

PP

APPROVAL RECORD

Planning Permission

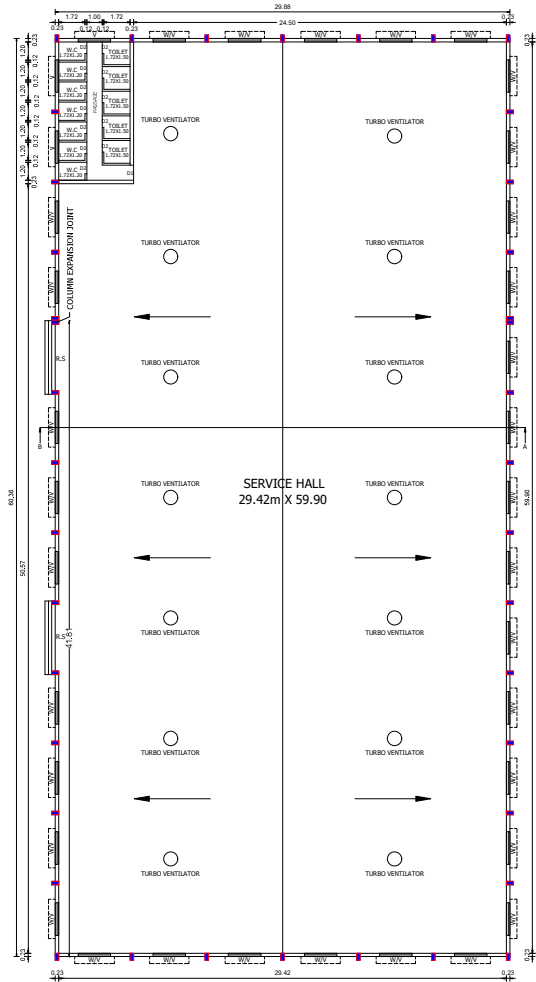
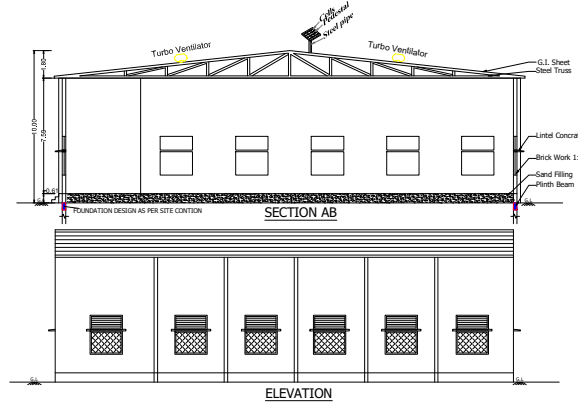
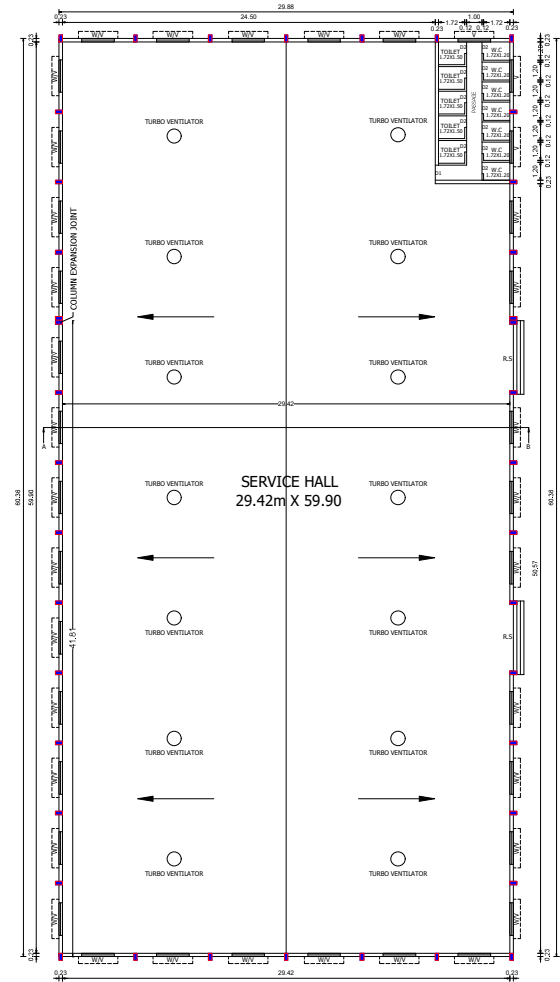
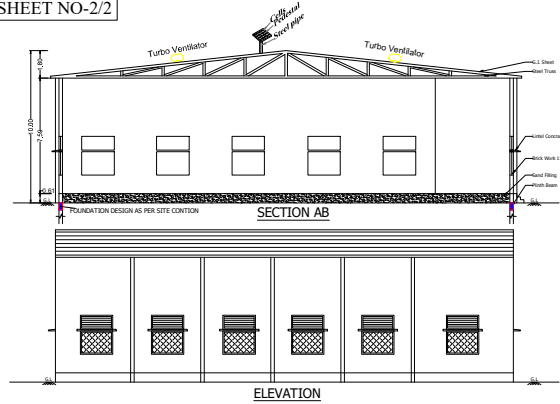
Perambalur
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.



