Verified RealEstate™

REFERENCE
SWP/BPA/391938/2024

ISSUED
20 January 2025

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

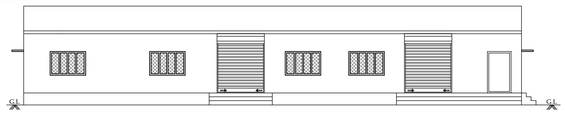
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

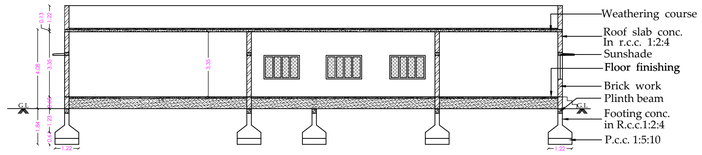
PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF [COTTAGE INDUSTRIAL - 20 HP] BAKERY - CAKES, BISCUITS & CHIPS PACKING, INDUSTRIES BUILDING IN S.F.No: 463/1D2, AT ANNUR VILLAGE & TOWN PANCHAYAT,ANNUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:
JAI SHREE PRABHAKARAN

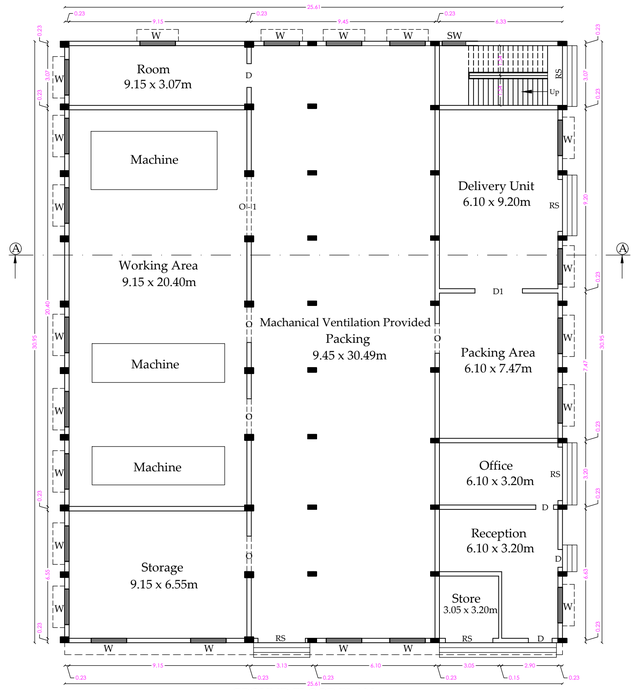
BLOCK - 1



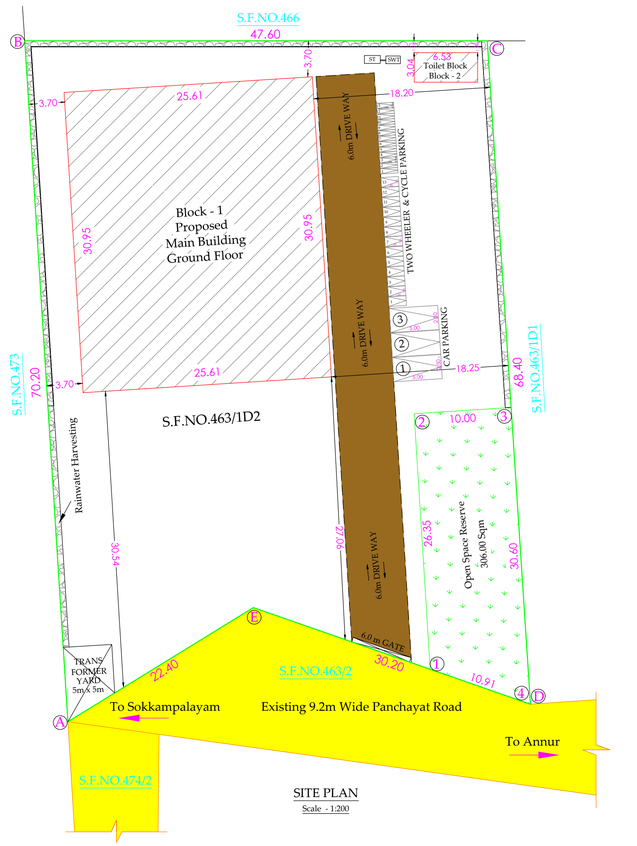
ELEVATION



SECTION "A-A"

