PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

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

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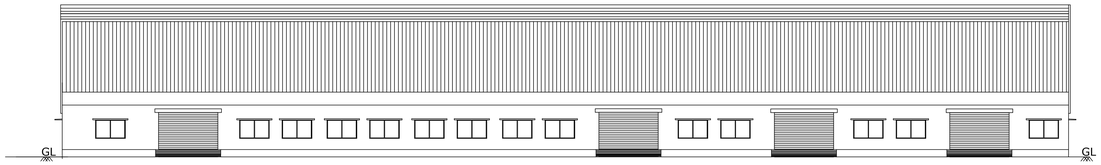
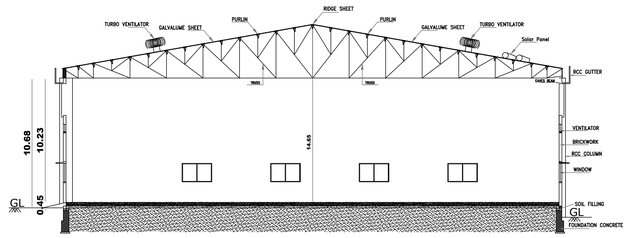
PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL & RCC ROOF GROUND FLOOR INDUSTRIAL BUILDING IN SF.NO:540/1B AT PERIYANAICKENPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

