

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

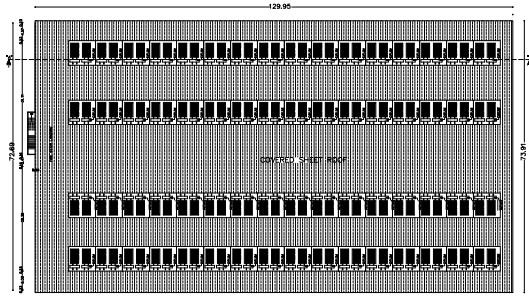
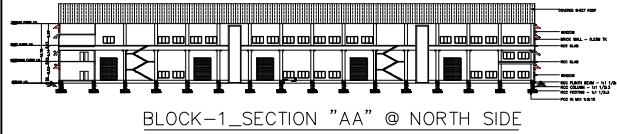
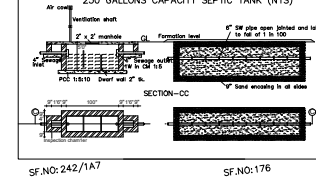
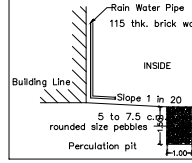
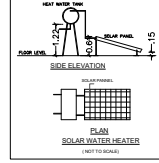
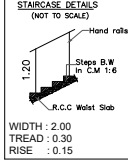
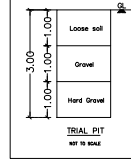
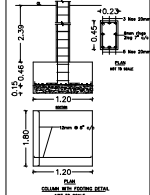
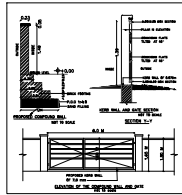
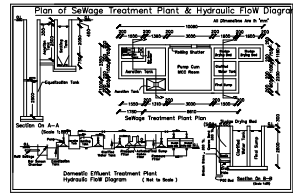
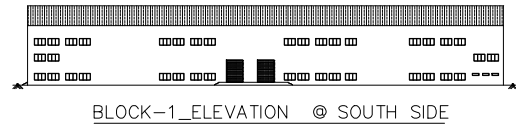
Building Plan

ISSUING AUTHORITY

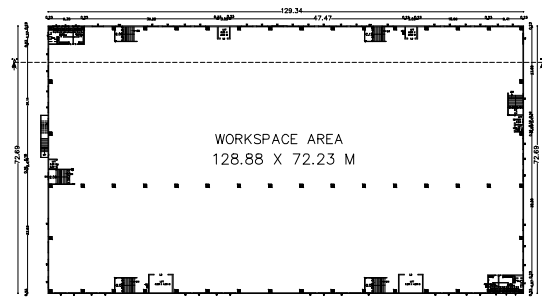
Rural Panchayat

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.



BLOCK-1_TERRACE FLOOR PLAN

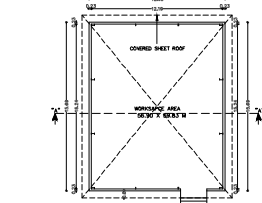


BLOCK-1_FIRST FLOOR PLAN

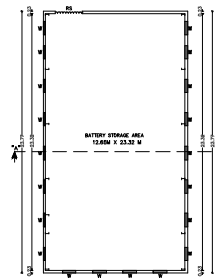


AN

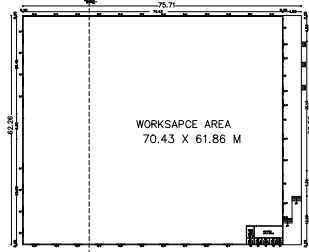
16	CRANE-16	0.30	THREE PHASE
17	TWO POST HYDRAULIC -03	3.00	THREE PHASE
18	TWO POST HYDRAULIC -01	3.00	THREE PHASE
19	HYDRAULIC BEARING PRESS-01	1.00	THREE PHASE
20	CRANE-17	1.30	THREE PHASE



BLOCK-04_GROUND FLOOR PLAN

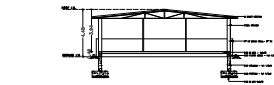


BLOCK-03_GROUND FLOOR PLAN

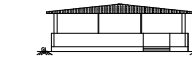


BLOCK-2_GROUND FLOOR PLAN

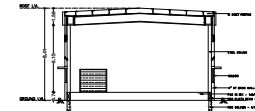
HP DETAILS FOR EXISTING & PROPOSED BUILDING			
SHEET NO	BUILDING	POWER REQUIRED (LOADS IN WATTS)	POWER REQUIRED (LOADS IN KVA)
1	OHT	NIL	NIL
2	IT SERVER	2780.5	3.73
3	BATTERY STORAGE	4775	6.40
4	WAREHOUSE	50725	67.42
5	ROTO MOULD	156870	210.37
6	LPG YARD	10785	14.46
7	POWER HOUSE	695	0.93
8	SCRAP YARD	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	MISCELLANEOUS 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



