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™
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ONLINE APPLICATION No : SWP/BPA/343334/2024
L.P/K.N.T.D.A No . 42/2024
PLANNING PERMISSION No . 44/2024

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RUBBER GOODS - SERVICE INDUSTRIES [GREEN INDUSTRIES CATEGORY] BUILDING IN S.F.No.573/3A2A OF MALUMACHAMPATTI VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

NOTE : ALL DIMENSIONS ARE IN 'METER'. — **SCALE - 1 : 100**

AS PER SUPER IMPOSED PLOT AREA - 2699.22 sq.mt.
AS PER DOCUMENT AREA - 2751.96 sq.mt.
AS PER PLR / FMB AREA - 2752.00 sq.mt.

NORTH

AREA DETAILS	F.S.I AREA SQ.M.	NON F.S.I AREA SQ.M.	TOTAL AREA SQ.M.
AREA OF THE GROUND FLOOR	1057.70	--	1057.70
AREA OF THE MEZZANINE FLOOR	232.25	--	232.25
TOTAL	1289.95	--	1289.95

FOR FSI CALCULATION :

NOTE	PERMITTED	PROVIDED
F.S.I = 1289.96 / 2699.22 = 0.48	1.50	0.48
HEIGHT OF THE BUILDING - 12.16m		

PARKING CALCULATION :

OFFICE AREA - 196.94 sq.m.
WORKSHOP AREA - 1014.73 sq.m.

TYPE OF PARKING	REQUIRED	PROVIDED
CAR = 196.94 / 100 = 1.97	2+1 = 3	3
TWO WHEELER = 1014.73 / 50 = 20.29	20+2 = 22	22
CYCLE = 1014.73 / 50 = 20.29	20+2 = 22	22
LORRY = 1014.73 / 500 = 2.0	2	3

OSR REQUIRED - 2699.22 X 10 / 100 = 269.92 sq.m. (10%)
OSR PROVIDED - 277.05 sq.m. (10.26%)

MAXIMUM HORSE POWER USE - 5 HP
No. of WORKERS - 10 Nos

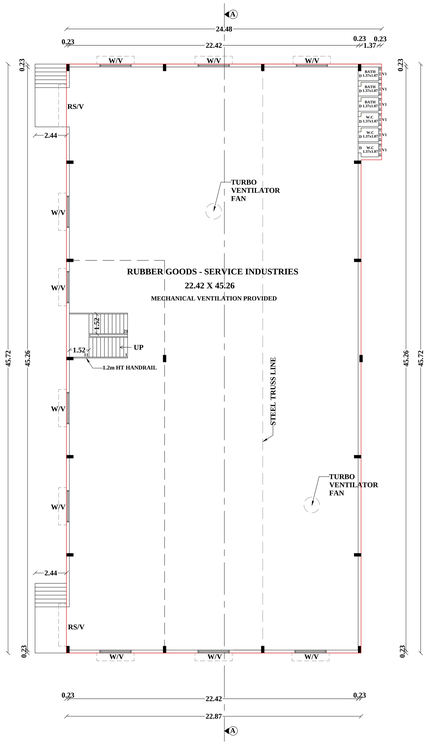
JOINERY DETAILS	METER
RS - ROLLING SHUTTER	3.05 X 2.13
D - DOOR	0.76 X 2.13
W - WINDOW	2.44 X 1.52
V - VENTILATOR	6.10 X 0.76
V1 - VENTILATOR	0.91 X 0.61

NOTES:-

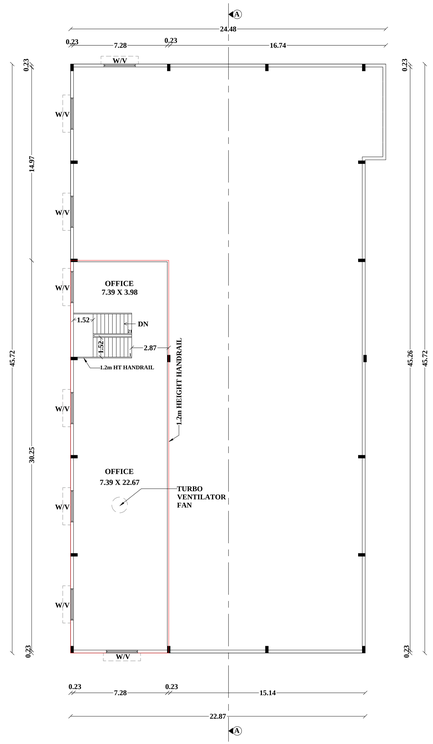
01. As Per Approved Master Plan G.O.Ms.No.94, Housing & Urban Development Dated.12.06.2009 the Proposed S.F.No. belongs to Residential Use and As per TNCDBR-2019 Annexure – XVIII Zoning Regulations Residential Use Zone (1)(xxiii) Industries listed by the Tamil Nadu Pollution Control Board as 'Green' Industries listed in Annexure - VI and subject to maximum installation of 30 HP.
02. The Horizontal Distance From Electricity Line if Any ; NIL
03. EF = Ex.Fan Provided
04. Mechanical Ventilation - Turbo Ventilator Fan

REFERENCE :

