PP APPROVAL RECORD

Planning Permission

Survey 131/4

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Industrial

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.

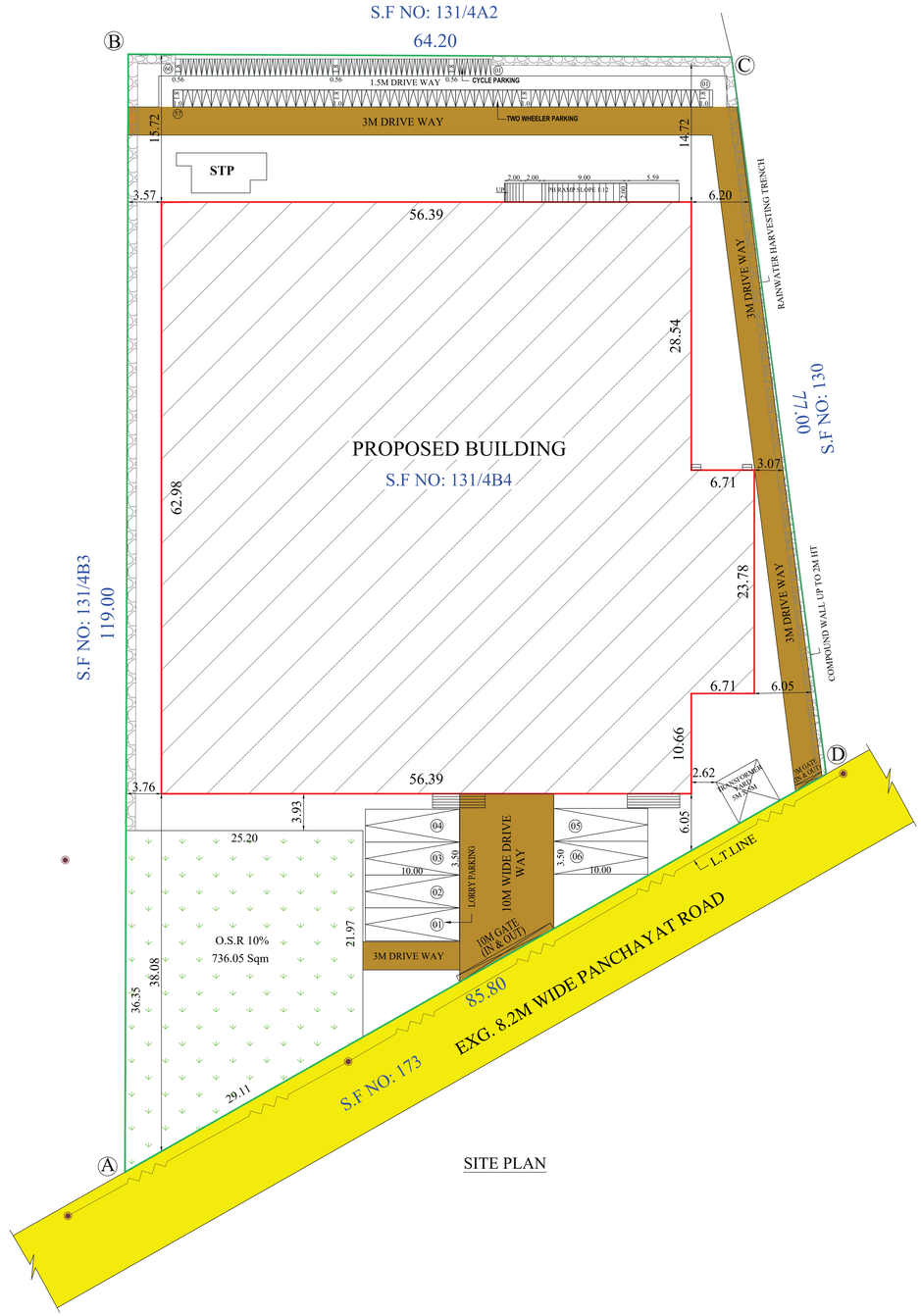
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

