PP APPROVAL RECORD

Planning Permission

Coimbatore

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

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+91 9996 12 9996

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SHEET NO : 02/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD, INDUSTRIAL WAREHOUSE BUILDING AT S.NO:137/1A,1B, 2A &139, PARK COLLEGE ROAD,KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

CLIENT NAME:
M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD

DRAWING TITLE:
INDUSTRIAL WAREHOUSE - PLAN, SECTION & ELEVATION.

SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	RS	ROLLING SHUTTER	2.50 X 3.00
2.	D	DOOR	1.80 X 2.10
3.	DD	DOOR	1.20 X 2.10
4.	D1	DOOR	1.00 x 2.10
5.	D2	DOOR	0.75 x 2.10
6.	D3	DOOR	1.58 x 2.10
7.	FD	FIRE EXIT DOOR	1.20 x 2.10
8.	W1	WINDOW	1.50 x 2.00
9.	V2	VENTILATOR	0.60 x 0.60
10.	LV	LOUVERS	2.50 x 1.00

AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)
1.	INDUSTRIAL WAREHOUSE - G.F AREA	23667.55
	MEZZANINE AREA - OFFICE	1472.34

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
PROPOSED
ROAD
BOUNDARY

SOLAR PANELS PROVIDED ON 1/ 3 OF ROOF AREA

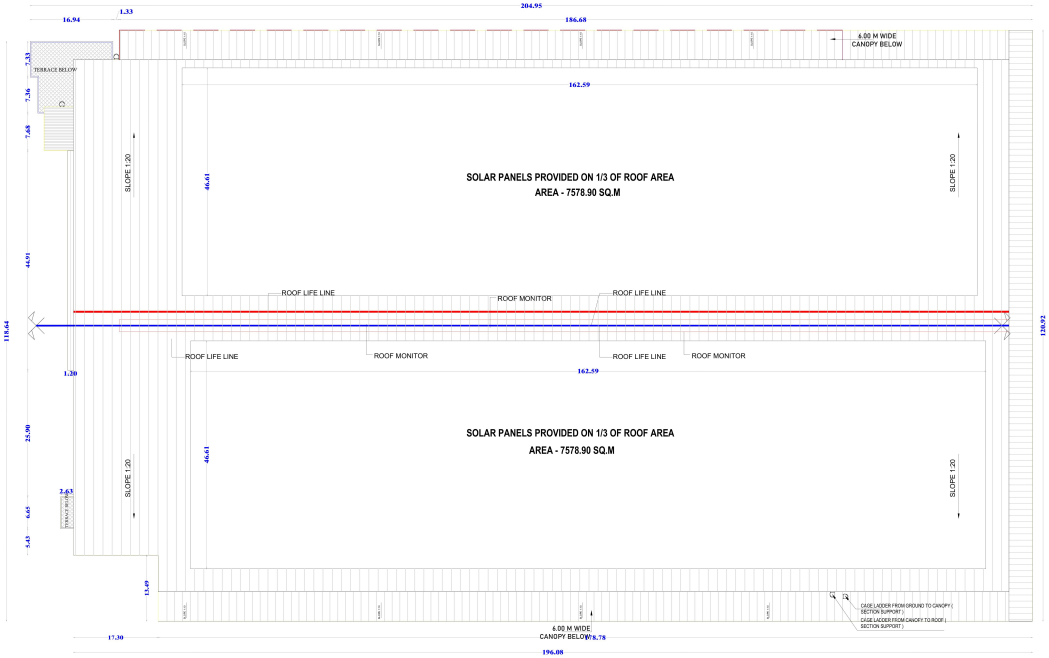
OWNER SIGNATURE

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Engineer, DTCP - CGLRGNSE/GR - 1/2019/05003
No. 20, 4th Cross Street, Anna Nagar, Chengalpattu.
E-mail : anjaneyastructures007@gmail.com, Mob : 9443101912

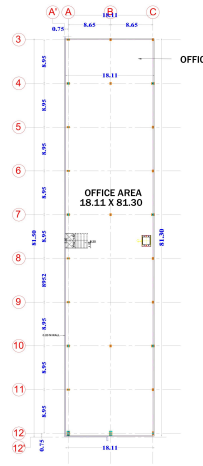
STRUCTURAL ENGINEER SIGNATURE

S. UDHAYAKUMAR,
B.E.,M.Tech(Struct),M.Tech(Geo),M.I.S.T.E,M.I.G.S,M.I.E,M.I.W
Chartered Engineer (I) - Valuer-IBBI
IBBI/CE/2019/11/11011 Pan No.AQEPU7511H
D.No. A24, D. No. 17, 6th Cross Street,
Anna Nagar, Chengalpattu - 603 001.
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REGISTERED ENGINEER SIGNATURE