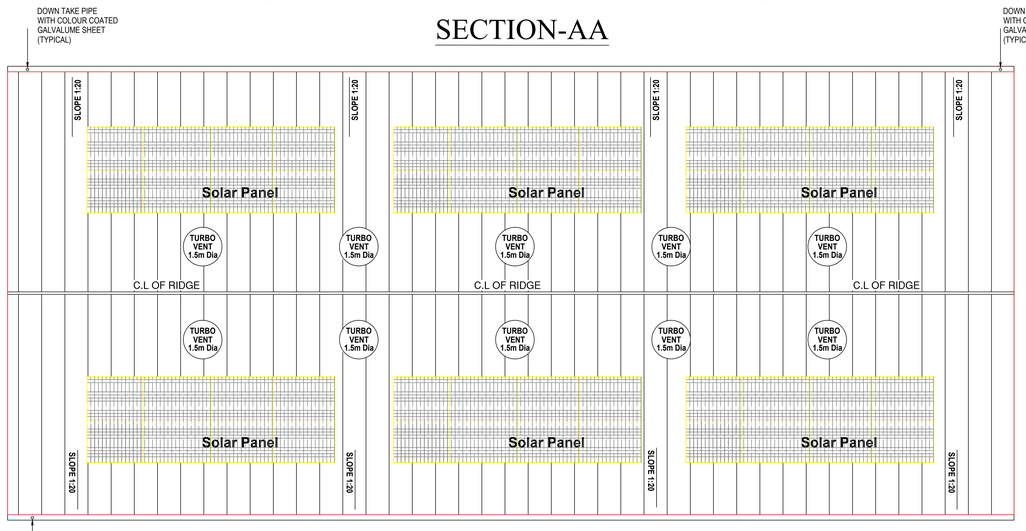
BLOCK-1



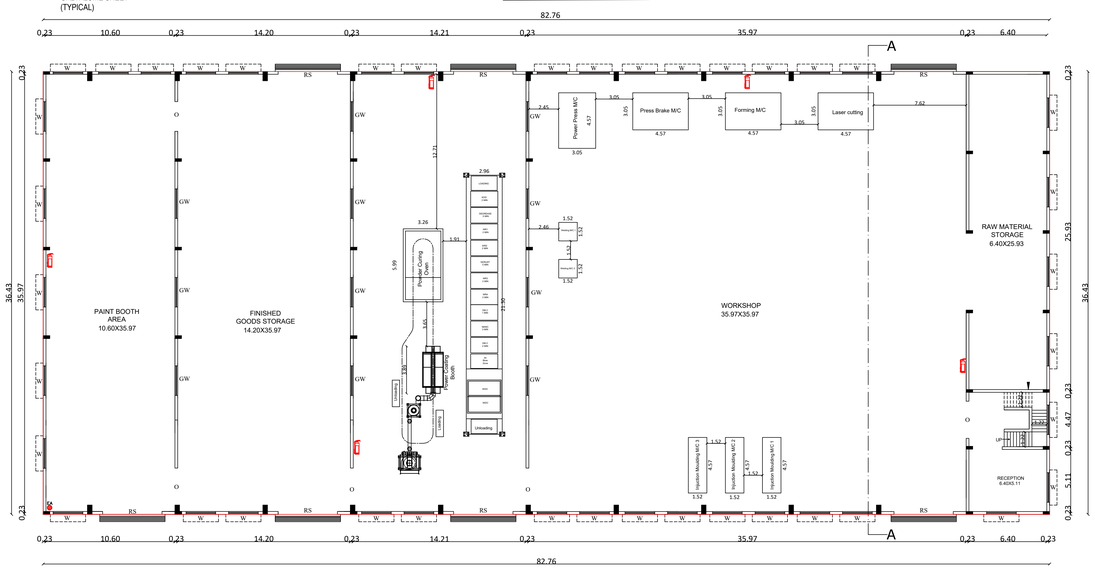
FRONT ELEVATION



SECTION-AA

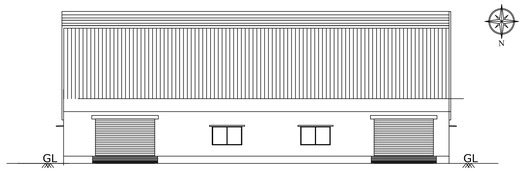


ROOF PLAN



GROUND FLOOR PLAN

BLOCK-2



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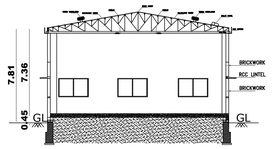

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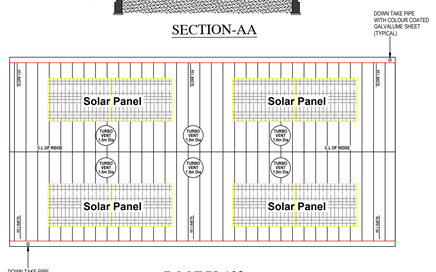
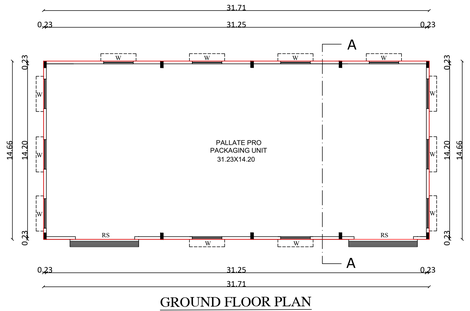
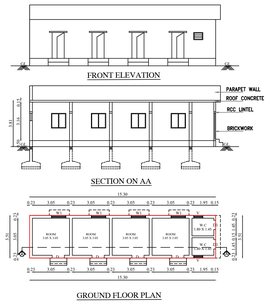


ROOF PLAN

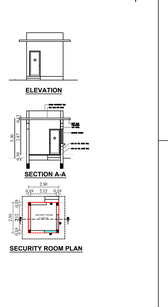


GROUND FLOOR PLAN

BLOCK-3



BLOCK-4



SCALE 1:100	SHEET NO: 2/2

ONLINE APPLICATION : SWP/BPA/568493/2025
BP/CLPA No: 607/2025.
Planning Permission No: 712/2025.

APPLICANT : Mr.NIRMAL KUMAR

AREA DETAILS OF THE SITE

S.NO.	SF.NO	VILLAGE NAME	AREA AS PER DOCUMENT	AREA AS PER PATTA
1	540/1B	PERIYANAICKEN PALAYAM	1.825 Acre.	0.73.85 HECT.
		TOTAL AREA =	1.825 Acre.	0.73.85 HECT.

