Verified RealEstate™

REFERENCE
SWP/BPA/340586/2024

ISSUED
20 November 2024

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

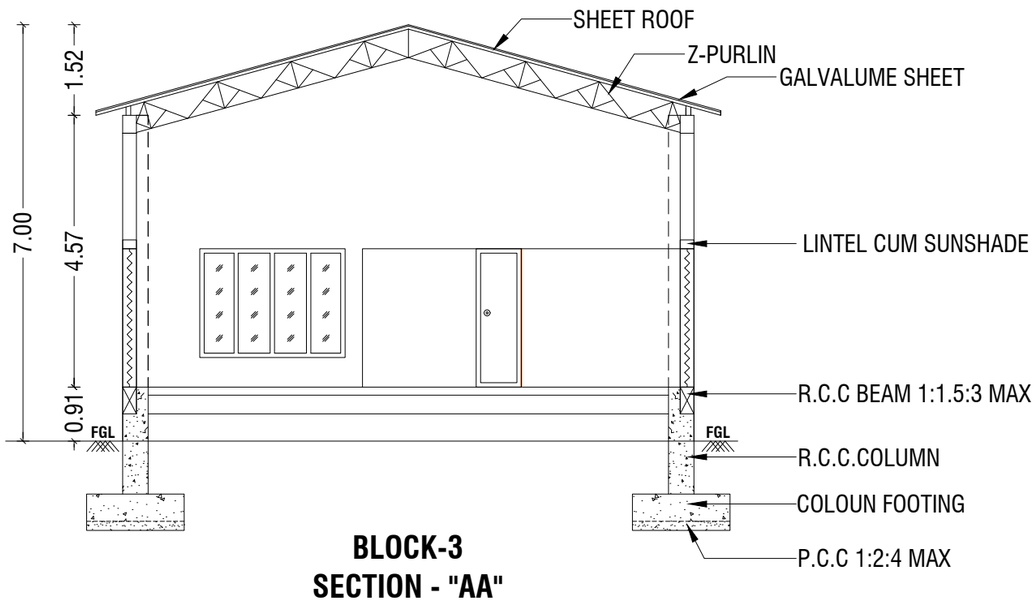
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

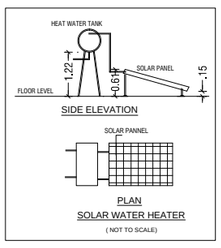
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

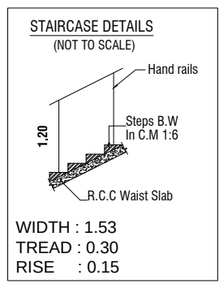
hello@verified.realestate
+91 9996 12 9996
verified.realestate

