PP APPROVAL RECORD

Planning Permission

Survey 237/A2 and 4 more

Kaniyalampalayam

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.

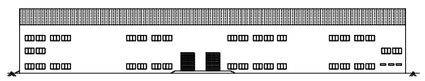
Verified RealEstate™

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

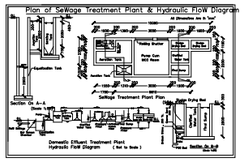
hello@verified.realestate

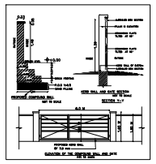
+91 9996 12 9996

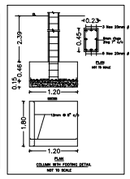
verified.realestate

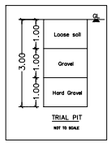


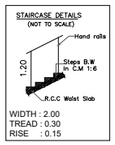
BLOCK–1_ELEVATION @ SOUTH SIDE

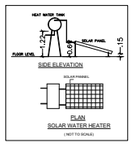


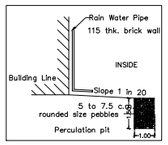


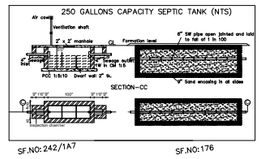


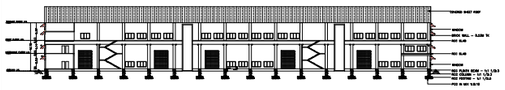




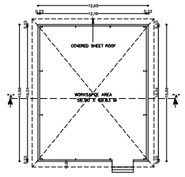




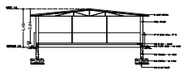




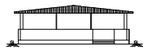
BLOCK–1_SECTION "AA" @ NORTH SIDE



BLOCK–04_GROUND FLOOR PLAN



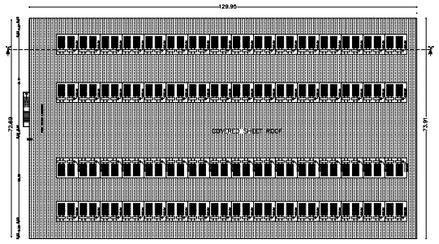
BLOCK–04_SECTION "AA" @ NORTH SIDE



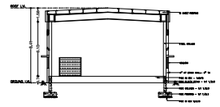
BLOCK–04_ELEVATION @ SOUTH SIDE

NOTE:–
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* Lightning Conductor provided in the roof.
* Fire Detecting and Emergency Alaram provided.
* STP Provided at North Side.

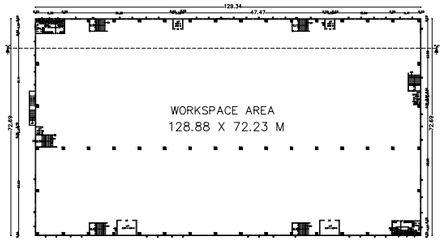
VEHICLE NAME	STALL SIZE IN METER
LORRY	3.75 X 10.00
CAR	2.50 X 5.00
TWO WHEELER	1.00 X 1.80
CYCLE	0.56 X 1.80



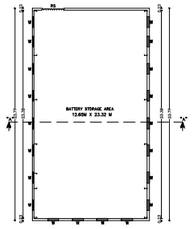
BLOCK–1_TERRACE FLOOR PLAN



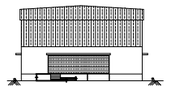
BLOCK–03_SECTION "AA" @ NORTH SIDE



BLOCK–1_FIRST FLOOR PLAN



BLOCK–03_GROUND FLOOR PLAN

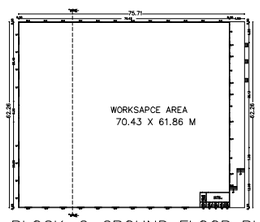


BLOCK–03_ELEVATION @ SOUTH SIDE

COLOUR INDEX :–	
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
EXISTING CONSTRUCTION	:
PROPOSED DRIVEWAY	:
OSR	:



