Verified RealEstate™

REFERENCE
105/2025/NVP

ISSUED
14 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 806/3A2A7 and 8 more

Neelambur

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

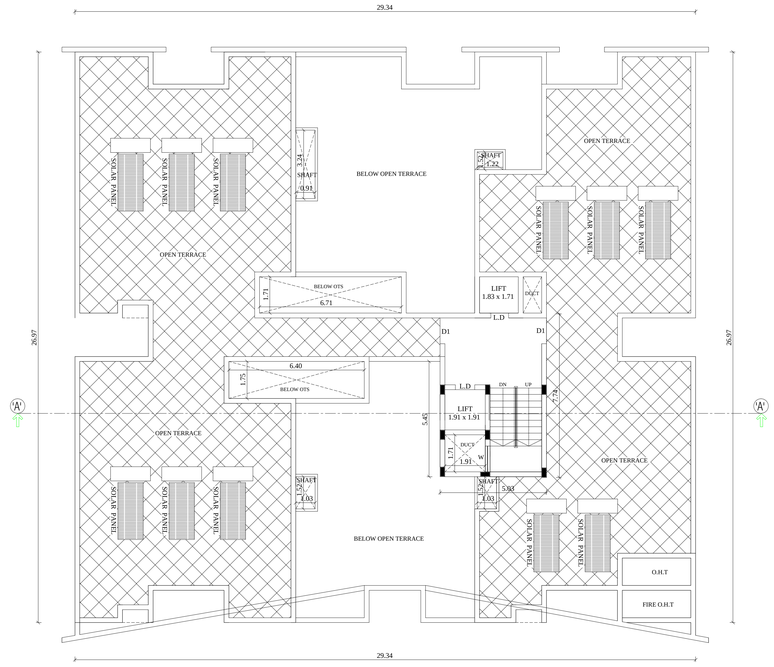
The approval as the planning authority issued it, reproduced in full behind this page.

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

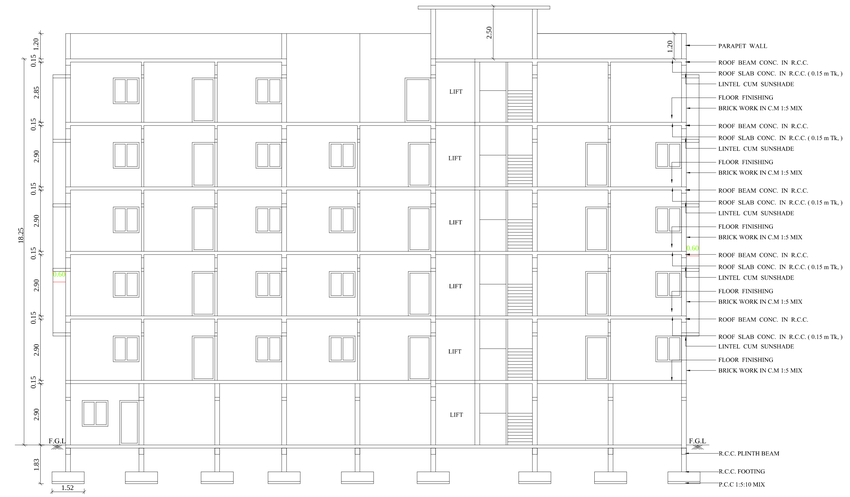
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