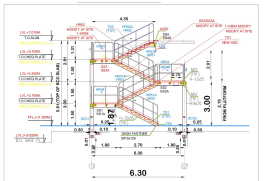
ROOF PLAN



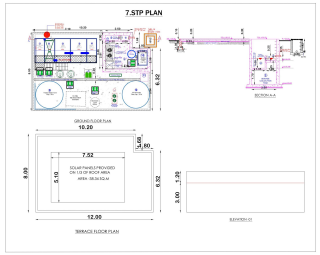
1.MEZZANINE PLAN (1:100)

OFFICE AREA IS FULLY EQUIPPED WITH AIR CONDITIONING

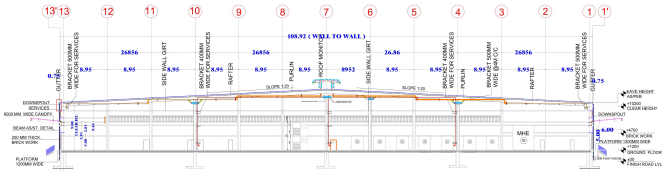
SCALE - 1: 33



SECTION A-A



SCALE - 1: 50



SECTION - 01



ELEVATION -02

NOTE :
1. FACTORY AREA IS FULLY EQUIPPED WITH MECHANICAL VENTILATION ,
2. LOUVERS ARE PROVIDED ON SURROUND THE BUILDING.



1- GROUND FLOOR PLAN (1:100)

SHEET NO : 03/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD, INDUSTRIAL WAREHOUSE BUILDING AT S.NO:137/1A,1B, 2A &139, PARK COLLEGE ROAD,KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

CLIENT NAME: M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD

DRAWING TITLE:

TOILET BLOCK - DETAILED PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	RS	ROLLING SHUTTER	2.50 X 3.00
2.	D	DOOR	1.80 X 2.10
3.	DD	DOOR	1.20 X 2.10
4.	D1	DOOR	1.00 x 2.10
5.	D2	DOOR	0.75 x 2.10
6.	D3	DOOR	1.58 x 2.10
7.	FD	FIRE EXIT DOOR	1.20 x 2.10
8.	W1	WINDOW	1.50 x 2.00
9.	V2	VENTILATOR	0.60 x 0.60
10.	LV	LOUVERS	2.50 x 1.00

NOTE:

SCALE : ALL DIMENSION ARE IN METER

SCALE : 1:100

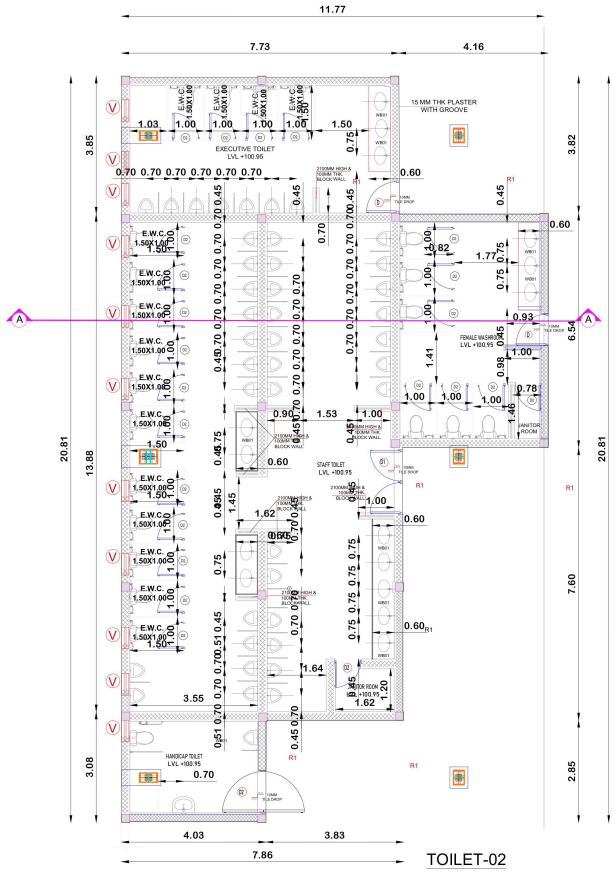
COLOUR INDEX :