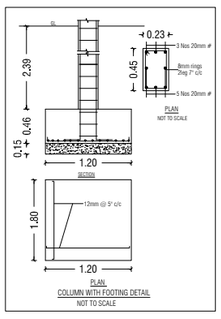
DIGITALLY VERIFIED RECORD

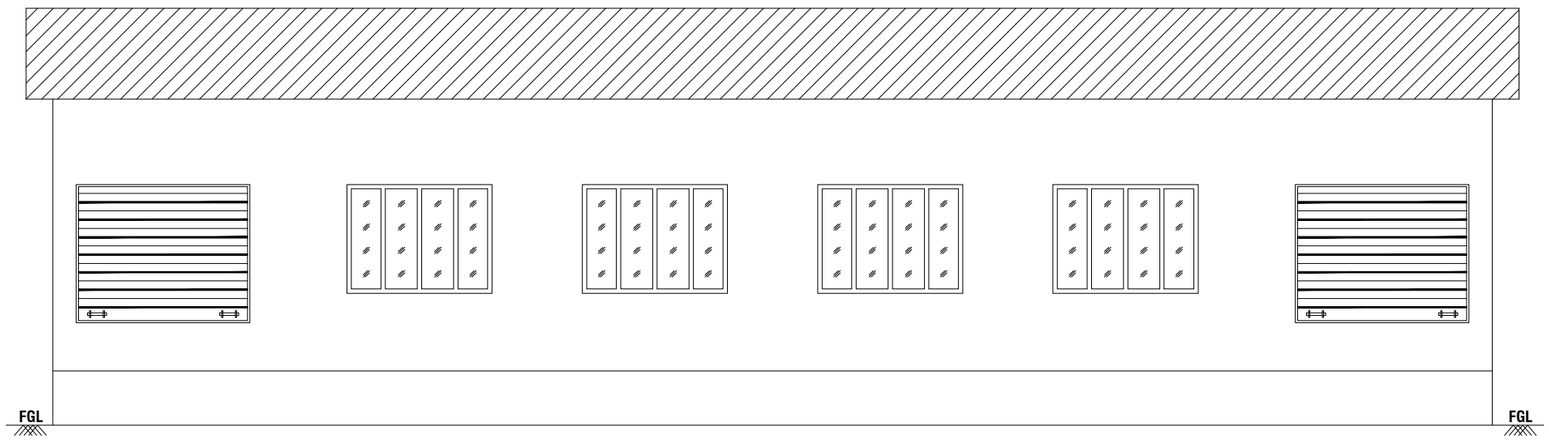


BLOCK-3
SECTION - "AA"

