

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

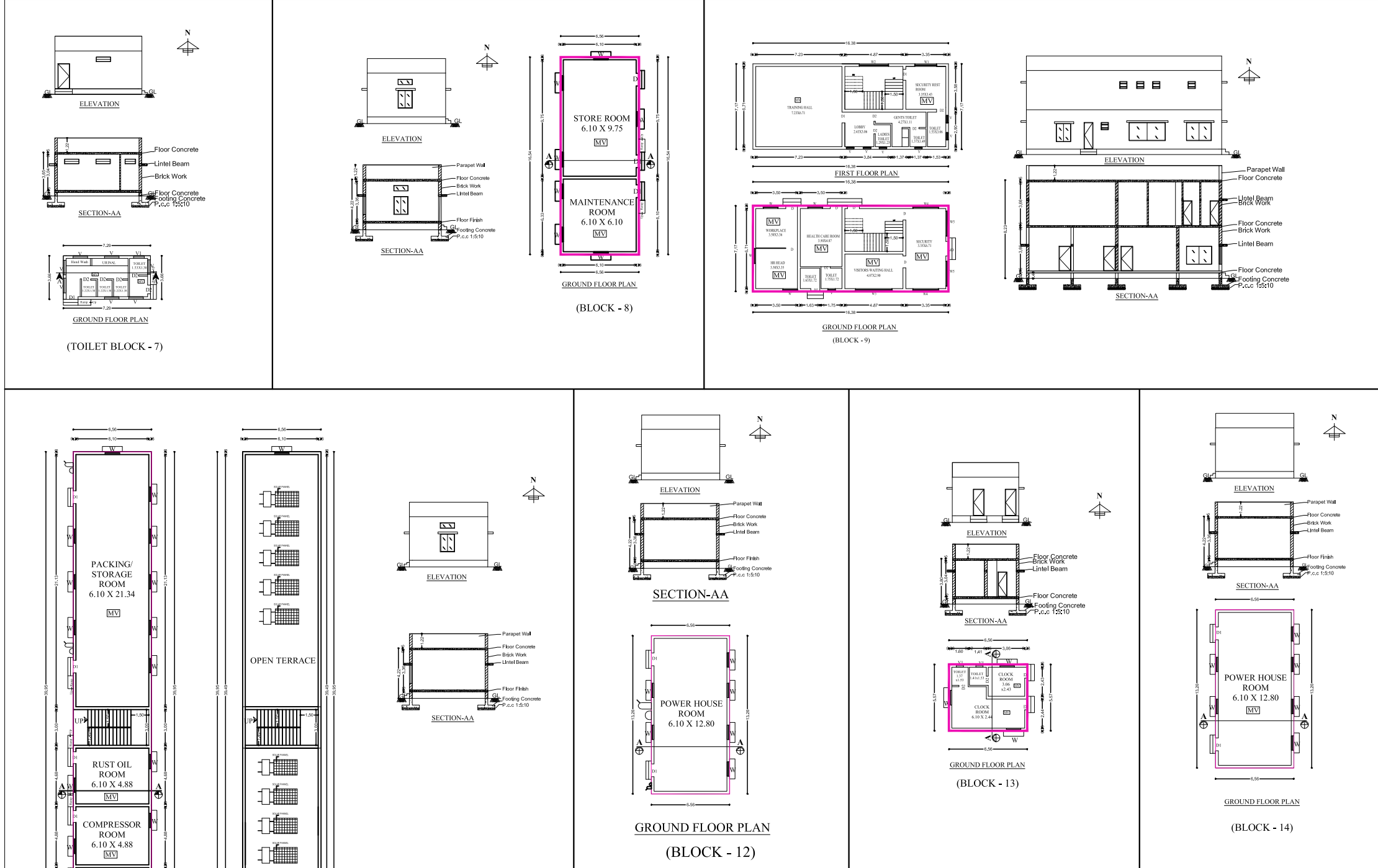
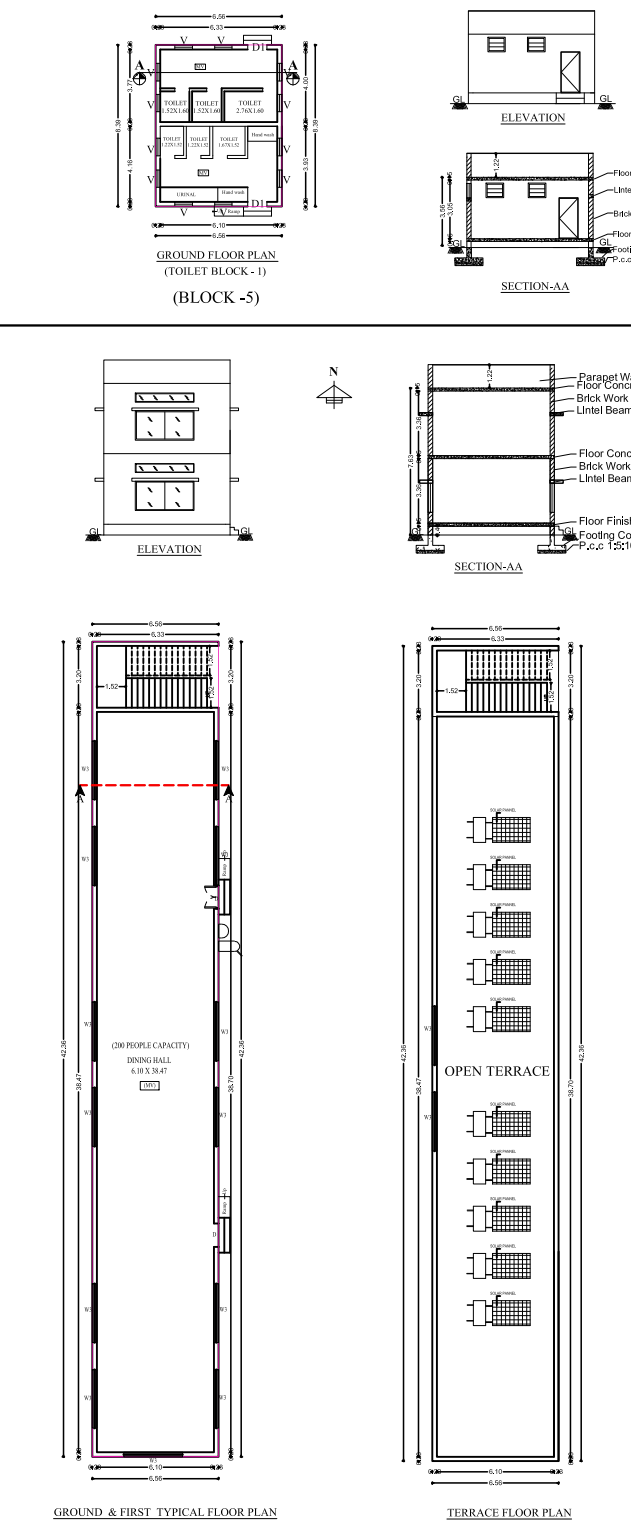
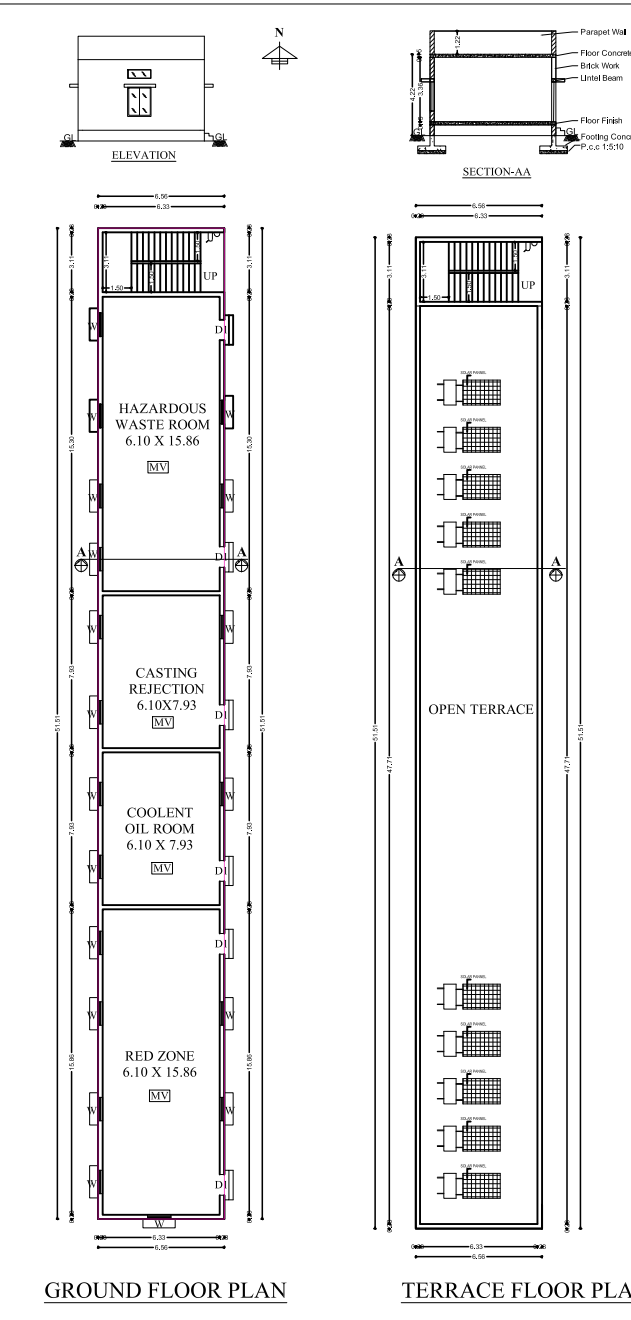
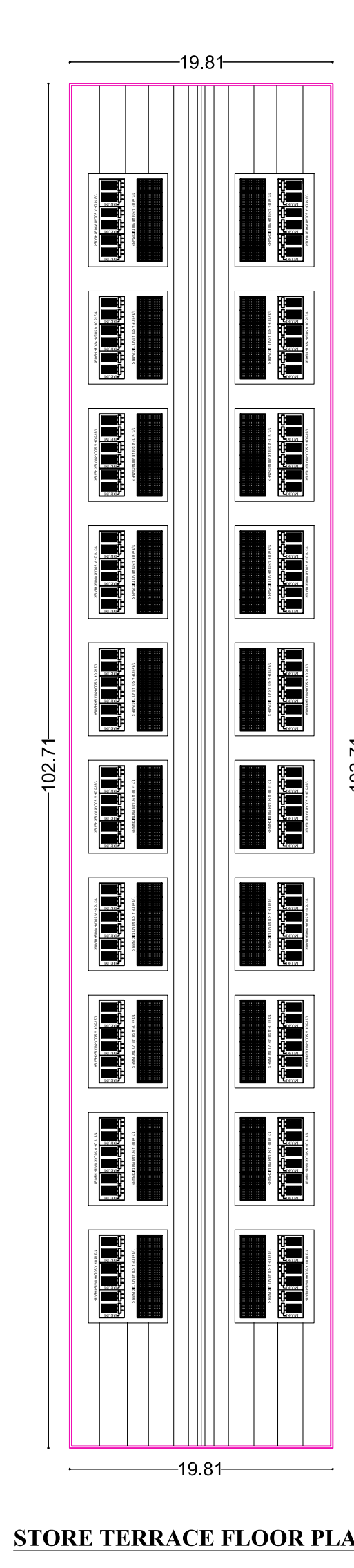
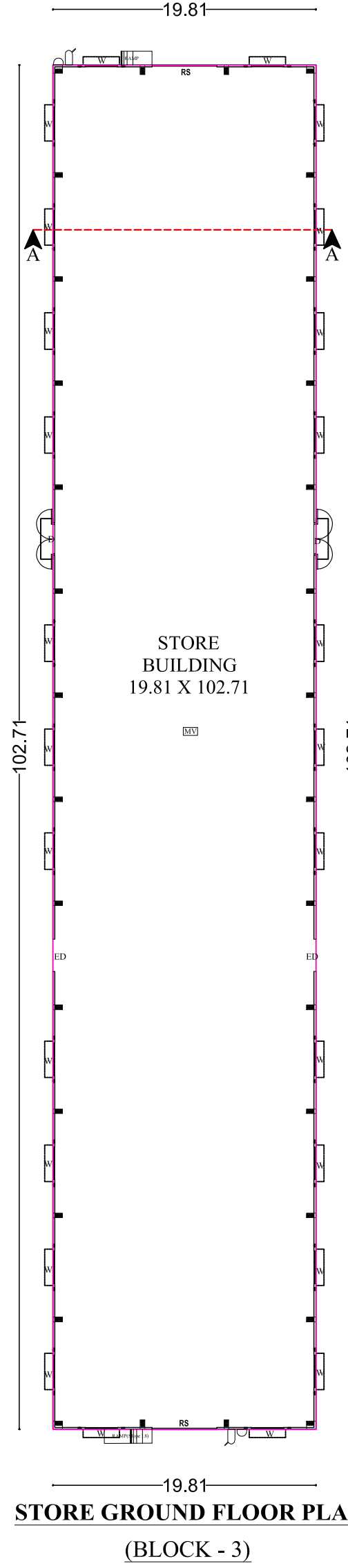
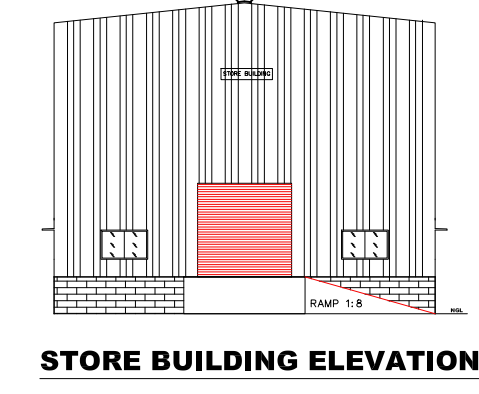
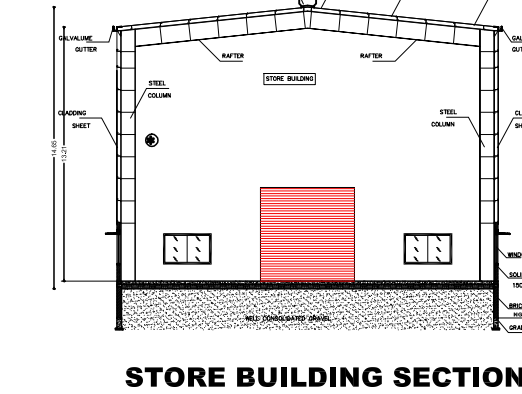