PLAN SHOWING THE PROPOSED GI SHEET ROOF INDUSTRIAL BUILDING IN S. F. NO: 406/1B AT OTHAKALMANDAPAM VILLAGE AND TOWN PANCHAYAT, MADHUKKARAI TALUK AND COIMBATORE DISTRICT.

INDUSTRIAL CATEGORY : GREEN
INDUSTRIAL TYPE : SERVICE
SERVICE TYPE : SPORTS GOODS (17)

APPLICANT NAME : S. RAJASEKHAR
ONLINE APPLICATION NO.: SWP/BPA/147014/2024

ALL DIMENSIONS ARE IN METER SCALE 1:400 SHEET NO-1		
SITE AREA DETAILS		
	SQ.MT	ACRE
SITE AREA AS PER DOCUMENT	9348,16	2,31
SITE AREA AS PER PATTA	9338,00	2,30
AS ON SITE	9338,00	2,30

PROPOSED BUILDING - AREA DETAILS			
BLOCK DETAILS	FSI AREA (SQ.MT)	NON - FSI AREA (SQ.MT)	BUILT - UP AREA (SQ.MT)
BLOCK 1 - GROUND FLOOR	1803.56	-	1803.56
BLOCK 2 - GROUND FLOOR	1803.56	-	1803.56
SECURITY ROOM	-	5.76	5.76
TOTAL AREA	3607.12	5.76	3612.88

COLOR INDEX		FSI DETAILS
SITE BOUNDARY		FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}}$
PROPOSED BUILDING		= $\frac{3607.12}{9338.00}$
DRIVE WAY		FSI = 0.386 < 1.5
EXISTING ROAD		

JOINERY DETAILS		POWER : 25 HP WORKERS : 40 NOS	
RS - ROLLING SHUTTER	4.88 X 4.88	10% O.S.R DETAILS	
W - WINDOW	2.13 X 1.52	REQUIRED	PROVIDED
D1 - DOOR	1.07 X 2.10	934.8	952.14
D2 - DOOR	0.91 X 2.10		
V - VENTILATOR	2.13 X 0.91	10.0%	10.196%

BUILDING HEIGHT - 10m		
PARKING SPACE DETAILS		
PAKING TYPE	REQUIRED	PROVIDED
LORRY	8	8
TWO WHEELER	72	72
CYCLE PAKING	72	72

S. RAJASEKHAR
APPLICATION NO.: SWP/BPA/147014/2024

OWNER/ APPLICANT

E. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
4/16, 1st Cross, Near Bus Stop
Madduramandapam, Coimbatore-641 031
Call : 98941 99840 / 98941 34400
Coimbatore (KA) / CE / 001 / 2023