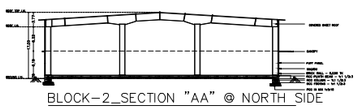
BLOCK–1_SECTION "BB" @ NORTH SIDE



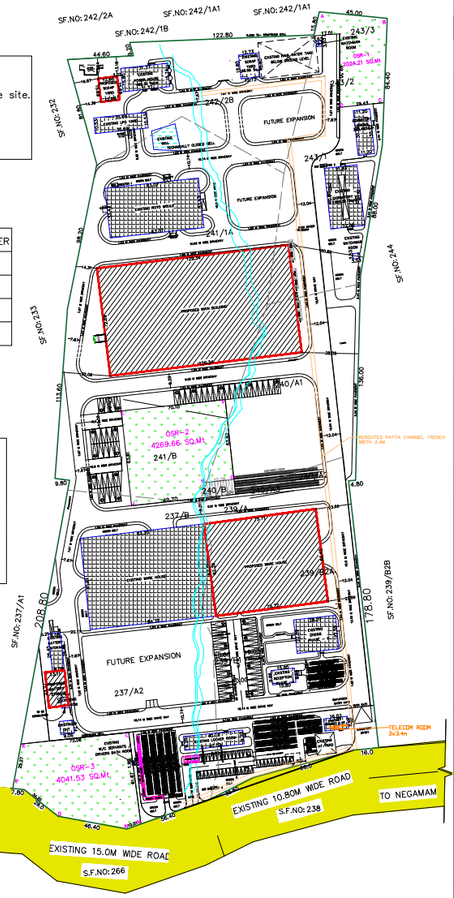
BLOCK–2_GROUND FLOOR PLAN



BLOCK–2_ELEVATION @ SOUTH SIDE



BLOCK–2_SECTION "AA" @ NORTH SIDE



PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF PRE ENGINEERED OR PREFRAMED RCC AND STEEL BUILDINGS FOR M/S ROOTS MULTICLEAN LTD(INDUSTRIAL BUILDING) IN SF.NO'S: 237/A2, 237/B, 239/A, 239/B1, 239/B2A, 240/A1, 240/A2, 240/A3, 240/B, 241/A, 241/B, 242/2B, 243/1, 243/2 & 243/3 KANIYALAMPALAYAM VILLAGE KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

SCALE :– 1:100

N

AREA DETAILS :–

		IN SQM
AREA OF SITE AS PER FMB / PATTA	=	103200.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	103194.80 Sqm

Category of Industry : Orange

PROPOSED BUILDING AREA DETAILS:–

S.NO	BLOCK NO & NAME	FLOOR	FSI	NON-FSI	TOTAL
01	BLOCK–01 (MAIN BUILDING)	GROUND FLOOR	9400.70	—	9400.70
		MEZZANINE FLOOR	1426.40	—	1426.40
		FIRST FLOOR	9400.70	—	9400.70
		TERRACE FLOOR	—	43.44	43.44
02	BLOCK–02 (WARE HOUSE)	GROUND FLOOR	4720.11	—	4720.11
03	BLOCK–03 (BATTERY STORAGE HOUSE)	GROUND FLOOR	311.59	—	311.59
04	BLOCK–04 (SCARP YARD)	GROUND FLOOR	198.46	—	198.46
TOTAL AREA			25457.96	43.44	25501.40

EXISTING APPROVED BUILDING AREA DETAILS:–

HEAD OFFICE

DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI LETTER ROC.NO.4159/2019/BA1/TCP3, DATE:31.10.2019. (TECHNICAL CONCURRENCE NO.198/2019)

DISTRICT OFFICE

DEPUTY DIRECTOR, COIMBATORE REGION TOWN AND COUNTRY PLANNING OFFICE ROC.NO.1627/19/CR–3, DATE:06.01.2020. (TECHNICAL APPROVAL NO.01/2020)

S.NO	BLOCK NO & NAME	FLOOR	FSI	NON-FSI	TOTAL
01	WARE HOUSE	GROUND FLOOR	5068.14	—	5068.14
		PORTICO	—	858.27	858.27
02	ROTO MOULD	GROUND FLOOR	2081.43	—	2081.43
03	DORMITARY MAIN BUILDING	GROUND FLOOR	743.13	—	743.13
		FIRST FLOOR	743.13	—	743.13
		TERRACE FLOOR	—	107.48	107.48
04	DORMITARY DINING	GROUND FLOOR	334.00	—	334.00
05	MAIN DINING	GROUND FLOOR	624.80	—	624.80
06	LPG YARD	GROUND FLOOR	371.07	—	371.07
07	POWER HOUSE	GROUND FLOOR	489.22	—	489.22
08	LOCKER ROOM	GROUND FLOOR	363.72	—	363.72
09	BATTERY STORAGE	GROUND FLOOR	205.57	—	205.57
10	IT SERVER	GROUND FLOOR	36.58	—	36.58
11	RECEPTION	GROUND FLOOR	150.71	—	150.71
12	SECURITY	GROUND FLOOR	124.73	—	124.73
13	WATCHMAN ROOM	GROUND FLOOR	—	12.29	12.29
14	WATCHMAN ROOM	GROUND FLOOR	—	12.29	12.29
15	OHT	GROUND FLOOR	—	364.00	364.00
16	W/C SERVANTS/ DRIVERS BATH ROOM	GROUND FLOOR	—	5.81	5.81
17	SCARP YARD	GROUND FLOOR	198.56	—	198.56
TOTAL AREA			1534.80	1360.14	2894.94

F.S.I CALCULATION AS PER SITE AREA:–

F.S.I (36992.76/103194.80) = 0.357

BUILDING HEIGHT :–

BUILDING HEIGHT = 16.18 Mt

OSR DETAILS	REQUIRED	PROVIDED
OSR AREA	10319.48 Sq.mt	OSR 1–2024.21 Sq.mt
		OSR 2–4269.66 Sq.mt
		OSR 3–4041.53 Sq.mt
		TOTAL–10335.40 Sq.mt (10.15 %)

