PP APPROVAL RECORD

Planning Permission

Survey 371/2A2 and 3 more

Velliangadu

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.

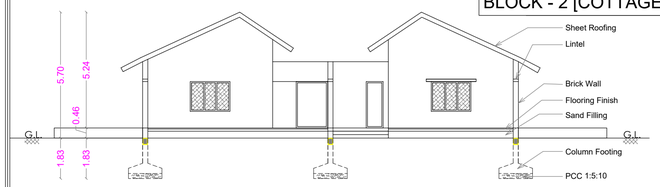
PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 371/2A2, 373/1B, 373/2B AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

Scale : 1: 100

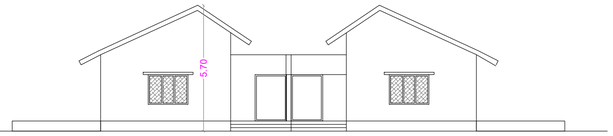
N

ONLINE APPLICATION No:
SWP/BPA/643711/2025

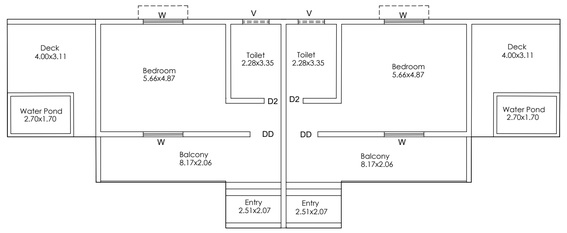
BLOCK - 2 [COTTAGE - 2]



SECTION ON A A

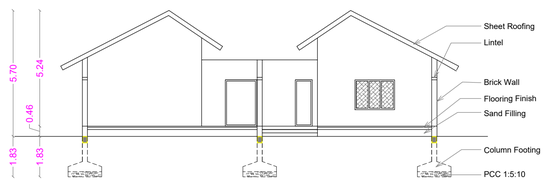


ELEVATION

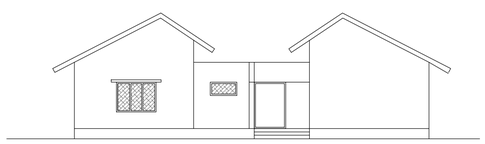


GROUND FLOOR PLAN

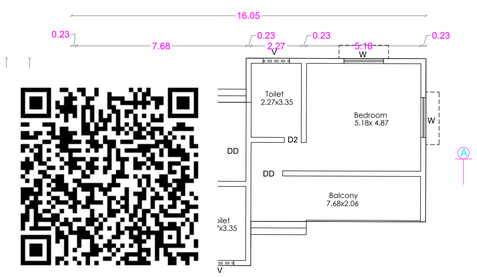
BLOCK - 1 [COTTAGE - 1]



SECTION ON A A

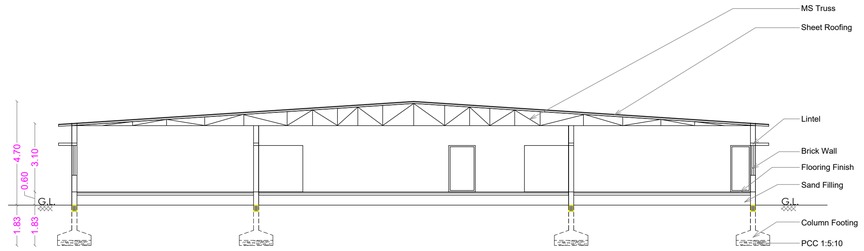


ELEVATION

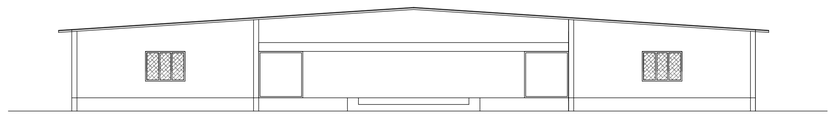


GROUND FLOOR PLAN

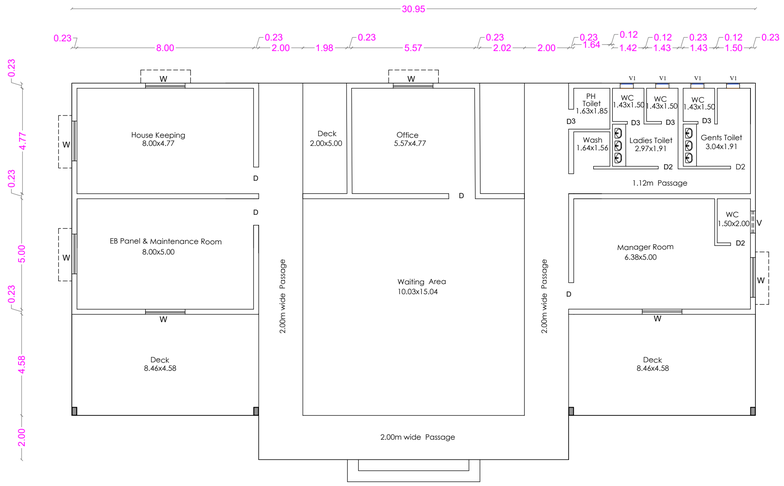
BLOCK - 3 [OFFICE]



