

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

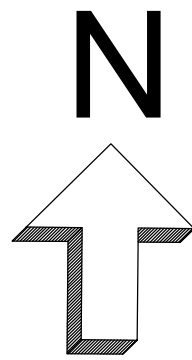
The approval as the planning authority issued it, reproduced in full behind this page.

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

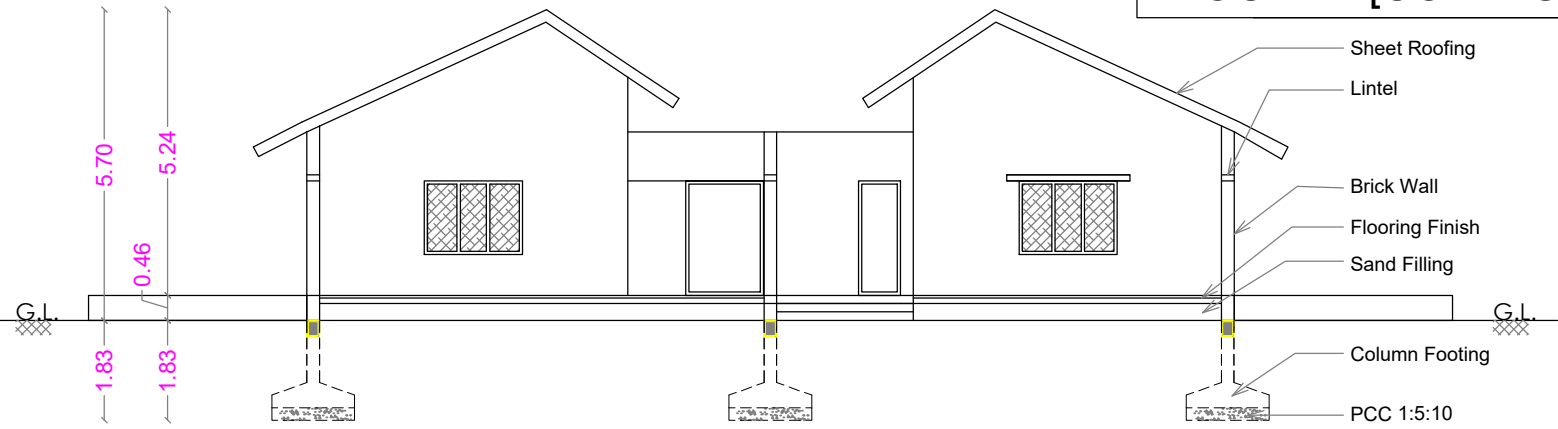
PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 371/2A2, 373/1B, 373/2B
AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

Scale : 1: 100

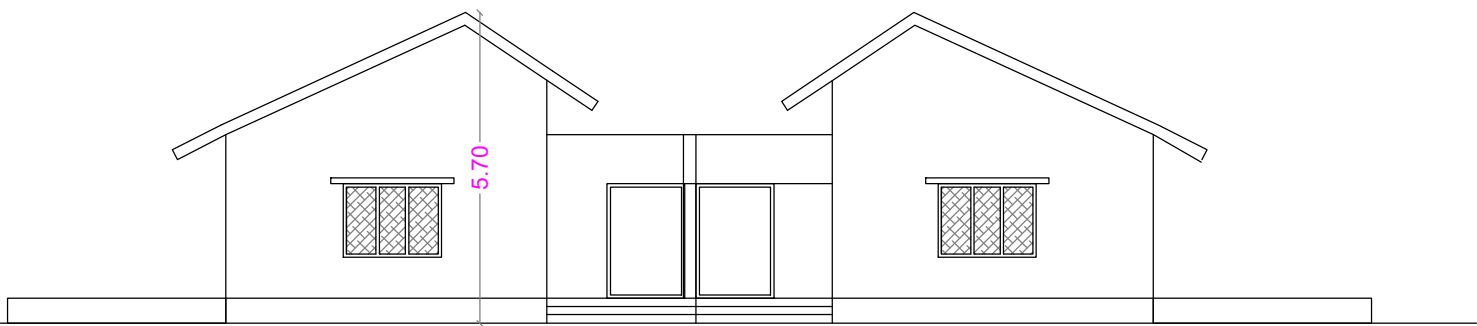
ONLINE APPLICATION No:
SWP/BPA/643711/2025



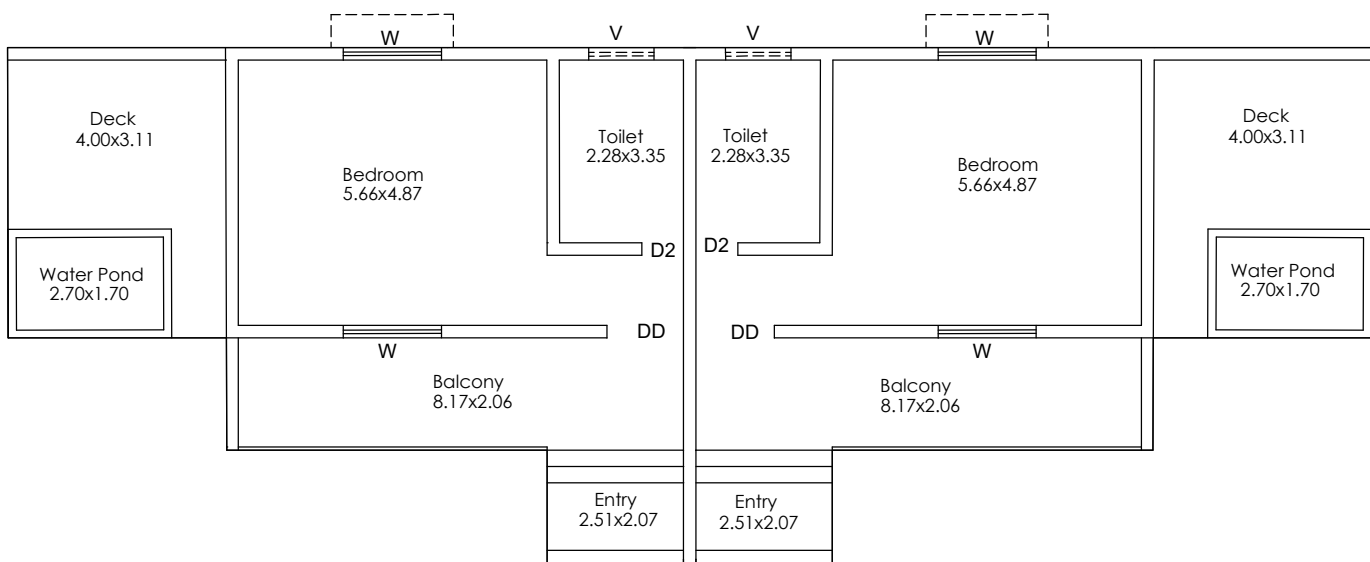
BLOCK - 2 [COTTAGE - 2]