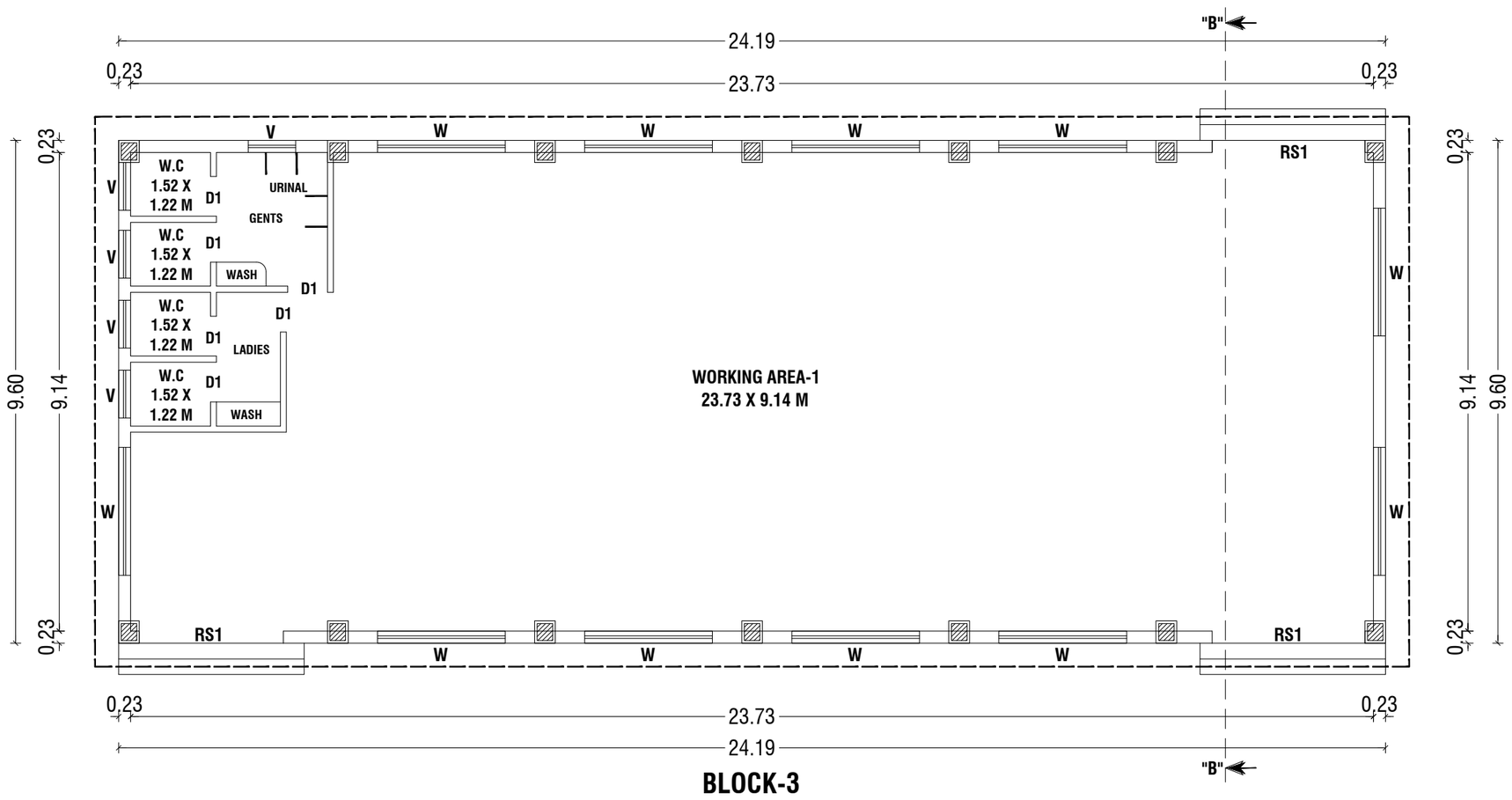








BLOCK-3
FRONT ELEVATION @ NORTH SIDE VIEW



BLOCK-3
GROUND FLOOR PLAN

BUILDING PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF ACC ROOFING SHEET INDUSTRIAL BUILDING (GREEN INDUSTRIAL - FURNITURE WOOD AND STEEL MANUFACTURING) IN S.F NO: 205/1A1 AT VARADANUR VILLAGE, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
INDUSTRIAL BUILDING

N

CATEGORY - GREEN INDUSTRIES

ONLINE APPLICATION NO : SWP/BPA/340586/2024

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	4152.00 Sqm	1.025 Acre
AREA OF SITE AS PER DOCUMENT	=	4152.00 Sqm	1.025 Acre
SUPER IMPOSED PLOT AREA	=	4354.73 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK NO	FLOOR	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL BUILDUP AREA (IN SQM)
1	BLOCK - 3 (MAIN BUILDING)	GROUND FLOOR	232.26	-	232.26
		TOTAL AREA	232.26	-	232.26

SCHEDULE OF JOINERY — **MT.**

RS1	-	ROLLING SHUTTER	2.92 X 2.32
W2	-	WINDOW	2.44 X 1.83

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

Geotechnical Engineer in-charge
Er.S. BOOBATHIRAJA,B.E., M.E.,MIGS.,AMIE.,
Geotechincal Engineer
SBR Geotechnical Engineering Solution,
Bhavani - 638 301, Erode (Dt).
Ph : 96776 62669

REGISTERED GEOTECH ENGINEER

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REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

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Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade - II
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Peelamedu, Coimbatore - 641 004.
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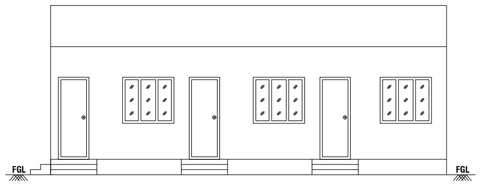
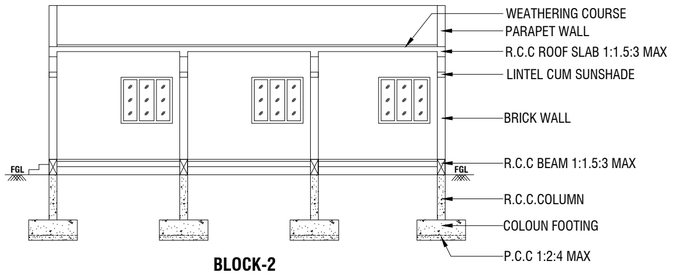
REGISTERED ENGINEER