SECTION ON A A

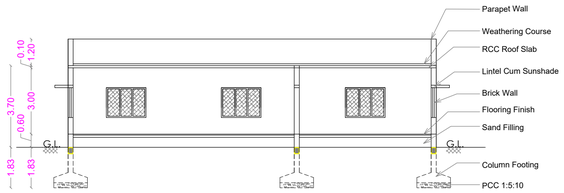


ELEVATION

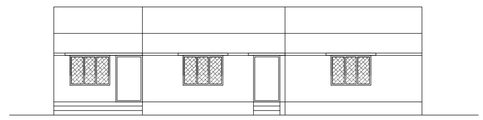


GROUND FLOOR PLAN

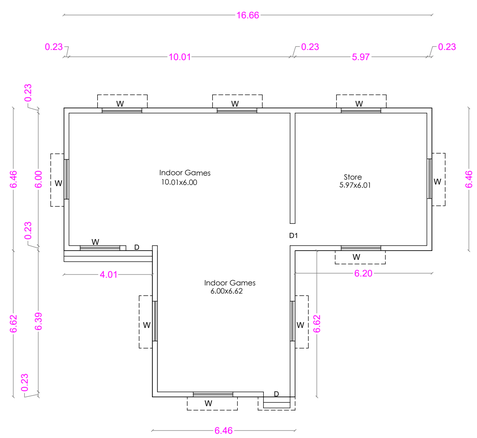
BLOCK - 4 [INDOOR GAMES]



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

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

LBS/ Registred Engineer

SHEET NO : 2

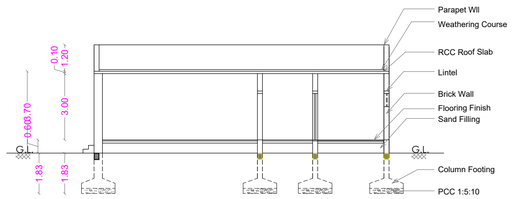
PLAN SHOWING THE PROPOSED RESORTS BUILDING IN S.F. No : 371/2A2, 373/1B, 373/2B AT VELLIYANKADU VILLAGE AND PANCHAYAT, METTUPALAYAM TALUK AND COIMBATORE DISTRICT.

Scale : 1: 100

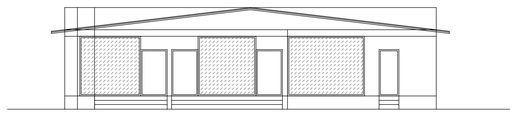
N

ONLINE APPLICATION No:
SWP/BPA/643711/2025

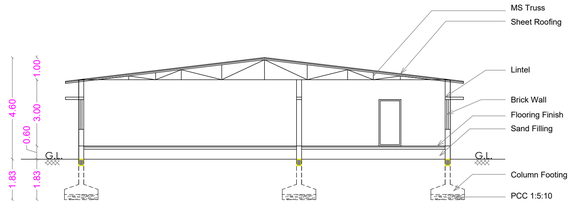
BLOCK - 5 [RESTAURANT]