PROPOSED

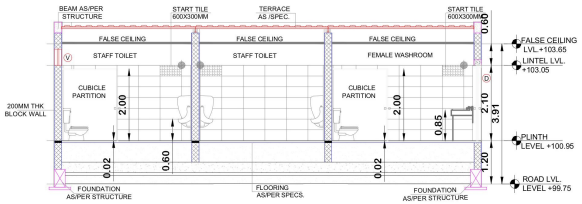
ROAD

BOUNDARY

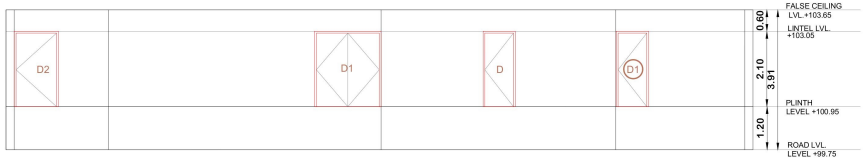
SOLAR PANELS PROVIDED ON 1/ 3 OF ROOF AREA



TOILET-02



SECTION A-A



EAST SIDE ELEVATION

TOILET - BLOCK

NOTE :

TOILET AREA IS FULLY EQUIPPED WITH MECHANICAL VENTILATION ,

OWNER SIGNATURE

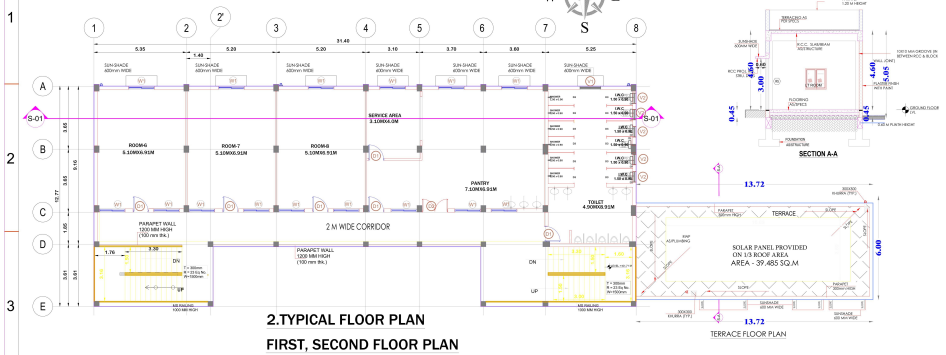
Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - COL/RAI/SE/GR - 1/2019/13003
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E-mail : arjuconstructions05@gmail.com. Mob : 9443101612

STRUCTURAL ENGINEER SIGNATURE

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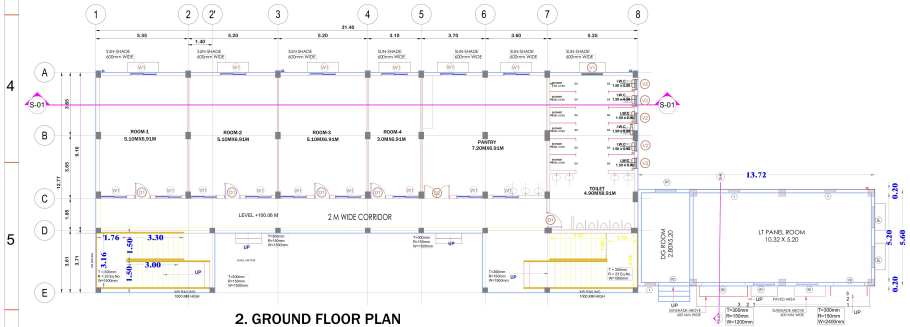
REGISTERED ENGINEER SIGNATURE