APPLICANT

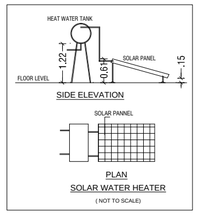
SHEET NO - 03/03



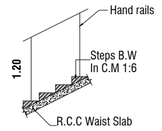
BLOCK-2
FRONT ELEVATION @ SOUTH SIDE VIEW



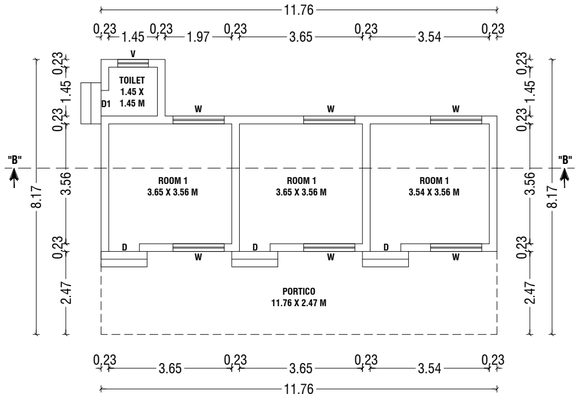
BLOCK-2
SECTION - "AA"



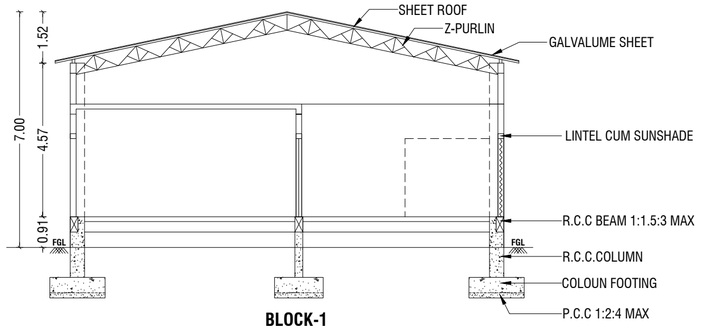
STAIRCASE DETAILS
(NOT TO SCALE)



