PP APPROVAL RECORD

Planning Permission

Survey 77/10 and 4 more

Vellanaipatti

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

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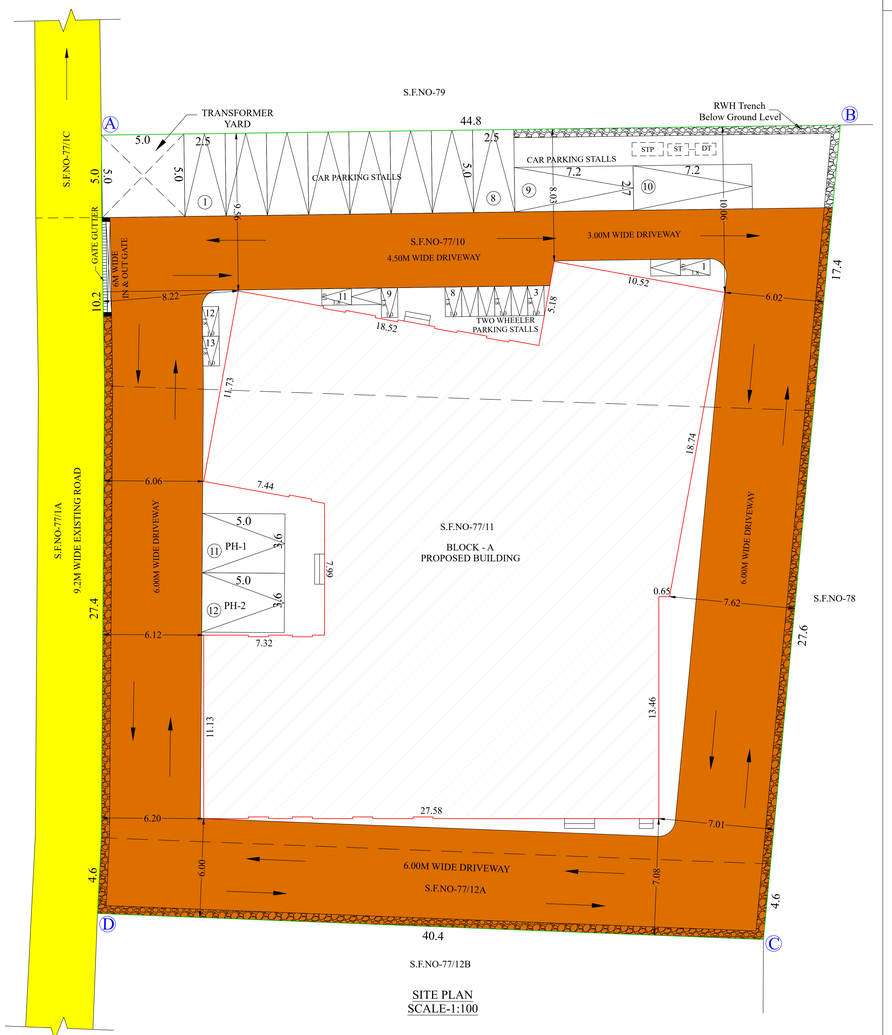
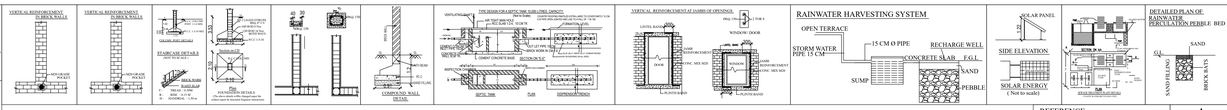