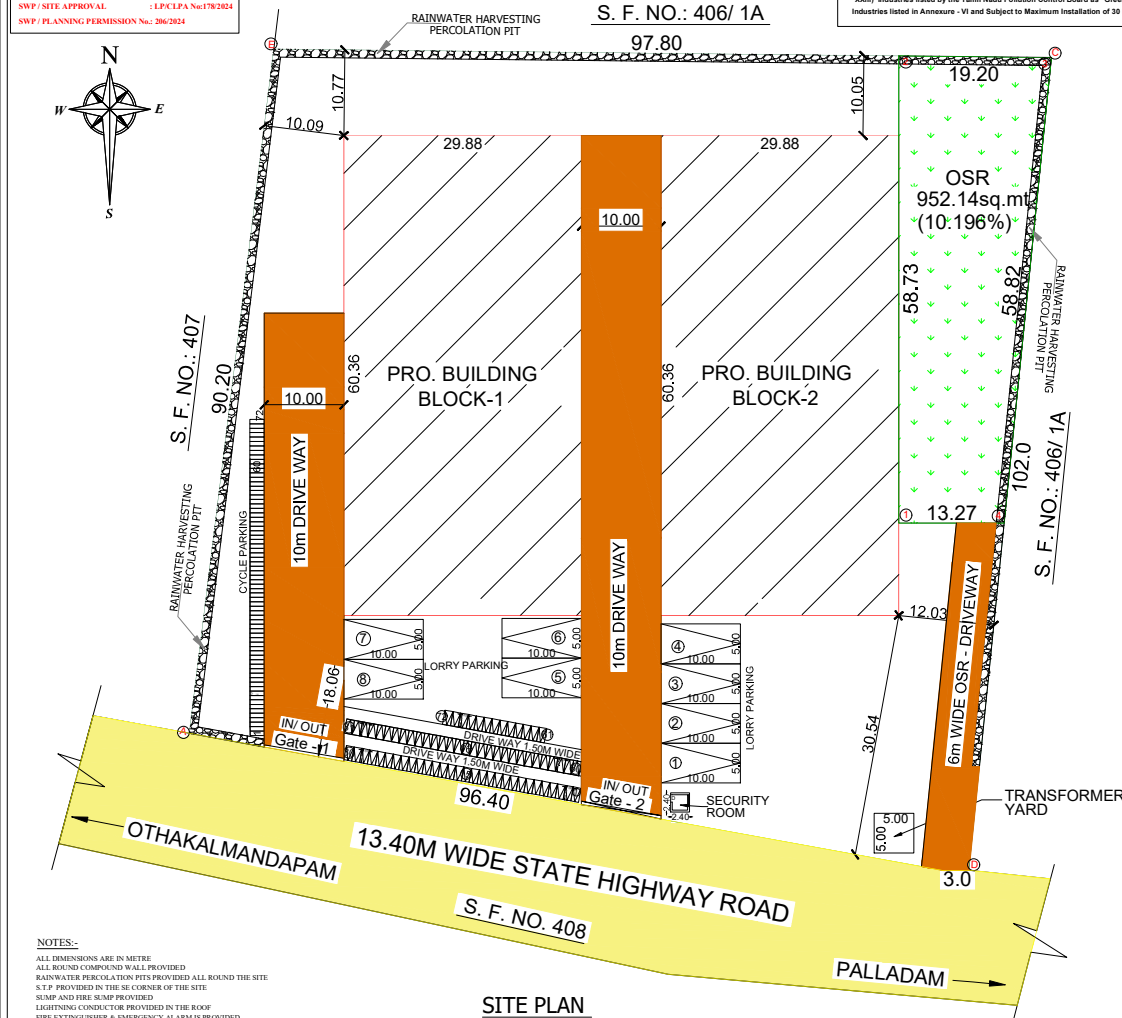
REGISTERED CONSTRUCTION ENGINEER

Er. K. JAMUNA, B.E. (Structural Engineer)
PRAJA CONSTRUCTION
8/5A, KALLU RAMASAMY THEVAR STREET,
IRUGUR, COIMBATORE - 641103.
Coimbatore LPA/ SE / GR - II / 190416 / 2019 - 2024