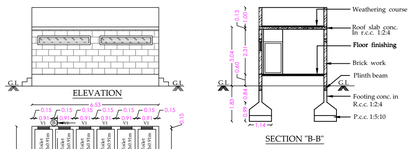


GROUND FLOOR PLAN



SITE PLAN
Scale - 1:200

BLOCK - 2 TOILET BLOCK



SECTION "B-B"

GROUND FLOOR PLAN

AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As Per Document	3034.50
	As Per Patta Record	3036.00
	As Per Super Imposed Plot Area	3033.47

BLOCK NAME	PROPOSED BUILDING DETAILS	Total F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
BLOCK - 1	Area of the Main Building In Ground Floor	792.63	-	792.63
BLOCK - 2	Toilet Block	19.88	-	19.88
TOTAL BUILDUP AREA		812.51	-	812.51

FSI = 812.51 / 3033.47 = 0.268 PC = 812.51 / 3033.47 X 100 = 26 %

HEIGHT OF BUILDING - 4.08 M

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	2	3
TWO WHEELER PARKING	13	13
CYCLE PARKING	13	13

SCALE DETAILS:
ALL DIMENSION ARE IN METER
SCALE - 1:100

OPEN SPACE RESERVE AREA:
306.00 Sq.m (10.08 %)

MACHINERY DETAILS & POWER REQUIREMENT DETAILS

S.No	Machine Details	No.of M/c	Connected load HP
1	Filling Machine	1	10
2	Sealing Machine	2	10

TOTAL HP	-	20 HP
No of Labour's	-	35 Nos

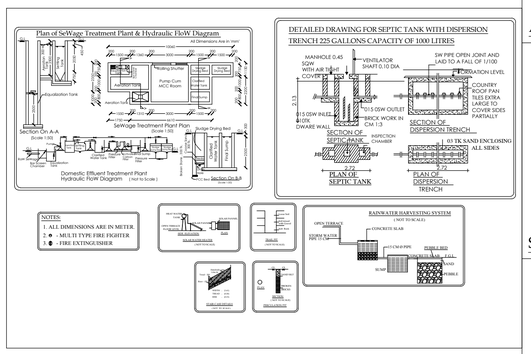
Generator - 62.5 KVA - (Stand By)

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

APPLICANT

JOINERY DETAILS :-		
S.No	DESCRIPTION	IN METER
1	RS - Rolling Shutter	2.67 x 3.35
2	W - Window	1.83 x 1.22
3	D - Door	1.22 x 2.13
4	D1 - Door	2.44 x 2.13
5	D2 - Door	0.76 x 2.13
6	D3 - Door	0.99 x 2.13
7	V - Ventilator	2.70 x 0.45
8	V1 - Ventilator	0.60 x 0.45
9	O - Open	1.83 x 2.13
10	O1 - Open	3.05 x 2.13
11	SW -Stair Window	1.22 x 1.82

REFERENCE
SITE BOUNDARY -
PROPOSED BUILDING -
EXISTING ROAD -
DRIVE WAY -
O.S.R -



SWP : ONLINE BUILDING
APPLICATION NO : SWP/BPA/391938/2024
SITE APPROVAL NO : 17 / 2025
BUILDING APPROVAL NO : 10 / 2025

C.RAMAMOORTHY,M.E.
Registered Geotechnical Engineer
Reg No:RGTE/DTCP/TRICHY/MAY2022/357.
No:7/263,F-19, Sennimalaipalayam,
Ganapathipalayam, Tirupur - 641 605.
Ph:98940 26477 / 99522 73304.

GEOTECH ENGINEER

Er.P. VIKARAMAN, M.Tech(Struct)..M.E..M'STE..M'SSE..M'IIT(Adv)
STRUCTURAL ENGINEER
Class 1A Panel Engineer,
Registered Engineer for Corporation & LPA
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E-Mail-info@kongunaduassociates.com, www.kongunaduassociates.com
Phone:0422-3555753,Mobile: 9600 333 410, 9600 333 420

STRUCTURAL ENGINEER

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. LPA / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

L.B.S/ ENGINEER

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.