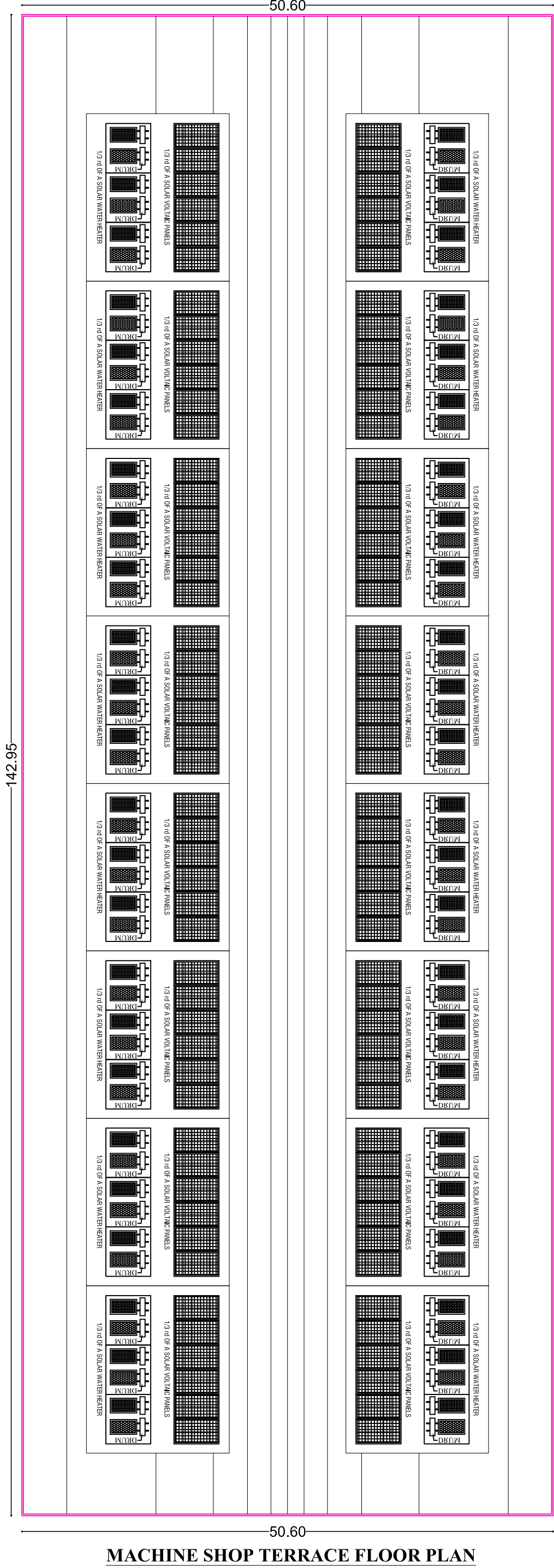
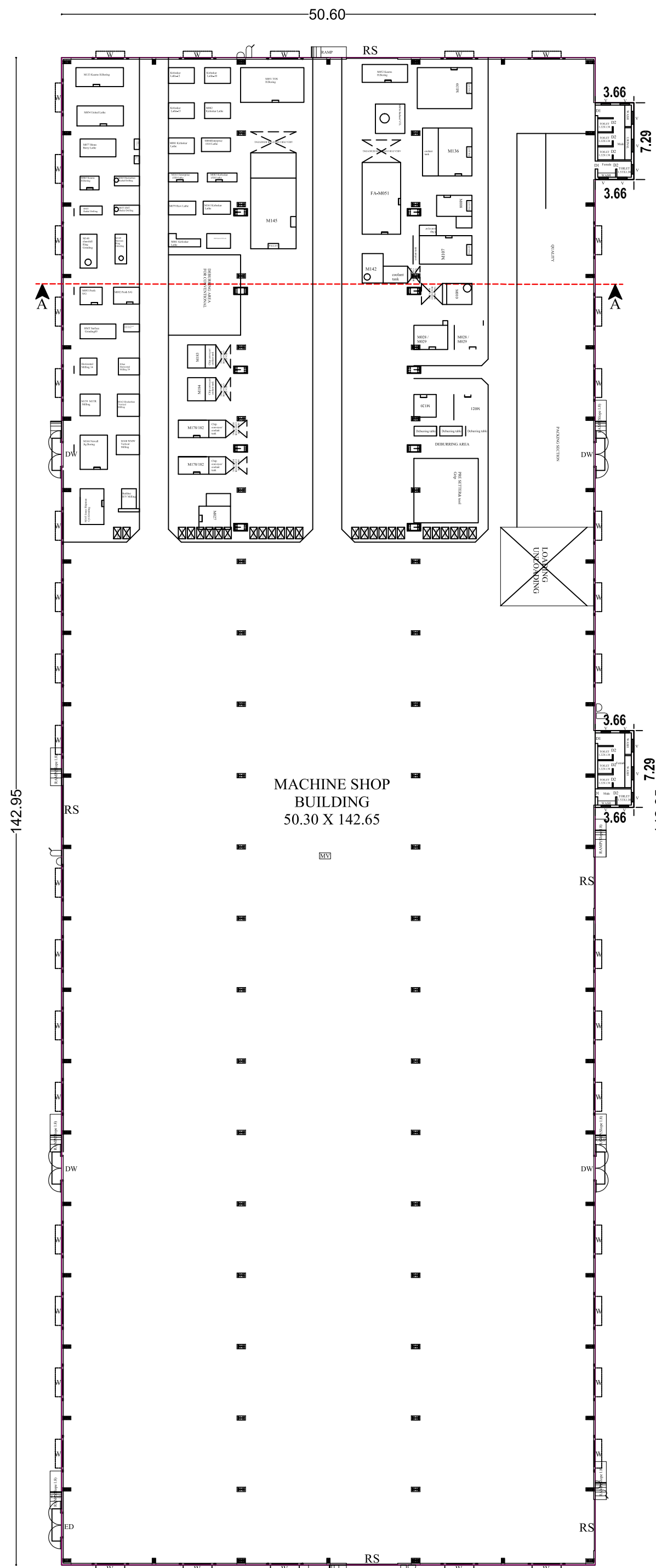
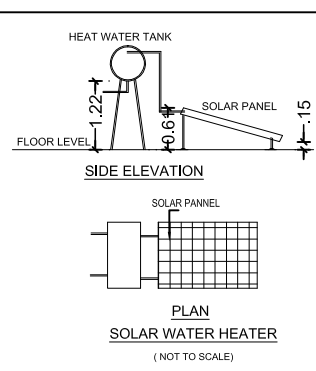
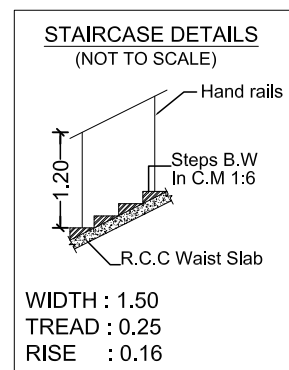
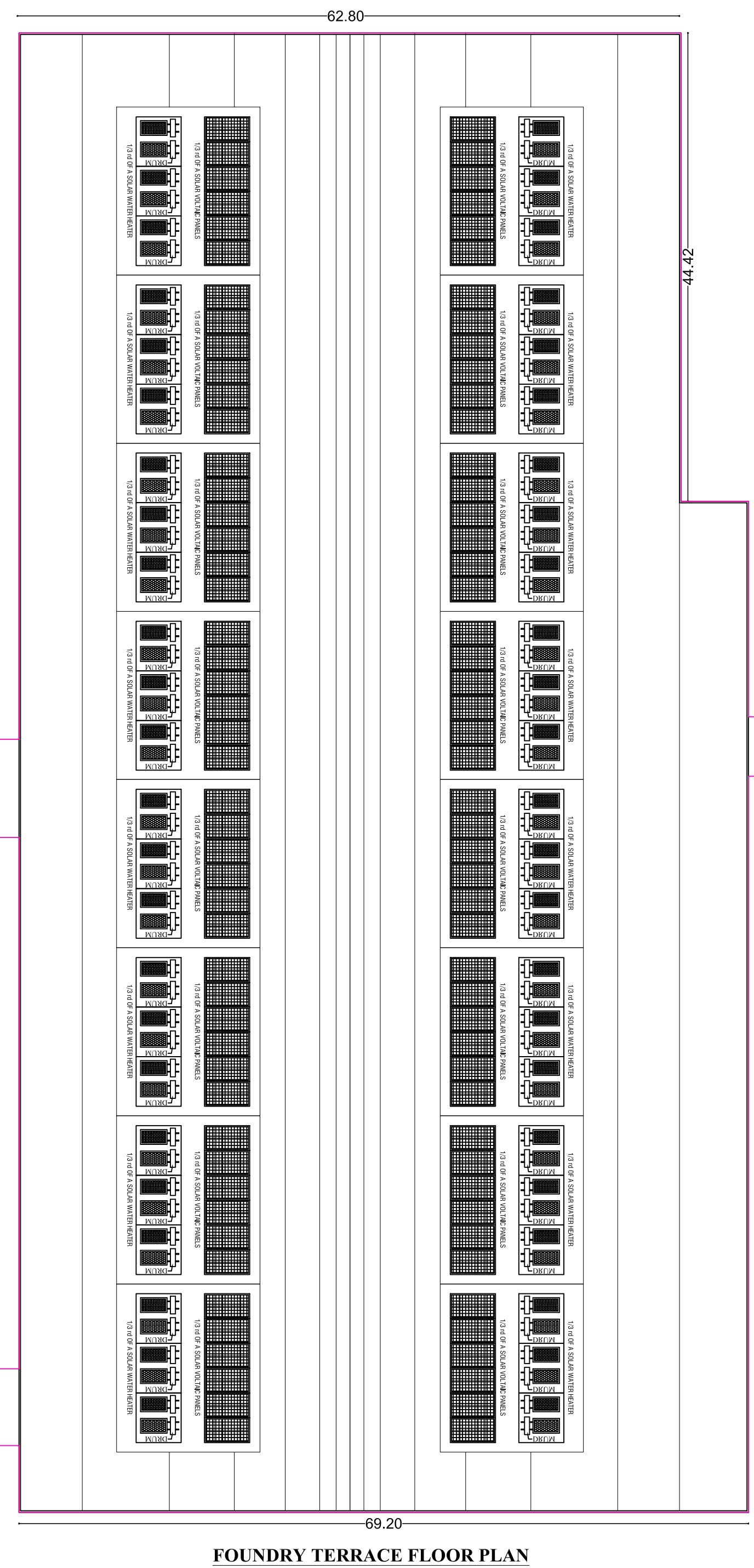
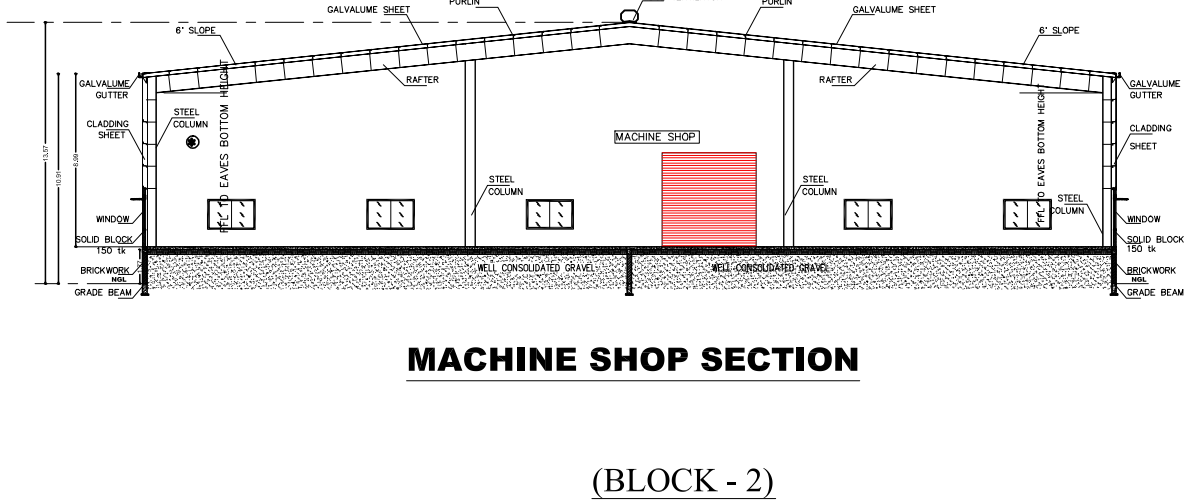
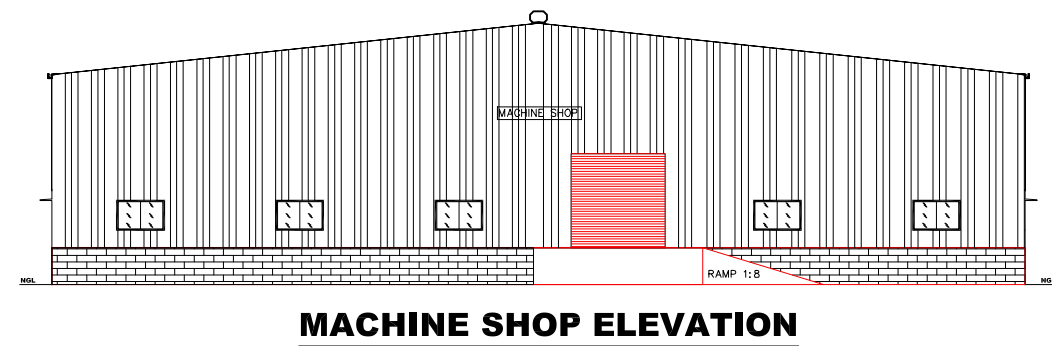
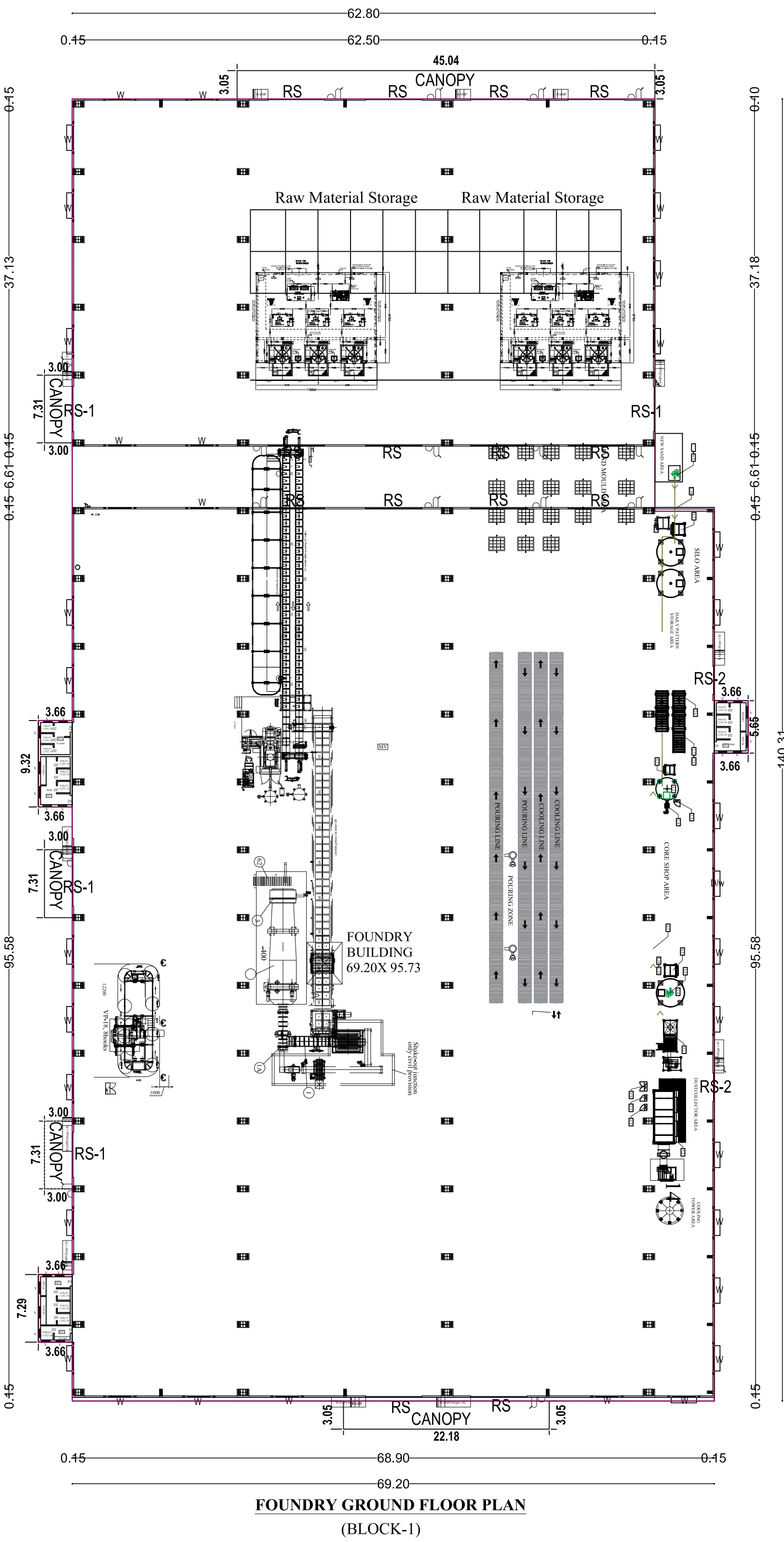