TOTAL AREA OF THE SITE ... ---- 7385.61 SQM. (As at site)

BUILDING AREA DETAILS

BLOCK NO.	FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK-1	FACTORY			
	GROUND FLOOR	3014.94	-	3014.94
	TOTAL	3014.94	-	3014.94
BLOCK-2	PACKAGING UNIT			
	GROUND FLOOR	464.86	-	464.86
BLOCK-3	STAFF QUARTERS-1			
	GROUND FLOOR	53.70	-	53.70
BLOCK-4	SECURITY ROOM			
	GROUND FLOOR	6.25	-	6.25
	GRAND TOTAL	3539.75	-	3539.75

- FIRE EXTINGUISHER
- EMERGENCY ALARM

SCHEDULE OF JOINERY		IN METER
RS	Rolling Shutter	4.88 x 2.44
D	Door	1.20 x 2.13
D1	Door	0.76 x 2.13
W1	Window	1.50 x 2.13
W	Window	1.22 x 1.50
GW	Glass Window	1.22 x 1.50
O	Open	3.05 x 2.13
V1	Ventilator	1.00 x 0.75

NOTE:-

HEIGHT OF THE BUILDING - 10.68M
ALL DIMENSIONS ARE IN METERS
Mechanical Ventilation to be Provided Where ever is Necessary

OWNER 'S SIGNATURE

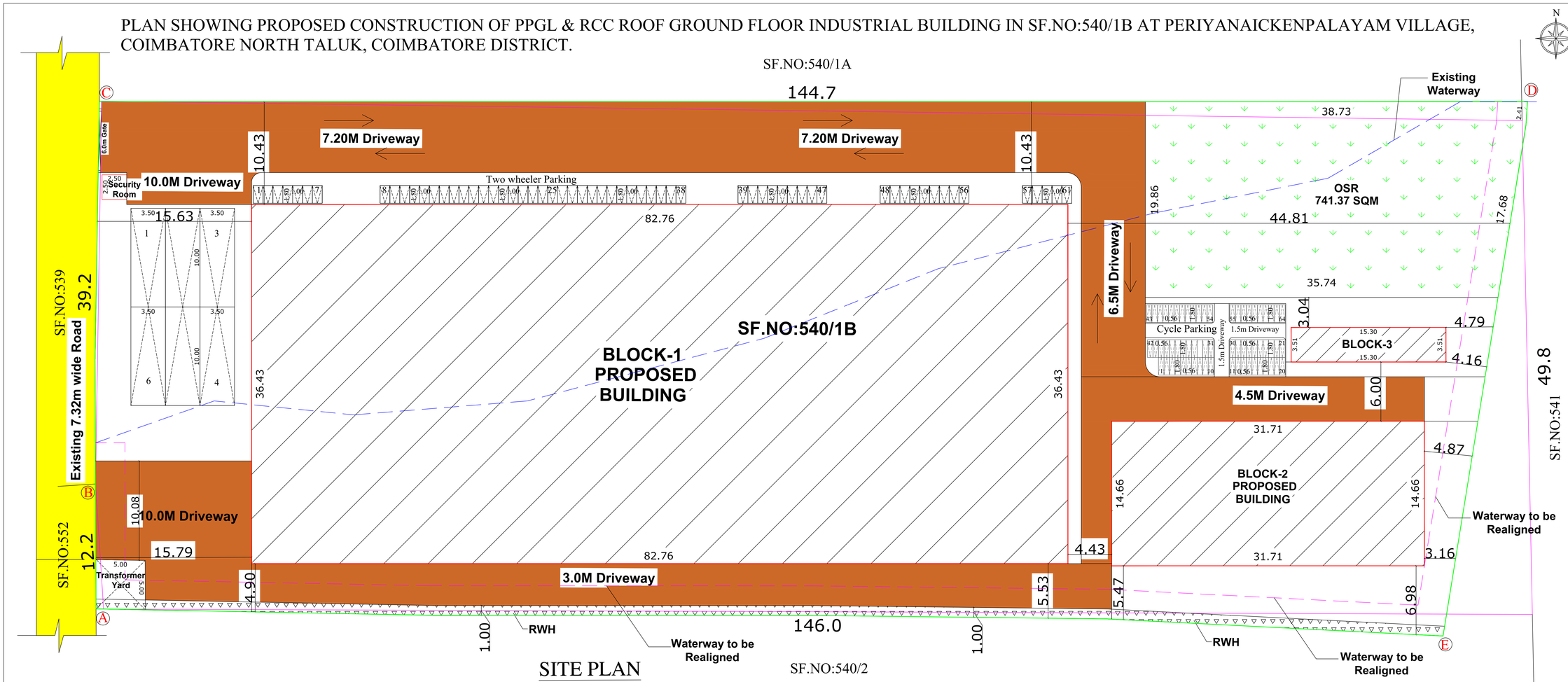
14/10/25
B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52256

