Verified RealEstate™

REFERENCE
597/2025

ISSUED
07 April 2026

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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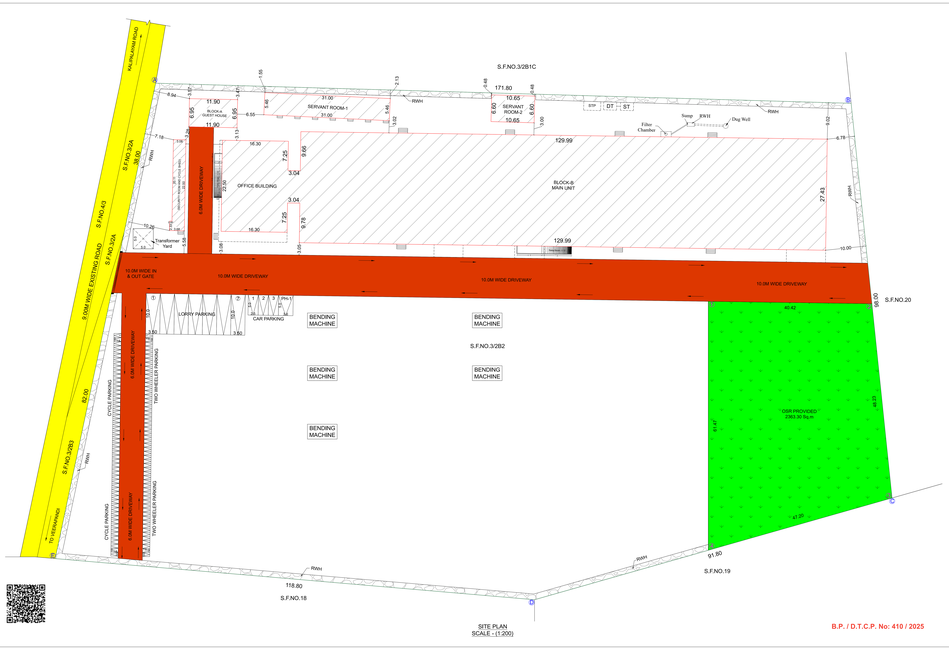
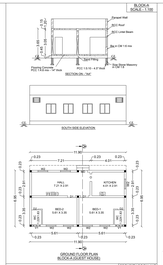
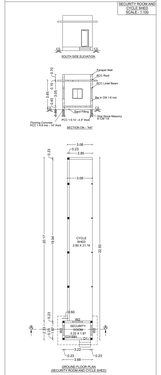
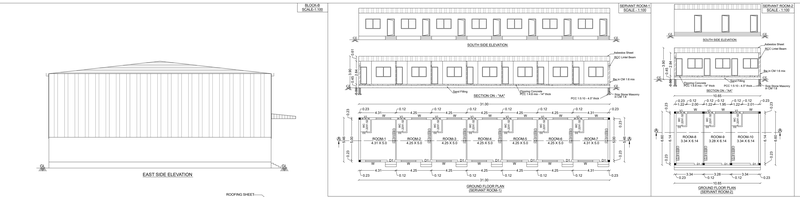
DIGITALLY VERIFIED RECORD