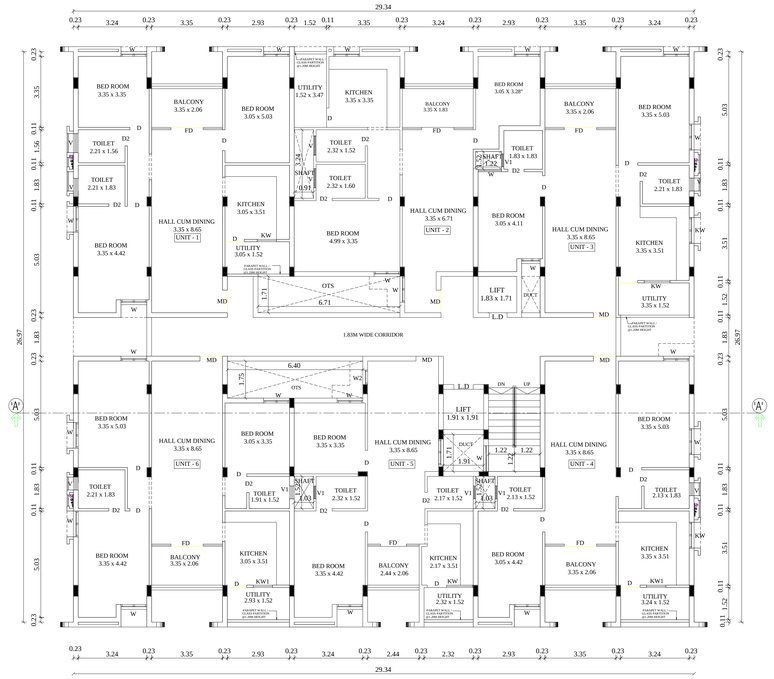
TERRACE FLOOR PLAN



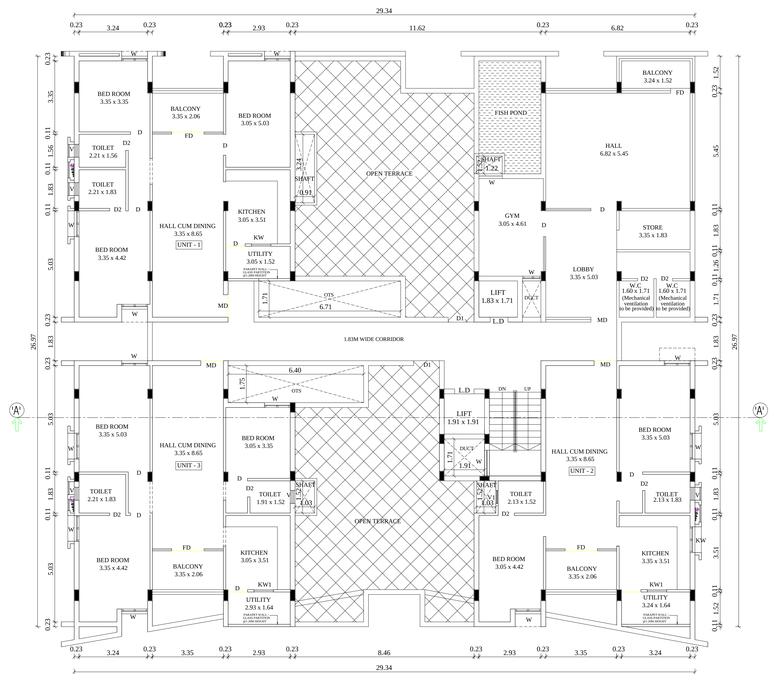
SECTION "A-A"



SOUTH SIDE ELEVATION



TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLOOR)



FIFTH FLOOR PLAN

FLOOR PLAN, ELEVATION & SECTION | SHEET NO - 2/2

PLANNING PERMISSION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO:(AMALGAMATION)806/3A2A7(SITE.NO:3), 806/3A2A6(SITE.NO:4), 806/3A2A5 (SITE.NO:5), 806/3A1D,3A2A10(SITE.NO:6), 806/3A2A11(SITE.NO:7) & 806/3A2A12 (SITE.NO:8) AT NEELAMBUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

Applicant Name : M/s. ANUSRI HAPPY HOMES INDIA PRIVATE LIMITED
Online Application No : SWP/BPA/0912824/2026
Site Boundary Shown as "A to F"

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Builtup Area (in Sqm)
STILT FLOOR	63.04	656.78	719.82
FIRST FLOOR	712.83	-	712.83
SECOND FLOOR	712.83	-	712.83
THIRD FLOOR	712.83	-	712.83
FOURTH FLOOR	712.83	-	712.83
FIFTH FLOOR	545.85	-	545.85
HEAD ROOM	-	38.90	38.90
TOTAL	3514.57	695.68	4210.25

