PP APPROVAL RECORD

Planning Permission

Survey 139/1A1 and 6 more

Sandagounden Palayam

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™

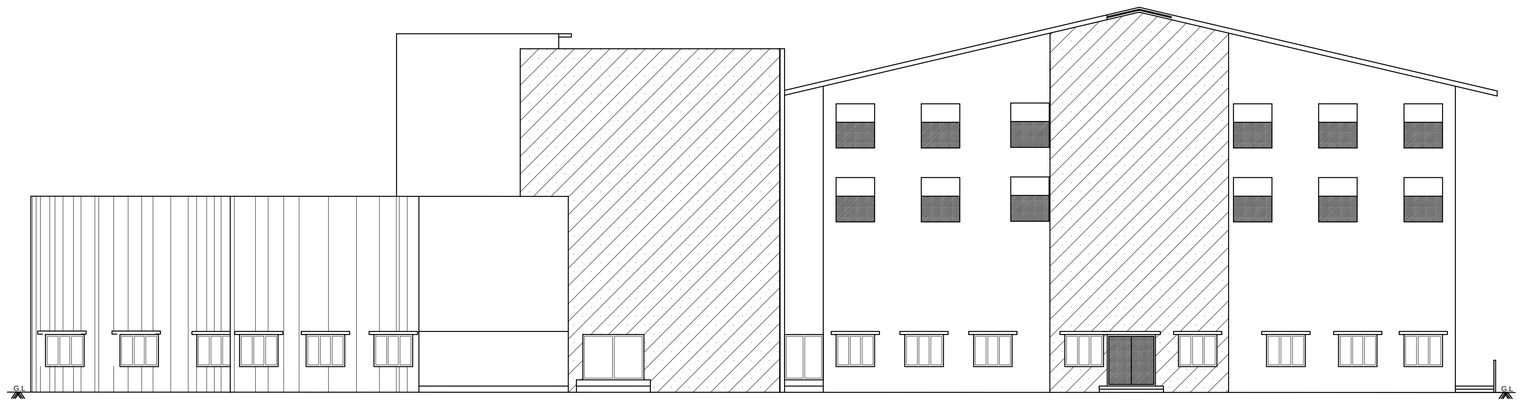
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

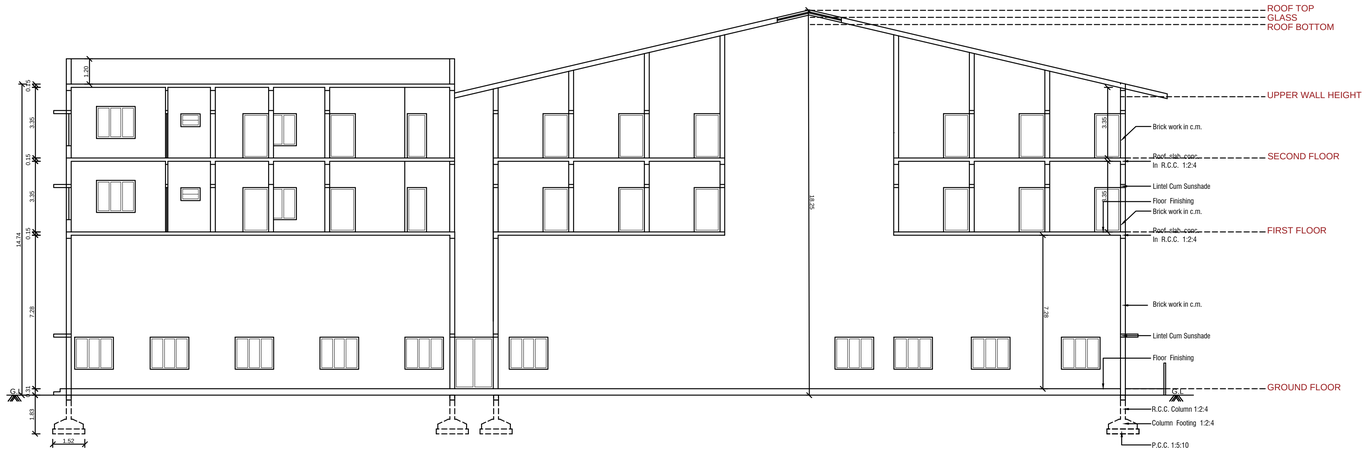
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PLAN SHOWING THE PROPOSED FUNCTION HALL AND HOTEL BUILDING IN S.F .Nos. 139 / 1A1, 139 / 1A2, 139 / 1C1A1, 139 / 1C1A2, 140B / 2A1A & 140B / 2A1B AT SANDEGOUNDAMPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT