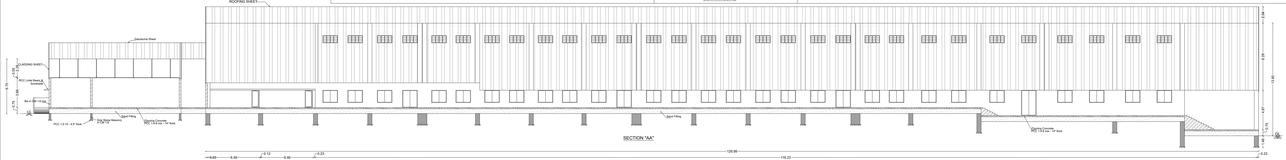


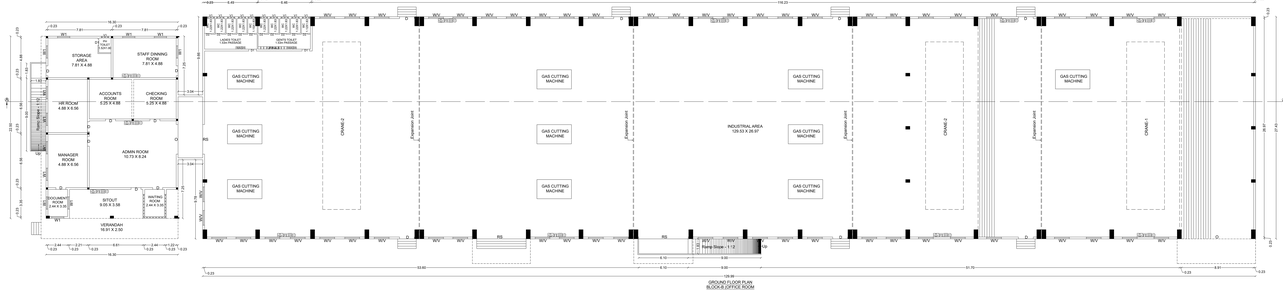
B.P. / D.T.C.P. No: 410 / 2025

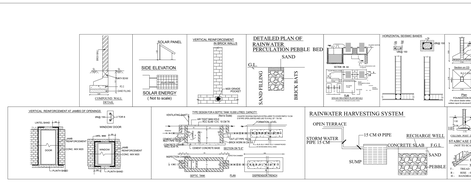












SITE AND DETAILED PLAN SHOWING THE EXISTING CONSTRUCTION OF RCC ROOF OF BLOCK - A (TWIFT HOUSE) AND PROPOSED CONSTRUCTION OF BLOCK-B (WORKING GROUND FLOOR IN INDUSTRIAL ("ELECTROPLATING, GALVANIZING" ORANGE CATEGORY) BUILDING WITH 150.00 HP IN S.F.NO.3/2B2, AT VEERAPANDI VILLAGE, ATHIPALAYAM NORTH TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SW1BPSA/550/50/2025

NAME OF THE APPLICANTS
M/s. HINDUSTAN HARDWARES By its Partners
Mrs.M.VANITHA, W/o. M.CHANDRAN,
Mrs.N.MANTHAWANI, W/o. M.C.MAHAJAN

AREA DETAILS :
AS PER PLATTA : 22350.00 Sq.m
AS PER DOCUMENT : 22338.65 Sq.m
AS PER SUPER DATED : 22225.95 Sq.m

AREA DETAILS :

S.No	DESCRIPTION	FTI (SQ.M)	NON FTI (SQ.M)	TOTAL BUILT UP AREA IN (SQ.M)
BLOCK-A (GUEST HOUSE)				
1	GROUND FLOOR - 82.70	82.70	-	82.70
BLOCK-B (WORKING GROUND FLOOR IN MAIN UNIT)				
2	GROUND FLOOR - 3897.03	3897.03	-	3897.03
SECURITY ROOM AND CYCLE SHED				
3	GROUND FLOOR - 70.68	70.68	-	70.68
SERVANT ROOM-1				
4	GROUND FLOOR - 169.26	-	169.26	-
SERVANT ROOM-2				
5	GROUND FLOOR - 75.30	-	75.30	-
TOTAL		4195.67	244.56	4440.37

FLOOR SPACE INDEX = SITE AREA / 22225.95 = 0.198 = 2.0

HEIGHT OF THE BUILDING : 12.00 M

OSR DETAILS :

REQUIRED FOR OSR	2200.00 (10.00 %)	
PROVIDED FOR OSR	2363.30 (10.57 %)	

PARKING AREA

	AREA	REQUIRED	PROVIDED
CAR PARKING (1 CAR SPACE EVERY 100.0 SQ.M OF OFFICE AREA)	366.75	3	NEWGUARD 1 (PN)
TWO WHEELER PARKING (1 SPACE FOR EVERY 75 SQ.M OF OFFICE AREA)	3993.22	54	55
CYCLE SPACE (1 CYCLE SPACE FOR EVERY 75 SQ.M OF OFFICE AREA)	3993.22	54	55
LORRY PARKING (1 LORRY PARKING FOR 100 SQ.M OF WORK SHOP AREA)	3993.22	6	7

JOINERY DETAILS :

1	ROLLING SHUTTER - RS	3.66 X 3.66
2	DOOR - D1	1.05 X 2.13
3	DOOR - D2	0.91 X 2.13
4	DOOR - D3	0.76 X 2.13
5	WINDOW - W	1.83 X 1.22
6	WINDOW - W1	1.52 X 1.22
7	WINDOW - W2	1.22 X 1.22
8	VENTILATOR - V	1.83 X 0.61
9	VENTILATOR - V1	0.76 X 0.61

MACHINERY DETAILS :

S.NO	MACHINE NAME	NOS	HP	TOTAL HP
1	GAS CUTTING MACHINE	5	6.5	32.50
2	CRANE MACHINE	2	7.5	15.00
3	BENDING MACHINE	5	5.1	25.50
	TOTAL H.P.			150.00

WORKERS DETAILS :

S.NO	DISCRIPTION	NOS
1	MALE	70
2	FEMALE	30
	TOTAL	100

COLOR INDEX :
- SITE BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- DRIVE WAY
- OSR

REFERENCE :
- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

Sr.A.PRAKASH
Regd.No.Ce/2000/Ms/Ms/Ms
Plot No.Vandana Vista,Ethiraj Colony,
Ambattur,Chennai-53.
Cell:9840110061,9962125119
REGISTERED
GEOTECHNICAL ENGINEER

Er.C.PALANISAMY, B.E.,
Regd.No.Ce/2000/Ms/Ms/Ms
Plot No.Vandana Vista,Ethiraj Colony,
Ambattur,Chennai-53.
Cell:9840110061,9962125119
REGISTERED
STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Regd.No.Ce/2000/Ms/Ms/Ms
Plot No.Vandana Vista,Ethiraj Colony,
Ambattur,Chennai-53.
Cell:9840110061,9962125119
REGISTERED ENGINEER

M/s.HINDUSTAN HARDWARES
Mrs.M.VANITHA
Mrs.N.MANTHAWANI
APPLICANTS

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

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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.