REGISTERED STRUCTURAL ENGINEER

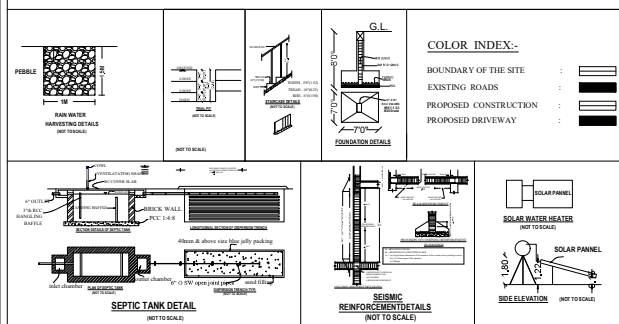
Er. K. KANTHIA, B.E. (Registered Engineer)
S PRANEE CONSTRUCTION
Site No: 3, Kannanpura Nagar
Civil Aerodrome Post, SHS Colony
Coimbatore-641 014, Ph: 98944 45783
Coimbatore LPA/RE/Gr.I/19/04/030

REGISTERED ENGINEER/ ARCHITECT



NOTES:-

ALL DIMENSIONS ARE IN METRE
ALL ROUND COMPOUND WALL PROVIDED
RAINWATER PERCOLATION PIT'S PROVIDED ALL ROUND THE SITE
S.T.P PROVIDED IN THE SE CORNER OF THE SITE
SUMP AND FIRE SUMP PROVIDED
LIGHTNING CONDUCTOR PROVIDED IN THE ROOF
FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED



K. GOWTHAMI
SURVEYOR/ ASSISTANT DRAUGHTSMAN

U. BHARATHI
DRAUGHTSMAN Grade - III

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APPLICANT NAME : S. RAJASEKHAR
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<u>COLOR INDEX</u> SITE BOUNDARY  PROPOSED BUILDING  DRIVE WAY  EXISTING ROAD  OSR LAND 		<u>FSI DETAILS</u> FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}}$ = $\frac{3607.12}{9338.00}$ FSI = 0.386 < 1.5 POWER : 25 HP WORKERS : 40 NOS	
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<u>PARKING REQUIREMENTS</u> <u>FOR SERVICE INDUSTRIES</u> 1 LORRY PARKING FOR EVERY 500 Sq.M 2 WHEELER PARKING FOR EVERY 50 Sq.M 1 CYCLE PARKING FOR EVERY 50 Sq.M <u>PARKING STALL SIZE</u> 1 LORRY PARKING STALL - 10m x 5m 2 WHEELER PARKING STALL - 1.0m x 1.50m 1 CYCLE PARKING STALL - 0.65m x 1.8m	10% O.S.R DETAILS	
	REQUIRED	PROVIDED
	934.8	952.14
	10.0%	10.196%

PARKING SPACE DETAILS		BUILDING HEIGHT - 10m
PAKING TYPE	REQUIRED	PROVIDED
LORRY	8	8
TWO WHEELER	72	72
CYCLE PAKING	72	72

S. RAJASEKHAR

OWNER/ APPLICANT

Er. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
4/18, Abi Complex, Near Bus Stop
Narasimmantheswaram, Coimbatore-641 031
Call : 99443 36386 OR : 98129 34082
Fax: 9843 176 / C / 013 / 20322

REGISTERED CONSTRUCTION ENGINEER

Er. K. JAMUNA, B.E. (Structural Engineer)
PRAJA CONSTRUCTIONSS
8/5A, KALLU RAMASAMY THEVAR STREET,
IRUGUR, COIMBATORE - 641103.
Coimbatore LPA/SE/GR-II/19/04/16/2019-2024

REGISTERED STRUCTURAL ENGINEER

K. Kavitha
Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
 Site No: 3, Kannapiran Nagar
 Civil Aerodrome Post, SIHS Colony
 Coimbatore-641 014, Ph: 98944 45783
 Coimbatore LPA/RE/Gr.I/19/04/030

REGISTERED ENGINEER/ ARCHITECT

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](#)



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



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.