SECTION ON A A

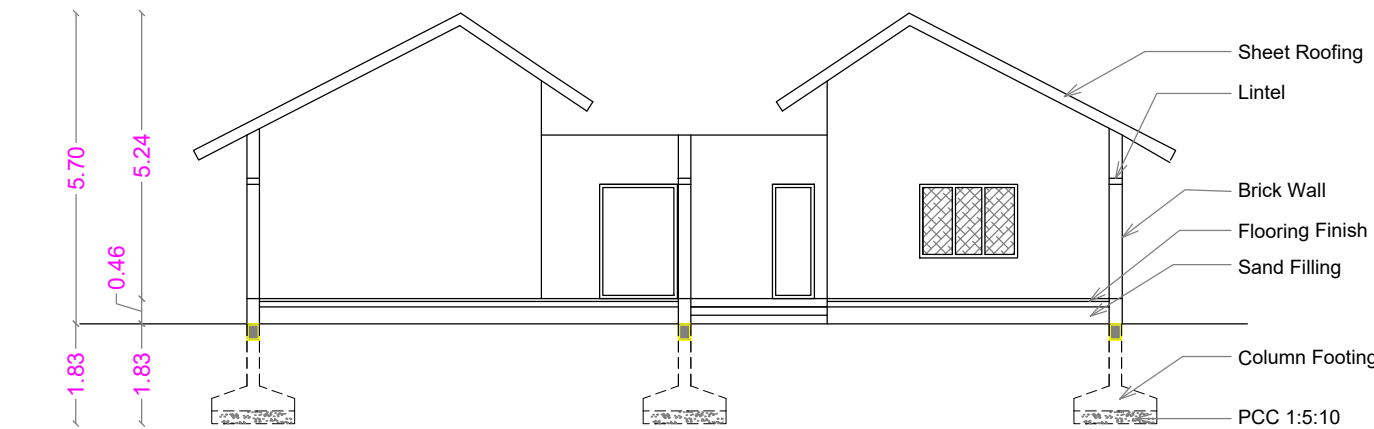


ELEVATION

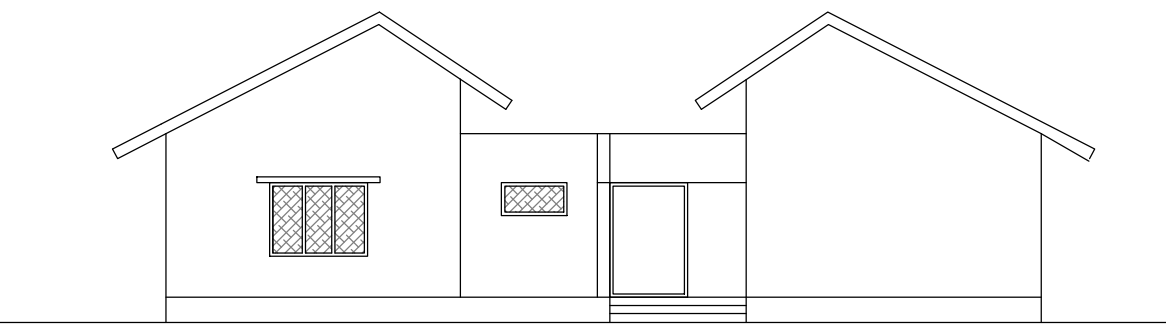


GROUND FLOOR PLAN

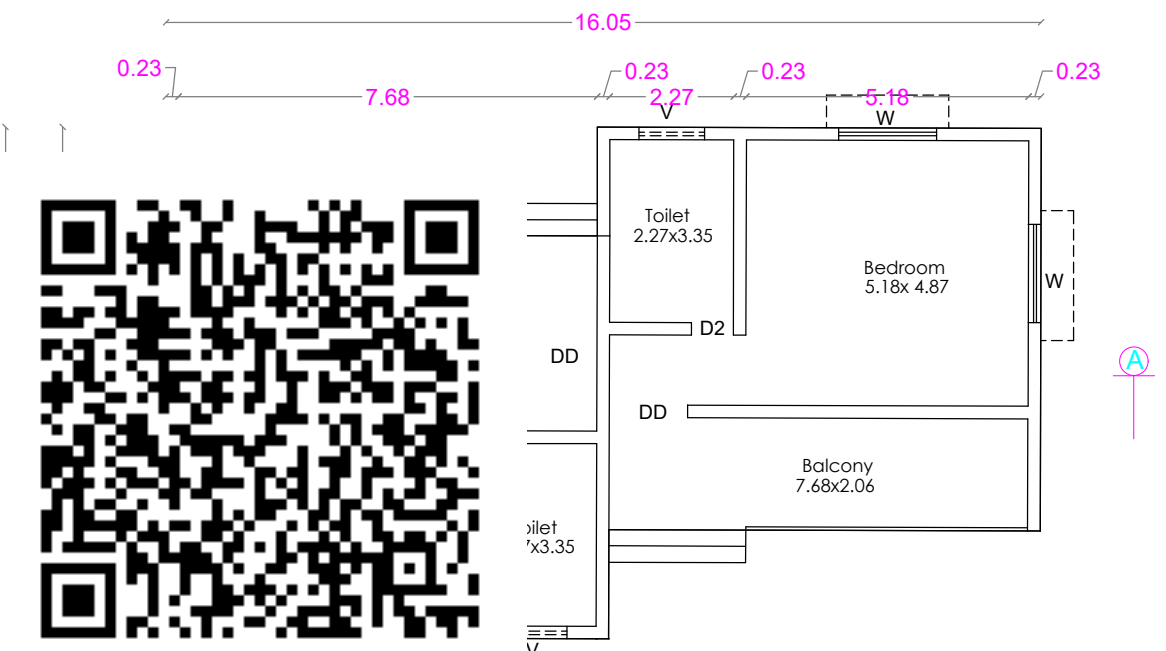
BLOCK - 1 [COTTAGE - 1]



