PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

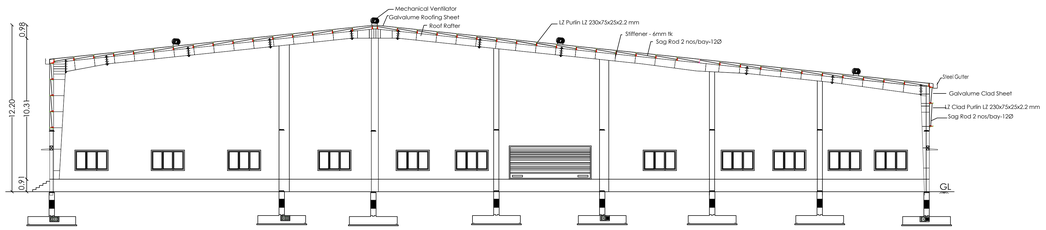
ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

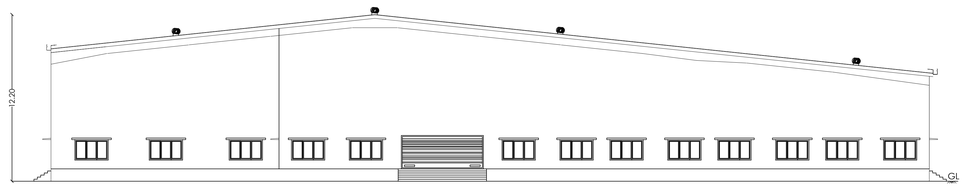
The approval as the planning authority issued it, reproduced in full behind this page.

