Verified RealEstate™

REFERENCE
647/2023

ISSUED
27 December 2023

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

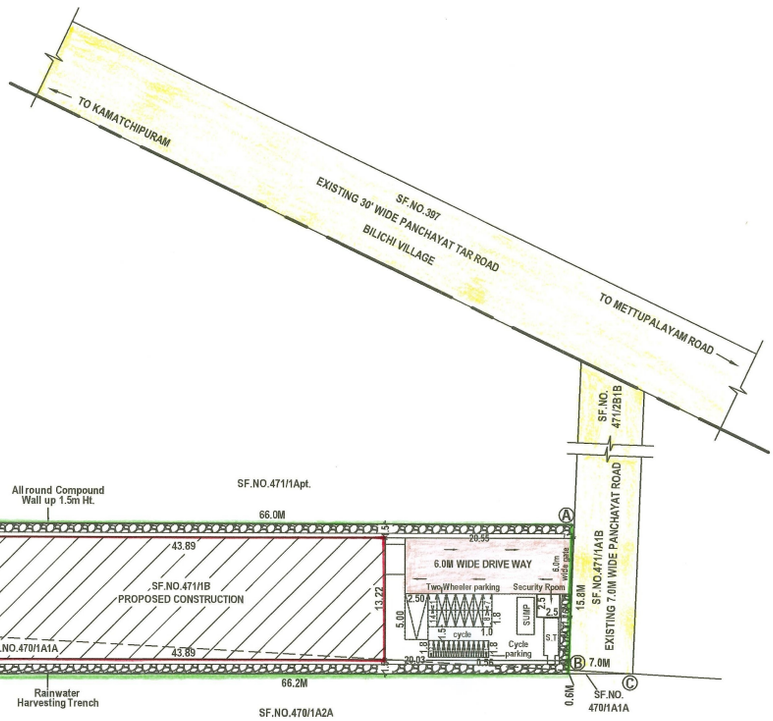
SHEET NO.1/4

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A G.I. SHEET ROOF COTTAGE INDUSTRIAL BUILDING (CANE FURNITURE MANUFACTURING) IN SF.NOS.470/1A1A AND 471/1B OF NO.4 VEERAPANDI VILLAGE / TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE: 1 : 400

N

INDUSTRIAL TYPE: COTTAGE



SITE PLAN AND SITE APPROVAL PLAN

AREA OF THE SITE -Ⓐ-Ⓔ= 1080.72 SQM

AREA DETAILS:-

		Sqm	Acre
Area of SF.NO.470/1A1A=		250.0	0.06
Area of SF.NO.471/1B	=	930.0	0.23
Total Area of the Site	=	1180.0	0.29

Document Area = 0.29 Acre

Super imposed Plot Area = 1080.72 Sqm

Open Space Reservation : 118.0 Sqm

*** Amount will be paid.**

AREA OF PROPOSED CONSTRUCTION:-

Description	Area in Sqm		
	F.S.I	Non F.S.I	Total
Main Building	580.31	---	580.31
Security Cabin	---	6.25	6.25
Total	580.31	6.25	586.56

Available Site Open Space = 500.41 Sqm

Floor Space Index = $\frac{580.31}{1080.72}$ = 0.537

PARKING REQUIREMENTS:-

		Required	Provided
Car	-	0	1
Two Wheeler	-	12	14
Cycle	-	12	12

WORKERS AND STAFF DETAILS:-

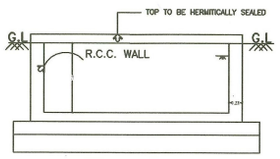
Office Staff (Male)	-	2
Workers (Male)	-	3
Total	-	5

NOTE:-

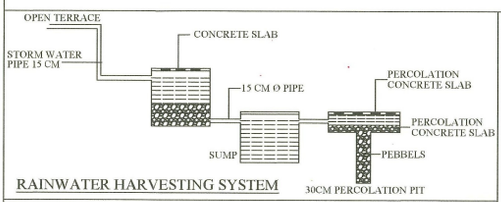
* All Measurements are in metre
* All round Compound Wall Provided.
* Sump & Septic Tank Provided.
* Rainwater Percolation Trench Provided
* Transformer Yard Provided.
* Open Space Reservation Provided.