SECTION ON A A

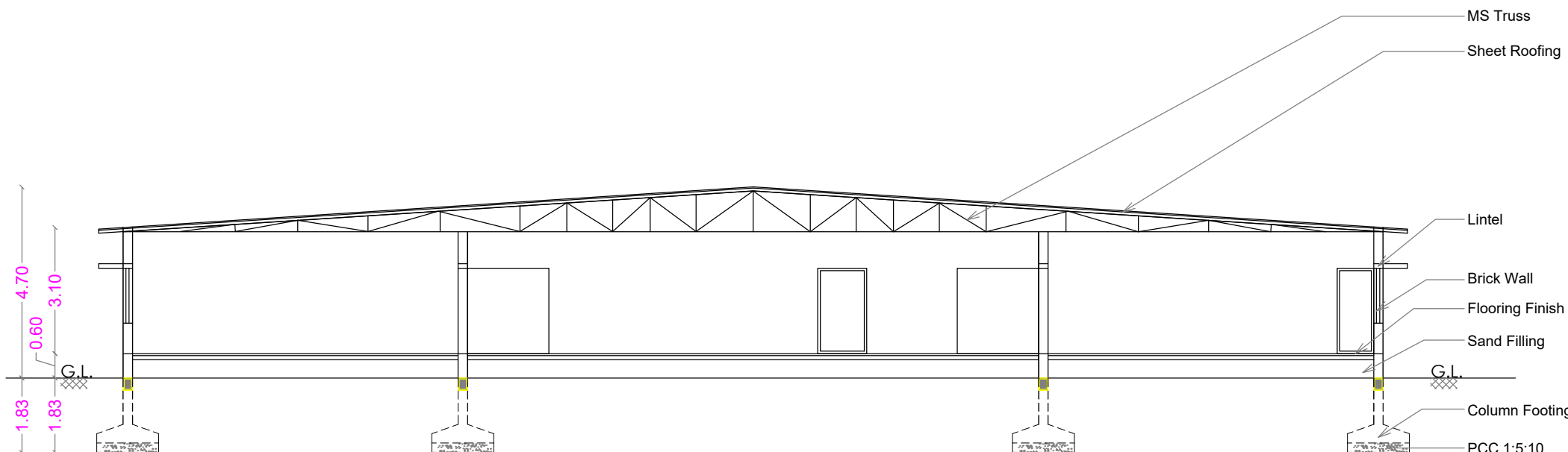


ELEVATION

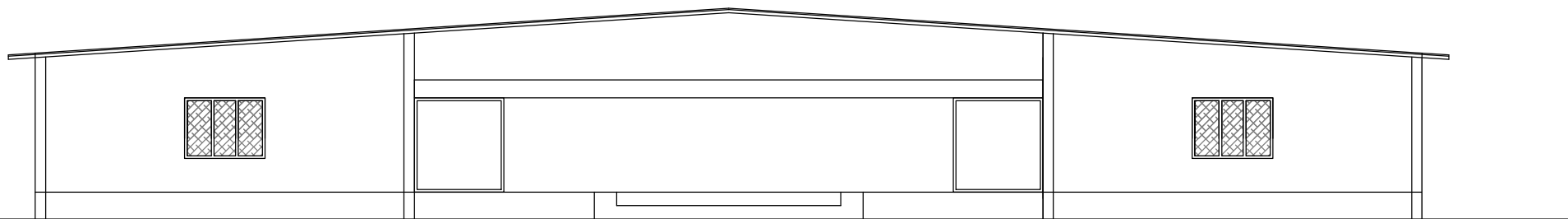


GROUND FLOOR PLAN

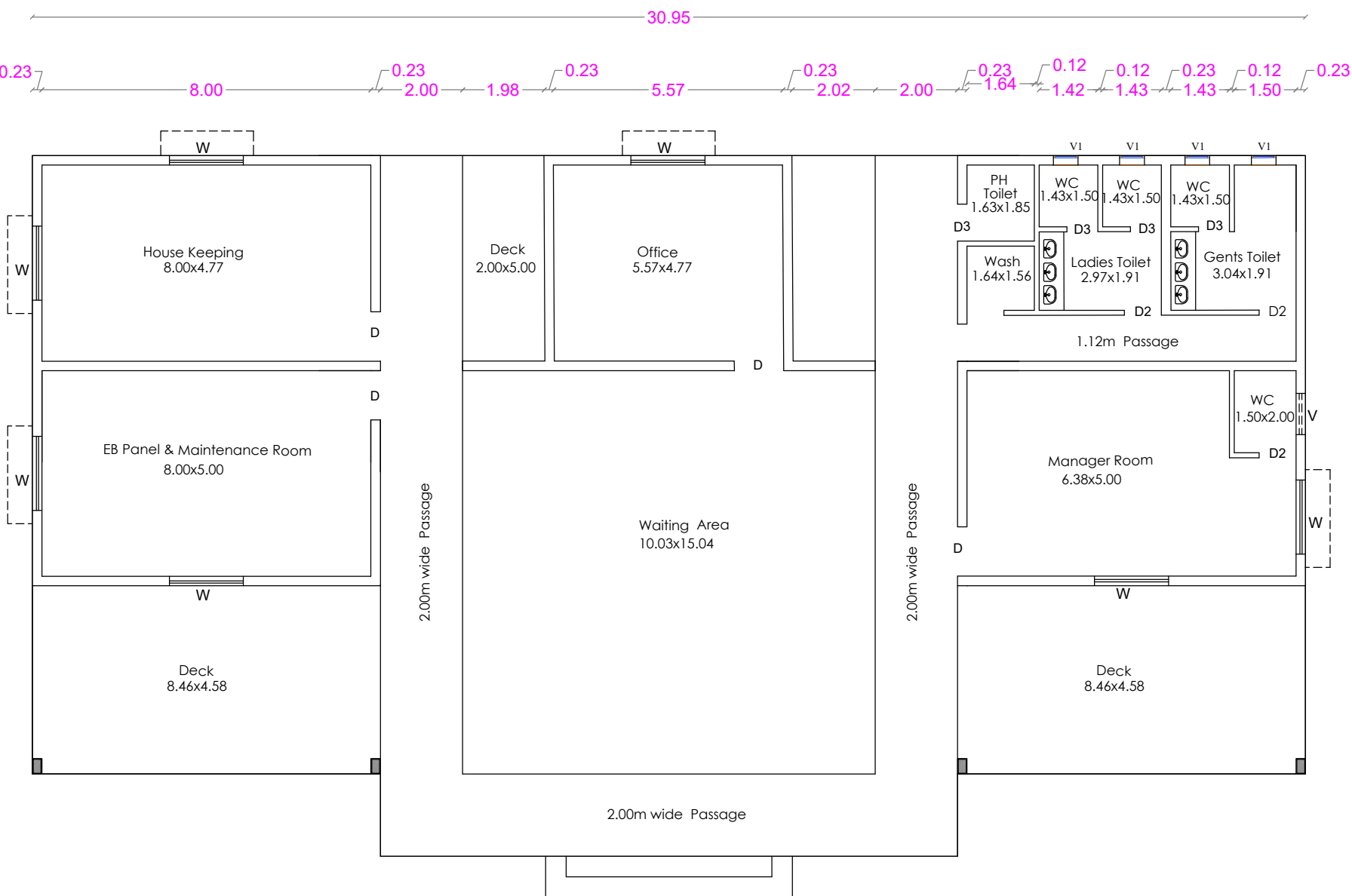
BLOCK - 3 [OFFICE]