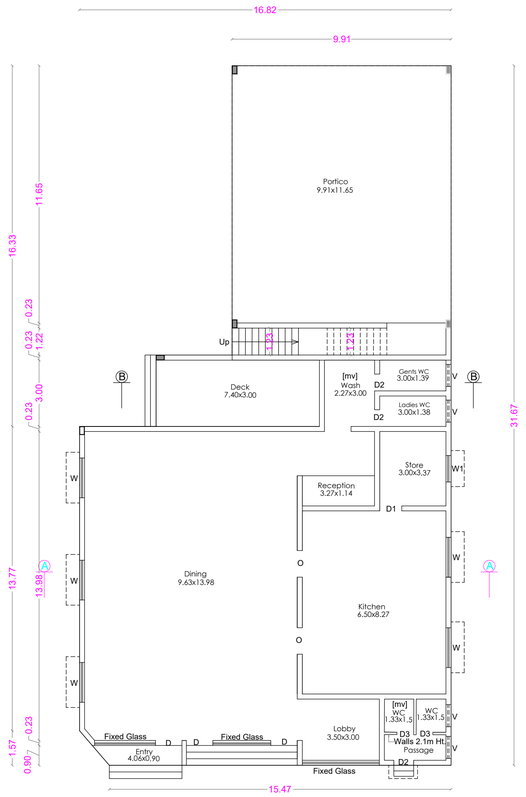
SECTION ON B B



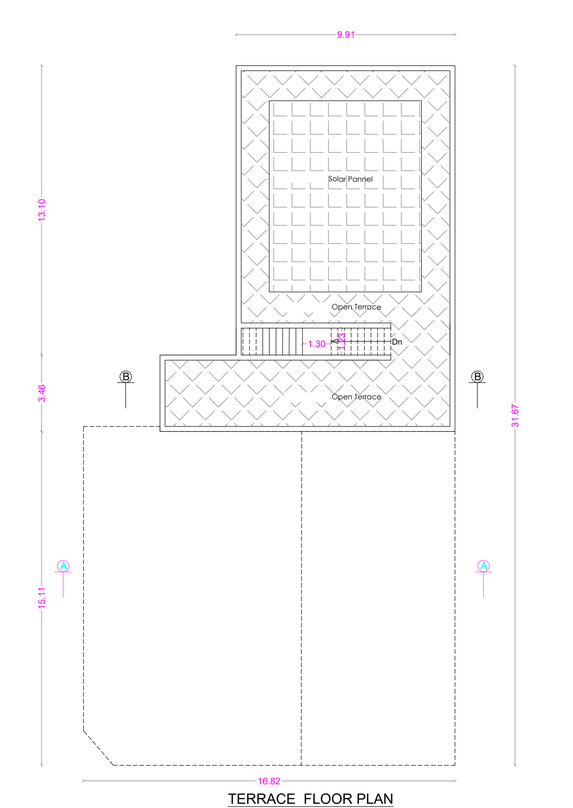
ELEVATION



SECTION ON A A

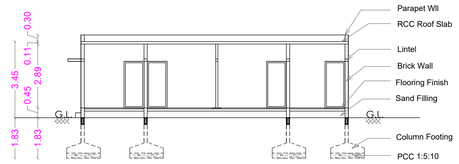


GROUND FLOOR PLAN



TERRACE FLOOR PLAN

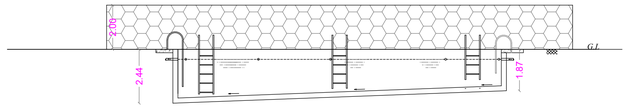
BLOCK - 6 [SWIMMING POOL]



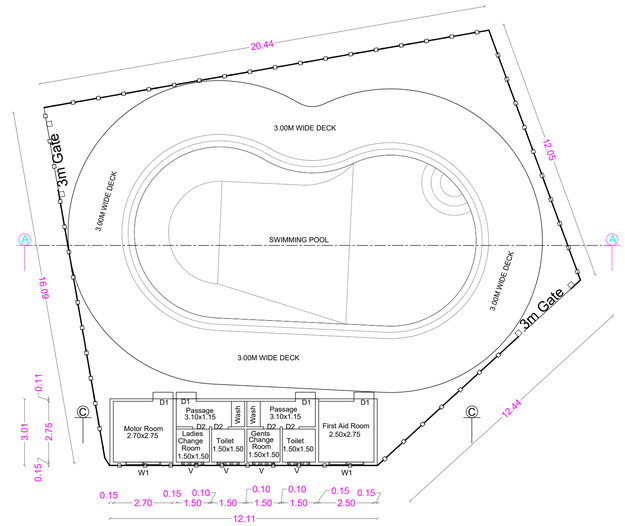
SECTION ON C C



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
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

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

LBS/ Registred 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

N

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 = 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.