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

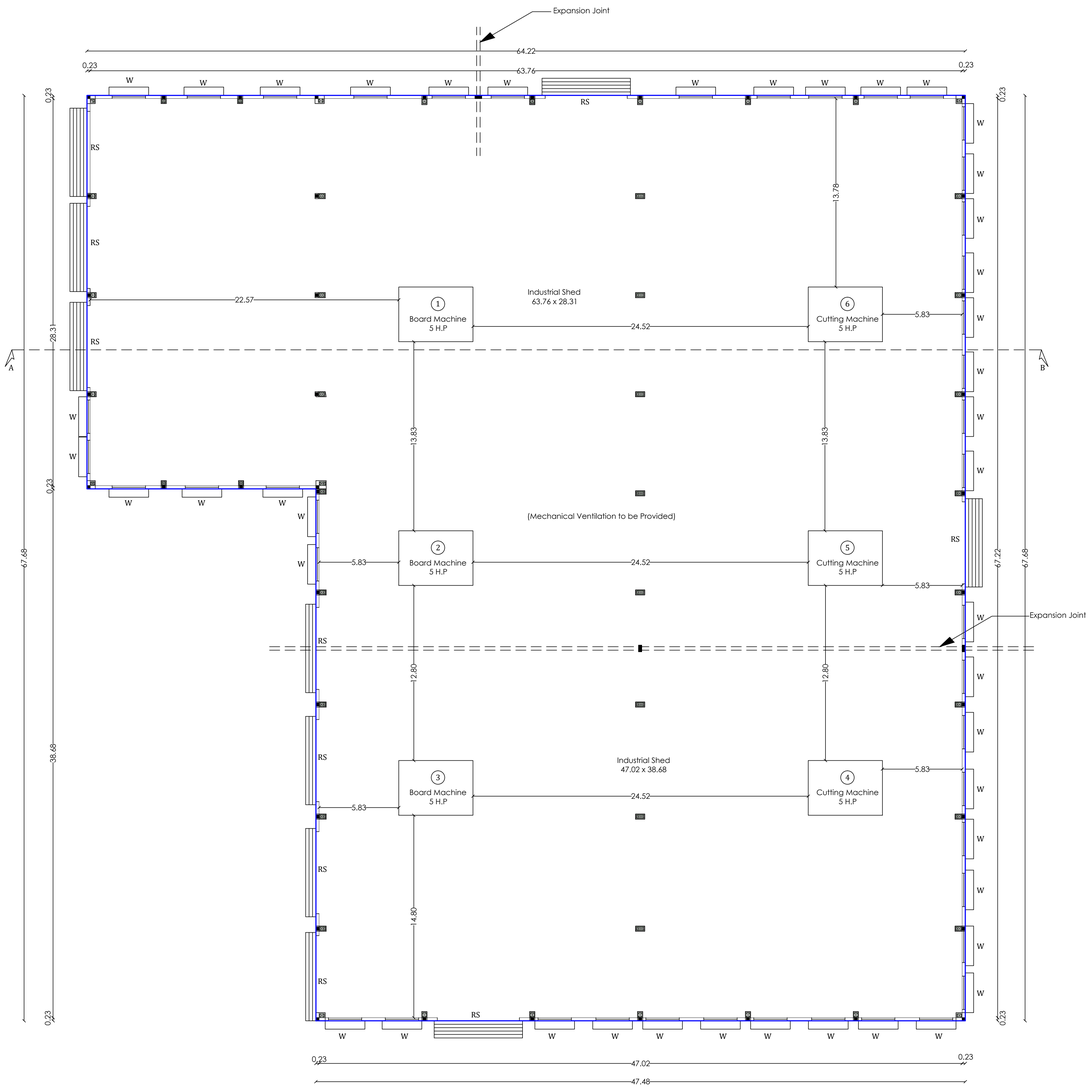
BLOCK-A



SECTION ON AB

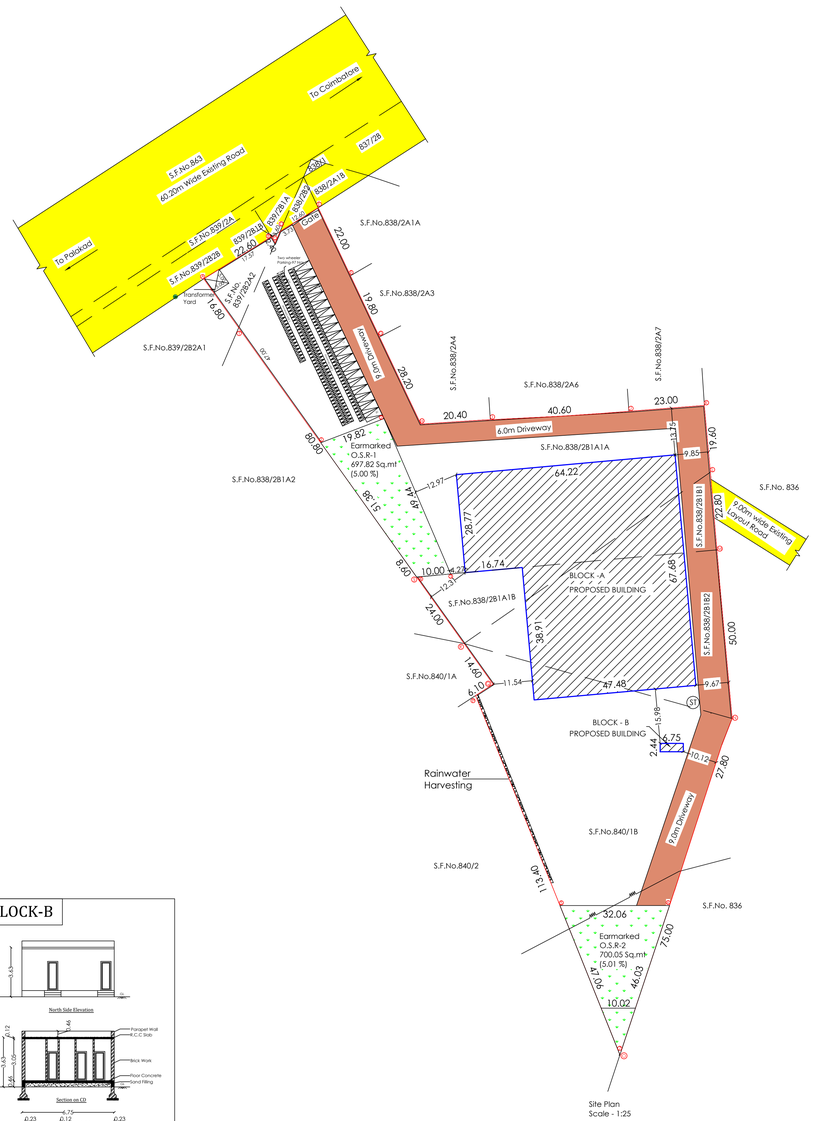


SOUTH SIDE ELEVATION

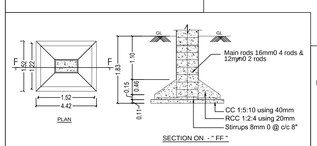


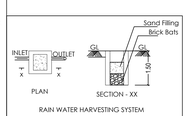
GROUND FLOOR PLAN

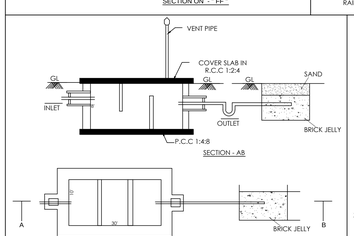
SITE PLAN

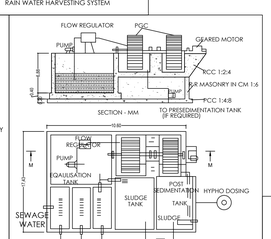


BLOCK-B









Site and Detailed Plan for the Proposed Construction of Garments/Packaging Industrial Building in S.F.No. 838/2B1A1A, 838/2B1A1B, 838/2B1B1, 838/2B1B2, 839/2B2A2 &840/1B of Madukkarai Village and Municipality, Madukkarai Taluk, Coimbatore District.

Title :
Site Plan,
Block -A (Industrial Building - Ground Floor Plan, Section & Elevation)
Block -B (Toilet - Ground Floor Plan)

N

Scale - 1 : 100

Area Details:
Site area as per document - 3.465 Acres
Site area as per Patta - 3.452 Acres

Building Area Details in Sq.mt

Block	Floor	Built up Area	Non FSI Area	FSI Area
Block - A (Industrial Building)	Ground	3695.06	0.00	3695.06
Block-B (Toilet)	Ground	16.47	0.00	16.47
Total		3711.53	0.00	3711.53

PC and FSI Calculation:

Plot Coverage = (3711.53 / 13961.50) x 100
= 26.58%

Floor Space Index = 3711.53 / 13961.50
= 0.2658

Parking Details

S.No	Type of Parking	Required	Provided
1	Car Parking	19	20