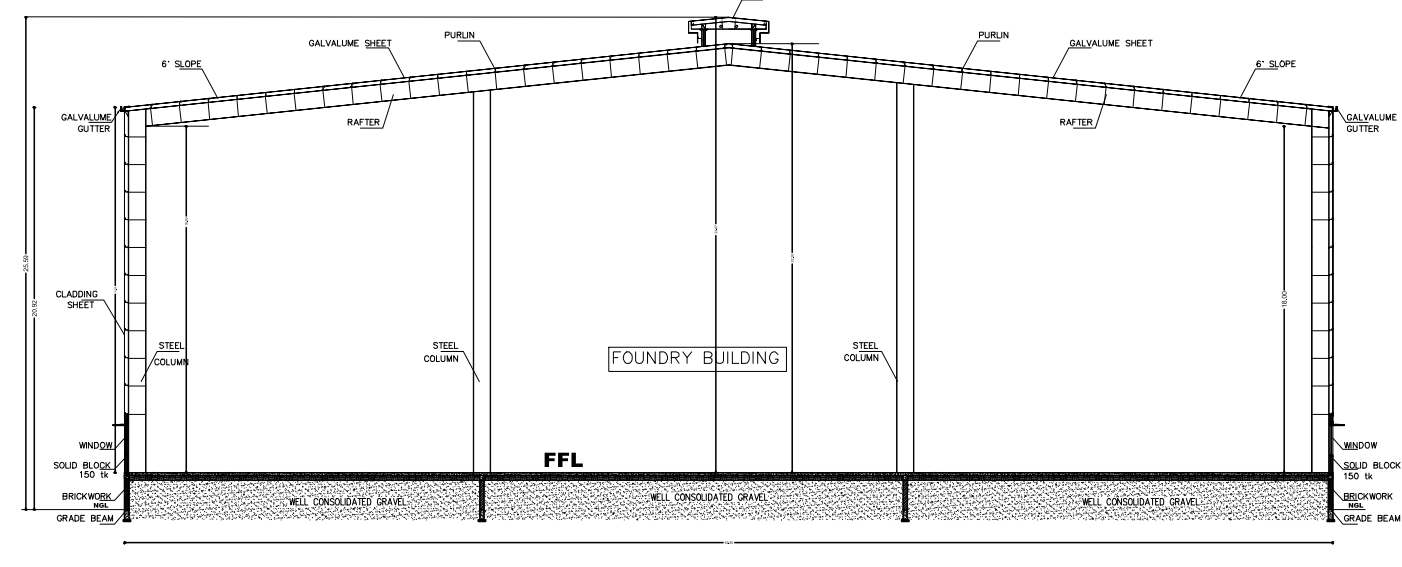
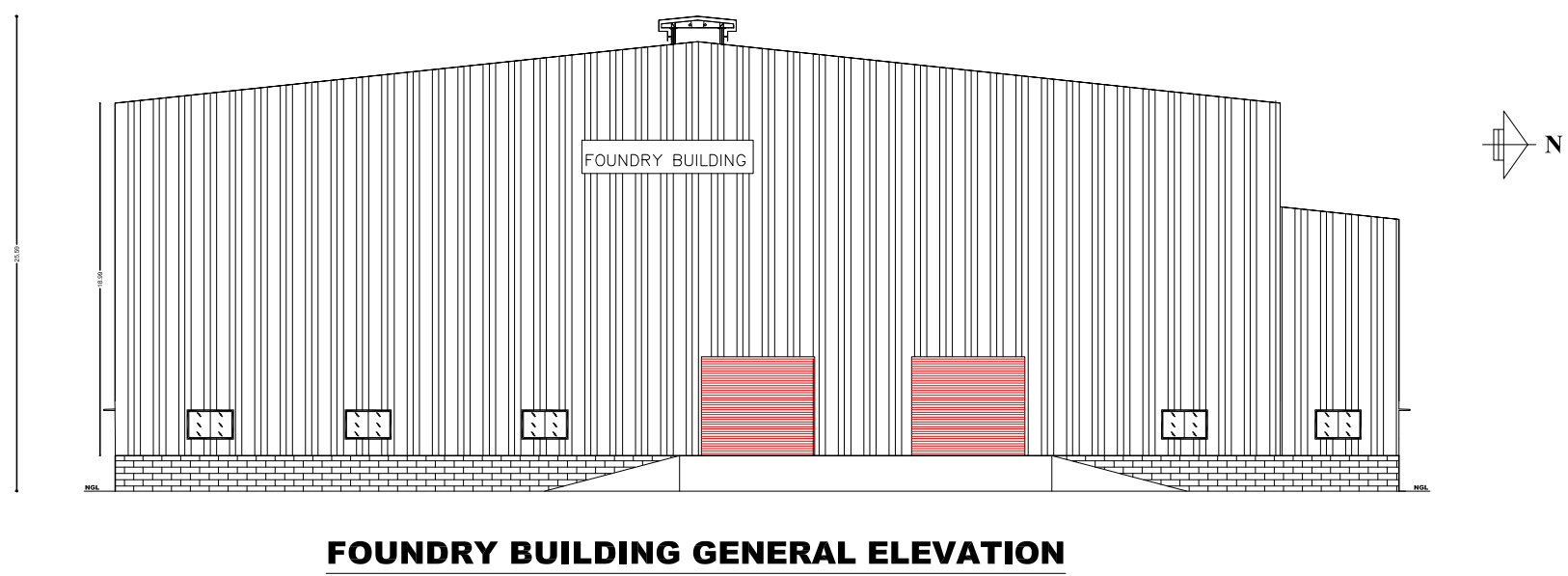
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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 INDUSTRIAL BUILDING IN S.F NO. 463/1A1A, 1A1B1A AND 465/2A2B AT KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK & FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	NON FSI	FSI	TOTAL Builtup Area
1	FOUNDRY BUILDING (BLOCK-1)	9507.04	-	-	-	9507.04	9507.04
2	MACHINE SHOP BUILDING (BLOCK-2)	7286.68	-	-	-	7286.68	7286.68
3	STORE BUILDING (BLOCK-3)	2034.66	-	-	-	2034.66	2034.66
4	RED ZONE UNIT (BLOCK4)	337.90	-	-	23.41	337.90	361.31
5	TOILET BLOCK (BLOCK5)	55.03	-	-	-	55.03	55.03
6	DINING BLOCK BUILDING (BLOCK6) G+1	277.72	277.72	-	23.99	555.44	579.43
7	TOILET BLOCK (BLOCK-7)	26.67	-	-	-	26.67	26.67
8	STORE/MAINTENANCE BLOCK BUILDING (BLOCK-8)	108.52	-	-	-	108.52	108.52
9	SECURITY & HR BUILDING (BLOCK9)	117.40	117.40	-	-	234.80	234.80
10	MATERIAL STORE BUILDING (BLOCK-10)	262.04	-	-	22.66	262.04	284.70
11	ADMIN BUILDING BLOCK -11	411.62	301.97	301.97	59.55	1015.56	1075.11
12	COMPRESSOR BLOCK -12	86.93	-	-	-	86.93	86.93
13	TOILET BLOCK-13	36.50	-	-	-	36.50	36.50
14	POWER HOUSE BLOCK-14	86.93	-	-	-	86.93	86.93
15	AMENITIES BLOCK-15	113.05	113.05	113.05	13.77	339.15	352.92
TOTAL		20748.69	810.14	415.02	143.38	21973.85	22117.23

