

PP

APPROVAL RECORD

Planning Permission

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 CONSTRUCTION OF A INDUSTRIAL BUILDING (FERROUS AND NON-FERROUS METALS EXTRACTION, REFINING, CASTING/FORGING, ALLOY MAKING PROCESSING, ETC.)
- RED CATEGORY WITH 300 HP IN SF.NO'S: 556/1A1B, 556/1B1, 556/1B2 & 556/1B3 AT SIKKAMPALAYAM VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
INDUSTRIAL BUILDING
CATEGORY : RED INDUSTRIES
ONLINE APPLICATION NO : SWP/BPA/0334580/2024
APPLICANT NAME : M/s.BHARATH HI-ALLOYS AND MR.V.RAJAPPAN

AREA DETAILS:-		IN SQM		
AREA OF SITE AS PER FMB / PATTA	=	5665.00	Sqm	
AREA OF SITE AS PER DOCUMENT	=	5665.00	Sqm	
SUPER IMPOSED PLOT AREA	=	5623.80	Sqm	

PROPOSED BUILDING AREA DETAILS:-				
BLOCK	FLOOR	FSI (Sq.mt)	NON-FSI (Sq.mt)	TOTAL (Sq.mt)
BLOCK-1 OFFICE ROOM	GROUND FLOOR	81.92	-	81.92
BLOCK-2 MAIN BUILDING	GROUND FLOOR	686.00	-	686.00
BLOCK-3 TOILET BLOCK	GROUND FLOOR	37.21	-	37.21
BLOCK-4 ELECTRICAL ROOM	GROUND FLOOR	44.60	-	44.60
TOTAL AREA		849.73	-	849.73

F.S.I CALCULATION AS PER SITE AREA:-
F.S.I (849.73/5623.80) = 0.151

BUILDING HEIGHT :-
BUILDING HEIGHT = 11.03 Mt

OSR DETAILS	REQUIRED	PROVIDED
OSR AREA	566.50 Sq.mt	573.05 Sq.mt (10.10 %)

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	81.94 SQM	01 NO	02 NOS (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	768.00 SQM	15 NOS	18 NOS (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	768.00 SQM	15 NOS	20 NOS
1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP FLOOR AREA	768.00 SQM	02 NOS	03 NOS

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	6.00 X 2.44
MD	MAIN DOOR	1.83 X 2.44
TD	TOILET DOOR	0.76 X 2.44
W	WINDOW	2.44 X 1.83
V	VENTILATOR	0.91 X 0.91

COLOUR INDEX:-	
BOUNDARY OF THE SITE	HP & WORKER'S DTEALS:-
EXISTING ROADS	NO OF HP:300 HP
PROPOSED CONSTRUCTION	NO OF WORKERS:30 NO'S
PROPOSED DRIVEWAY	MALE & FEMALE
OSR	

