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.

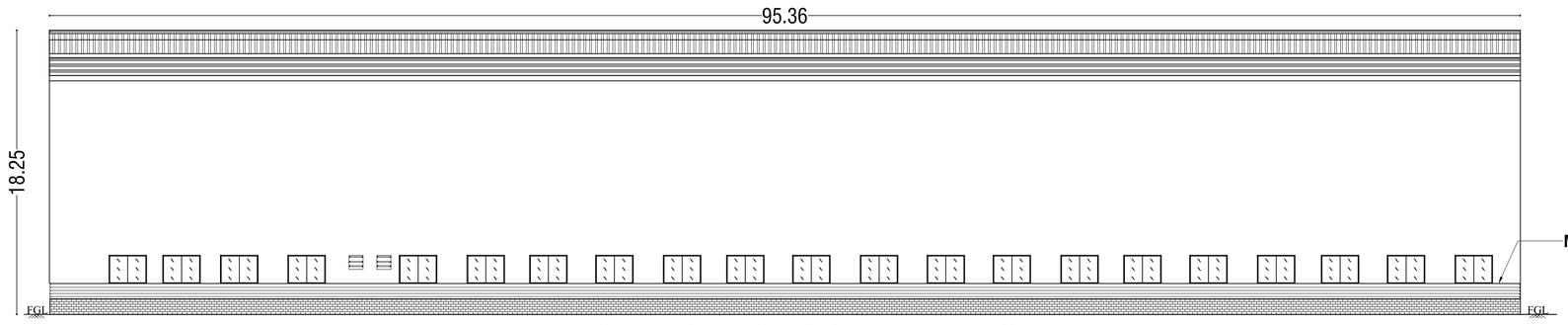
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

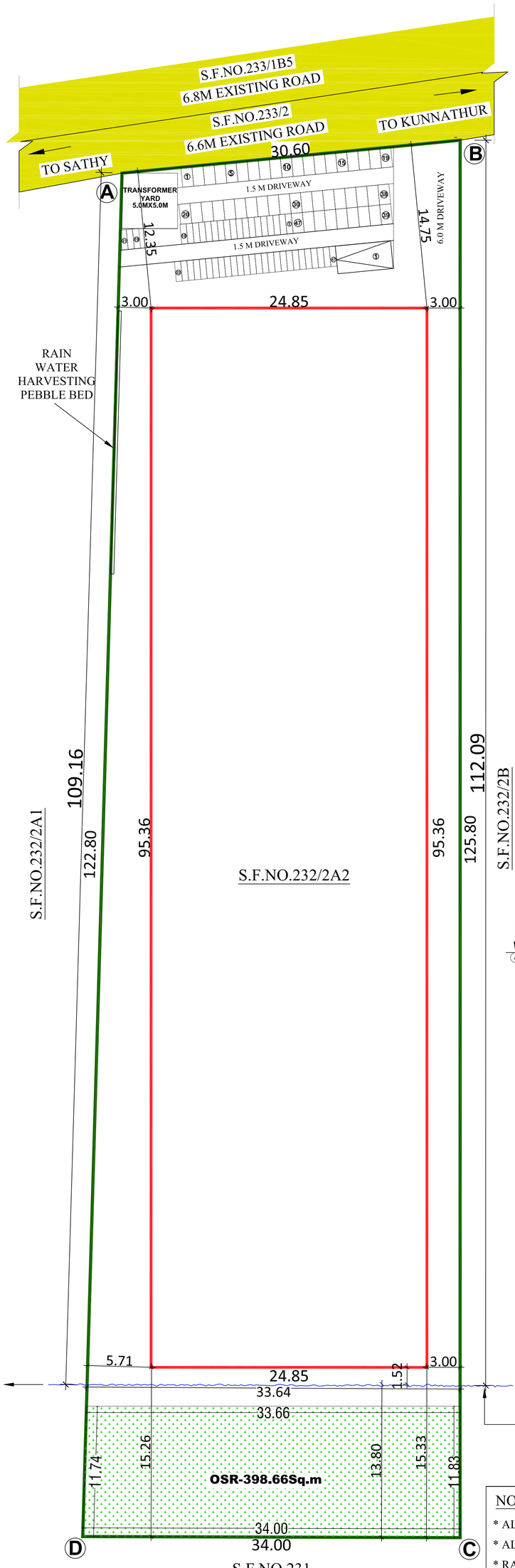
ONLINE APPLICATION NO : SWP/BPA/157801/2024