JOINERY DETAILS

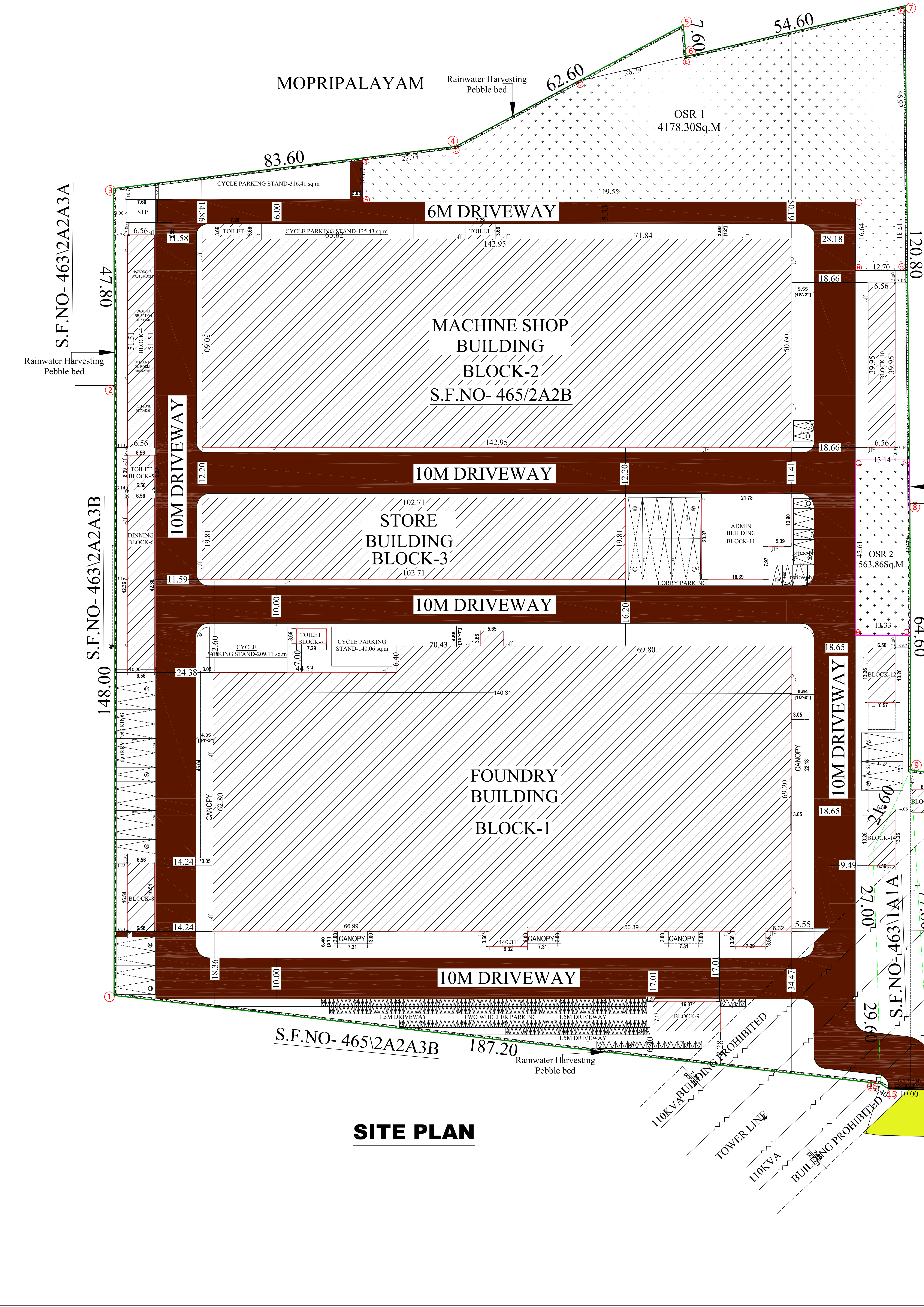
Description	In Mtrs
Foundry Building Joinery	
RS - Rolling Shutter	6.10 x 6.10
RS1 - Rolling Shutter	4.88 x 4.88
RS2 - Rolling Shutter	3.05 x 3.05
W - Window	2.44 x 1.525
Machine Shop Building Joinery	
RS - Rolling Shutter	4.88 x 4.88
ED - Emergency Door	2.44 x 2.44
W - Window	2.44 x 1.525
Store Building Joinery	
RS - Rolling Shutter	4.88 x 4.88
ED - Emergency Door	2.44 x 2.44
W - Window	2.44 x 1.525
MV - Mechanical Ventilation	To Detail
TOTAL NO'S OF HP - 4500 HP	
TOTAL NO'S OF WORKERS - 471 NO'S	
TOTAL HEIGHT OF BUILDING - 25.59M	