2.DRIVER'S REST , LT PANEL & DG ROOM

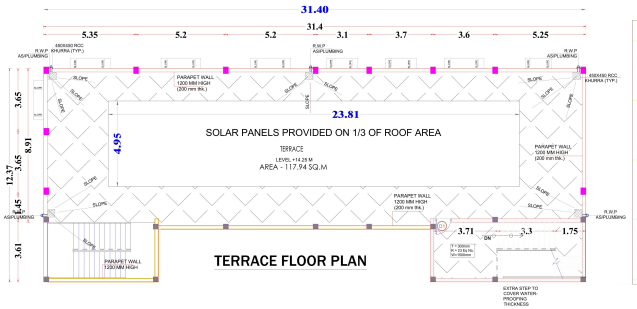


2.TYPICAL FLOOR PLAN

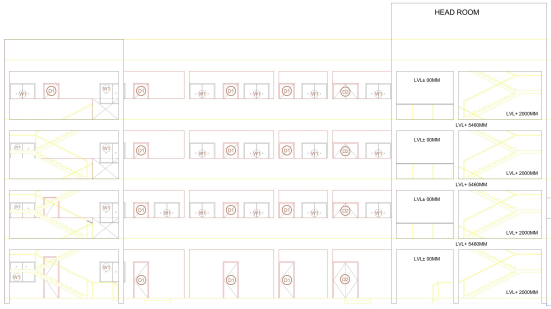
FIRST, SECOND FLOOR PLAN



2. GROUND FLOOR PLAN

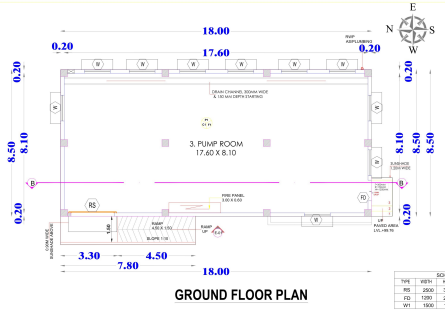


TERRACE FLOOR PLAN



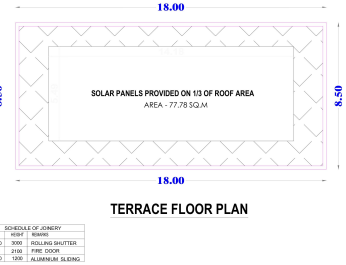
ELEVATION - 03

3.FIRE PUMP ROOM

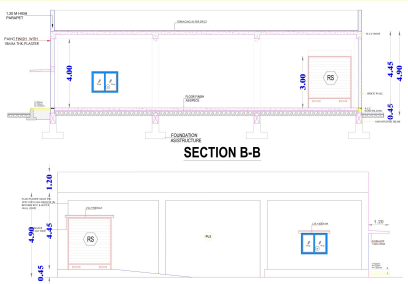


GROUND FLOOR PLAN

SCHEDULE OF JOINERY			
TYPE	WIDTH	HEIGHT	REMARKS
RS	2500	3000	ROLLING SHUTTER
FD	1200	2100	FIRE DOOR
W1	1500	1200	ALUMINUM SLIDING