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.22 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	1.52 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.22 x 1.37
W1	WINDOW	0.91 x 1.37
FW/D	FRENCH WINDOW / DOOR	3.35 x 2.13
FW1/D	FRENCH WINDOW / DOOR	2.44 x 2.13
KW	KITCHEN WINDOW	1.22 x 1.22
KW1	KITCHEN WINDOW	0.91 x 1.22
V	VENTILATOR	0.91 x 0.91
V1	VENTILATOR	0.61 x 0.91
LD	LIFT DOOR	1.07 x 2.13

M.BHUVANASUNDAR
B.Arch., M.B.E.M., A.I.I.A., A.L.I.D.,
Registered Architect, Regd. No. CA/86/10288
SUNDAR SUNDRAM ARCHITECTS
512/2, A3, Oak Terrace, Kallimadai Road, Singanallur, Coimbatore - 641005.

Architect

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

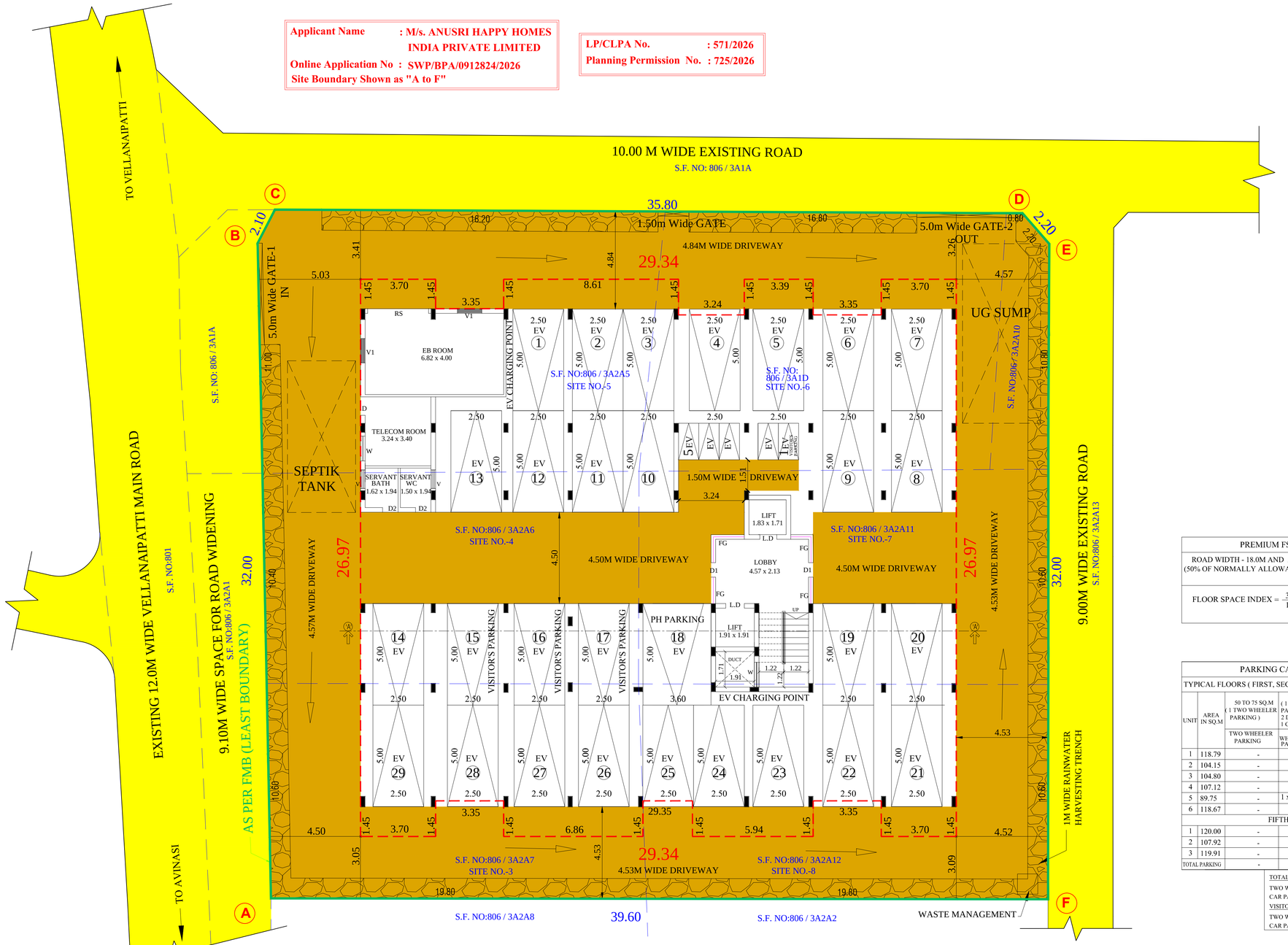
Structural Engineer

For Anusri Happy Homes India Pvt Ltd
Director

Applicant

Applicant Name	**: M/s. ANUSRI HAPPY HOMES INDIA PRIVATE LIMITED**
Online Application No	**: SWP/BPA/0912824/2026**
Site Boundary Shown as "A to F"	

LP/CLPA No.	**: 571/2026**
Planning Permission No.	**: 725/2026**

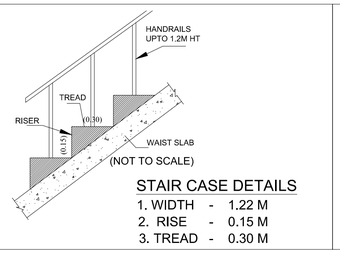


SITE CUM STILT FLOOR PLAN