REGISTERED CONSTRUCTION ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

OWNER / APPLICANT



Sanitation Details

Over all Blocks	Male	Female
Water closet Required	5	6
Water closet Provided	5	6
Ablution Taps Required	5	6
Ablution Taps Provided	5	6
Urinals Required	5	-
Urinals Provided	5	-

STAIRCASE DETAILS (NOT TO SCALE)

250 GALLONS CAPACITY SEPTIC TANK (NTS)

NOTE:-

- * ALL DIMENSIONS ARE IN METRE.
- * ALL ROUND COMPOUND WALL PROVIDED.
- * RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
- * S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
- * SUMP AND FIRE SUMP PROVIDED.
- * LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
- * FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.

PARKING CALCULATION :-

1 Lorry space for every 750Sq.m of workshop floor area

Store/Godown = 2743.12 / 300 = 09 lorry

23+9 = 32 lorry Required

1 car space for every 150 Sq.m of office floor area

1573.14 / 150 = 10

10 No's(including 10% Da Parking)

1 two wheeler space and 1 cycle space for every 75Sq.m of workshop floor area

16793.12 / 75 = 258

224 No's(including 10% Da Parking)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN ORANGE CATEGORY OF STEEL MANUFACTURING INDUSTRIES IN S.F NO. 463/1A1A, 1A1B1A AND 465/2A2B AT KANIYUR VILLAGE PANCHAYAT,SULUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1"=8' (OR) 1:100

ONLINE APP. NO : SWP/BPA/397453/2024

APPLICANT : M/S BAKGIYAM ENGINEERING PVT LTD

AREA DETAILS:-

	IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	= 47404.00 Sqm	11.71 Acre
AREA OF SITE AS PER DOCUMENT	= 47404.00 Sqm	11.71 Acre
SUPER IMPOSED PLOT AREA	= 47109.30 Sqm	
OSR AREA REQUIRED	= 4740.40 Sqm	
TOWER LINE AREA	= 450.87 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK & FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	NON FSI	FSI	TOTAL
1	FOUNDRY BUILDING	9507.04	-	-	-	9507.04	9507.04
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5	TOILET BLOCK (BLOCK5)	55.03	-	-	-	55.03	55.03
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14	POWER HOUSE BLOCK-14	86.93	-	-	-	86.93	86.93
15	AMENITIES BLOCK-15	113.05	113.05	113.05	13.77	339.15	352.92
	TOTAL	20748.69	810.14	415.02	143.38	21973.85	22117.23

F.S.I CALCULATION AS PER SUPER IMPOSED:-

FSI (21973.85 / 47109.30) = 0.466 < 1.5

OSR DETAILS	REQUIRED	PROVIDED
OSR AREA -1		4178.30 Sqm
OSR AREA -2		563.86 Sqm
TOTAL OSR AREA	4740.40 Sqm	4742.16 Sqm

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL LORRY PARKING	32 No's	32 No's
TOTAL CAR PARKING	10 No's	11 No's
TOTAL TWO WHEELER PARKING	224No's (including PH)	270 No's (including PH)
TOTAL CYCLE PARKING	258No's	500 No's

JOINERY DETAILS (NTS)

Description	In Mtr.(NTS)
RS - Rolling Shutter	4.88 x 4.88
D1 - Door	0.91 x 2.14
D2 - Door	0.76 x 2.14
W - Window	4.57 x 1.37
W1 - Window	1.83 x 1.37
V - Ventilator	4.57 x 0.61
V1 - Ventilator	1.83 x 0.61
V2 - Ventilator	0.91 x 0.61

TOTAL NO'S OF HP - 4500 HP

TOTAL HEIGHT OF BUILDING - 25.59M

NO'S OF MALE WORKERS - 377 NO'S

NO'S OF FEMALE WORKERS - 94 NO'S

COLOUR INDEX:-

BOUNDARY OF THE SITE : [Line]

EXISTING ROADS : [Line]

PROPOSED CONSTRUCTION : [Line]

PROPOSED DRIVEWAY : [Line]

REGISTERED GEOTECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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.

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.