COLOUR INDEX:-

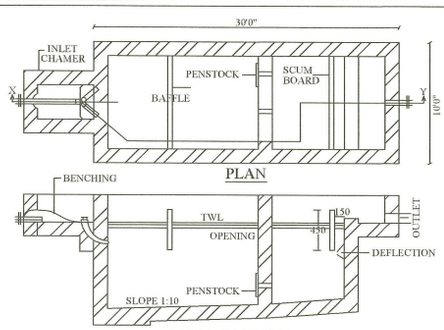
Boundary of the Site :
Existing Roads :
Proposed Construction :
Proposed Drive way :
Open Space Reservation (O.S.R) :
Rainwater Harvesting Trench :
Village Boundary :



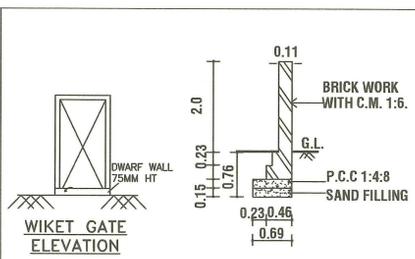
RWH SECTION (SAMPLE)

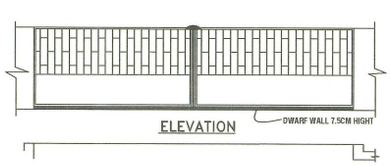


RAINWATER HARVESTING SYSTEM



SEPTIC TANK DETAIL





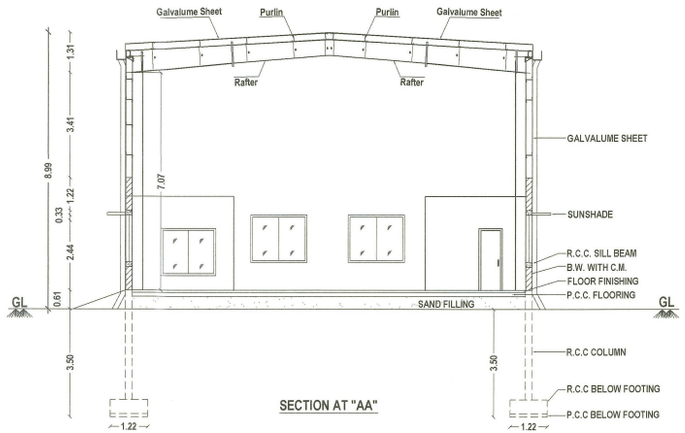
PLAN OF COMPOUND WALL

OWNER / APPLICANT

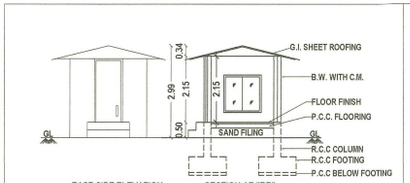
Er.P.VIKARAMAN
M.Tech(Struct)..MISSE..MISTE..MIE..MIIT(Arb)
STRUCTURAL ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: SE/Gr.II/19/04/025
ST. ENGINEER

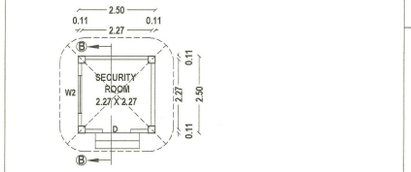
Er. K. KARTHIKEYAN, B.E.,
25, Sastri Road, Ram Nagar,
COIMBATORE - 641 009.
LPA No : LPA/CE/19/04/019
CONST. ENGINEER

Er.R.NITHYAA, BE.,MDIAD.,
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.II/19/04/015
REG. ENGINEER