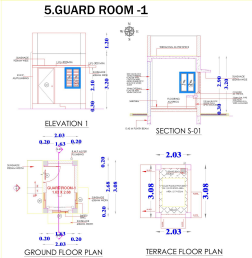


TERRACE FLOOR PLAN

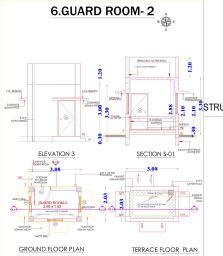


ELEVATION 1

SECTION B-B



5.GUARD ROOM -1

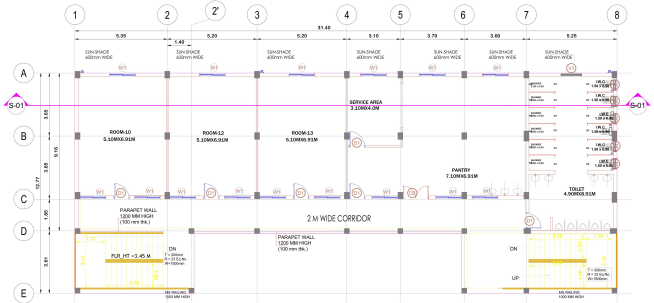


6.GUARD ROOM- 2

SCHEDULE OF GUARD ROOM 1 & 2				
S.NO.	TYPE	SIZE IN MM	CILL	LINTEL
1	D	1000X2100	00	2100
2	W	900 X 1200	900	2100

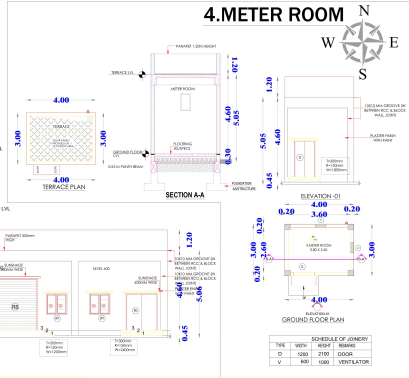


SECTION - 01



Drivers Restroom - Third Floor

4.METER ROOM



SCHEDULE OF JOINERY			
TYPE	WIDTH	HEIGHT	REMARKS
D	1200	2100	DOOR
V	1000	1000	VENTILATOR

SHEET NO : 04/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD, INDUSTRIAL WAREHOUSE BUILDING AT S.NO:137/1A,1B, 2A &139, PARK COLLEGE ROAD,KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

CLIENT NAME: M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD

DRAWING TITLE:
DRIVER'S RESTROOM, GUARD ROOM-1&2, METER ROOM & LT ROOM, FIRE PUMP ROOM - PLAN, SECTION & ELEVATION.

SCHEDULE OF JOINERIES:-

DRIVER'S REST ROOM & DG ROOM , LT ROOM

S.NO.	TYPE	SIZE	SILL	LINTEL
1	D1	900X2100	0.0	2100
2	D2	1800X2100	0.0	2100
3	D3	750X2100	0.0	2100
4	W	2000 X 1200	1200	2400
5	W1	1500 X 1200	1200	2400
6	V1	1500X 450	2100	2550
7	V2	600X 600	2100	2550
8	RS	2500X3000	0	3000
9	FD	1800 X 2100	0	2100
10	W1	1200 X 1200	900	2100
11	V	630 X 1000		BOB

AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)
2.	DRIVER'S REST ROOM , LT PANEL & DG ROOM	424.44
	GROUND FLOOR AREA	
	DRIVER'S RESTROOM - FIRST FLOOR AREA	347.59
	DRIVER'S RESTROOM - SECOND FLOOR AREA	347.59
	DRIVER'S RESTROOM- THIRD FLOOR AREA	347.59
3.	PUMP ROOM - GROUND FLOOR AREA	153.00
4.	METER ROOM - GROUND FLOOR AREA	12.00
5.	GUARD ROOM 1 - GROUND FLOOR AREA - NON FSI	6.25
6.	GUARD ROOM 2 - GROUND FLOOR AREA - NON FSI	6.25