2	Two Wheeler	74	97
3	Cycle	74	74

Note:
*Mechanical Ventilation to be provided wherever if required
*Total Power - 30.00 HP
*Total no of workers - 30 Nos
*Earmarked OSR Provided - 11397.87 Sq.mt (10.01%)

Machinery Details

Machine No	Machine Name	Power in HP
1	Boarding Machine	5.00
2	Boarding Machine	5.00
3	Boarding Machine	5.00
4	Cutting Machine	5.00
5	Cutting Machine	5.00
6	Cutting Machine	5.00
Total		30.00

Joinery Details

S.No	Symbol	Description	Size in Meter
1	RS	Rolling Shutter	6.00 x 2.44
2	D1	Door	0.76 x 2.13
3	W	Window	2.44 x 1.50
4	V	Ventilation	0.91 x 0.61

Reference:
Site Boundary -
Proposed Building -
Driveway -
Existing Road -
Earmarked O.S.R -

மə எ / கோ.உ.திரு எண் : 50/2023
திட்ட அனுமதி எண் : 54/2023

Applicant

Er.S.RATHISH KUMAR,D.C.E.,B.E.,
REGISTERED ENGINEER
Reg No: RE/Dr-II/0072022, Dt. 03-06-2022
Mobile: 9789271@@

Registered Engineer

S. ARUN KUMAR, ME., (Struct)
CBE Reg/SE/Dr-I/2019/07/036
METIS STRUCTURES
S.9-1,Lakshmi Garden, Sankara college Road, Saravanampatti, Coimbatore -35
GSTIN : 33AAXFM9697P1ZT

Registered Structural Engineer

Mrs.U.Bharathy
Draughtsman Grade - II

Mr.T.Paramanantham
Supervisor

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
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+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.