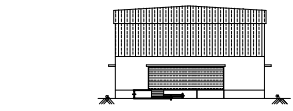
BLOCK-04_SECTION 'AA' @ NORTH SIDE



BLOCK-03_SECTION 'AA' @ NORTH SIDE



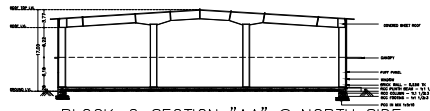
BLOCK-02_SECTION 'AA' @ NORTH SIDE



BLOCK-01_SECTION 'AA' @ NORTH SIDE



BLOCK-2_ELEVATION @ SOUTH SIDE

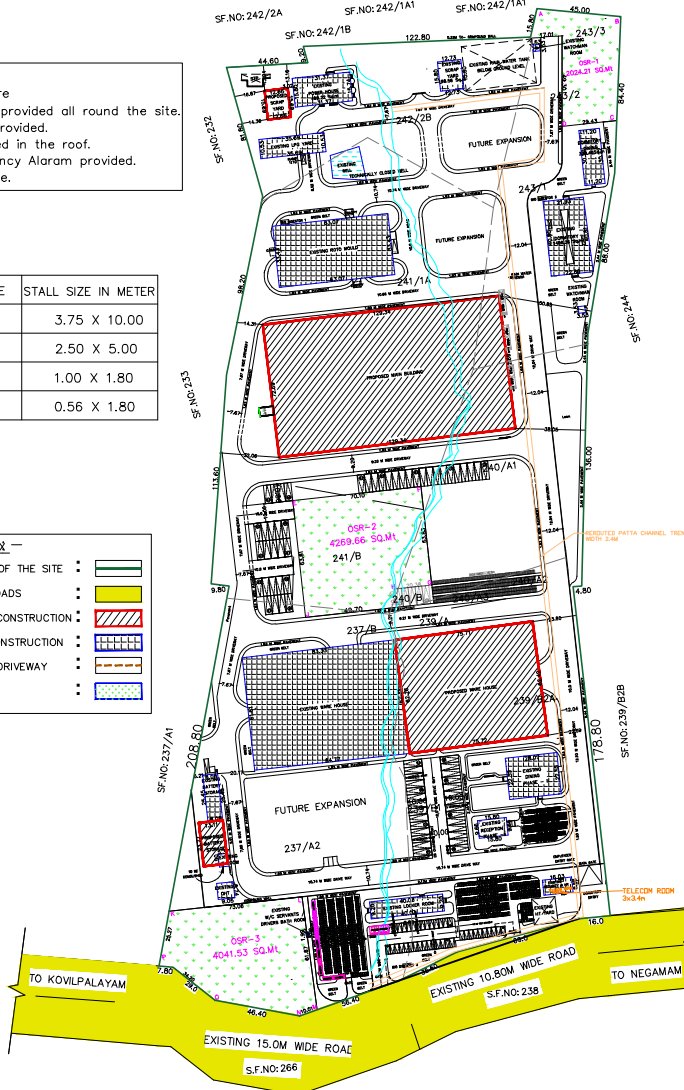


BLOCK-1_SECTION 'AA' @ NORTH SIDE

- 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 Alarm provided.
 - * STP Provided at North Side.

VEHICLE NAME	STALL SIZE IN METRE
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

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



PARKING DETAILS FOR PROPOSED BLOCKS			
PARKING DETAILS		PARKING CALCULATION	
		REQUIRED PROVIDED	
TOTAL LORRY PARKING	INDUSTRIAL BUILDING	18800 = 26 No's	TOTAL (42 NO'S) 42 No's 42 No's
	WARE HOUSE BUILDING	4720.11 = 16 No's	
TOTAL CAR PARKING	INDUSTRIAL OFFICE BUILDING	1426.40 = 10 No's	TOTAL (10 NO'S) 10 No's 10 No's
TOTAL TWO WHEELER PARKING	INDUSTRIAL BUILDING	18800 = 251 No's	TOTAL (251 NO'S) 251 No's 251 No's
TOTAL CYCLE PARKING	INDUSTRIAL BUILDING	18800 = 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

AS PER PREVIOUS APPROVAL			
S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	LORRY	24NOS	24NOS
2	CAR	3NOS	23NOS
3	EMPLOYEE STANDARD PHYSICALLY CHALLENGED	2NOS	
3	TWO WHEELER	-	107NOS
4	MINI AUTO	-	1NOS

NO OF STAFFS&WORKERS - 285NOS

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF PRE ENGINEERED OR PREFORMED RCC AND STEEL BUILDINGS FOR M/S ROOTS MULTICLEAN LTD(INDUSTRIAL BUILDING) IN SF.NO: 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, COMBATORE DISTRICT.

SCALE :- 1:100

AREA DETAILS -
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
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 (SCRAP 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/TC/3, DATE:31.10.2019.
(TECHNICAL CONCURRENCE NO.198/2019)

DISTRICT OFFICE
DEPUTY DIRECTOR, COMBATORE 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	
		GROUND FLOOR	743.13	743.13	
03	DORMITARY MAIN BUILDING	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	SCRAP YARD	GROUND FLOOR	198.56	198.56	
TOTAL AREA			1534.80	360.14	2894.94

F.S.I CALCULATION AS PER SITE AREA:-
F.S.I (36992.76/103194.80) = 0.357

BUILDING HEIGHT:-		
BUILDING HEIGHT	REQUIRED	PROVIDED
OSR DETAILS		
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	MISCELLANEOUS WORKS	NIL
16	W/C SERVANT DRIVER BATHROOM	NIL
17	WATCHMAN ROOM	2
18	SITE PLAN	NIL
19	MAIN FACTORY	200

S.SATHIYASEELAN, M.TECH, M.B.E., Ph.D. (Chartered Engineer, 26.12.2012) Registered Structural Engineer Grade -I (SE)-TN TN Govt. Reg. No.: CG-0159758/GN-0205713/01 Principal Structural Manager TEENAGE BUILDER PVT. LTD. REGISTERED STRUCTURAL ENGINEER	ARCHITECT Raaghav ARCHITECTURE+RESEARCH Hudco Colony Pestamedu, Coimbatore. REGISTERED ENGINEER / ARCHITECT	OWNER / APPLICANT
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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

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

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

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.