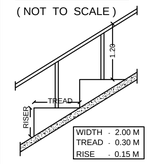


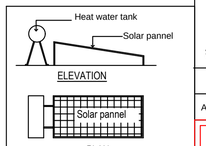
ELEVATION



SECTION " A - A "

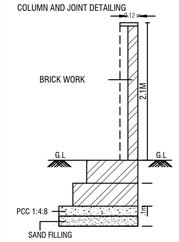
STAIR CASE DETAILS
(NOT TO SCALE)



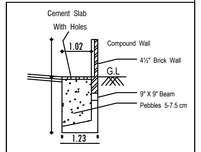


SOLAR WATER HEATER
(N T S)

COLUMN AND JOINT DETAILING



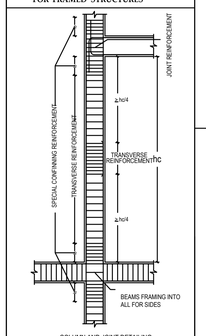
SECTION OF COMPOUND WALL



Rainwater Perculation Trench

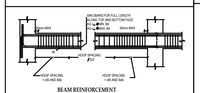
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SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

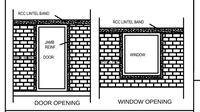


COLUMN AND JOINT DETAILING

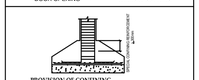
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



DOOR OPENING WINDOW OPENING



PROVISION OF CONFINING REINFORCEMENT

IN FOOTINGS

B = BREADTH OF BEAM
db = DIAMETER OF LONGITUDINAL BAR
lo = (a) Larger lateral dimention of the member at the section where yielding occures.
(b) 1/6 of clear span of the member.
(c) 450mm.

N

FA - FIRST AID BOX	
FE - FIRE EXTINGUISHER	
EA - EMERGENCY ALARM	
SB - SAND BUCKET	

SCALE : 1 : 100

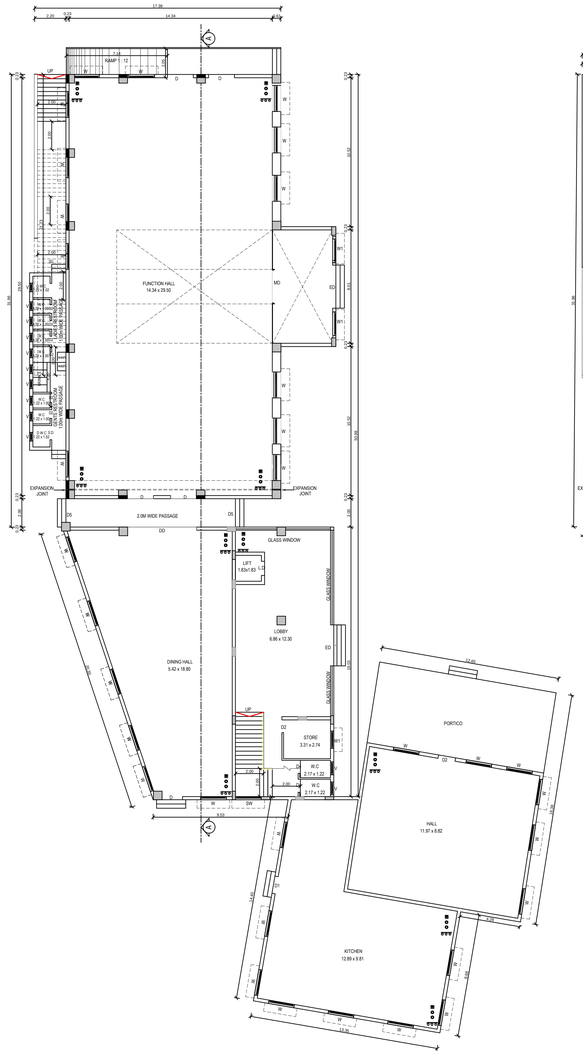
ALL DIMENSION ARE IN " METER "

Roc No : SWP / BPA / 809216 / 2026
Site Boundary shown as "A to M " and numbered as
SWP / DTCP / COIMBATORE /
SWP / LP / R(C) No. 95 / 2026
SWP / BP / DTCPR(C)No: 46 / 2026