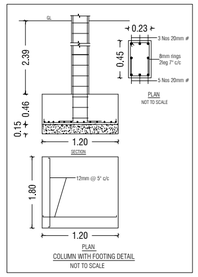
WIDTH : 1.53
TREAD : 0.30
RISE : 0.15

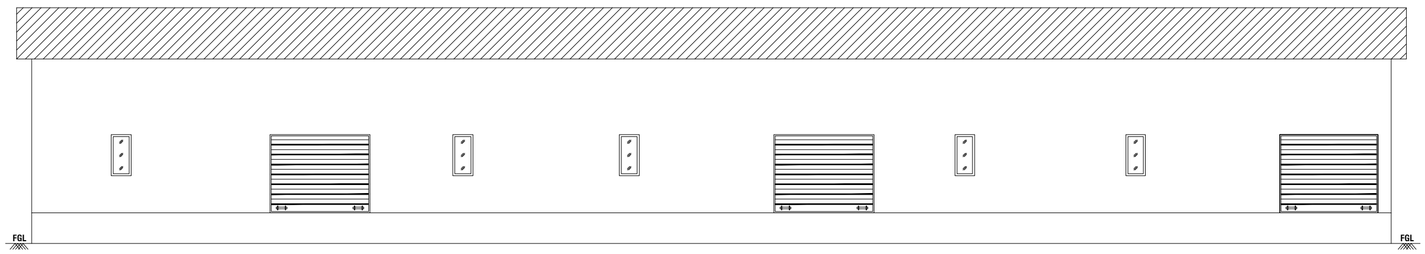


BLOCK-2
GROUND FLOOR PLAN

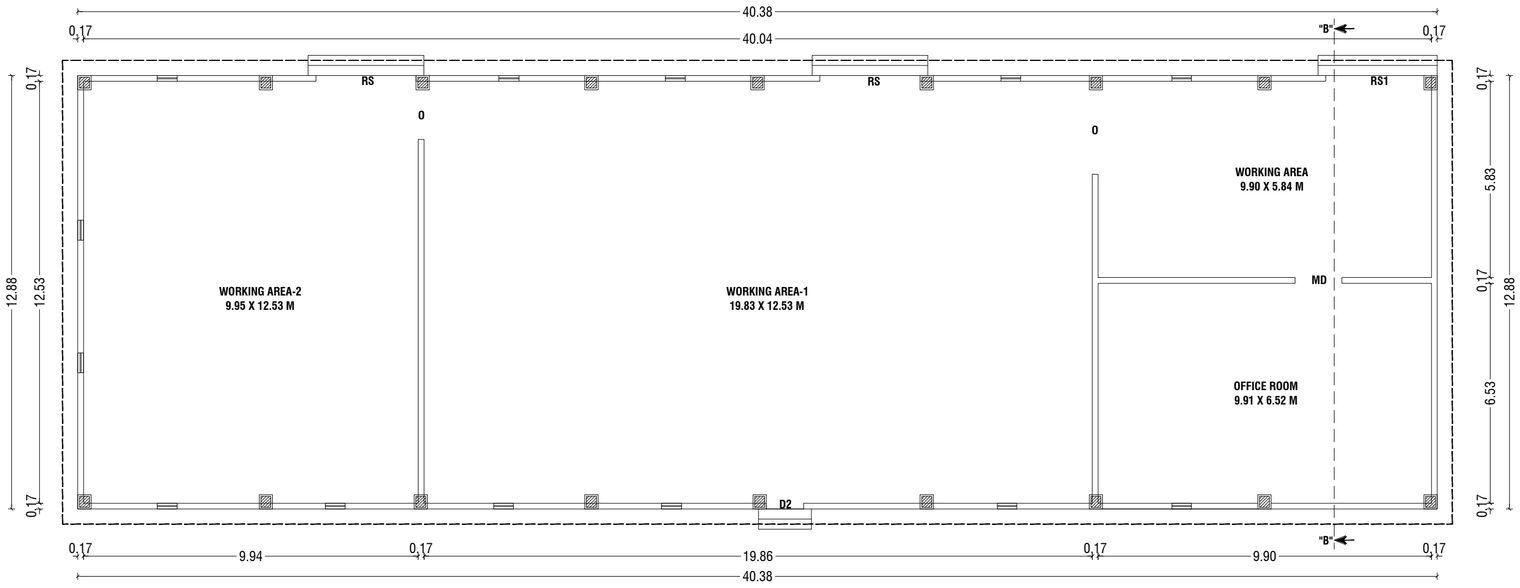


BLOCK-1
SECTION - "AA"





BLOCK-1
FRONT ELEVATION @ NORTH SIDE VIEW



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SCALE :- 1:100
INDUSTRIAL BUILDING

N

CATEGORY - GREEN INDUSTRIES

ONLINE APPLICATION NO : SWP/BPA/340586/2024

AREA DETAILS:-		IN SQM	IN ACRE
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AREA OF SITE AS PER DOCUMENT	=	4152.00 Sqm	1.025 Acre
SUPER IMPOSED PLOT AREA	=	4354.73 Sqm	

EXISTING TO PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK NO	FLOOR	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL BUILDUP AREA (IN SQM)
1	BLOCK - 1 (MAIN BUILDING)	GROUND FLOOR	520.09	-	520.09
2	BLOCK - 2 (LABOUR QUARTERS)	GROUND FLOOR	50.50	29.02	79.52
		TOTAL AREA	570.59	29.02	599.61

SCHEDULE OF JOINERY			MT.
RS	-	ROLLING SHUTTER	2.98 X 2.32
RS1	-	ROLLING SHUTTER	2.92 X 2.32
MD	-	MAIN DOOR	1.39 X 2.32
D	-	DOOR	0.91 X 2.44
D1	-	DOOR	0.76 X 2.44
D2	-	DOOR	1.11 X 2.32
O	-	OPEN	2.51 X 2.32
W	-	WINDOW	1.52 X 1.37
W1	-	WINDOW	0.60 X 1.22
V1	-	VENTILATOR	0.91 X 0.91

