PP APPROVAL RECORD

Planning Permission

Survey 167/35 and 1 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,
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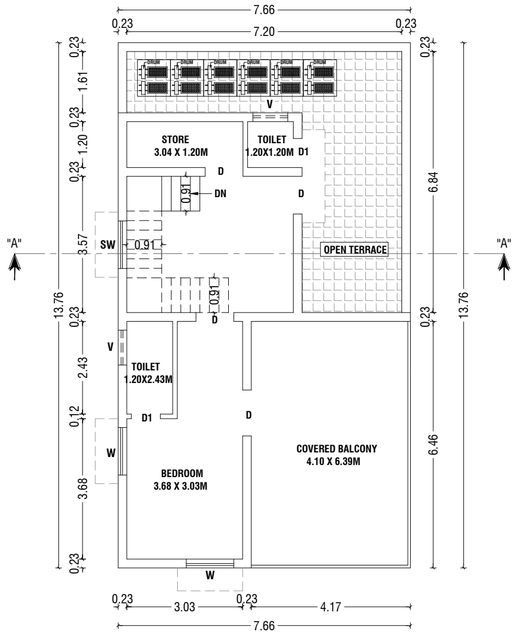
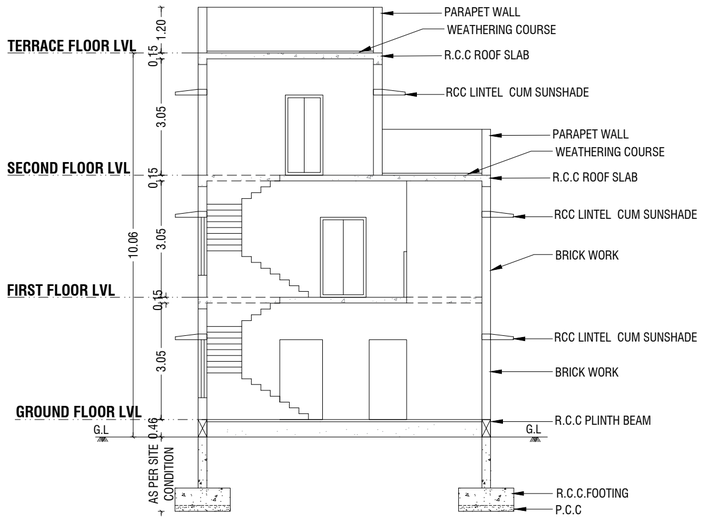
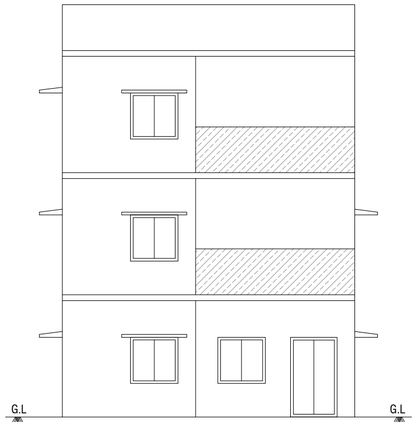


