

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.



**SITE PLAN (SCALE 1:200)**

பெ.பார்த்திபன்  
அளவர்/உதவி வரைவாளர்

லோ.வனிதா  
வரைவாளர் நிலை- III

ரெ.மணிமொழி  
கட்டிடக்கலை / திட்ட உதவியாளர்

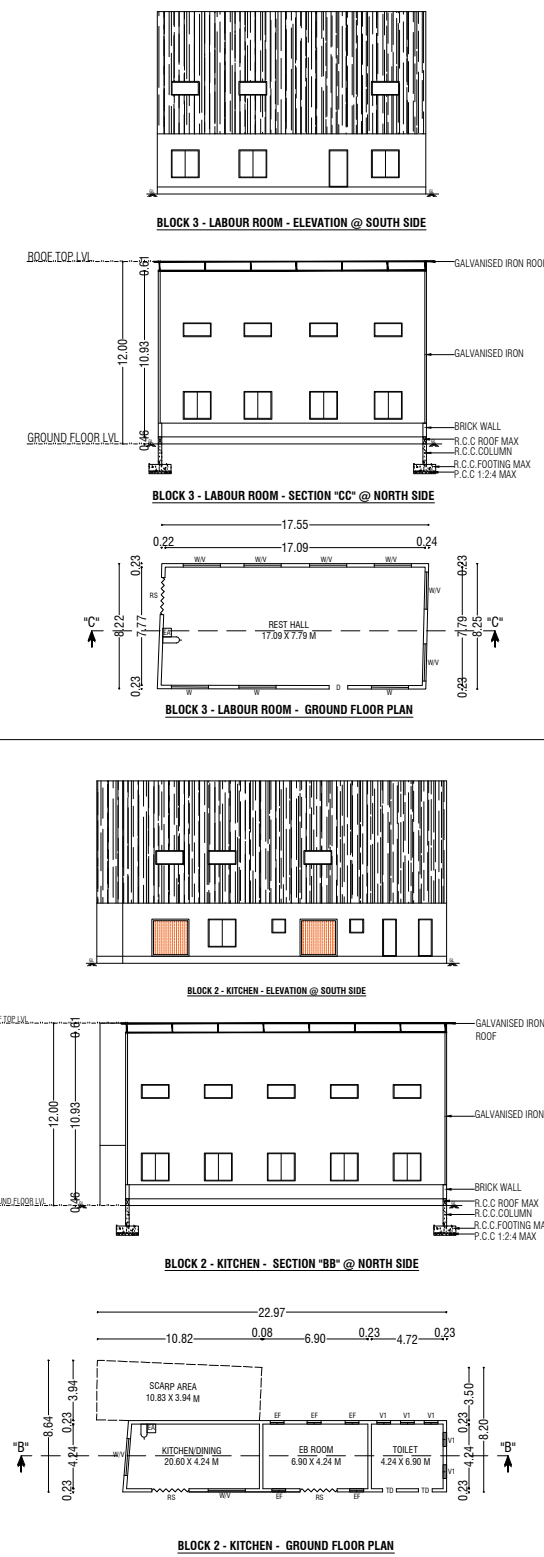
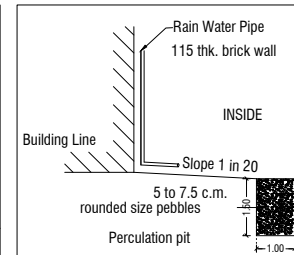


**NOTE:-**

- \* 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 buckets provided.
- \* ST provided in NE of the site.

**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         |
| <b>TOTAL H P</b>     | <b>- 300 HP</b> |



PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF  
AN INDUSTRIAL (SHEET METAL FABRICATED COMPONENTS)  
BUILDING IN SF.NO'S: 272/5C2 & 272/5D2B AT  
MUTHUGOUNDENPUDUR PANCHAYAT, NEELAMBUR VILLAGE,  
SULUR TALUK, COIMBATORE DISTRICT.

