PP APPROVAL RECORD

Planning Permission

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.

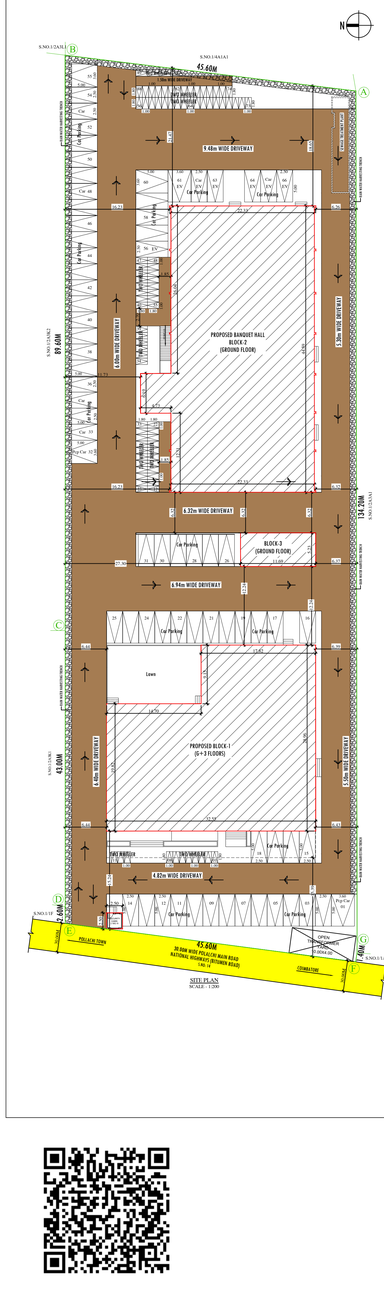
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

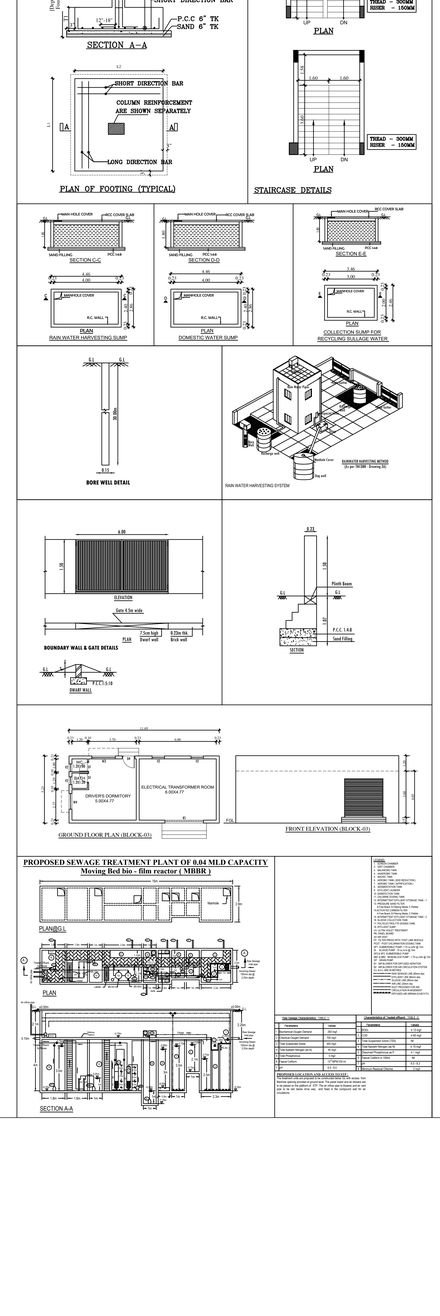
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