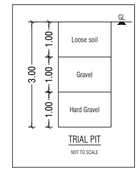
SECOND FLOOR

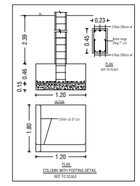


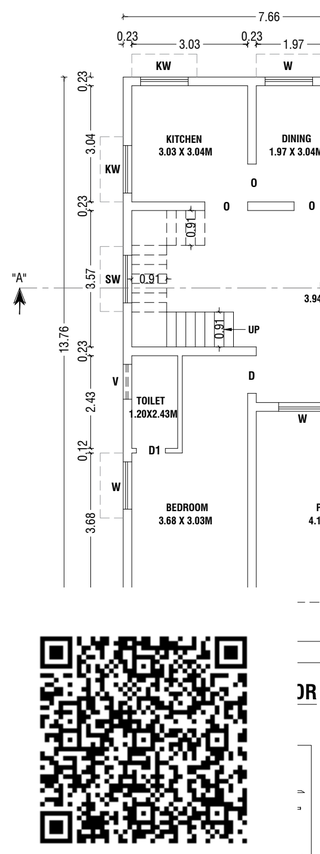
SECTION "AA" @ NORTH SIDE

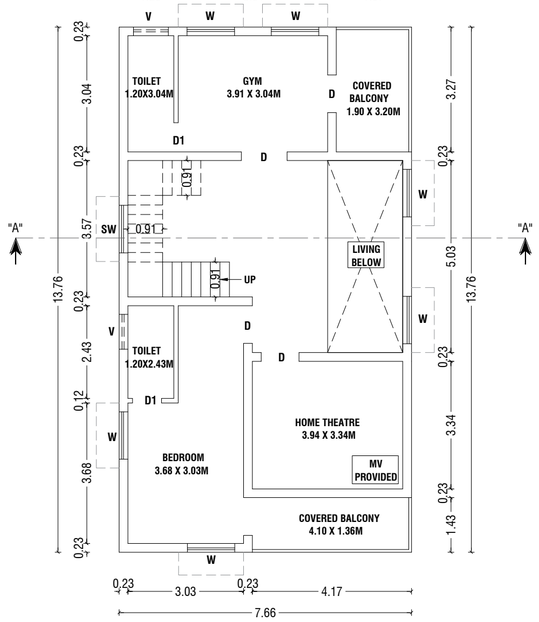


FRONT ELEVATION @ SOUTH SIDE

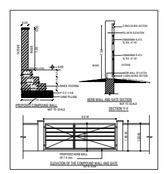






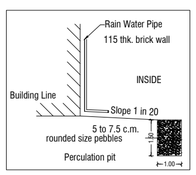


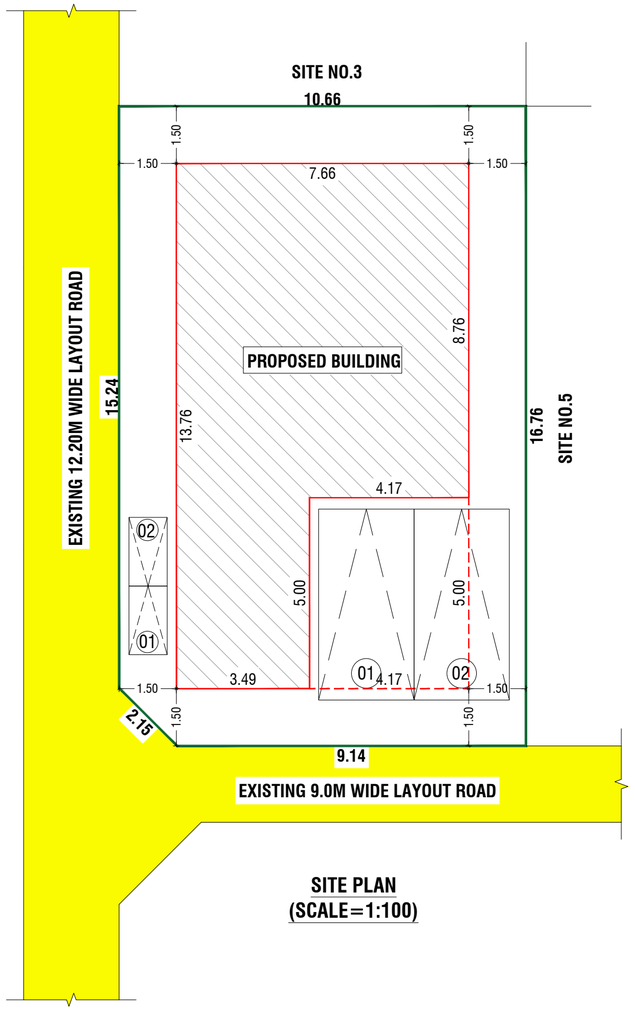
FIRST FLOOR



COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	





SITE PLAN
(SCALE=1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING IN SITE NO.4 , S.F NO.167/35 AT VELLANAIPATTY VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT

SCALE :- 1:100

N

APPLICATION NO: SWP/BPA/----------/2026

AREA DETAILS:-

	IN SQM	IN CENTS
AREA OF SITE AS PER DOCUMENT =	177.72 Sqm	4.39 Cents

PROPOSED BUILDING AREA DETAILS (IN Sq.mt):-

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	GROUND FLOOR	105.40	-	105.40
2	FIRST FLOOR	95.49	9.91	105.40
3	SECOND FLOOR	76.45	-	76.45
	TOTAL AREA	277.34	9.91	287.25

PROPOSED BUILDING AREA DETAILS (IN Sq.ft):-

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	GROUND FLOOR	1134.52	-	1134.52
2	FIRST FLOOR	1027.85	106.67	1134.52
3	SECOND FLOOR	822.90	-	822.90
	TOTAL AREA	2985.27	106.67	3091.94

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (277.34/177.72) = 1.56

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 10.06 Mt

PARKING DETAILS

	REQUIRED	PROVIDED
TOTAL TWO WHEELER PARKING	2 No's	2 No's
TOTAL CAR PARKING	02 No's	02 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.22 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR-1	0.76 X 2.44
W	WINDOW	1.60 X 1.83
KW	KITCHEN WINDOW	1.60 X 1.21
V	VENTILATOR	0.91 X 0.91

NOTE:-

* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* Sump and Fire Sump provided.

BUILDING PLAN APPROVED

BUILDING PLAN APPROVED IN THIS OFFICE PRO NO: ---/2025-2026 DATED: ---- SUBJECT TO THE CONDITIONS LAID DOWN THERE ON AND ALSO SUBJECT TO THE BUILDING REGULATION RULES 1997 VALIDATE FROM ------- DATE TO ---------

தலைவர் / செயல் அலுவலர்
வெள்ளாணைப்பட்டி ஊராட்சி

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:GR-II/162/03/2019
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED ENGINEER / ARCHITECT

R. Vidhya

OWNER / 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.