SECTION ON A A

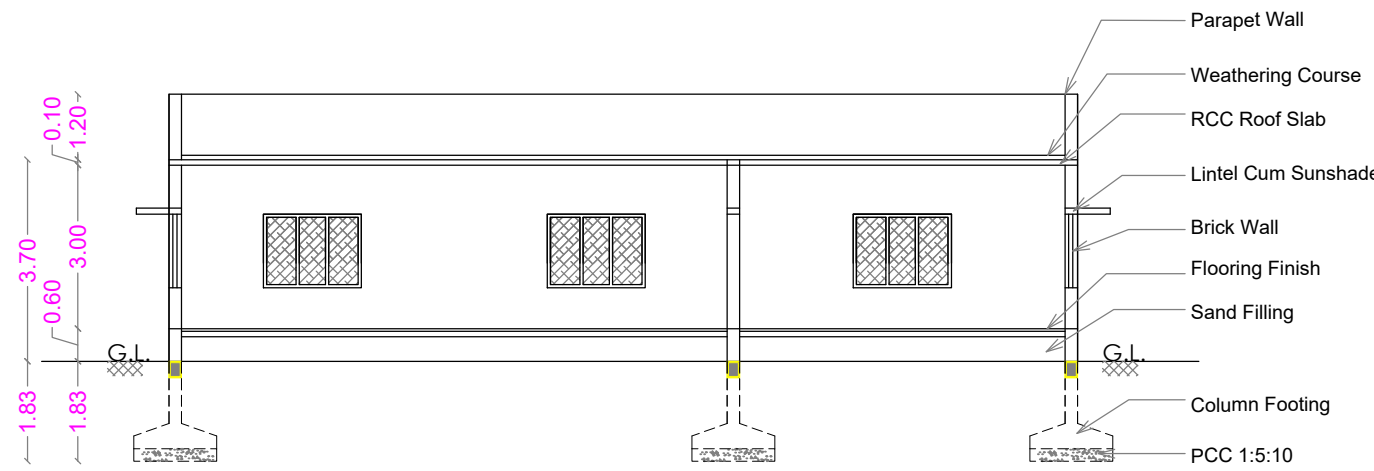


ELEVATION

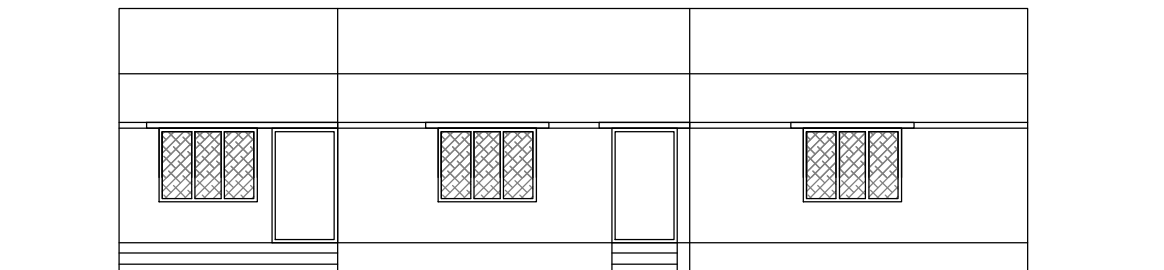


GROUND FLOOR PLAN

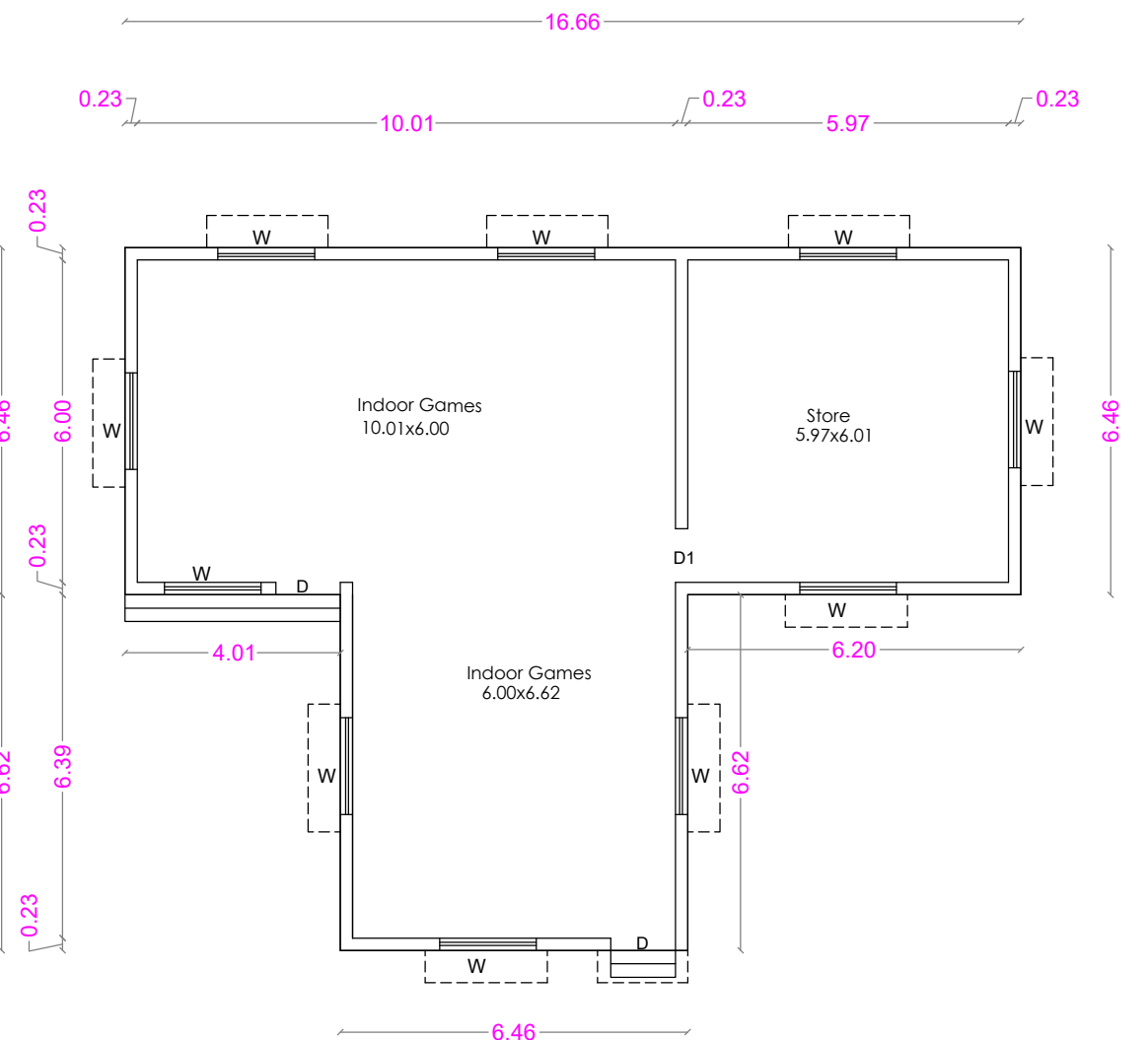
BLOCK - 4 [INDOOR GAMES]



SECTION ON A A



ELEVATION



COTTAGE - 8 Nos.

AREA DETAILS

BLOCK -1 [COTTAGE - 1 - 8 Nos.]

Floor Name	F.S. I. [Sqm]
Ground Floor	119.05

BLOCK - 2 [COTTAGE- 2 - 2 Nos.]

Floor Name	F.S. I. [Sqm]
Ground Floor	179.11

Height of the Building - 5.70 m

BLOCK - 3 [OFFICE]

Floor Name	F.S. I. [Sqm]
Ground Floor	493.70

Height of the Building - 4.70 m

BLOCK - 4 [INDOOR GAMES]

Floor Name	F.S. I. [Sqm]
Ground Floor	150.41

Height of the Building - 3.70 m

JOINERY DETAILS

Metre

DD - DOOR	- 1.44 x 2.10
D - DOOR	- 1.20 x 2.10
D1 - DOOR	- 1.00 x 2.10
D2 - DOOR	- 0.90 x 2.10
D3 - DOOR	- 0.76 x 2.10
W - WINDOW	- 1.80 x 1.35
W1 - WINDOW	- 1.20 x 1.35
V - VENTILATOR	- 1.00 x 0.60
V1 - 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/Owner

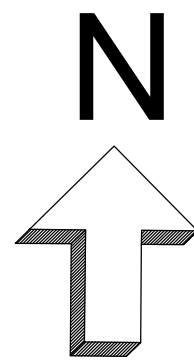
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COIMBATORE LPA / RE /
GR-I / 003 / 2024