SYM	JOINERY DETAILS	SIZE IN METER
D	DOOR	0.91 X 2.44
D1	DOOR	0.76 X 2.44
W/V	WINDOW	2.44 X 1.83
W	WINDOW	3.00 X 1.83
W1	WINDOW	3.00 X 1.83
SW	STAIR WINDOW	1.83 X 1.83
V	VENTILATOR	1.83 X 0.91
V1	VENTILATOR	0.91 X 0.91

	BUILDING	MAN POWER
1	OHT	NIL
2	IT SERVER	01
3	BATTERY STORAGE	NIL
4	WAREHOUSE	4
5	ROTO MOULD	3
6	LPG YARD	NIL
7	POWER HOUSE	0
8	SCRAP YARD	NIL
9	DORMITORY DINING	0
10	DORMITORY	10
11	MAIN DINING	6
12	RECEPTION	0
13	SECURITY	6
14	LOCKERS ROOM	0
15	MISCELLANOUS WORKS	NIL
16	W/C SERVANT DRIVER BATHROOM	NIL
17	WATCHMAN ROOM	2
18	SITE PLAN	NIL
19	MAIN FACTORY	200

PARKING DETAILS FOR PROPOSED BLOCKS

PARKING DETAILS		PARKING CALCULATION		REQUIRED	PROVIDED
TOTAL LORRY PARKING	INDUSTRIAL BUILDING	18800/750 = 26 No's	TOTAL (42 NO'S)	42 No's	42 No's
	WARE HOUSE BUILDING	4720.11/300 = 16 No's			
TOTAL CAR PARKING	INDUSTRIAL OFFICE BUILDING	1426.40/150 = 10 No's	TOTAL (10 NO'S)	10 No's	10 No's
TOTAL TWO WHEELER PARKING	INDUSTRIAL BUILDING	18800/75 = 251 No's	TOTAL (251 NO'S)	251 No's	251 No's
TOTAL CYCLE PARKING	INDUSTRIAL BUILDING	18800/75 = 251 No's	TOTAL (251 NO'S)	251 No's	251 No's
10% DA AND 10% EV PROVIDED					
NO OF STAFFS&WORKERS – 535NOS					

SANITARY DETAILS FOR PROPOSED BLOCKS

CLOSET/TOILET	TOTAL–36
URINAL	TOTAL–52
WASH BASIN	TOTAL–54

	POWER
	SINGLE PHASE
	SINGLE PHASE
	THREE PHASE
	SINGLE PHASE
	SINGLE PHASE
	SINGLE PHASE
	THREE PHASE
	THREE PHASE
	THREE PHASE
	THREE PHASE
	THREE PHASE
	SINGLE PHASE
	THREE PHASE
	THREE PHASE
	THREE PHASE
	THREE PHASE

16	CRANE -30	0.20	
17	TWO POST HYDRAULIC -03	3.00	THREE PHASE
18	TWO POST HYDRAULIC -01	3.00	THREE PHASE
19	HYDRAULIC BEARING PRESS -01	1.00	THREE PHASE
20	CRANE -17	1.30	THREE PHASE

HP DETAILS FOR EXISTING & PROPOSED BUILDING

SHEET NO	BUILDING	POWER REQUIRED: TOTAL CONNECTED LOAD IN WATTS	POWER REQUIRED: TOTAL CONNECTED LOAD IN HP
1	OHT	NIL	NIL
2	IT SERVER	2780.5	3.73
3	BATTERY STORAGE	4775	6.40
4	WAREHOUSE	50725	67.42
5	ROTO MOULD	156870	210.37
6	LPG YARD	10785	14.46
7	POWER HOUSE	695	0.93
8	SCRAP YARD	260	0.35
9	DORMITORY DINING	13371	17.93
10	DORMITORY	6587.5	8.83
11	MAIN DINING	4537.5	6.08
12	RECEPTION	5545	7.44
13	SECURITY	3320	4.45
14	LOCKERS ROOM	4010	5.38
15	MISCELLANOUS WORKS	35568.5	47.70
16	W/C SERVANT DRIVER BATHROOM	NIL	NIL
17	WATCHMAN ROOM	170	0.23
18	SITE PLAN	NIL	NIL
TOTAL		300000	410.7

AS PER PREVIOUS APPROVAL

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	LORRY	24NOS	24NOS
2	CAR EMPLOYEE STANDARD	3NOS	23NOS
	PHYSICALLY CHALLENGED	2NOS	
3	TWO WHEELER	–	107NOS
4	MINI AUTO	–	1NOS
NO OF STAFFS&WORKERS – 285NOS			

S.SATHIYASEELAN, M.TECH.,MIE.,C.Engg.,(Ph.D.)
(Chartered Engineer No:17 76 47)
Registered Structural Engineer Grade – I (S) – TN
TN Govt. Reg. No : CGI/1517SE/Gr-I/2025/11/016
Principal Structural Manager
TEEMAGE BUILDER PVT. LTD.

REGISTERED STRUCTURAL ENGINEER

Architect Raaghav
ARCHITECTURE•RESEARCH
Hudco Colony,
Peelamedu,Coimbatore.

REGISTERED ENGINEER / ARCHITECT

OWNER / 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.