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
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REGISTERED CONSTRUCTION ENGINEER

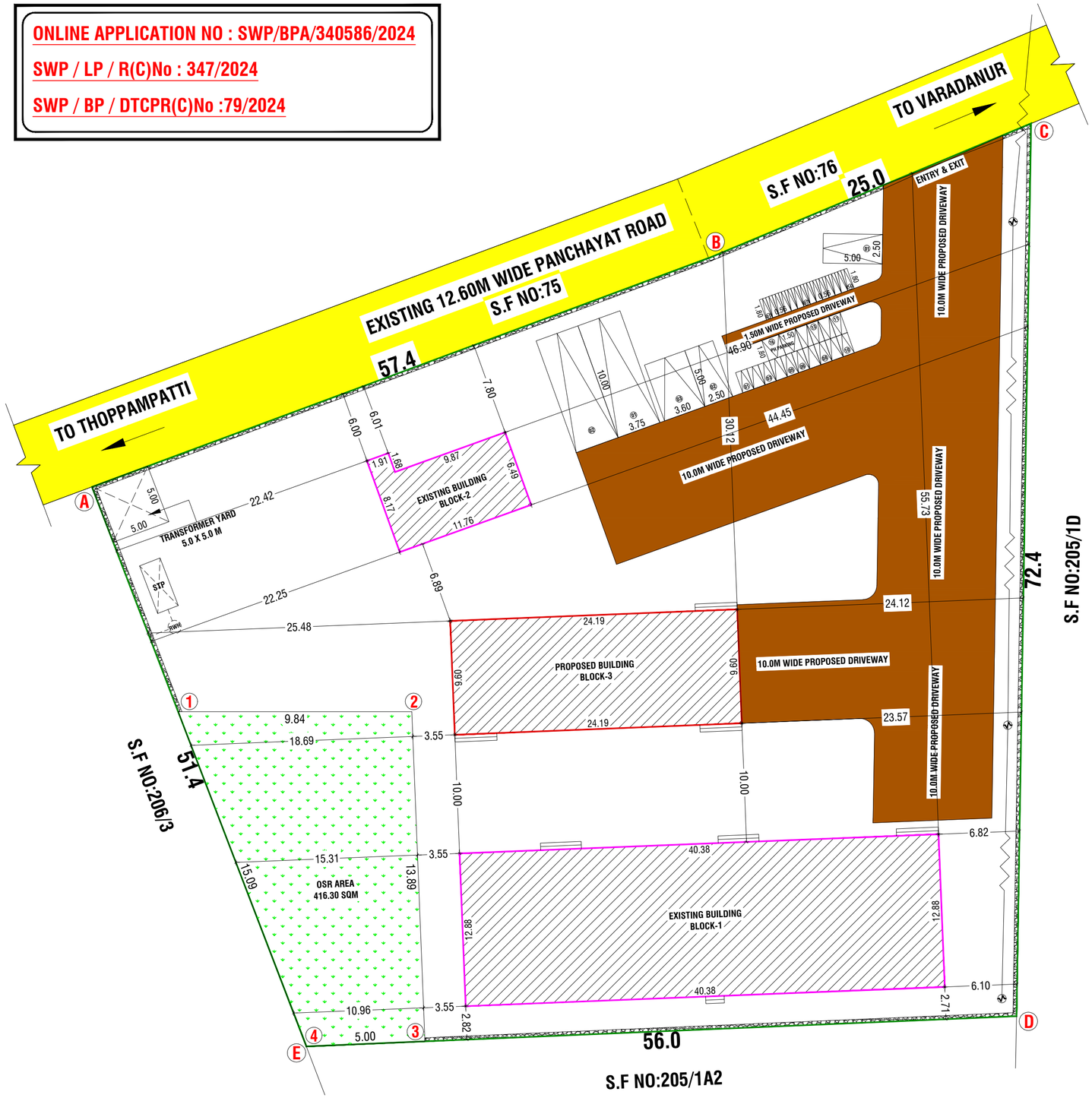
APPLICANT

SHEET NO - 02/03

ONLINE APPLICATION NO : SWP/BPA/340586/2024

SWP / LP / R(C)No : 347/2024

SWP / BP / DTCPR(C)No :79/2024



SITE PLAN
(SCALE - 1:200)