NOTE:
SCALE : ALL DIMENSION ARE IN METER
SCALE : 1:100

COLOUR INDEX :
PROPOSED
ROAD
BOUNDARY

SOLAR PANELS PROVIDED ON 1/ 3 OF ROOF AREA

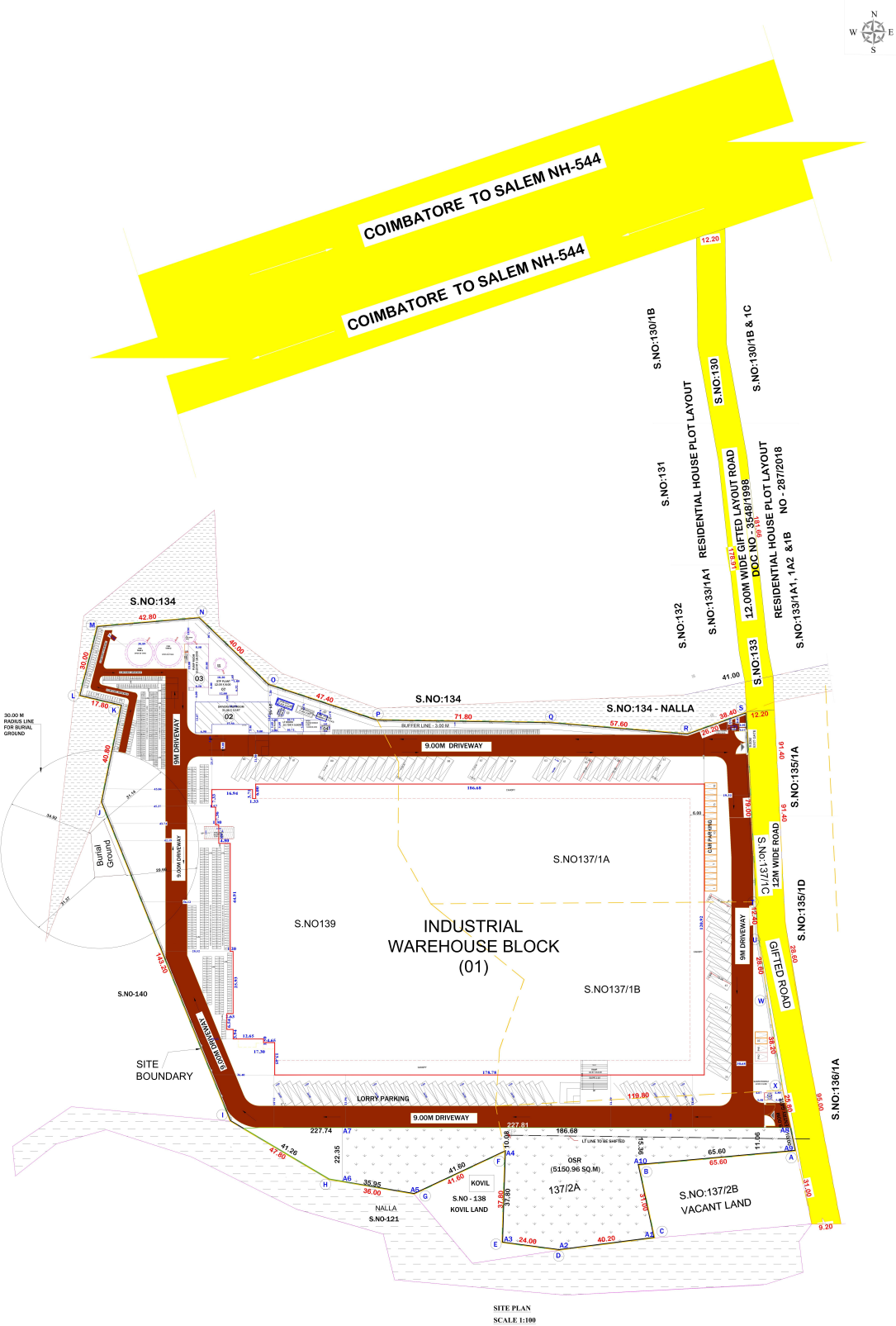
OWNER SIGNATURE

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg.Structural Eng. CTCP - CC/RSN/EE/GR - 1/2019/05003
No. 20, 4th Cross Street, Anna Nagar, Chengalpattu.
E-Mail : engineerudhaya1209@gmail.com. Mob: 9443101912

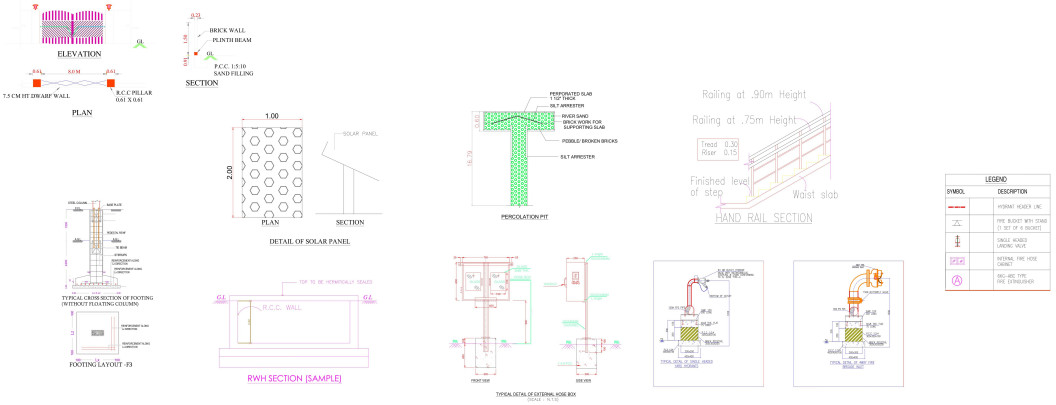
STRUCTURAL ENGINEER SIGNATURE

S. UDHAYAKUMAR,
B.E.,M.Tech(Structural Engineering), Regd.No.19.3(2)/M/E.I.E/M
Civil Engineer, Regd.No.Rug. Valuer-IBBI
CTCP-Reg.No:- C-2/2019/CTCP/1011
Plot No.A24, D. No. 17, 6th Cross Street,
Anna Nagar, Chengalpattu - 603 001.
Mob: 9443101912
e-mail : engineerudhaya1209@gmail.com