STRUCTURAL ENGINEER

14/10/2025
V. MANIKANDAN B.E
Reg. Engineer Grade - II
Coimbatore LPA/RE/GR-II/05/2021
CBE Corp/RE/GR-II/015/2021
No.50, Anjugam Nagar, Chinnavedampatti(Po.
Coimbatore - 641 049
Mob : 9994931241

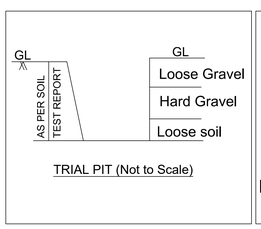
REGISTERED ENGINEER SIGNATURE

PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL & RCC ROOF GROUND FLOOR INDUSTRIAL BUILDING IN SF.NO:540/1B AT PERIYANAICKENPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

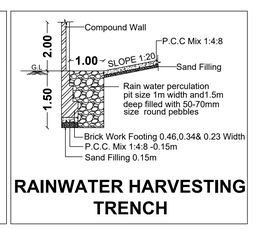


SITE PLAN

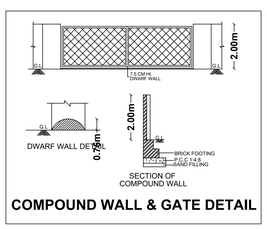
SF.NO:540/2



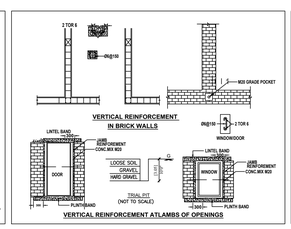
TRIAL PIT (Not to Scale)

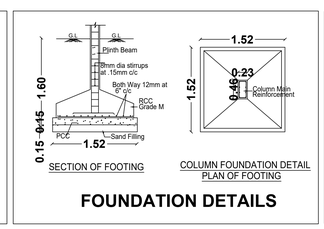


RAINWATER HARVESTING TRENCH

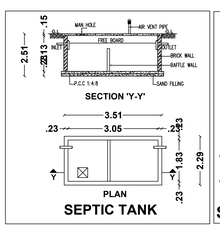


COMPOUND WALL & GATE DETAIL

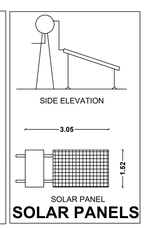




FOUNDATION DETAILS



SEPTIC TANK



SOLAR PANELS

SCALE 1:100	SHEET NO: 1/2

ONLINE APPLICATION : SWP/BPA/568493/2025
BP/CLPA No: 607/2025.
Planning Permission No: 712/2025.

APPLICANT : Mr.NIRMAL KUMAR

INDUSTRIAL CATEGORY - ORANGE CATEGORY
INDUSTRIAL TYPE - INJECTION MOULDING

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BLOCK-4	SECURITY ROOM			
	GROUND FLOOR	6.25	-	6.25
	GRAND TOTAL	3539.75	-	3539.75

i. PLOT COVERAGE AREA: BUILDING AREA / SITE AREA x 100 % = 3539.75 / 7385.00 x 100 % = 47.93%

ii. FLOOR SPACE INDEX : FSI AREA / SITE AREA = 3539.75 / 7385.00 = 0.479

PARKING AREA DETAILS:
Workshop Area - 3014.18Sqm.

Vehicle	Required	Provided
Lorry	6	6
Two Wheeler	60	61
Cycle	60	64

REFERENCE:

OWNER'S BOUNDARY SHOWN AS (A,B,C,D,E)
PROPOSED CONSTRUCTION SHOWN AS
EXISTING ROAD SHOWN AS
DRIVE WAY SHOWN AS

HP DETAILS

TOTAL HP - 300 HP
Number of Workers - Male-20Nos, Female - 10Nos

NOTE:-

HEIGHT OF THE BUILDING - 10.68M
ALL DIMENSIONS ARE IN METERS
Mechanical Ventilation to be Provided Where ever is Neeessary

OWNER 'S SIGNATURE

14/10/25
B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
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Coimbatore - 641 049
Mob : 9994831241
REGISTERED ENGINEER SIGNATURE

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.