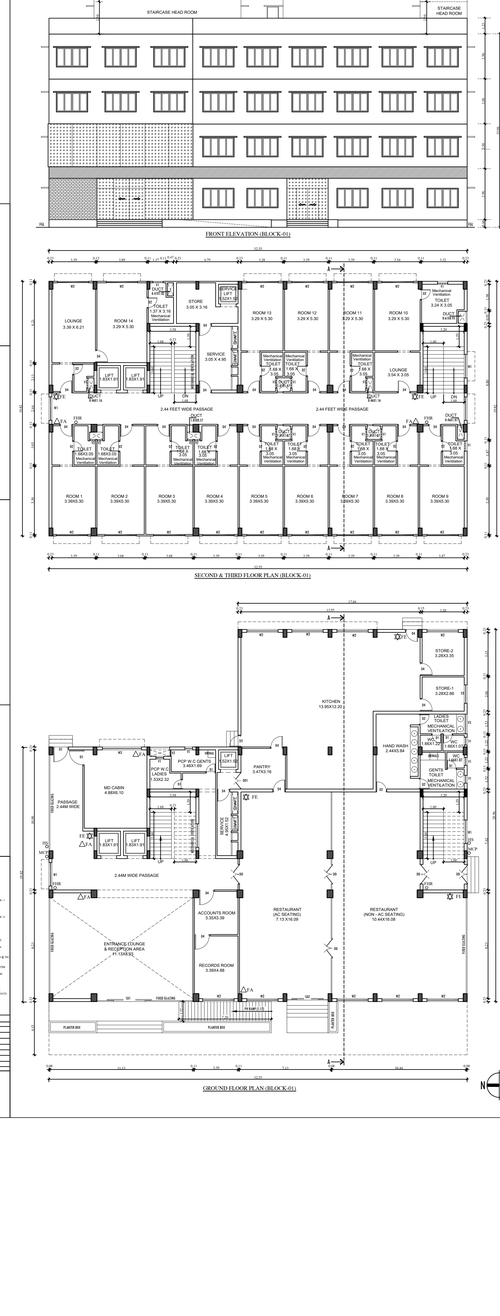
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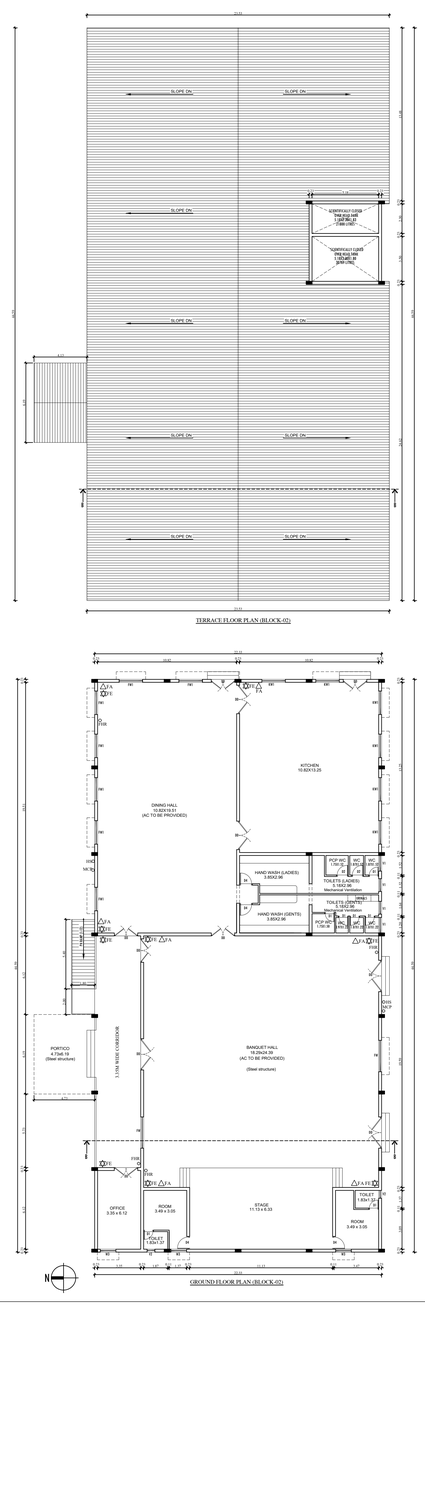
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RESTAURANT, HOTEL & BANQUET HALL) AT POLLACHI MAIN ROAD, SANGAMPALAYAM VILLAGE, POLLACHI.
COMPRISED IN S.NOS.1/1A2 & 1/3 AT SANGAMPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT.

ONLINE APPLICATION NO. : : SWP/BPA/798899/2026
SITE APPROVAL : SWP/LP/R/(C)No. : 65/2026
BUILDING PERMISSION : SWP/BP/DTCPR(C)No. : 34/2026









NOTE :
1. FIRE EXTINGUSIER WILL BE PROVIDED. FE
2. FIRE ALARM WILL BE PROVIDED. FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM WILL BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSE.
6. STRUCTURE IS DESIGNED TO WITHSTAND THE EARTH QUAKES.