SWP / SITE APPROVAL : L.P/CLPA NO: 308/2024

SWP / PLANNING PERMISSION NO : 355/2024

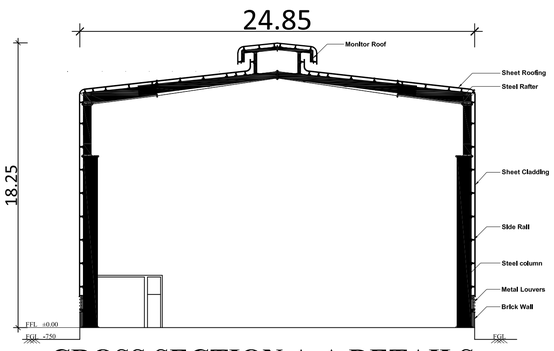


EAST AND WEST SIDE ELEVATION

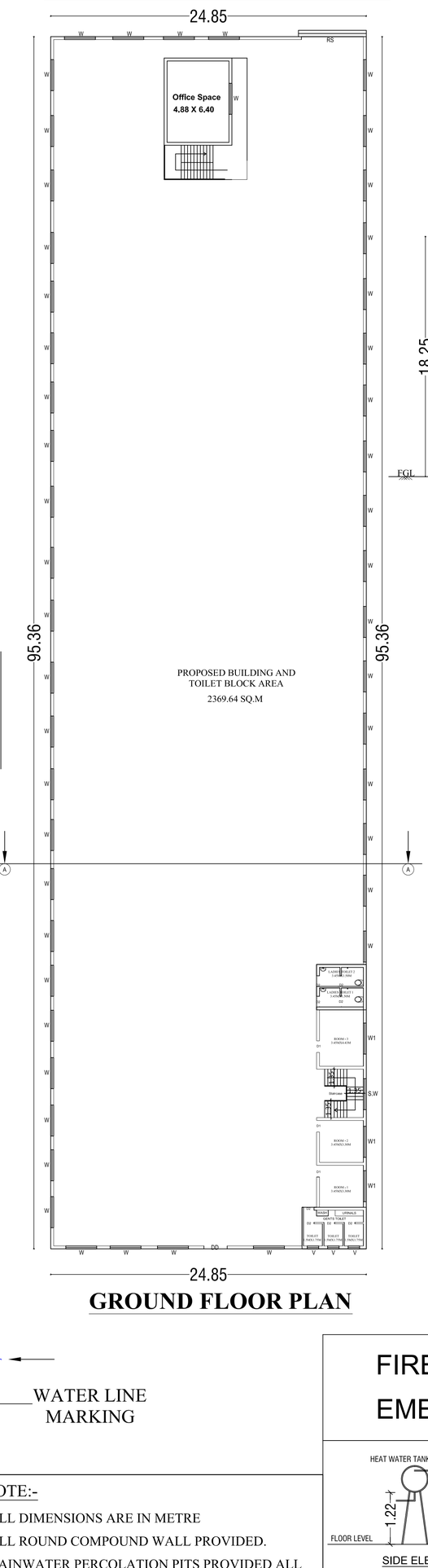


S.F.NO.231

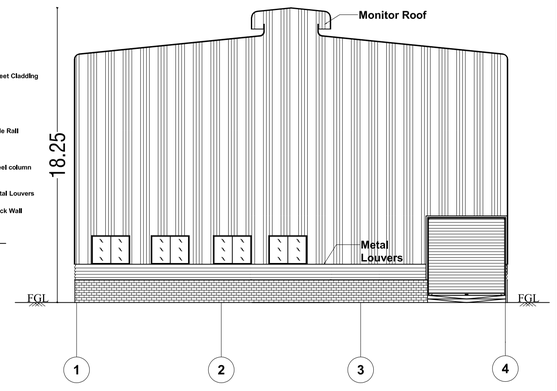
SITE PLAN



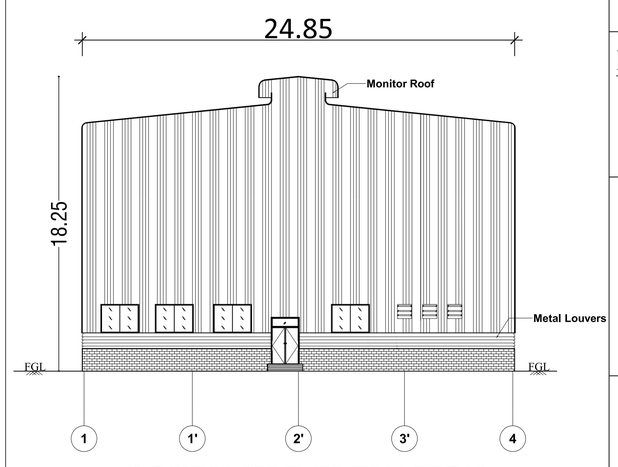
CROSS SECTION A-A DETAILS



GROUND FLOOR PLAN



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION

R.SATHISHKUMAR,M.E (Geotech).,M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
No: 17/25-B, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815