APPLICANT

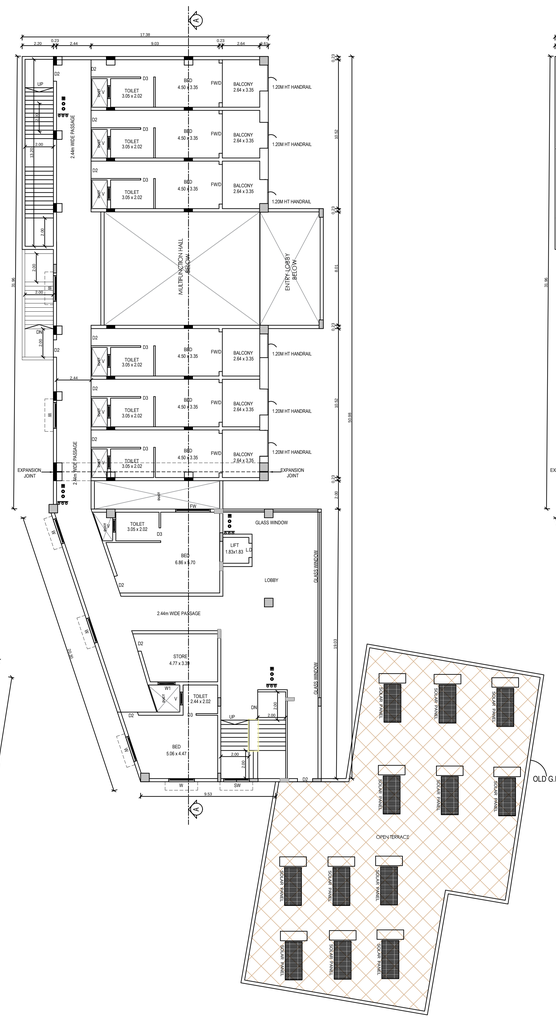
REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED STRUCTURAL ENGINEER



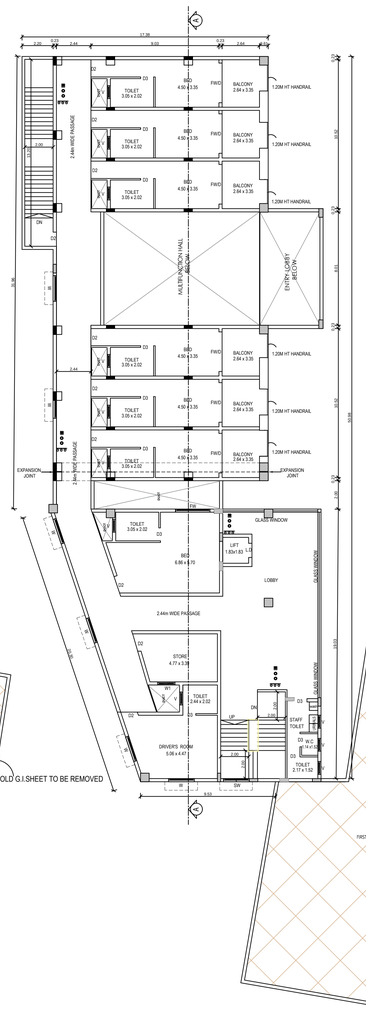
GROUND FLOOR PLAN

(mechanical ventilation to be provided)