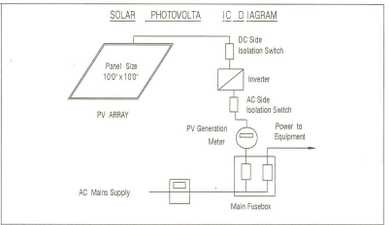


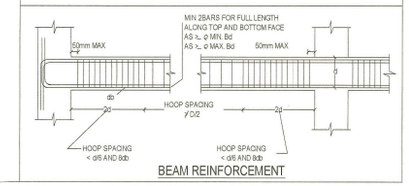
SECTION AT "AA"



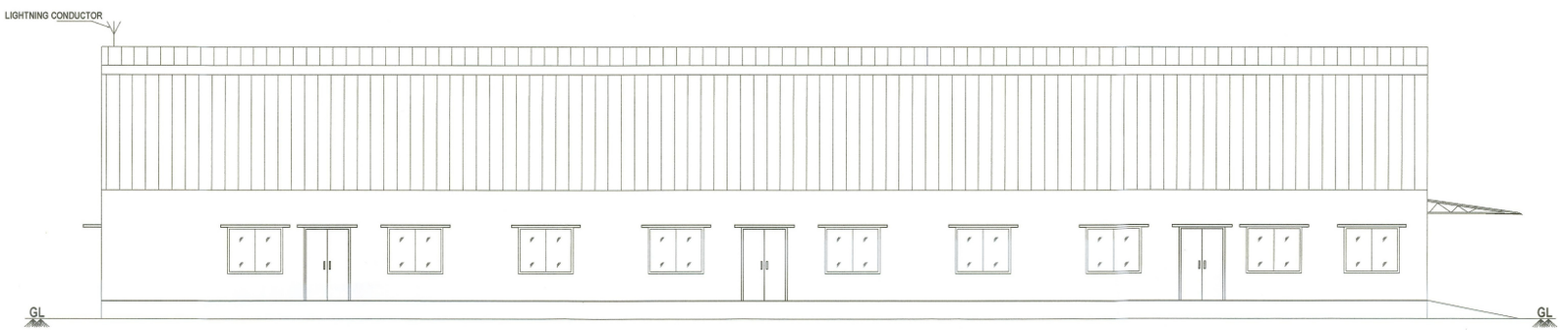


SECURITY CABIN

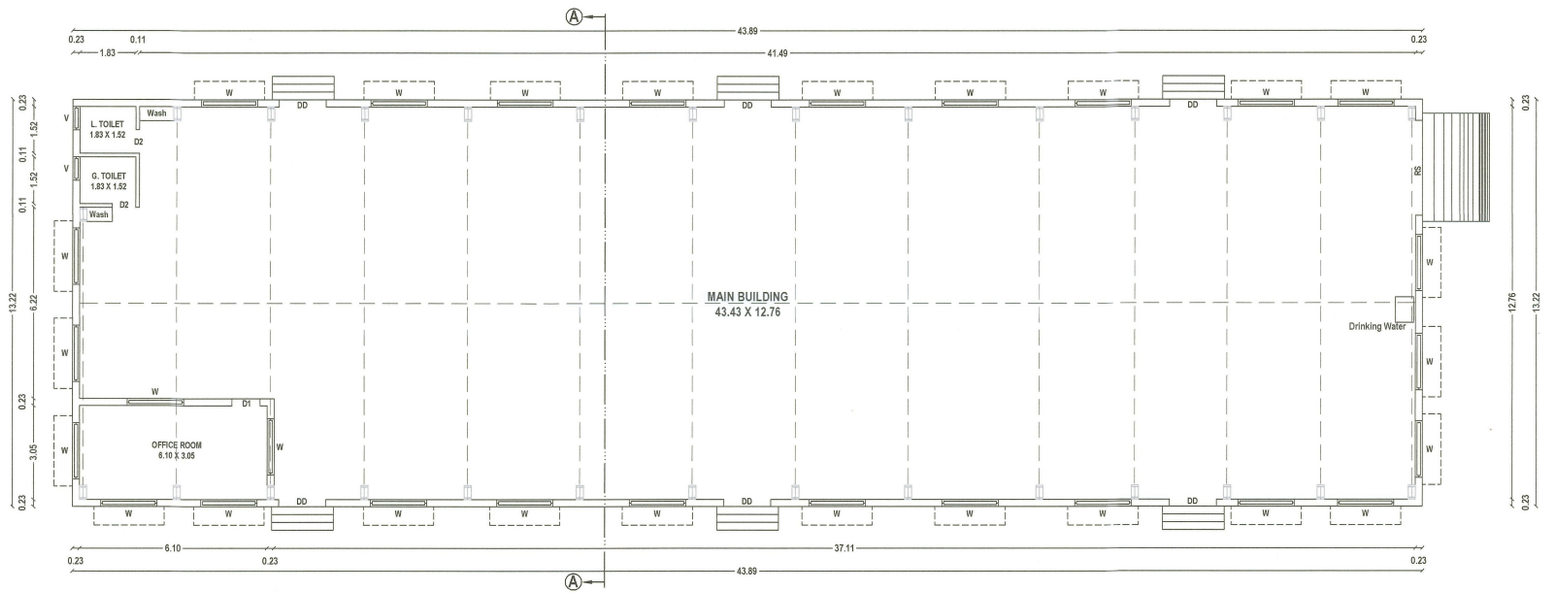




BEAM REINFORCEMENT



NORTH SIDE ELEVATION



SHEET NO.2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A G.I. SHEET ROOF COTTAGE INDUSTRIAL BUILDING (CANE FURNITURE MANUFACTURING) IN SF.NOS.470/1A1A AND 471/1B OF NO.4 VEERAPANDI VILLAGE / TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE: 1 : 100

MAIN BUILDING SECURITY ROOM

N

AREA OF PROPOSED CONSTRUCTION:-

Description	Area in Sqm		
	F.S.I	Non F.S.I	Total
Main Building	580.31	----	580.31
Security Cabin	----	6.25	6.25
Total	580.31	6.25	586.56

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	3.05 x 3.66
Double Door	DD	1.52 x 2.44
Door	D1	0.91 x 2.13
Door	D2	0.76 x 2.13
Window	W	1.83 x 1.52
Ventilator	V	0.91 x 0.76

REFERENCE:-

Fire Extinguisher : FE

Emergency Alarm : EA

OWNER / APPLICANT

Er. K. KARTHIKEYAN, B.E.,
25, Sastri Road, Ram Nagar,
COIMBATORE - 641 009.
LPA No : LPA/CE/19/04/019

CONSTRUCTION ENGINEER

Er.P.VIKARAMAN
M.Tech(Struct)..MISSE..MISTE..MIE..MIIT(Arb)
STRUCTURAL ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: SE/Gr.II/19/04/025

STRUCTURAL ENGINEER

Er.R.NITHYAA, BE.,MDIAD.,
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.II/19/04/015

REGISTERED ENGINEER (or) ARCHITECT

SHEET NO.4/4

TOPO PLAN SHOWING SURROUNDING LAND USE DETAILS OF THE PROPOSED CONSTRUCTION OF A G.I. SHEET ROOF COTTAGE INDUSTRIAL BUILDING (CANE FURNITURE MANUFACTURING) IN SF.NOS. 470/1A1A AND 471/1B OF NO.4 VEERAPANDI VILLAGE / TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE: 1 : 2000