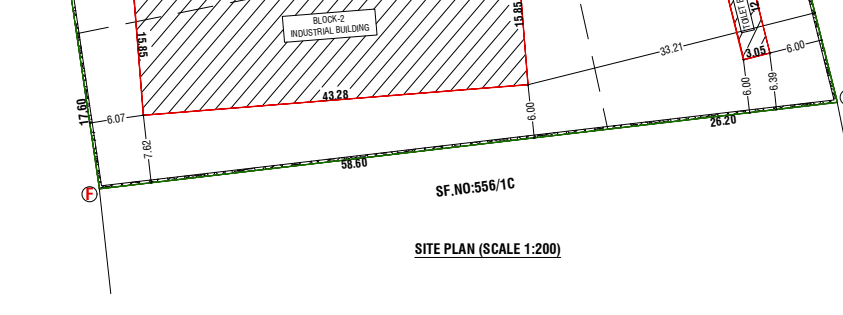
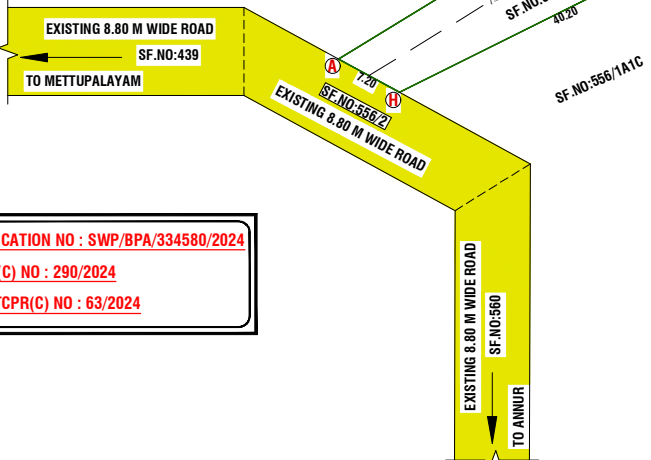
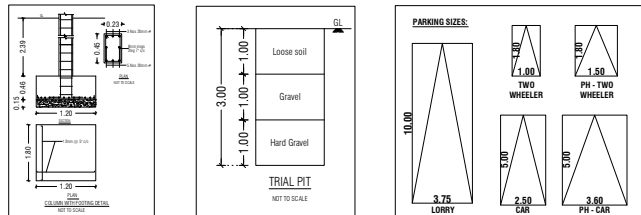
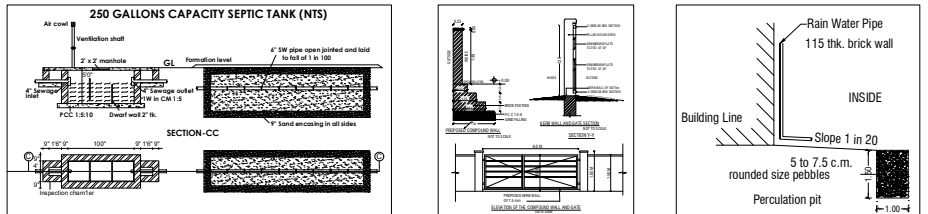
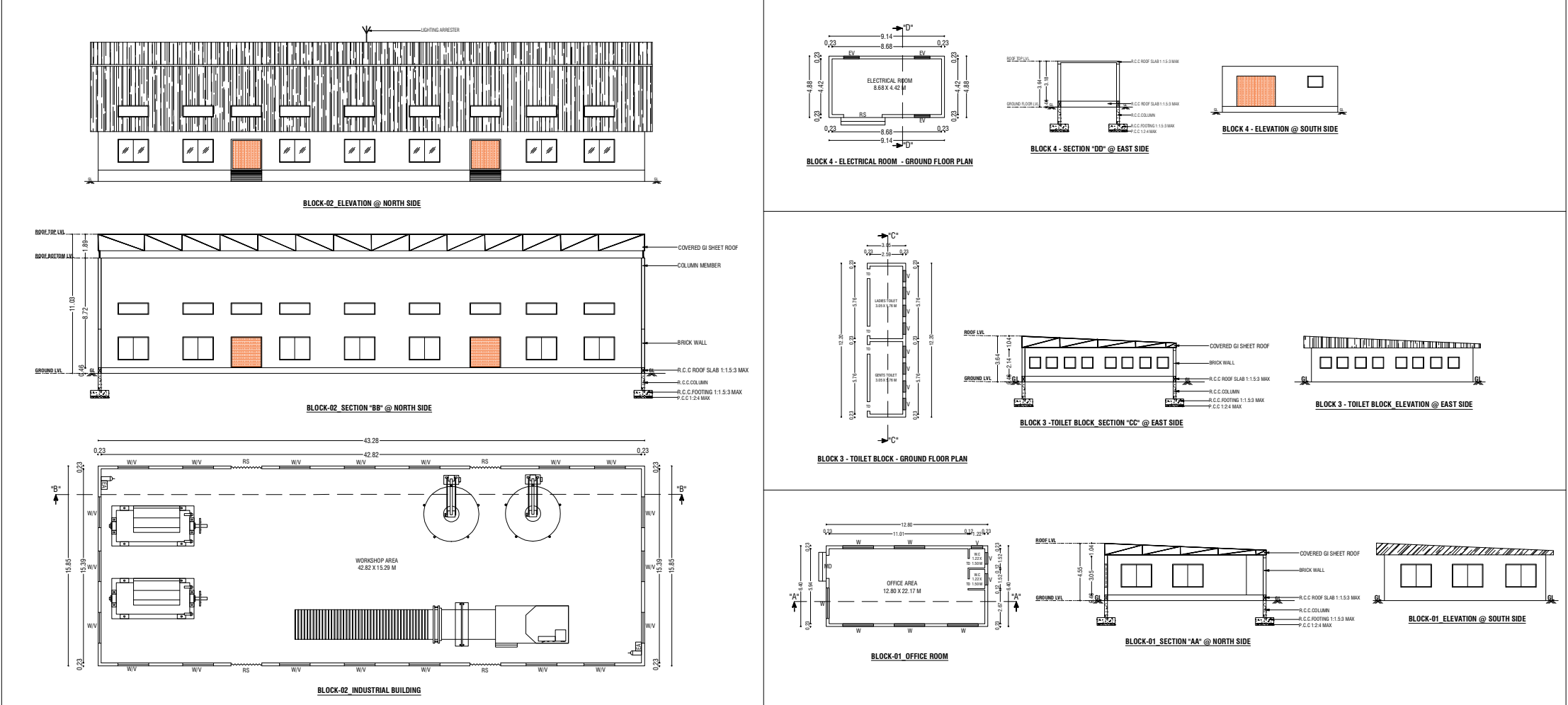
Er.P.MOHANKUMAR,M.E.(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohankumar.g@gmail.com
REGISTERED GEOTECH ENGINEER

D. Arun Kumar, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alageeran Road, Saibabu Colony, Coimbatore - 641 011
REGISTERED CONSTRUCTION ENGINEER

S. Pradeep, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II
DTC/NAMAKKAL / RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED STRUCTURAL ENGINEER

S. Pradeep, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTC/NAMAKKAL / RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

For BHARATH HI - ALLOYS
Managing Partner
OWNER / APPLICANT



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 Extinguishing system provided.
* Emergency Alarm provided. Sand bucks provided.

MACHINERY DETAILS:	
FURNACE MACHINE	- 200 HP
SAND PLANT	- 30 HP
HEAT TREATMENT	- 10 HP
SHOT BLASTING MAHINE	- 10 HP
WELDING MAHINE	- 25 HP
CRANE	- 10 HP
GRINDING MACHINE	- 15 HP
TOTAL H.P	- 300 HP



Signature valid

Signed by: Joint Director
Location: Coimbatore
Date: 20/09/2024
அனைத்து இலாகா வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை - III

ரா.செபத்தி ரோசாவி
மேற்பார்வையாளர்/ வரைவாளர் நிலை - II

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.