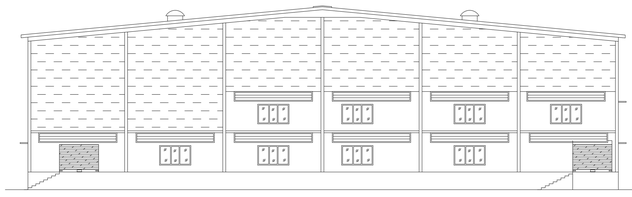
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY
RAINWATER HARVESTING TRENCH



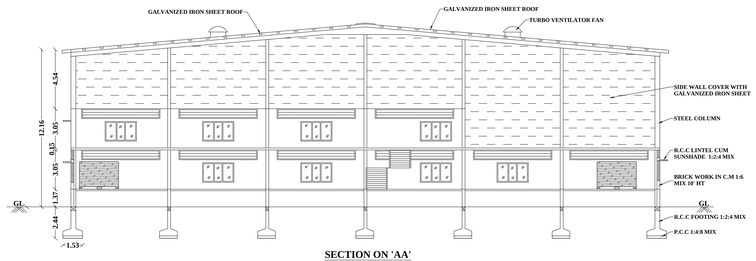
GROUND FLOOR PLAN



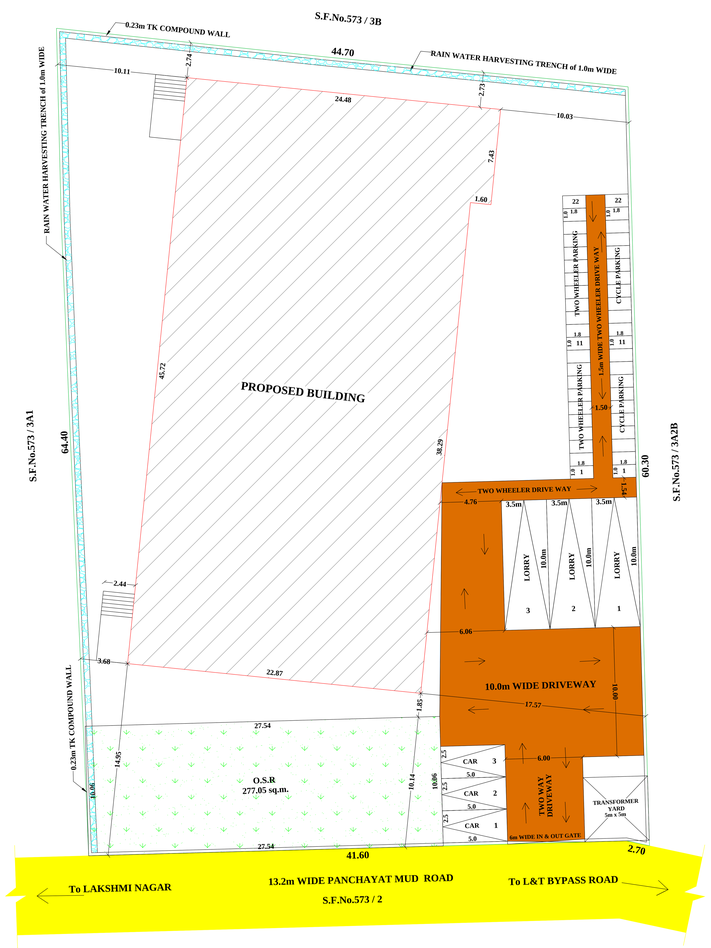
MEZZANINE FLOOR PLAN



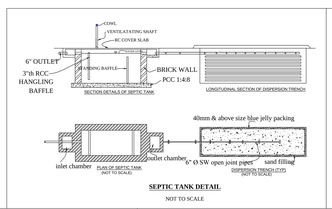
NORTH SIDE ELEVATION



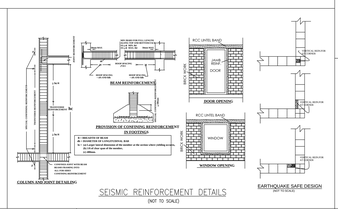
SECTION ON 'AA'

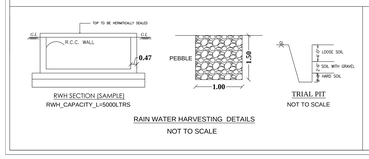


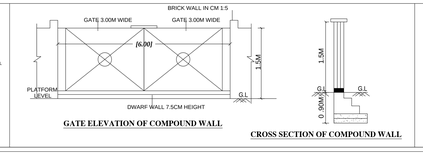
SITE PLAN

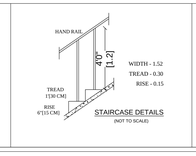


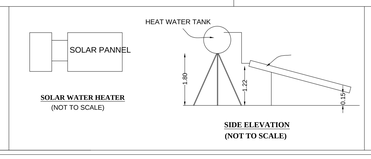
SEPTIC TANK DETAIL
NOT TO SCALE











Er. M. SAKTHIVEL, DCE.,
Registered Construction Engineer,
Reg. No : CLPA / CE / 027 / 2024.
No : 32, Bharathi Nagar 6th Street,
Ramanathapuram, Coimbatore - 641 045.
Mobile : 80726 47011

REGISTERED CONSTRUCTION ENGINEER

Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.

REGISTERED STRUCTURAL ENGINEER

Er. M. SAKTHIVEL, DCE.,
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REGISTERED ENGINEER

For SRIVARI WAREHOUSING PVT. LTD.
Director

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

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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.