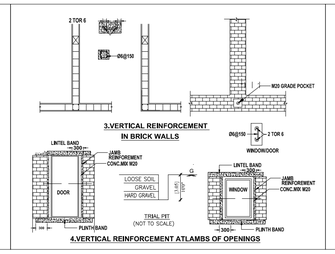
PREMIUM FSI CALCULATIONS:-	
ROAD WIDTH - 18.0M AND ABOVE (50% OF NORMALLY ALLOWABLE FSI)	= 2.0 X 50/100 = 1 = 2+1=3
FLOOR SPACE INDEX = 3514.57 / 1325.00	= 2.653 > 2.00 (Premium FSI less than 3)

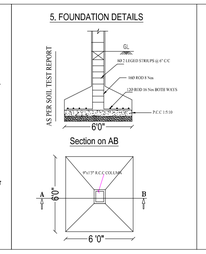
PARKING CALCULATIONS:-					
TYPICAL FLOORS (FIRST, SECOND, THIRD, FOURTH)					
UNIT	AREA IN SQ.M	50 TO 75 SQ.M (1 TWO WHEELER PARKING)	75 TO 100 SQ.M (1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING)		ABOVE 100 SQ.M And THEREAFTER (1 CAR PARKING)
		TWO WHEELER PARKING	TWO WHEELER PARKING	CAR PARKING	CAR PARKING
1	118.79	-	-	-	1 x 4 = 4
2	104.15	-	-	-	1 x 4 = 4
3	104.80	-	-	-	1 x 4 = 4
4	107.12	-	-	-	1 x 4 = 4
5	89.75	-	1 x 4 = 4	0.5 x 4 = 2	-
6	118.67	-	-	-	1 x 4 = 4
FIFTH FLOOR					
1	120.00	-	-	-	1 x 1 = 1
2	107.92	-	-	-	1 x 1 = 1
3	119.91	-	-	-	1 x 1 = 1
TOTAL PARKING		-	4	2	23

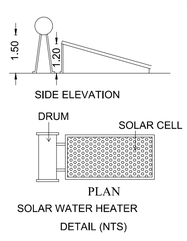
TOTAL PARKING DETAILS:-
TWO WHEELER PARKING = 04
CAR PARKING = 25
VISITOR'S PARKING (10%)
TWO WHEELER PARKING = 04 + 01 = 05 Nos
CAR PARKING = 25 + 03 = 28 Nos