LBS/ Registered Engineer

SHEET NO : 2

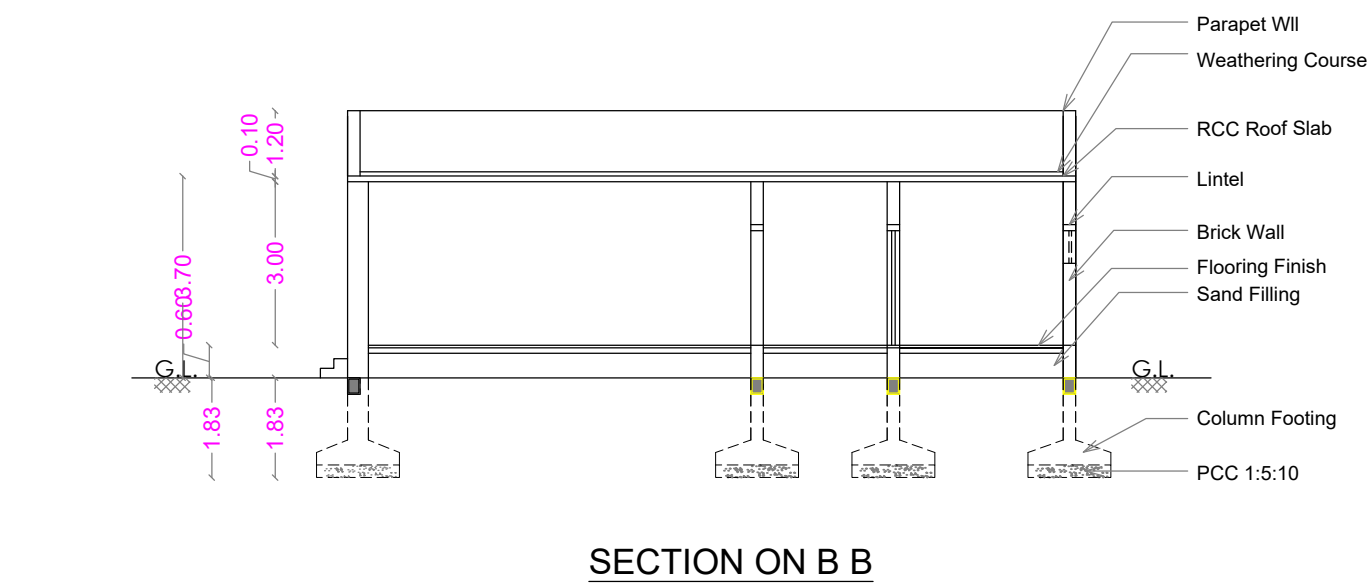
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Scale : 1: 100

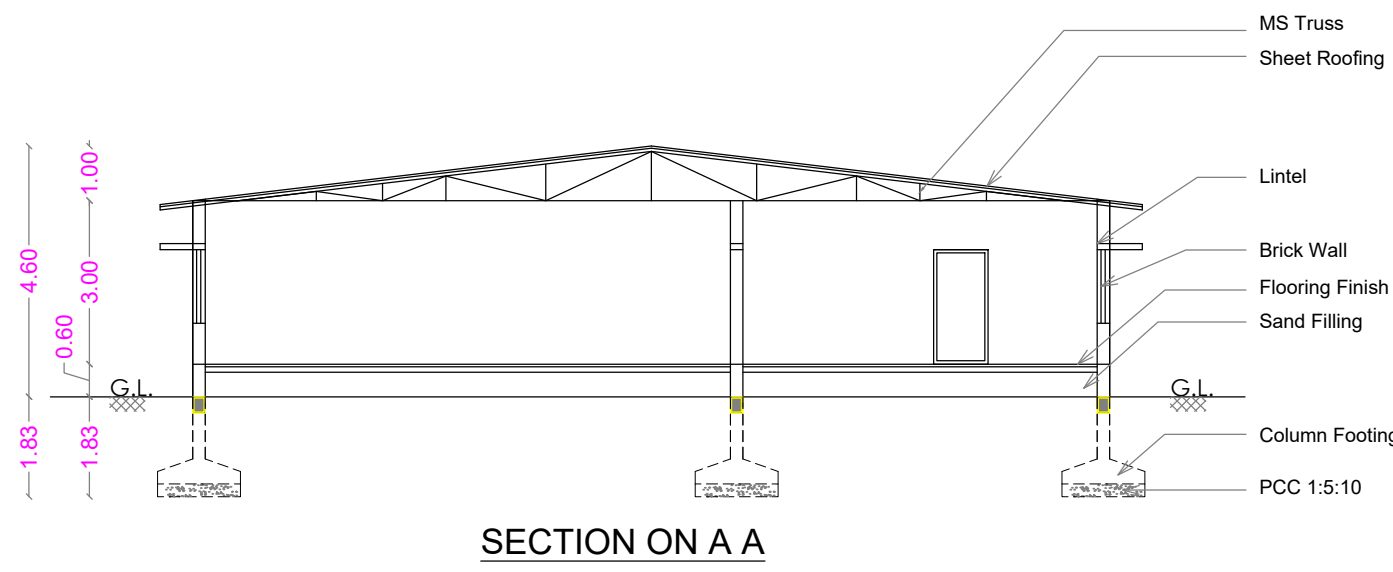


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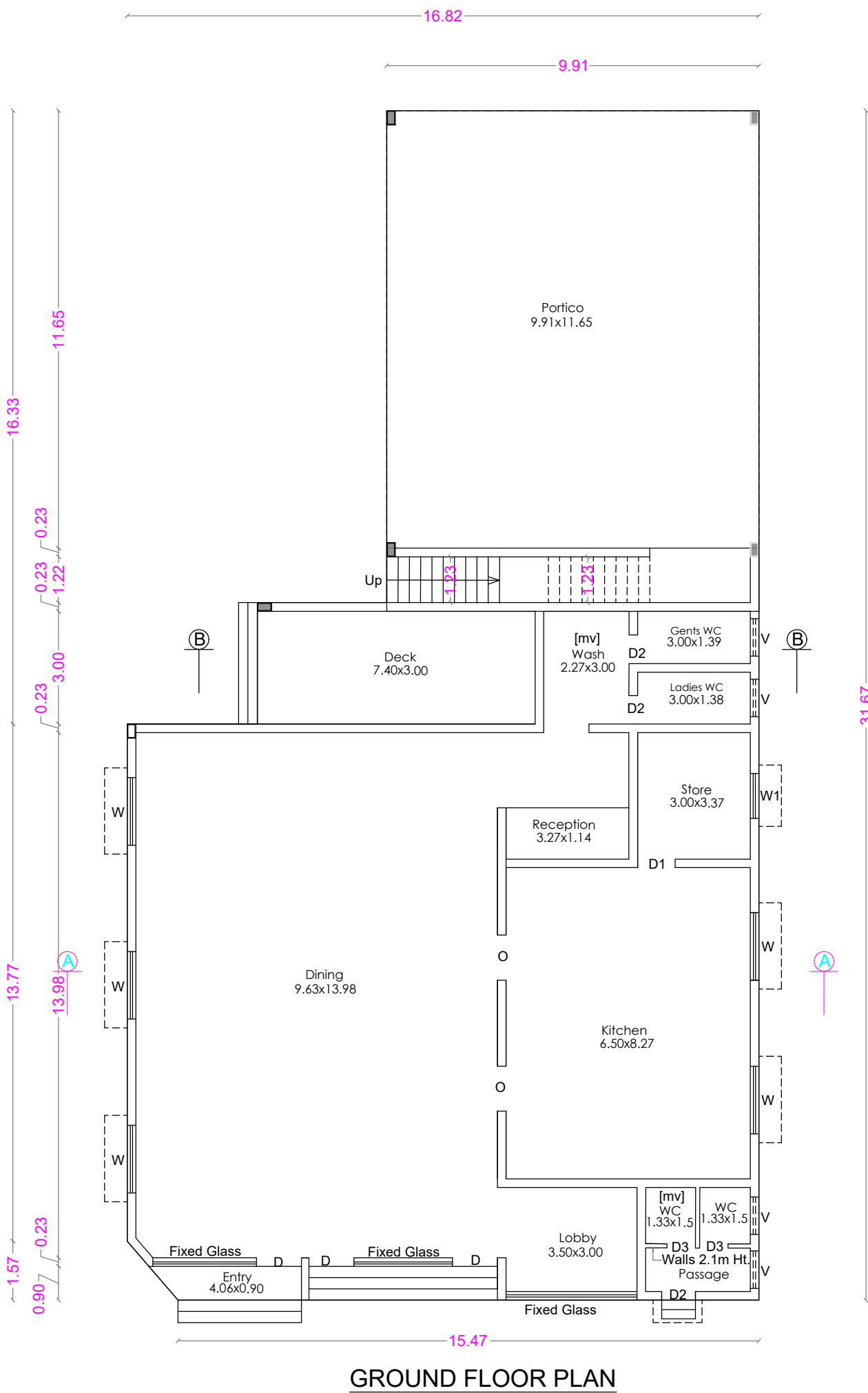
BLOCK - 5 [RESTAURANT]