**SCALE :- 1:100**  
**ORANGE INDUSTRIES**



**ONLINE APPLICATION NO :SWP/BPA/375597/2024**

| AREA DETAILS:-                  |   | IN SQM      |
|---------------------------------|---|-------------|
| AREA OF SITE AS PER FMB / PATTA | = | 5830.00 Sqm |
| AREA OF SITE AS PER DOCUMENT    | = | 5830.00 Sqm |
| SUPER IMPOSED PLOT AREA         | = | 5952.68 Sqm |

**PROPOSED BUILDING AREA DETAILS (Sq.mt):-**

| BLOCK NAME                       | FLOOR        | FSI AREA<br>(Sq.mt) | NON-FSI<br>AREA<br>(Sq.mt) | TOTAL<br>AREA<br>(Sq.mt) |
|----------------------------------|--------------|---------------------|----------------------------|--------------------------|
| BLOCK-01<br>EXISTING WORKSPACE   | GROUND FLOOR | 1904.85             | -                          | 1904.85                  |
| BLOCK-02<br>EXISTING KITCHEN     | GROUND FLOOR | 139.44              | -                          | 139.44                   |
| BLOCK-03<br>PROPOSED LABOUR ROOM | GROUND FLOOR | 145.03              | -                          | 145.03                   |
| TOTAL AREA                       |              | 2189.32             | -                          | 2189.32                  |

**F.S.I CALCULATION AS PER SITE AREA:-**

|                            |                              |         |
|----------------------------|------------------------------|---------|
| F.S.I<br>(2189.32/5830.00) | $\left[ \frac{1}{2} \right]$ | = 0.375 |
|----------------------------|------------------------------|---------|

**BUILDING HEIGHT :-**

**BUILDING HEIGHT** = 12.00 Mt

| PARKING AREA DESCRIPTION                                     | AREA                   | REQUIRED | PROVIDED              |
|--------------------------------------------------------------|------------------------|----------|-----------------------|
| 1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA          | 163.33 SQM<br>100 SQM  | 03 NOS   | 04 NOS<br>(INCLUDE PH |
| 1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA | 1591.77 SQM<br>50 SQM  | 33 NOS   | 35 NOS<br>(INCLUDE PH |
| 1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA       | 1591.77 SQM<br>50 SQM  | 33 NOS   | 35 NOS                |
| 1 LOBBY SPACE FOR EVERY 500 SQ.M OF WORKSHOP FLOOR AREA      | 1591.77 SQM<br>500 SQM | 05 NOS   | 05 NOS                |

| SYM | JOINERY DETAILS | SIZE IN METER |
|-----|-----------------|---------------|
| RS  | ROLLING SHUTTER | 2.44 X 2.44   |
| D   | DOOR            | 0.91 X 2.44   |
| TD  | TOILET DOOR     | 0.76 X 2.44   |
| W   | WINDOW          | 2.44 X 1.83   |
| V   | VENTILATOR      | 2.44 X 0.91   |
| V1  | VENTILATOR      | 0.91 X 0.91   |
| EF  | EXHAUSTION FAN  | 0.91 X 0.91   |

**COLOUR INDEX:-**

|                       |                                                                                       |                         |
|-----------------------|---------------------------------------------------------------------------------------|-------------------------|
| BOUNDARY OF THE SITE  |  | HP & WORKER'S DETAILS:- |
| EXISTING ROADS        |  | NO OF HP:300 HP         |
| PROPOSED CONSTRUCTION |  | NO OF WORKERS: 10 NO'S  |
| PROPOSED DRIVEWAY     |  |                         |

Er.P.MOHANKUMAR E. (GEOTECH) MGS  
GEOTECHNICAL ENGINEER  
CLPA REGN NO: CLPA/GTE/19/05/004  
SRI KRISHNA GEOTECH  
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Telugupalayam, Coimbatore - 641 039  
+919944730517, e-mail: mohazan.civil@gmail.com

**REGISTERED GEOTECH ENGINEER**

D. ARUN KUMAR, B.E (CIVIL)  
REGISTERED CONSTRUCTION ENGINEER  
Reg No : Coimbatore LPA/CE/20/07/028  
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

**REGISTERED CONSTRUCTION ENGINEER**

  
Er. S. PRADEEP, B.E., M.E. (ST)  
REGISTERED ENGINEER Grade - II  
DTCP / NAMAKKAL / RE-II / 003 / 2022  
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,  
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**REGISTERED STRUCTURAL ENGINEER**

  
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**REGISTERED ENGINEER / ARCHITECT**

For STRA ENGINEERING PRIVATE LIMITED

**OWNER / APPLICANT**

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