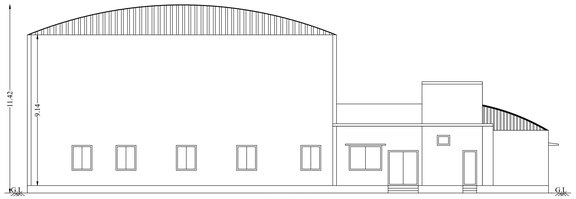
SITE PLAN
SCALE-1:100



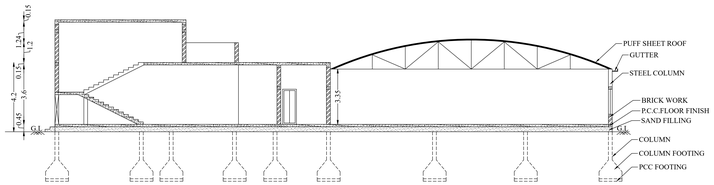


REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

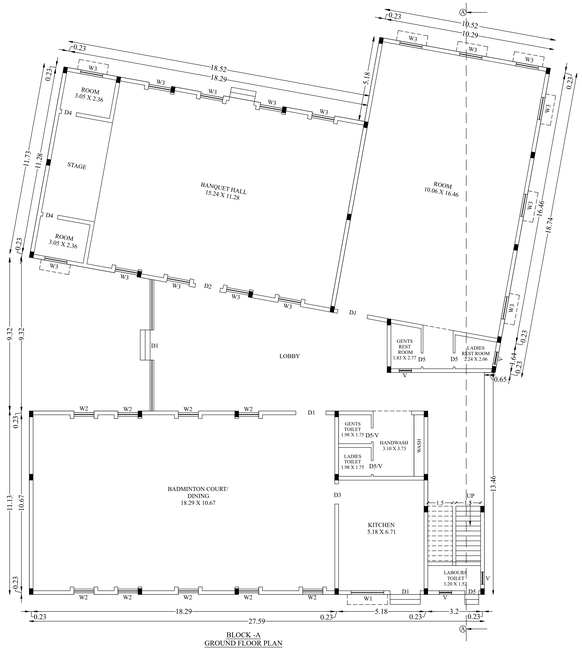
SCALE-1:100



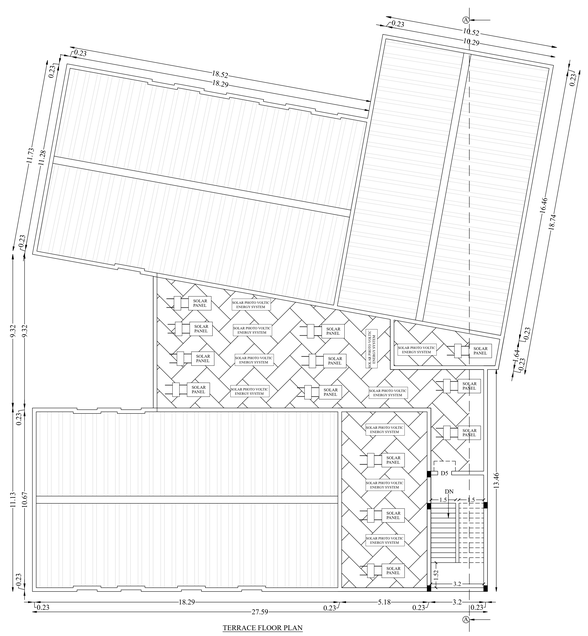
Online Application No. : SWP/BPA/0702119/2025
LP/CLPA NO. : 778/2025
Planning Permission : 910/2025



SECTION ON 'AA'



BLOCK -A
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF HEALTH CLUBS AND RECREATIONAL CENTERS (COMMERCIAL BUILDING) HAVING GROUND FLOOR IN S.FNO:77/10, 77/11 & 77/12A AT VELLANAIPATTY VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/ 0702119/2025

NAME OF THE APPLICANT :
M/s.GJV REALTORS,BY ITS PARTNERS,
Mr.G.JAGANATHAN S/o Mr.S.R.GURUSAMY,
Mrs.J.CHAMUNDEESWARI W/o Mr.G.JAGANATHAN,

AREA DETAILS :

AS PER PATTA	-	2036.00 Sq.m
AS PER DOCUMENT	-	0.50 1/2 Acre (or) 2033.54 Sq.m
AS PER SUPER IMPOSED AREA	-	2048.68 Sq.m

S.NO	DESCRIPTION	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
1	GROUND FLOOR	826.69	-	826.69
2	HEAD ROOM	-	26.68	26.68
	TOTAL :	**826.69**	**26.68**	**853.37**

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 826.69 Sqm / 2033.54 Sqm = 0.40 < 2.0

HEIGHT OF THE BUILDING : 11.42 M

PARKING AREA DESCRIPTION	AREA	PROVIDED
ONE CAR SPACE FOR EVERY 75 SQ.M OF FLOOR AREA	826.69	12 (INCLUDING 2 PH)
ONE TWO WHEELER SPACE FOR EVERY 75 SQ.M OF FLOOR AREA	826.69	13

JOINERY DETAILS :

S.No	DESCRIPTION	
1	D1 - DOOR	1.83 X 2.13
2	D2 - DOOR	1.52 X 2.13
3	D3 - DOOR	1.22 X 2.13
4	D4 - DOOR	0.91 X 2.13
5	D5 - DOOR	0.84 X 2.13
7	W1 - WINDOW	1.98 X 1.52
8	W2 - WINDOW	1.75 X 1.52
9	W3 - WINDOW	1.37 X 1.52
9	W4 - WINDOW	1.22 X 1.52
10	V - VENTILATOR	0.76 X 0.61

COLOR INDEX

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/GI-4/2023/05/001
Registered Structural - TD/RES/GI-32/024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 597, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602.

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/GI-4/2023/05/001
Registered Structural - TD/RES/GI-32/024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 597, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602.

REGISTERED ENGINEER

For GJV REALTORS
G. Jaganathan
J. Chamundeswari
Partner

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

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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.