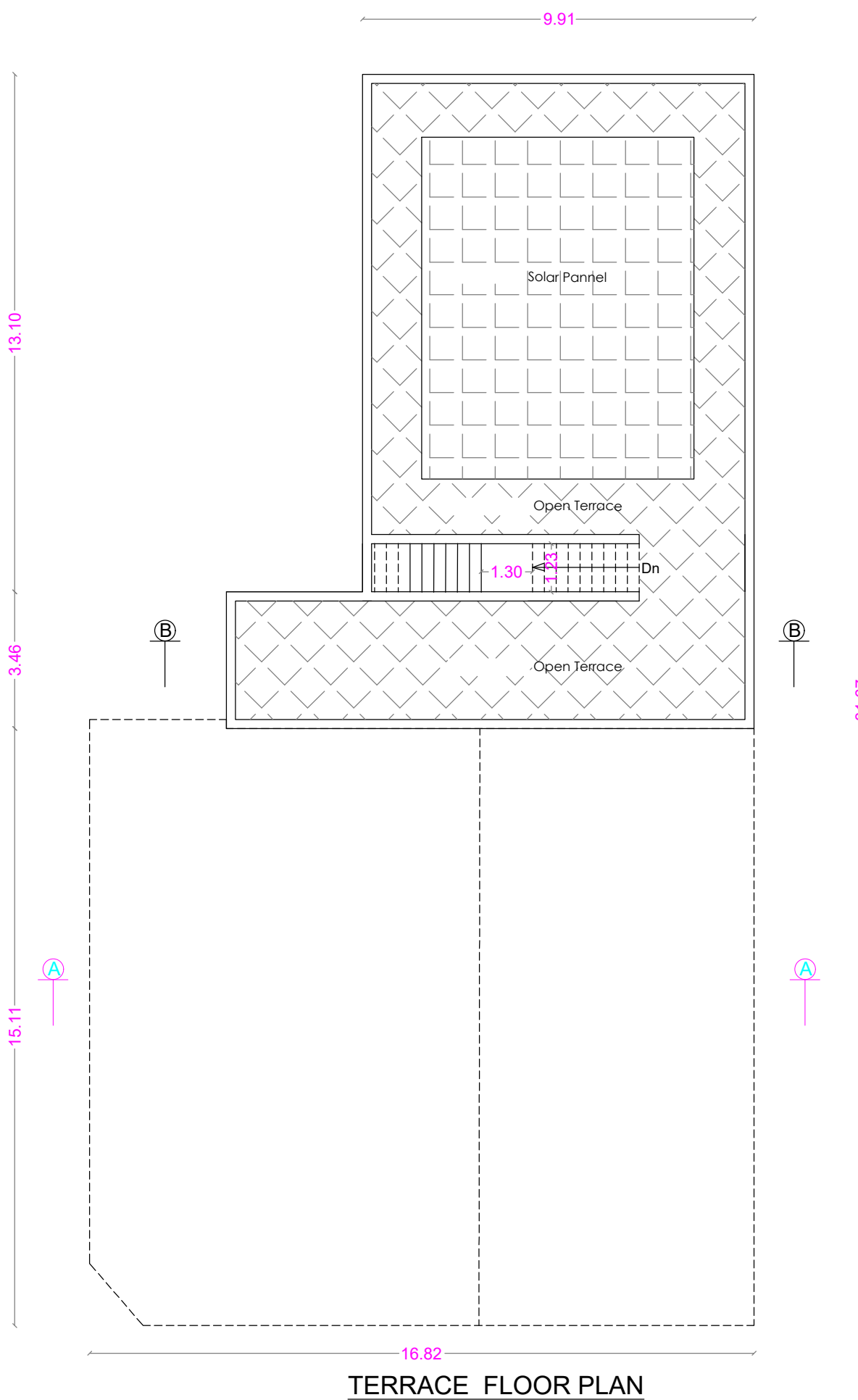
ELEVATION



SECTION ON A A

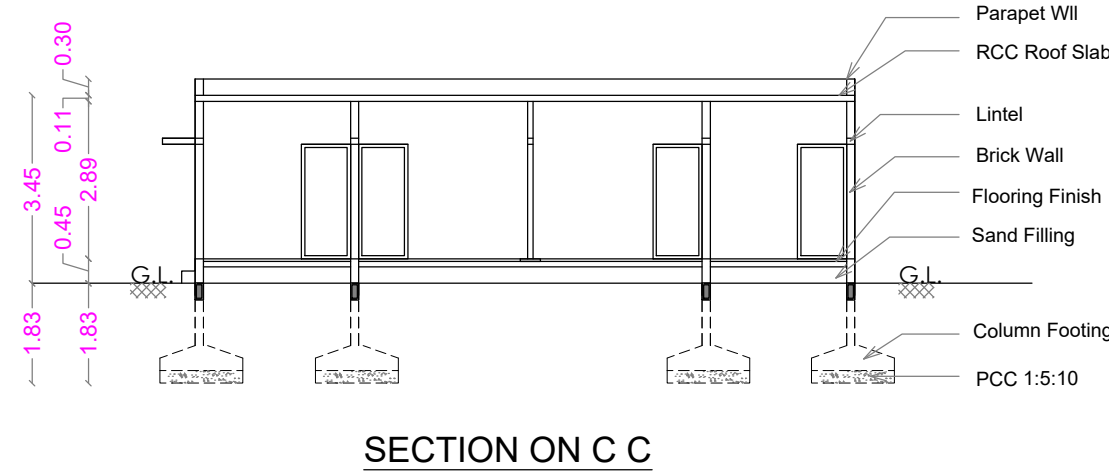


GROUND FLOOR PLAN

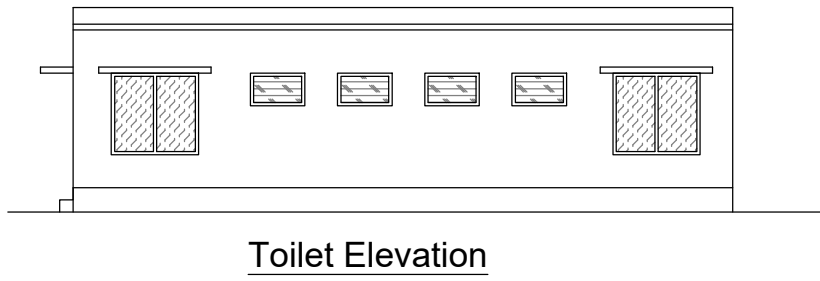


TERRACE FLOOR PLAN

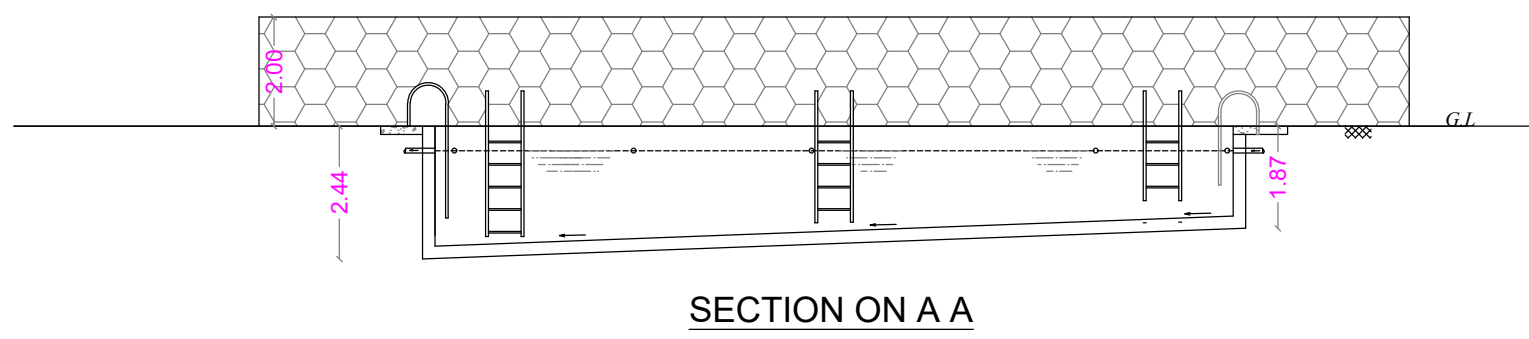
BLOCK - 6 [SWIMMING POOL]



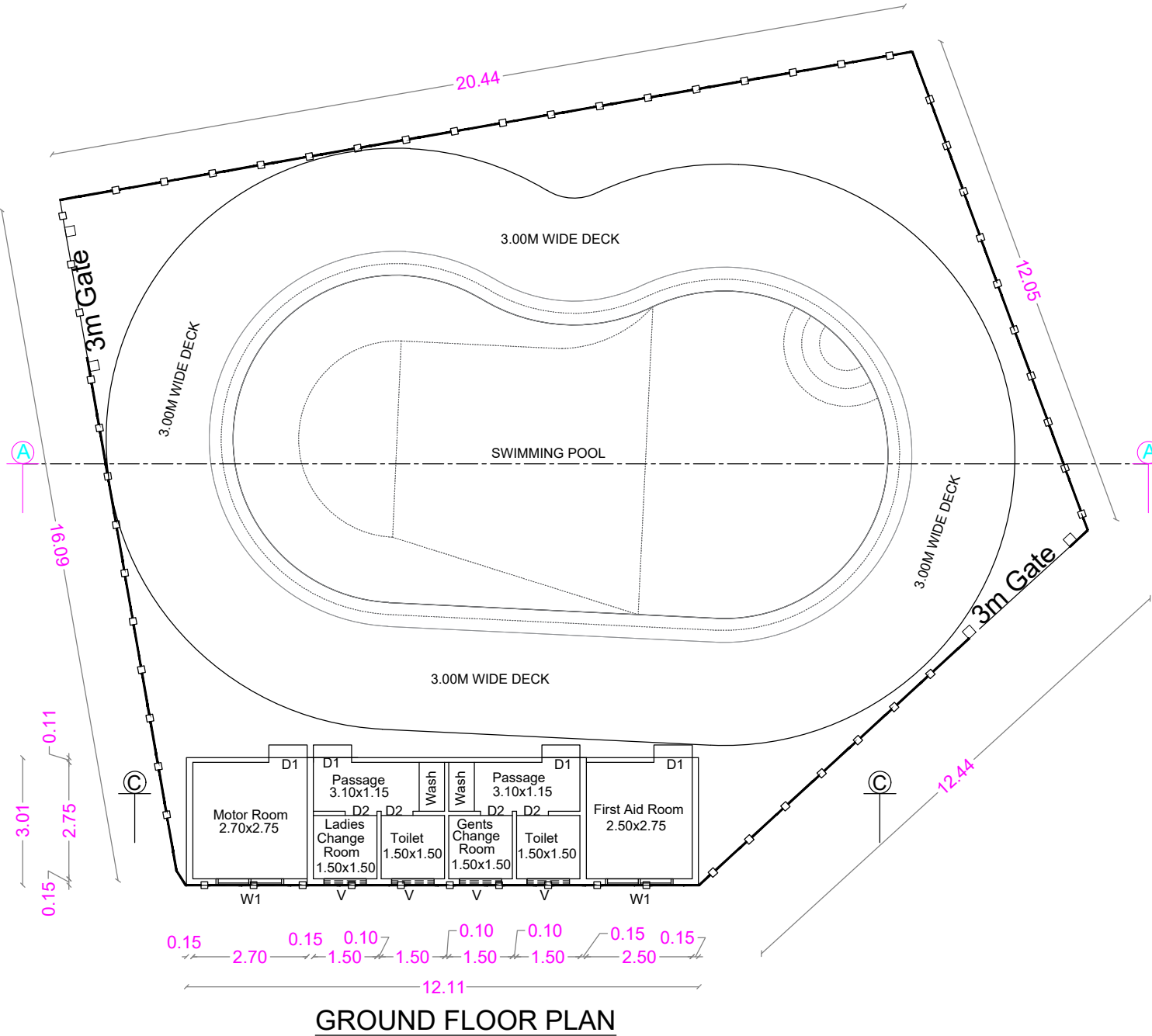
SECTION ON C C



Toilet Elevation



SECTION ON A A



GROUND FLOOR PLAN

COTTAGE - 8 Nos.

AREA DETAILS

BLOCK - 5 [RESTAURANT]

Floor Name	F.S. I. [Sqm]
Ground Floor	429.93
Terrace Floor	-----

Height of the Building - 4.60 m

BLOCK - 6 [SWIMMING POOL]

Floor Name	F.S. I. [Sqm]
Ground Floor	358.48

Height of the Building - 3.45 m

JOINERY DETAILS

	Metre
DD - DOOR	- 1.44 x 2.10
D - DOOR	- 1.20 x 2.10
D1 - DOOR	- 1.00 x 2.10
D2 - DOOR	- 0.90 x 2.10
D3 - DOOR	- 0.76 x 2.10
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GR-II / 002 / 2024

Structural Engineer

Applicant/Owner

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GR-I / 003 / 2024

LBS/ Registered Engineer

SHEET NO : 2

PLAN SHOWING THE PROPOSED
RESORTS BUILDING IN S.F. No : 371/2A2,
373/1B, 373/2B AT VELLIYANKADU VILLAGE
AND PANCHAYAT, METTUPALAYAM TALUK
AND COIMBATORE DISTRICT.