N

COLOUR INDEX:-

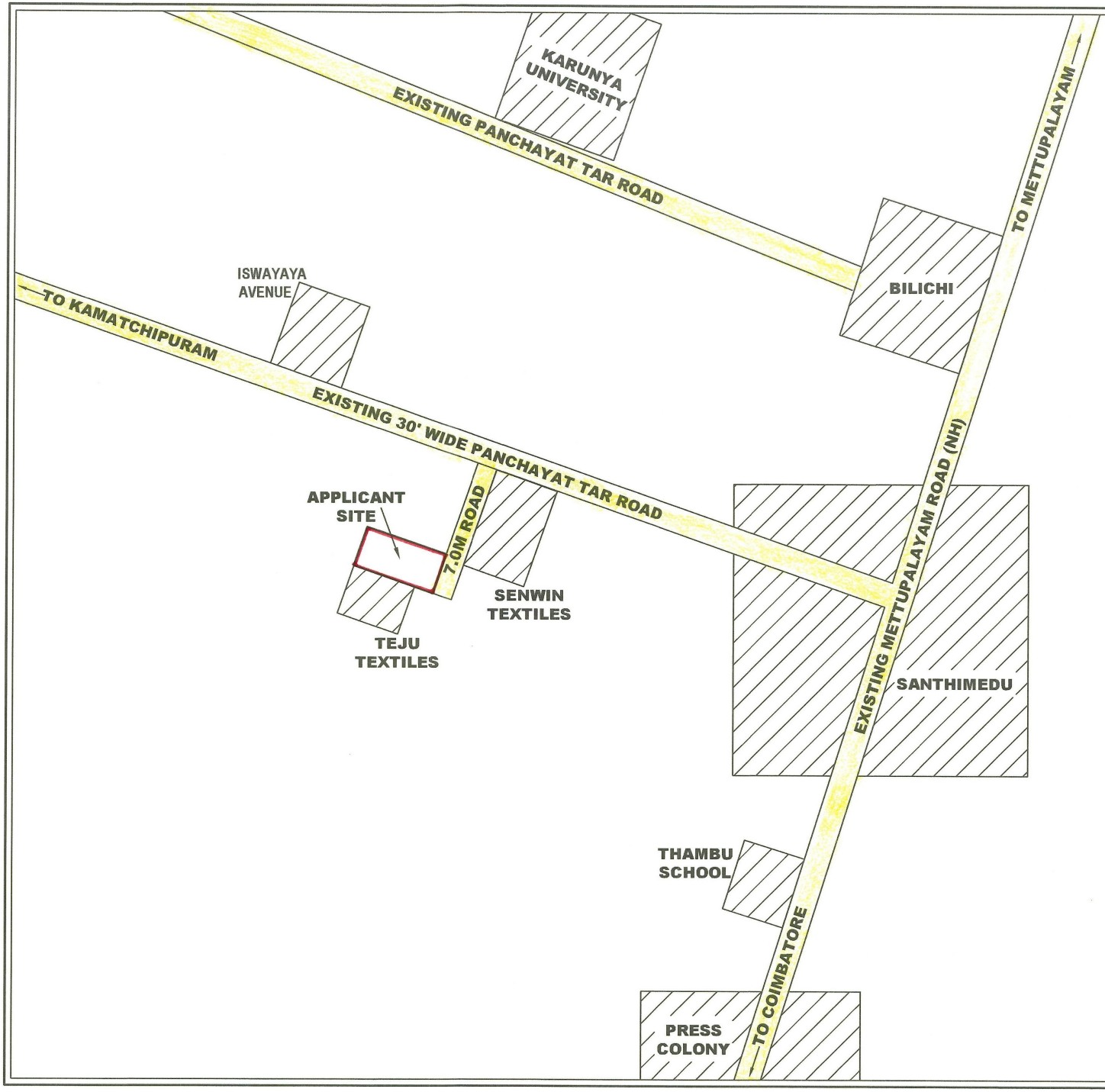
- Boundary of the Site :
- Existing Roads :
- Existing Buildings and thickly built-up areas :
- Water body :
- Village Boundary :



OWNER / APPLICANT

Er.R.NITHYAA, BE.,MDIAD.,
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.II/19/04/015

REGISTERED ENGINEER



KEY PLAN SHOWING EXISTING ROAD NETWORKING AND NEARBY LANDMARKS OF THE PROPOSED CONSTRUCTION OF A G.I. SHEET ROOF COTTAGE INDUSTRIAL BUILDING (CANE FURNITURE MANUFACTURING) IN SF.NOS. 470/1A1A AND 471/1B OF NO.4 VEERAPANDI VILLAGE / TOWN PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE: 1 : 10000

N

COLOUR INDEX:-

- Boundary of the Site :
- Existing Roads :
- Existing Buildings and thickly built-up areas :

OWNER / APPLICANT

Er.R.NITHYAA, BE.,MDIAD.,
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.II/19/04/015

REGISTERED ENGINEER

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.