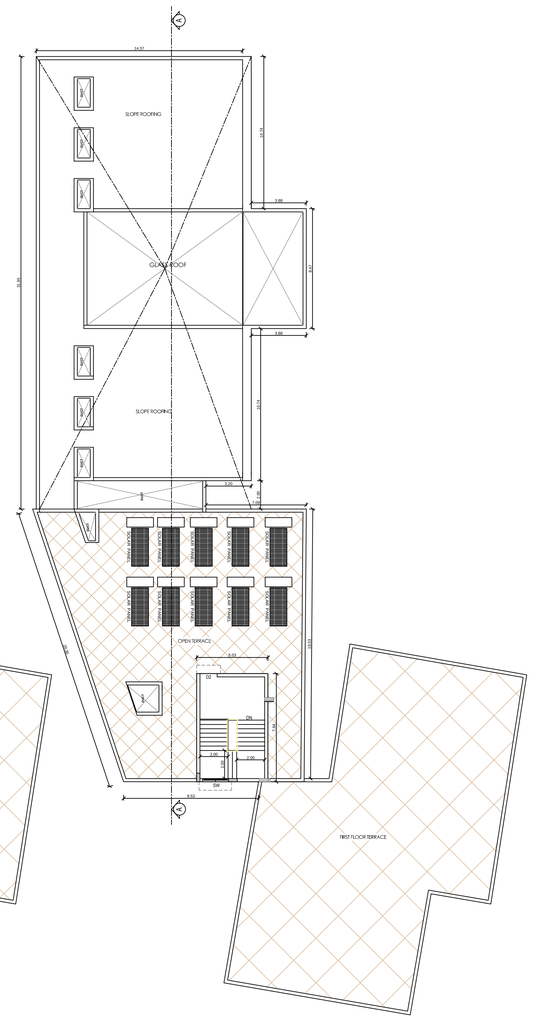
FIRST FLOOR PLAN

(mechanical ventilation to be provided)



SECOND FLOOR PLAN

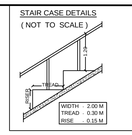
(mechanical ventilation to be provided)

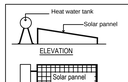


TERRACE FLOOR PLAN

STAIR CASE DETAILS

(NOT TO SCALE)

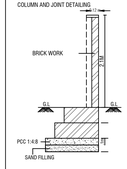




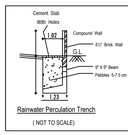
SOLAR WATER HEATER

(NTS)

COLUMN AND JOINT DETAILING



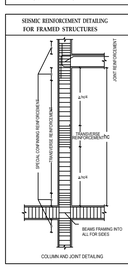
SECTION OF COMPOUND WALL



Rainwater Perculation Trench

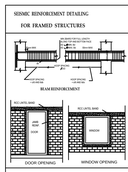
(NOT TO SCALE)

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



COLUMN AND JOINT DETAILING

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



PROVISION OF CONFINING REINFORCEMENT

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SHEET No. 2 OF 3

PLAN SHOWING THE PROPOSED FUNCTION HALL AND HOTEL BUILDING IN S.F .Nos. 139 / 1A1, 139 / 1A2, 139 / 1C1A1, 139 / 1C1A2, 140B / 2A1A & 140B / 2A1B AT SANDEGOUNDAMPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT

SCHEDULE OF JOINERY		IN METER
ED	ENTRANCE DOOR	3.05 x 2.44
MD	MAIN DOOR	2.30 x 2.44
FW / D	FRENCH DOOR WITH WINDOW	2.80 x 2.13
D	DOOR	1.83 x 2.44
D1	DOOR	1.22 x 2.13
D2	DOOR	1.00 x 2.13
D3	DOOR	0.76 x 2.13
D4	DOOR	0.91 x 2.13
D5	DOOR	1.83 x 2.13
DD	DOUBLE DOOR	4.88 x 2.44
LD	LIFT DOOR	1.22 x 2.13
W	WINDOW	1.83 x 1.52
W1	WINDOW	1.22 x 1.52
FW	FRENCH DOOR	2.44 x 1.83
SW	STAIR WINDOW	1.83 x 1.83
V	VENTILATOR	0.91 x 0.61

Roc No : SWP / BPA / 809216 / 2026
Site Boundary shown as "A to to M " and numbered as
SWP / DTCP / COIMBATORE /
SWP / LP / R(C) No. 55 / 2026
SWP / BP / DTCPR(C)No: 46 / 2026

APPLICANT

REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED STRUCTURAL ENGINEER

SITE PLAN SHOWING THE PROPOSED FUNCTION HALL AND HOTEL BUILDING IN S.F .Nos. 139 / 1A1, 139 / 1A2, 139 / 1C1A1, 139 / 1C1A2, 140B / 2A1A & 140B / 2A1B AT SANDEGOUNDAMPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT

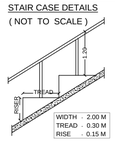
FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

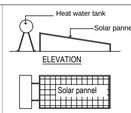
SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

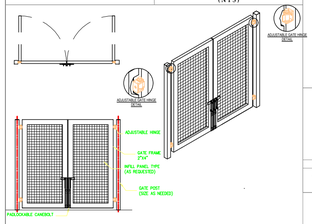
N

STAIR CASE DETAILS
(NOT TO SCALE)

