0.509

PARKING CALCULATION

Annexure – IV
9. (c)i)InstarredHotels,otherHotels&Lodges
1 carspaceforevery10-guest room sand for the non-room area,1carspace for every100sq.m of floor area or part there of and1twowheeler space for every 50sq.m of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.

CALCULATION	REQUIRED		PROVIDED	
	Car	Two Wheeler	Car	Two Wheeler
No of Rooms - 15 [10 Rooms 1Car]	2	---	---	---
Non Room Area - 1118.06 Sqm 1 Car Space for 100 sqm 1 Two Wheeler Space for 50 sqm	12	24	---	---
TOTAL	14	24	20	30

Special Condition

~~The building must~~ be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

SWP/LP/R(C)No: 350/2025

SWP/BP/DTCPR(C)No: 127/2025

PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN LPA/RE/GR-1/003/2024	C. NATARAJAN, B.E., Licensing Engineer, NAVEEN ASSOCIATES, 3rd, Second St., Ganapathy, Gandhipuram, Coimbatore - 641 012, COIMBATORE LPA / SE / GR-II / 002 / 2024	APPLICANT	S. ABITHA	S. Abitha
		STRUCTURAL ENGINEER	Er.C. NATARAJAN LPA/SE/GR-II/002/2024	C. NATARAJAN, B.E., Licensing Engineer, NAVEEN ASSOCIATES, 3rd, Second St., Ganapathy, Gandhipuram, Coimbatore - 641 012, COIMBATORE LPA / SE / GR-II / 002 / 2024

e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
Coimbatore District

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
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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.