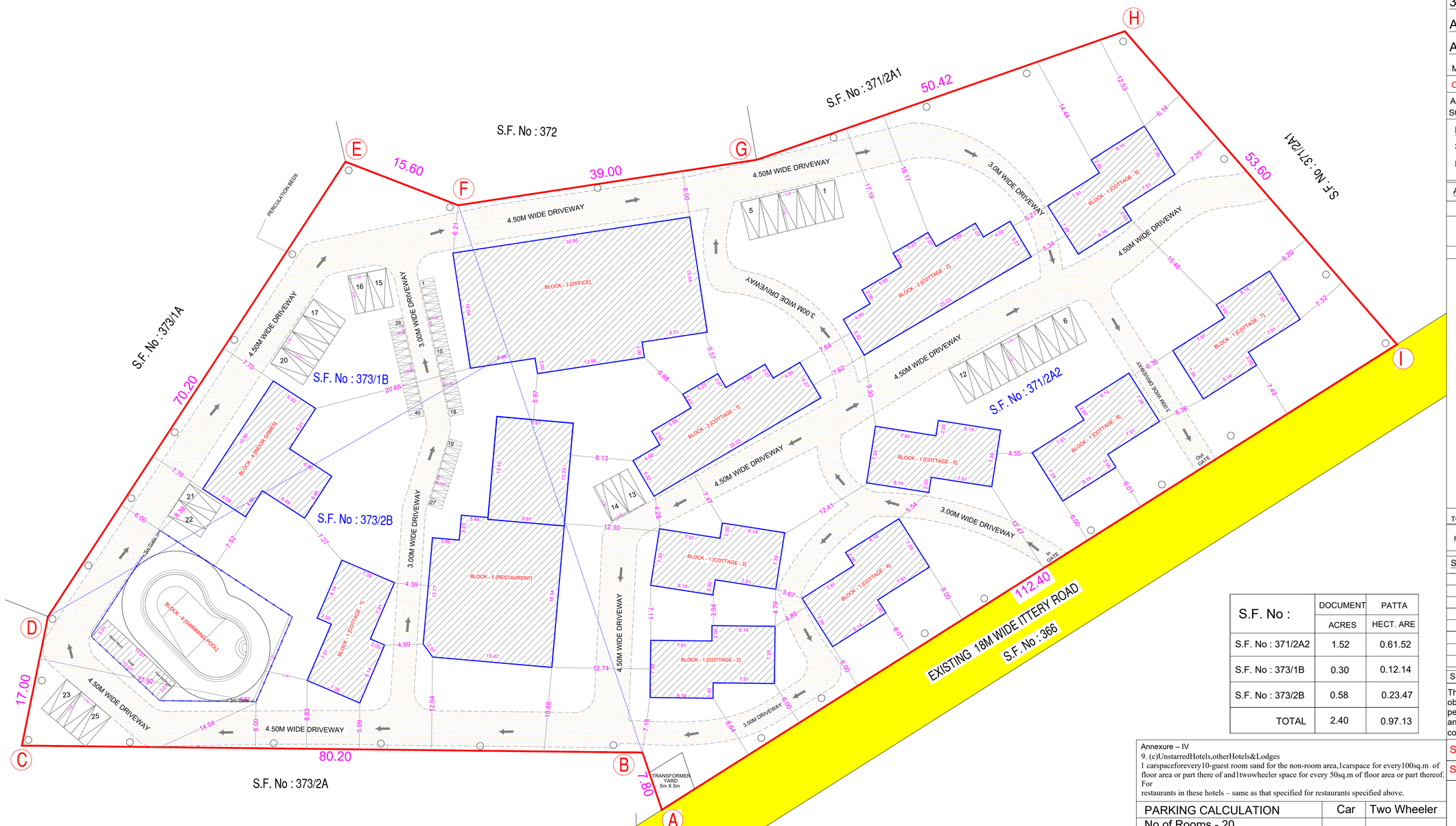
SWP/LP/R(C)No: 347/2025

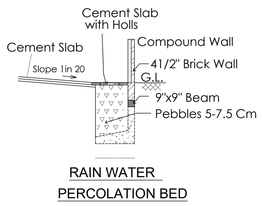
SWP/BP/DTCPR(C)No: 125/2025

S.F. No :	DOCUMENT ACRES	PATTA HECT. ARE
S.F. No : 371/2A2	1.52	0.61.52
S.F. No : 373/1B	0.30	0.12.14
S.F. No : 373/2B	0.58	0.23.47
TOTAL	2.40	0.97.13

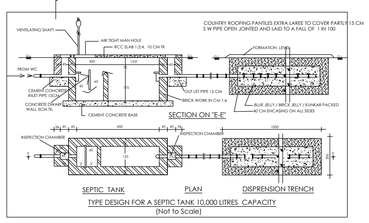
Annexure – IV
9. (c)UnstarredHotels,otherHotels&Lodges
1 carspaceforevery10-guest room sand for the non-room area,1carspace for every100sq.m of floor area or part there of and1twowheeler space for every 50sq.m of floor area or part thereof. For
restaurants in these hotels – same as that specified for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

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 1 Two Wheeler Space for 50 sqm	15	30
TOTAL	17	30





RAIN WATER PERCOLATION BED



PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN LPA/RE/GR-1/003/2024	C. NATARAJAN, B.E., Consulting Engineer NAVEEN ASSOCIATES 364, Second St., Extensions Gandhipuram, Coimbatore - 641 012 COIMBATORE LPA / RE / GR-I / 003 / 2024	APPLICANT	S.R. SRIKANTHAN	
		STRUCTURAL ENGINEER	Er.C. NATARAJAN LPA/SE/GR-II/002/2024	C. NATARAJAN, B.E., Consulting Engineer NAVEEN ASSOCIATES 364, Second St., Extensions 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

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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.