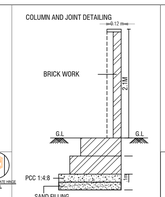


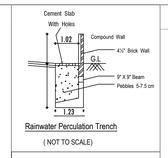


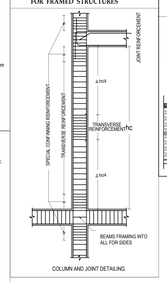
SOLAR WATER HEATER
(NTS)

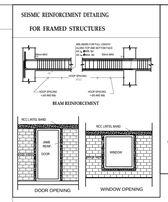


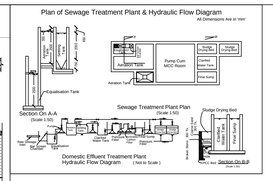
6.0M WIDE ENTRY GAT E
(NTS)











SITE AREA DETAILS

AREA OF THE SITE (AS PER PATTA)	
S.F.NO. 139 / 1A1	2501.00 SQM
S.F.NO. 139 / 1A2	999.00 SQM
S.F.NO. 139 / 1C1A1	679.00 SQM
S.F.NO. 139 / 1C1A2	292.00 SQM
S.F.NO. 140B / 2A1A	2206.00 SQM
S.F.NO. 140B / 2A1B	1144.00 SQM
TOTAL AREA	7821.00 SQM
AREA OF THE SITE (AS PER DOCUMENT)	7821.00 SQM

BUILDING AREA DETAILS

FLOOR NAME	FSI AREA IN SQM.	NON FSI AREA IN SQM.	TOTAL BUILD UP AREA IN SQM.	HEIGHT OF BUILDING
FUNCTION HALL AND HOTEL BLOCK				
GROUND FLOOR	1202.71	---	1202.71	18.25 M
FIRST FLOOR	781.53	35.15	816.68	
FIRST FLOOR	781.53	35.15	816.68	
HEAD ROOM	---	38.40	38.40	
TOTAL AREA	2765.77	108.70	2874.47	

FSI AREA- $\frac{2765.77}{7821.00}$ = 0.35

OSR DETAILS :-

OSR REQUIRED : 782.10 SQ.M (10 %) (BUYBACK)

REFERENCE :

SITE BOUNDARY	-	
PROPOSED BUILDING	-	
DRIVE WAY	-	
EXISTING ROAD	-	

Roc No : SWP / BPA / 809216 / 2026
Site Boundary shown as "A to M " and numbered as
SWP / DTCP / COIMBATORE /
SWP / LP / R(C) No. 95 / 2026
SWP / BP / DTCPR(C)No: 46 / 2026

PARKING DETAILS :-	PARKING SLOT SIZE
DISABLED CAR PARKING	3.60 M X 5.00 M
CAR PARKING	2.50 M X 5.00 M
TWO WHEELER PARKING	1.00 M X 1.80 M

SANITATION REQUIREMENTS FOR HOTEL (non residential Staff)

Sanitary Unit	For Male Personnel - 20 Nos		For female Personnel - 0 Nos	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet	2	2	-	-
Urinals	1	2	-	-
Washing Taps	1	1	-	-
Kitchen Sink	1	1	-	-

SANITATION REQUIREMENTS FOR FUNCTION HALL

Sanitary Unit	For Male Personnel - 200 Nos		For female Personnel - 200 Nos	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet	2	2	4	4
Urinals	4	4	-	-
Washing Taps	1	1	1	1
Drinking Water	2	2	-	-

PARKING DETAILS :- FOR UNSTARRED HOTELS & FUNCTION HALL	REQUIRED AS PER TNCDBR -2019 Rule Annexure - IV Part - I	PROVIDED AS PER TNCDBR -2019 Rule Annexure - IV Part - I
	1 car space for every100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of flooraera or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.	1 car space for every100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of flooraera or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.
DISABLED CAR PARKING	2	2
CAR PARKING	28	30
TWO WHEELER PARKING	56	72
PARKING DETAILS :- FOR EV	REQUIRED New G.O No-684, Annexure iv - part 1	PROVIDED New G.O No-684, Annexure iv - part 1
	For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area , a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points	For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area , a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points
EV CAR CHARGING POINT	2	2
EV TWO WHEELER CHARGING POINT	2	4

APPLICANT

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER / REGISTERED ARCHITECT

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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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.