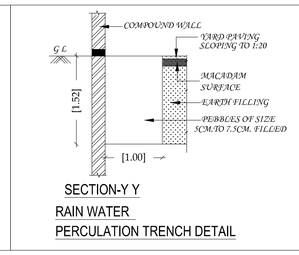


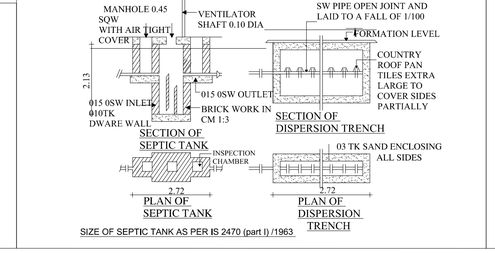
STAIR CASE DETAILS
1. WIDTH - 1.22 M
2. RISE - 0.15 M
3. TREAD - 0.30 M

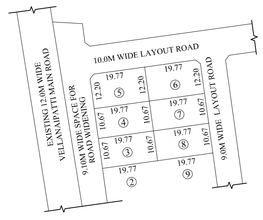












AMALGAMATION SITE PLAN

SITE PLAN	SHEET NO - 1/2

PLANNING PERMISSION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: (AMALGAMATION)806/3A2A7(SITE.NO:3), 806/3A2A6(SITE.NO:4), 806/3A2A5 (SITE.NO:5), 806/3A1D,3A2A10(SITE.NO:6), 806/3A2A11(SITE.NO:7) & 806/3A2A12 (SITE.NO:8) AT NEELAMBUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

LAND USE : RESIDENTIAL

North

Scale 1 : 100

DTCP Approved Layout No:311/2021 Dated:26.11.2021

Planning Permission No:408/2021 Neelambur Panchayat Approved Layout No:01/2021-22 Dated:03.12.2021

AREA DETAILS

SF.NO. - 806/3A2A7 (SITE NO:3)	212.00 SQM
SF.NO. - 806/3A2A6 (SITE NO:4)	211.00 SQM
SF.NO. - 806/3A2A5 (SITE NO:5)	241.00 SQM
SF.NO. - 806/3A1D (SITE NO:6)	210.00 SQM
SF.NO. - 806/3A2A10 (SITE NO:6)	31.00 SQM
SF.NO. - 806/3A2A11 (SITE NO:7)	210.00 SQM
SF.NO. - 806/3A2A12 (SITE NO:8)	210.00 SQM
AREA OF THE SITE (AS PER PATTA)	1325.00 SQM

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Builtup Area (in Sqm)
STILT FLOOR	63.04	656.78	719.82
FIRST FLOOR	726.42	-	726.42
SECOND FLOOR	726.42	-	726.42
THIRD FLOOR	726.42	-	726.42
FOURTH FLOOR	726.42	-	726.42
FIFTH FLOOR	545.85	-	545.85
HEAD ROOM	-	38.90	38.90
TOTAL	3514.57	695.68	4210.25

FLOOR SPACE INDEX = 3514.57 / 1325.00 = 2.653 > 2.00 (Premium FSI)

ALL DIMENSIONS ARE IN METERS

FIRE HOSE REEL

FIRE EXTINGUISHER

DWELLING UNITS DETAIL:-
(As Per EDCR Report)

TYPICAL FLOORS
(FIRST, SECOND, THIRD, FOURTH)

UNIT	AREA IN SQ.M	NO. OF FLOOR	TOTAL DWELLING UNIT
1	118.79	4	4
2	104.15	4	4
3	104.80	4	4
4	107.12	4	4
5	89.75	4	4
6	118.67	4	4
FIFTH FLOOR			
1	120.00	1	1
2	107.92	1	1
3	119.91	1	1
TOTAL DWELLING UNITS			27

PARKING DETAILS:-

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING	28 NOS.	29 NOS.
2	TWO-WHEELER PARKING	05 NOS.	05 NOS.

REFERENCE:

EXISTING ROAD

SITE BOUNDARY (A,B,C,D,E & F)

PROPOSED BUILDING

M.BHUVANASUNDAR
B.Arch., M.M.B.A., A.I.I.A., A.L.I.D.,
Registered Architect, Regd. No. CA/96/10288
SUNDAR SUNDRAM ARCHITECTS
51/22, A3, Oak Terrace, Kalliwadai Road,
Singanallur, Coimbatore - 641005.

Architect

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore / PA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

Structural Engineer

For Anusri Happy Homes India Pvt Ltd
Director

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

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.