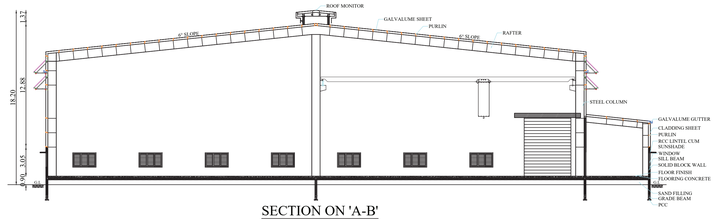
verified.realestate



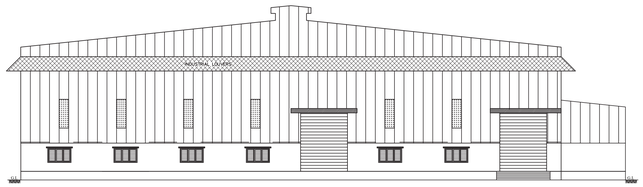
SITE PLAN

Applicant Name : SENTHILKUMAR
Online Application No : SWP/BPA/474287/2025
Site Boundary Shown as "A to D"

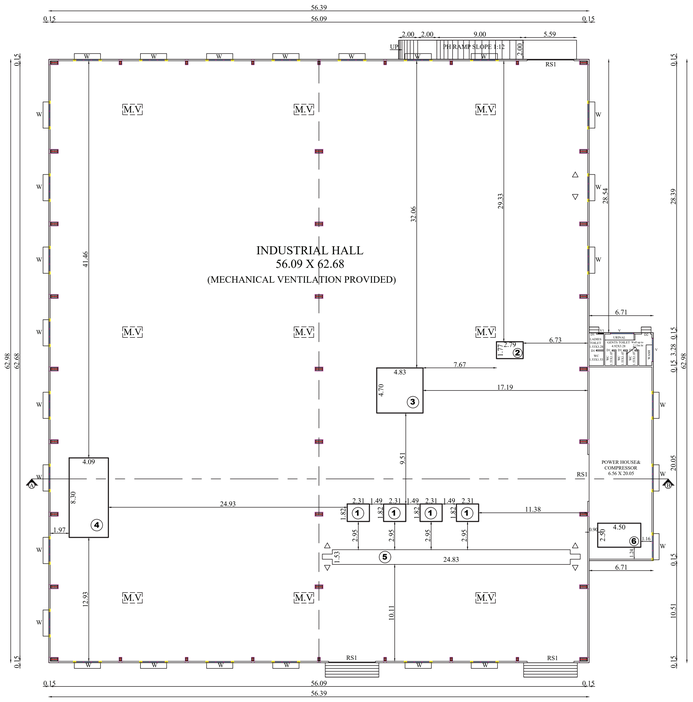
LP/CLPA NO : 172/2025
PLANNING PERMISSION NO : 213/2025



SECTION ON 'A-B'



SOUTH SIDE ELEVATION



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (ROUGH CASTINGS & MACHINE CASTINGS) IN S.F NO: 131/4B4 AT ORATTUKUPPAI VILLAGE, MADUKKARAI TALUK & COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE CATEGORY

TOTAL HP = 4752.00 HP
NO. OF WORKERS = 25 Nos.

N

Scale 1:100

AREA DETAILS:-

AREA OF THE DOCUMENT	:	6798.00 Sqm
AREA OF THE PATTA	:	6800.00 Sqm
AREA OF THE SITE	:	6798.00 Sqm

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	3711.13	-	3711.13

NOTE:

$$FSI = \frac{3711.13}{6798.00} = 0.546$$

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.88 X 6.10
D1	DOOR 1	0.76 X 2.13
D2	DOOR 2	0.91 X 2.13
W	WINDOW	2.44 X 1.53
V	VENTILATOR	2.44 X 0.61
V1	VENTILATOR	0.61 X 0.91
MV	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL KW	POWER DETAIL TOTAL KW
1	INDUCTION FURNACE	4	812.50	3250.00
2	SINTO MOULDING MACHINE FBO III	1	38.00	38.00
3	SINTO MOULDING MACHINE FBO IV	1	55.00	55.00
4	SAND COOLER ELECTRICAL HEATER	1	75.00	75.00
5	EOT CRANE 5 TON	1	22.00	22.00
6	COMPRESSER	1	55.00	55.00
	TOTAL	9		3495.00 KW (or) 4752.00 HP