REGISTERED ENGINEER SIGNATURE



SITE PLAN
SCALE 1:100



DRAWING TITLE: SITE PLAN | SHEET NO :01/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD, INDUSTRIAL WAREHOUSE BUILDING AT S.NO:137/1A,1B, 2A &139, PARK COLLEGE ROAD,KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT

CLIENT NAME: M/s.GMR COIMBATORE LOGISTICS PRIVATE LTD

CATEGORY : ORANGE CATEGORY

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
- PROPOSED
- ROAD
- BOUNDARY
- OSR
- INTERNAL ROAD

HEIGHT OF THE BUILDING : 10.20 M

PLOT AREA:-
PATTA AREA - 51057.00 SQ.M
DOCUMENT AREA - 51030.86 SQ.M (OR) 12.61 Acres

AREA DETAILS

S.NO	DESCRIPTION	AREA IN SQ.M FSI	AREA IN SQ.M NON FSI	TOTAL BUILT UP AREA
	WAREHOUSE BLOCK			
1	GROUND FLOOR AREA	23667.55	---	23667.55
	MEZZANINE FLOOR AREA	1472.34	---	1472.34
	DRIVERS REST ROOM & LT ,DG ROOM			
2	GROUND FLOOR AREA	424.44	---	424.44
	FIRST FLOOR AREA	347.59	---	347.59
	SECOND FLOOR AREA	347.59	---	347.59
	THIRD FLOOR AREA	347.59	---	347.59
3	PUMP ROOM - G.F AREA	153.00	---	153.00
4	METER ROOM	12.00	---	12.00
5	GUARD ROOM -1	---	6.25	6.25
6	GUARD ROOM -2	---	6.25	6.25
7	STP PLANT	92.96	---	92.96
	TOTAL	26865.06	12.5	26877.56

F.S.I = TOTAL FSI AREA / SITE EXTENT = 26865.06 / 51057.00 = 0.52

PLOT COVERAGE = 24256.99X 100 / 51057.00 = 47.50%

PARKING DETAILS :

SLOT		REQUIRED	PROVIDED
LORRY =	WORKSHOP AREA / 300	23667.55 / 300 = 79 Nos	86 NOS
CAR =	OFFICE AREA / 100	1479.11 / 100 =15 Nos	22 NOS
TWO WHEELER =	WORKSHOP AREA / 50	23667.55 / 50 = 474 Nos	PROVIDED
CYCLE =	WORKSHOP AREA / 50	23667.55 / 50 = 474 Nos	PROVIDED

MAN POWER DETAILS:
MALE WORKERS - 10 NOS
FEMALE WORKERS - 5 NOS
TOTAL - 15 NOS

HP DETAILS:
PROPOSED HP = 336.83 HP

HP DETAILS:

Equipments list with load details (Connected Load)			
Equipments	KW	KVA	HP
Fire Fighting Main Fire Pump & Sprinkler Pump (37KW Each)	62.90	78.63	105.4
Fire Fighting Jockey Pump 2 nos X 7.5 kW	12.75	15.94	21.36
UG water Pump	0.373	0.47	0.63
WTP Plant	10.00	12.5	16.76
STP Plant	25.00	31.25	41.89
Dock Levelers	84.00	105.00	140.75
Material Lift	6.00	7.50	10.05
Total	201.02	251.28	336.83

SANITARY DETAILS :

S.NO	DESCRIPTION	REQUIRED	PROVIDED
01	MALE -WC	01	37
02	FEMALE -WC	01	07
03	URINALS	01	46

OSR CALCULATION DETAILS :-

OSR AREA PROVIDED (10% OF 51057.00)
REQUIRED = 5105.70 SQ.M
PROVIDED = 5150.96 SQ.M

OWNER SIGNATURE

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - COURAUSEOR - 1/2019/05/003
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E-Mail : anjucons tructions05@gmail.com. Mob : 9443109912

STRUCTURAL ENGINEER SIGNATURE

S. UDHAYAKUMAR.,
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Chartered Engineer, Reg. No:
DTCP Reg. No. :
Flat: A24, D. No. 17, 4th Cross Street,
Anna Nagar, Chengalpattu - 603 001.
Mob: 9443109912
e-mail : anjuconstructions05@gmail.com

REGISTERED ENGINEER SIGNATURE

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
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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.