REGISTER GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coim
205, Alagesan Road,

REGISTER CON GINEER

COLOUR INDE

BOUNDARY O :

EXISTING ROADS :

PROPOSED CONSTRUCTION :

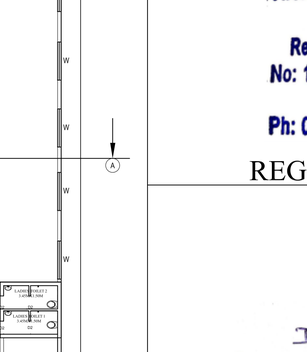
OSR :

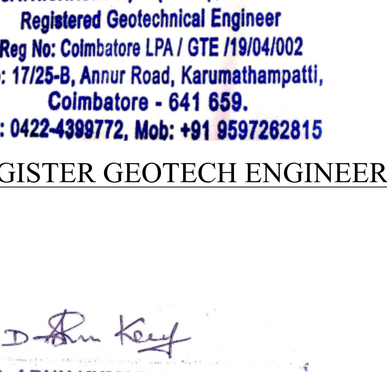
FIRE EXTINGUISHER :

EMERGENCY ALARM :

NOTE:-

* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS 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







SITE PLAN AND BUILDING PLAN SHOWING THE COTTAGE INDUSTRIAL BUILDING (MINOR RADIO PARTS MANUFACTURE) IN S.F.NO.232/2A2 KUNNATHUR VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1"-32" (OR) 1:400

APPLICANT NAME : K SITARAM GOYAL

COTTAGE INDUSTRIES

AREA DETAILS :- IN SQM

AREA OF SITE AS PER FMB/PATTA	=	3950.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	3950.00 Sqm
AREA OF SUPER IMPOSED PLOT	=	4002.63 Sqm
OSR AREA	=	398.66 Sqm

PROPOSED BUILDING AREA DETAILS :-

S.NO	FLOOR	FSI (SQ.MT)	NON-FSI (SQ.MT)	TOTAL (SQ.MT)
1	GROUND FLOOR WORKSHOP AREA	2339.11	-	2339.11
2	MEZZANINE FLOOR OFFICE AREA	62.47	-	62.47
3	GENTS TOILET	16.55	-	16.55
4	LADIES TOILET	13.98	-	13.98
	TOTAL AREA	2432.11	-	2432.11

FSI CALCULATION AS PER PATTA/FMB :-

FSI (2432.11/ 3950.00) = 0.62 %

* OFFICE FLOOR AREA - 62.47 SQ.M (1 CAR SPACE PARKING IS REQUIRED)

* WORKSHOP FLOOR AREA - 2339.11 SQ.M (47 TWO-WHEELER SPACE AND CYCLE SPACE PARKING IS REQUIRED)

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL CAR PARKING	01 NO'S	01 NO'S
TOTAL TWO WHEELER PARKING	47 NO'S	47 NO'S
TOTAL CYCLE PARKING	47 NO'S	47 NO'S

BUILDING HEIGHT :-

MAIN BUILDING HEIGHT = 18.25 M

JOINERY DETAILS :-

SYMBOL	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	4.88 X 6.09
DD	DOUBLE DOOR	1.83 X 3.05
D1	DOOR 1	0.91 X 2.44
D2	TOILET DOOR	0.84 X 2.44
W	WINDOW	2.44 X 1.83
	VENTILATOR	0.91 X 0.91

NOTES:-

1. TOTAL NO'S OF WORKER'S = 8 NO'S

MACHINERY DETAILS:-

S.NO	MACHINERY NAME	NO. QTY	PWR/ MACHINE	TOOL POWER HP
1	2 TON CRIMPING MACHINE	1	1	1
2	HYDRAULIC CRIMPING MACHINE	1	2	2
3	COMPRESSOR	1	2	2
	TOTAL	3	5	5

R.SABARIMANIKANDAN, ME(Civil).,
Registered Structural Engineer
Reg. No : DTCP / SE / Gr-II / 003 / 2022
SRI RANGA ASSOCIATES
E7, Thirumagal Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 8838616809

REGISTERED STRUCTURAL ENGINEER

R.SABARIMANIKANDAN, ME(Civil).,
Registered Engineer
Reg. No : DTCP / SE / Gr-II / 002 / 2022
SRI RANGA ASSOCIATES
E7, Thirumagal Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 8838616809

REGISTER ENGINEER

OWNER

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.