PARKING DETAILS:-
WORKSHOP AREA = 3711.13 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	5	6
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	50	57
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	50	60

ALL DIMENSIONS ARE IN METERS

O.S.R REQUIRED:
O.S.R REQUIRED : 680.00 Sqm (10%)
O.S.R PROVIDED : 736.05 Sqm (10.82%)

REFERENCE
- SITE BOUNDARY (A,B,C & D)
- PROPOSED BUILDING
- EXISTING ROAD

Er. S. PRABHAKARTHI
M.E.(Structural), M.I.E., F.I.V., M.I.T.
REGISTERED CONSTRUCTION ENGINEER
Reg. No. CBE/RCE/1/2024
No. 87, Kavalkuttai Road,
Tiru Vikkinapuri, Coimbatore - 641 046.
Mob. +91 9600535756
Construction Engineer

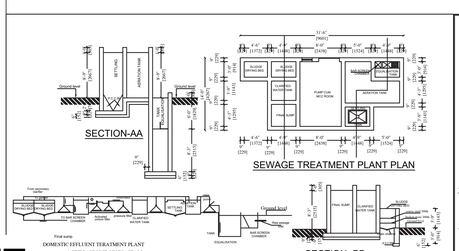
R. VINODH KUMAR M.E.,
Registered Engineer Grade-I (RIE)
Reg.No. CBE Rgn/RE/Gr-I/2015/07/0005
9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.
Registered Engineer

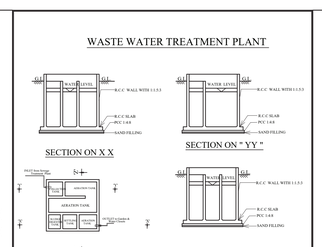
Er. S. PRABHAKARTHI
M.E. (Geotech.), M.I.E., F.I.V., M.I.T.
Registered Geotechnical Engineer
Reg. No. Coimbatore District/GTE-01/2025
No. 122/5-B, Annur Road, Karumathampatti
Coimbatore - 641 659.
Geotechnical Engineer

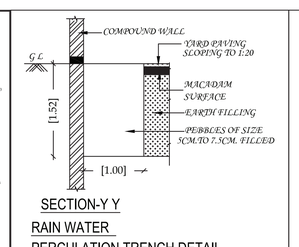
T.K.ARUN KUMAR M.E.,(Structures),
Structural Engineer Grade -I (SE)
Reg.No: CBE Rgn/SE/Gr-I/2019/05/002
CREATORS
1531, Trichy Road, Coimbatore - 641018.
Structural Engineer

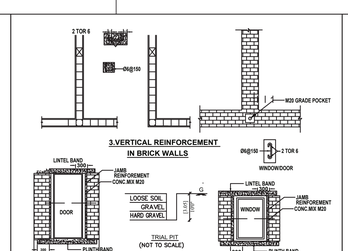
Applicant

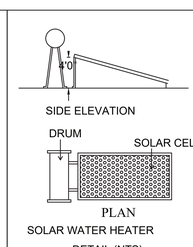
e-signed
Joint Director / Member Secretary
District Town and Country Planning Office
Coimbatore District

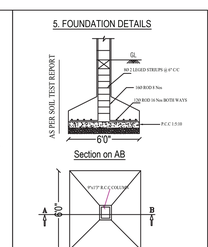












Signature valid
Signed by: Joint Director / Member Secretary
Date: 2025.08.11 17:

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.