SCHEDULE OF JOINERY			MT.
RS	-	ROLLING SHUTTER	2.98 X 2.32
RS1	-	ROLLING SHUTTER	2.92 X 2.32
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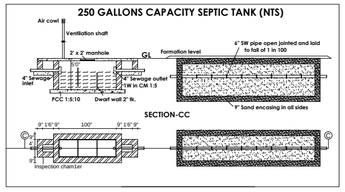
W	-	WINDOW	1.52 X 1.37
W1	-	WINDOW	0.60 X 1.22
W2	-	WINDOW	2.44 X 1.83
V1	-	VENTILATOR	0.91 X 0.91

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	64.57 SQM / 100 SQM	01 NO	02 NOS (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	648.08 SQM / 50 SQM	14 NOS	16 NOS (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	648.08 SQM / 50 SQM	13 NOS	14 NOS
1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP FLOOR AREA	648.08 SQM / 500 SQM	02 NOS	02 NOS



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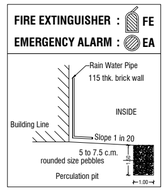
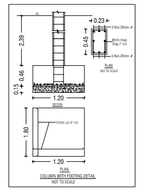
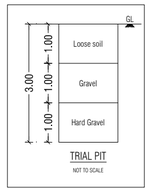
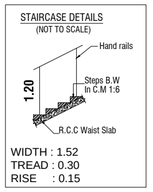
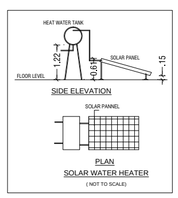
EMERGENCY ALARM : EA

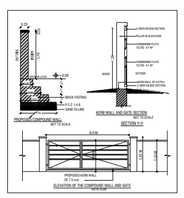












SITE PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF ACC ROOFING SHEET INDUSTRIAL BUILDING (GREEN INDUSTRIAL - FURNITURE WOOD AND STEEL MANUFACTURING) IN S.F NO: 205/1A1 AT VARADANUR VILLAGE, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

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SUPER IMPOSED PLOT AREA	=	4354.73 Sqm	

OSR DETAILS:-	IN SQM	REQUIRED	PROVIDED
PARK - 1	= 4152.00 Sqm X 10%	415.20 Sqm	416.30 Sqm (10.02%)

EXISTING BUILDING AREA DETAILS:-

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1	BLOCK - 3 (MAIN BUILDING)	GROUND FLOOR	232.26	-	232.26
		TOTAL AREA	232.26	-	232.26
		GRAND TOTAL	802.85	29.02	831.87

F.S.I CALCULATION AS PER FMB :-

F.S.I (802.85 / 4152.00) = 0.913

BUILDING HEIGHT :-

BUILDING HEIGHT = 7.00 Mt

COLOUR INDEX:-

- BOUNDARY OF THE SITE :
- EXISTING ROADS :
- PROPOSED BUILDING :
- EXI. TO PROPOSED BUILDING :
- PROPOSED DRIVEWAY :

NOTES:

1. TOTAL NO'S OF HP = 300.00 HP
2. TOTAL NO'S OF WORKER'S = 30 WORKER'S

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REGISTERED CONSTRUCTION ENGINEER

APPLICANT

SHEET NO - 01/03

ச.கார்த்திக்	த.கண்ணன்	செபஸ்தி ரோசாலி
அளவர் / உதவி வரைவாளர்	வரைவாளர் நிலை - III	மேற்பார்வையாளர் / வரைவாளர் நிலை-II

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.