N

SCALE 1:100

SPECIFICATION:
FOUNDATION : COLUMN FOOTING
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CELLING
PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C : 1:2:4 FOR SLABS & LINTELS
WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER

FIRE FIGHTING DETAILS :

FE	FIRE EXTINGUISHER	20 NOS.
FA	FIRE ALARM	20 NOS.
FHR	FIRE HOSE REEL	12 NOS.
HS	HYDRANT SYSTEM	04 NOS.
MCP	MANUAL CALL POINT	02 UNITS

AREA AS PER DOCUMENT - 6100.00 SQ.M
AREA AS PER PATTA - 6134.00 SQ.M
AREA AS PER SITE - 6139.44 SQ.M

AREA OF SITE	6134.00 SQ.M		
DESCRIPTION	F.S.I Sq.m	NON-F.S.I Sq.m	BUILT-UP AREA Sq.m
BLOCK 1 - GROUND FLOOR	808.08	135.02	943.10
BLOCK 1 - FIRST FLOOR	556.17	0.00	556.17
BLOCK 1 - SECOND FLOOR	644.96	0.00	644.96
BLOCK 1 - THIRD FLOOR	644.96	0.00	644.96
BLOCK 1 - HEAD ROOM	–	74.06	74.06
BLOCK 2 - GROUND FLOOR	995.76	29.24	1025.00
BLOCK 3 - GROUND FLOOR	–	61.12	61.12
SECURITY ROOM	6.25	–	6.25
TOTAL BUILT-UP AREA	3656.18	299.44	3955.62

F.S.I - 3656.18 / 6134.00 = 0.596 < 2.00

PARKING CALCULATION

S.NO.	DESCRIPTION	CARS REQUIRED	T/W REQUIRED
1	BLOCK-1 HOTEL & RESTAURANT	15	22
2	BLOCK-2 BANQUET HALL	14	21
3	TOTAL PARKING REQUIRED	29	43
4	PROVIDE 75% OF REQUIRED	22	33
5	PARKING PROVIDED	66	92
6	EV VECHICLE	3	4

SANITATION REQUIREMENT

S.NO.	DESCRIPTION	REQUIRED
1	MALE WATER CLOSET	6
2	FEMALE WATER CLOSET	6
3	WASH BASIN	70
4	ABULATION TAPS	77
5	URINALS - MALE	12

JOINERY DETAILS

MD	SLIDING DOOR	0.40 x 2.44
DD	DOOR	1.30 x 2.44
DD1	DOOR	1.52 x 2.44
D1	DOOR	0.76 x 2.44
D2	DOOR	0.84x 2.44
D3	DOOR	0.91 x 2.44
D4	DOOR	0.99 x 2.44
D5	DOOR	1.22 x 2.44
W1	WINDOW	1.83 x 1.52
W2	WINDOW	2.44 x 1.52
W3	WINDOW	3.05 x 1.52
V1	VENTILATOR	0.80 x 0.76
V2	VENTILATOR	0.60 x 0.76

APPLICANTS

LEGEND
- Site Boundary
- Existing Road
- Driveway
- Proposed Building

ARCHITECT
D. RAMESH, B.Arch.,B.E.,A.I.I.A.,
REGISTERED ARCHITECT CA/2020/124246
REGISTERED VALUER - GOVT. APPROVED I CAT-I
ETCP RACI- 1022/2022
REGISTERED ARCHITECT Grade-1(RA)
CHENNAI CORPORATION - RAD/332/2022
No: 4/34A, Ground Floor, Rajendran Street,
Theru Nagar, Velacheravakkam, Chennai - 600087.
Ph: 97908 98949 / 98840 89889.

STRUCTURAL ENGINEER
Er. K. MADHESHWARAN, B.E.(Hons), MIE, FIE,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (SE/1/CE/0299/2022)
DTCP Approved Structural Engineer Grade-I (STR/SE/2019/0008)
1/450, Varadharajapuram, Coimbatore - 625 010.
Cell: 99940 06855, 99940 00294

CONSTRUCTION ENGINEER
Er. K. KIRUBAKARAN, M.E.,
DTCP Approved Construction Engineer.
Regn. No: RCE 2020/0029001
110, Main Cross Line 2nd Cross Street,
G.H. Road, THENI - 625 531.
Ph: 99865 16027, 63819 08887.

GEO-TECH ENGINEER
R.VENKATA KRISHNAIAH
GEOTECHNICAL CONSULTANT
VELTECH CONSULTING ENGINEERS
NO.10, ELUMALAI NAICKEN STREET,
SELAIYUR, CHENNAI - 600073.
REG. NO. CGL/RGN/RGITE/2019/09/014

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.