MASTER PLAN LAND USE : Commercial

ONLINE APPLICATION No : SWP/BPA/643711/2025

ALL DIMENSION ARE IN METER

SCALE - 1:100



REFERENCE

SITE BOUNDARY	DRIVE WAY
EXISTING ROAD	PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [2.40 ACRES]	9713.30
	SITE AREA AS PER PATTA (A) - (E)	9713.00
(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)		

PROPOSED BUILT UP AREA

	Building Name	Total Area Ground Floor Sqm
1.	COTTAGE - 1 - 8 Nos. 119.05 Sqm X 8	952.40
2.	COTTAGE - 2 - 2 Nos. 179.11 Sqm X 2	358.22
3.	OFFICE BUILDING	493.70
4.	INDOOR GAMES	150.41
5.	RESTAURENT AREA	429.93
6.	SWIMMING POOL	358.48
	TOTAL	2743.14

TOTAL F.S.I AREA 2743.14 Sqm

FLOOR SPACE INDEX = $\frac{2743.14}{9713.00} = 2.00 = 0.282$

SCHEDULE OF JOINERY

		METRE
RS1	ROLLING SHUTTER	2.00 x 2.10
LD	LIFT DOOR	1.00 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.80 x 1.68
W1	WINDOW	1.22 x 1.68
SW	STAIRCASE WINDOW	1.22 x 1.68
V1	VENTILATOR	0.71 x 0.60

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: 347/2025

SWP/BP/DTCPR(C)No: 125/2025

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

PARKING CALCULATION	Car	Two Wheeler
No of Rooms - 20 [10 Rooms 1Car]	2	---
Non Room Area - 1432.52 Sqm 1 Car Space for 100 sqm	15	30
1 Two Wheeler Space for 50 sqm		
TOTAL	17	30

PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN
LPA/RE/GR-1/003/2024

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GR-1 / 003 / 2024

APPLICANT

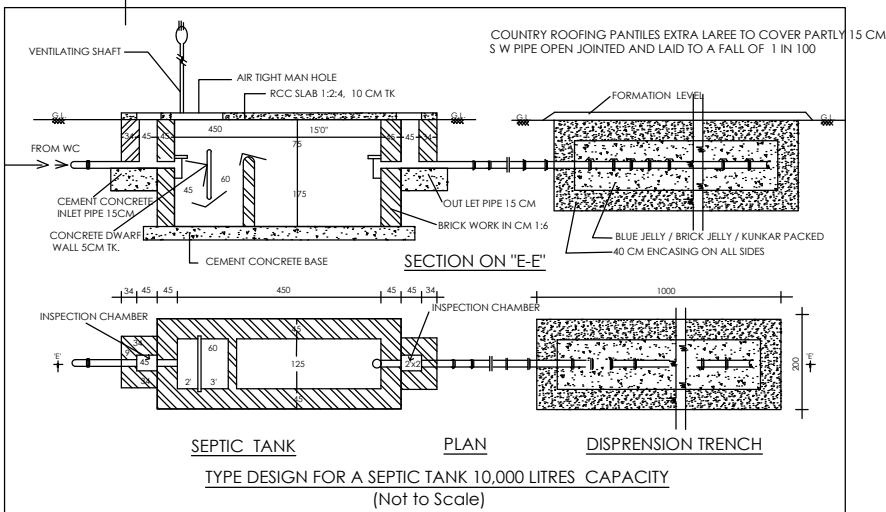
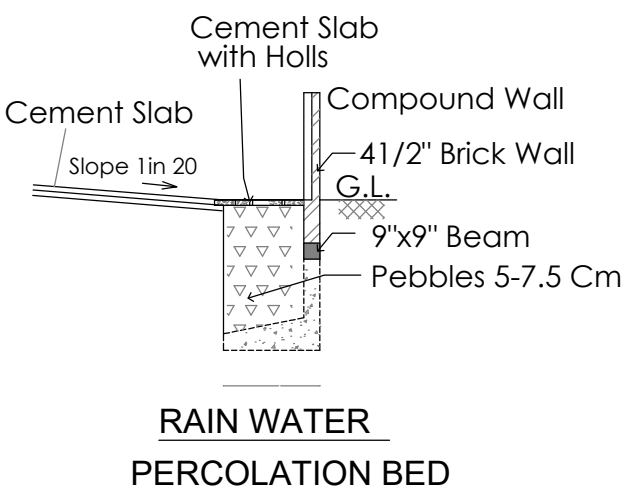
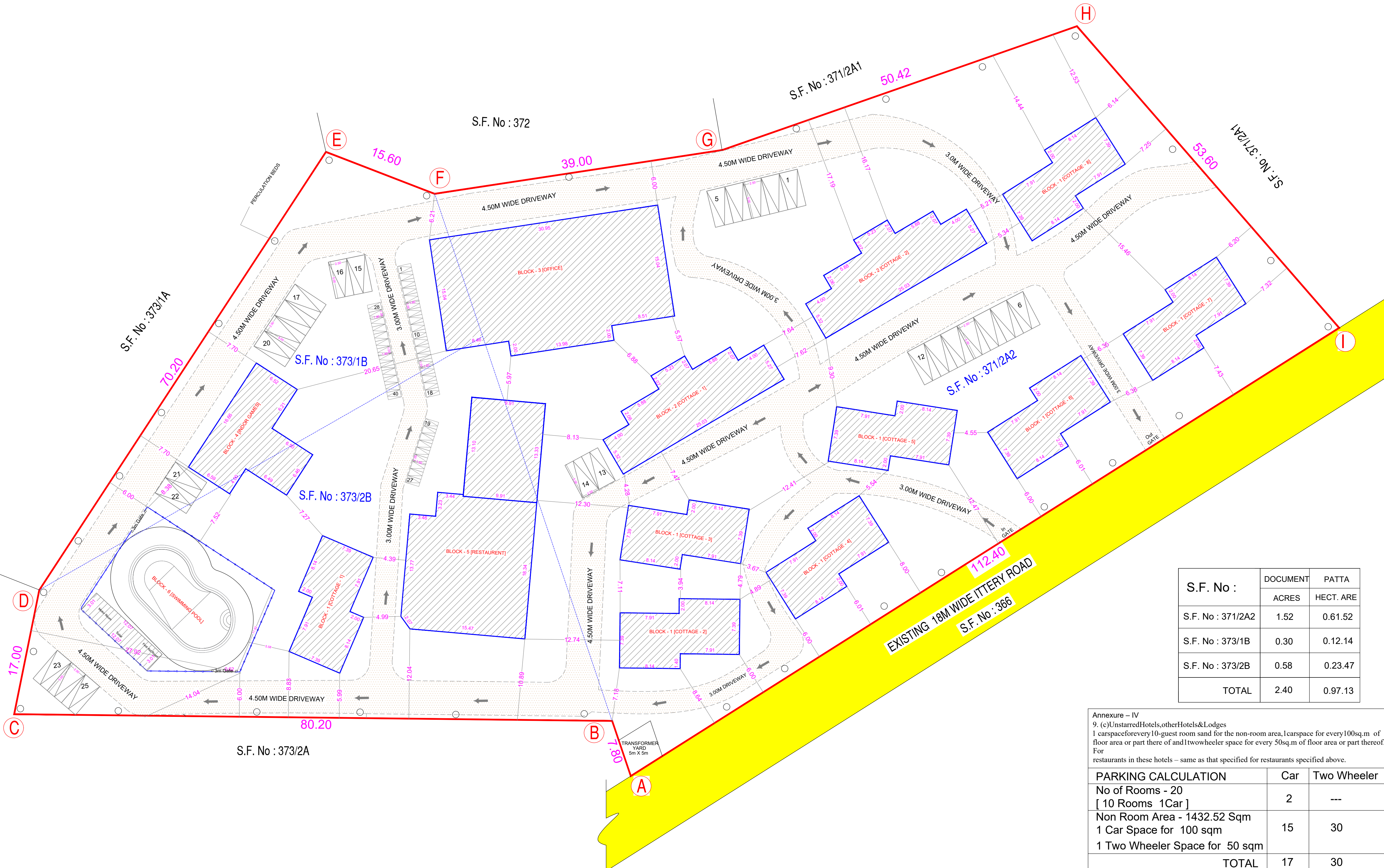
S.R. SRIKANTHAN

STRUCTURAL
ENGINEER

Er.C. NATARAJAN
LPA/SE/GR-II/002/2024

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Consulting Engineer
NAVEEN ASSOCIATES
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Gandhinagar, Coimbatore - 641 012
COIMBATORE LPA / SE /
GR-II / 002 / 2024

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



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.

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.

