PP APPROVAL RECORD

Planning Permission

Survey 365/1 366 367 368

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

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+91 9996 12 9996

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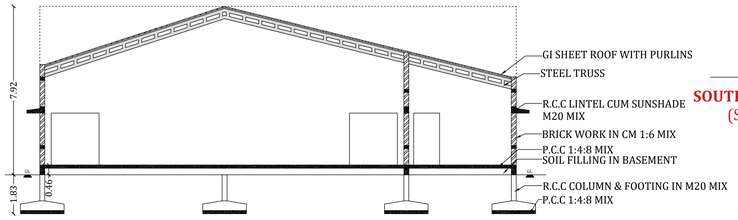
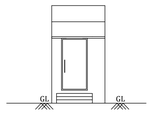
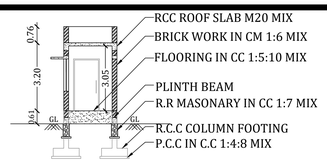


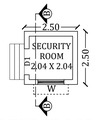
SECTION OF A-A (SCALE = 1:100)



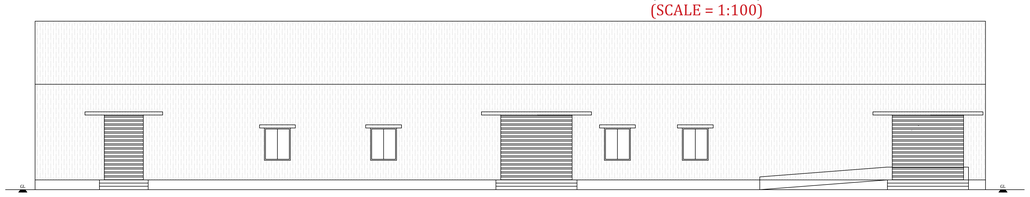
SOUTH SIDE ELEVATION (SCALE = 1:100)



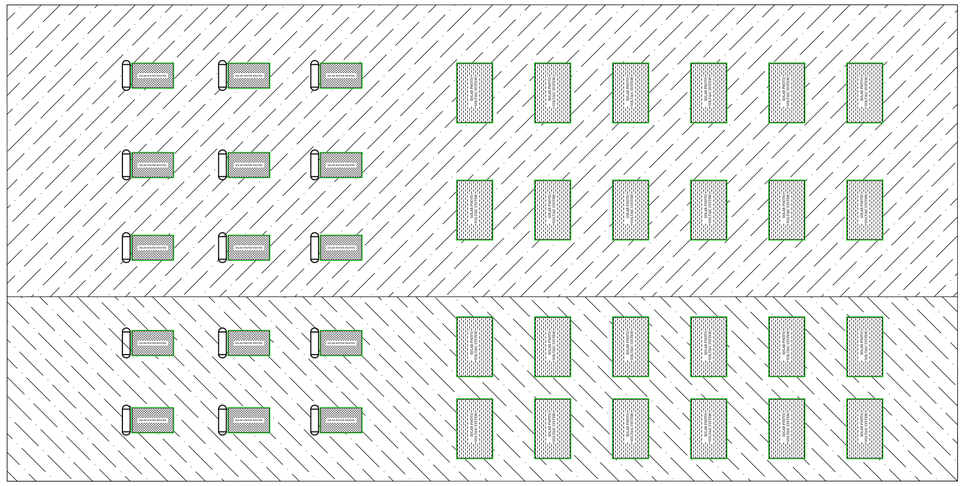
SECTION 'B-B' (SCALE = 1:100)



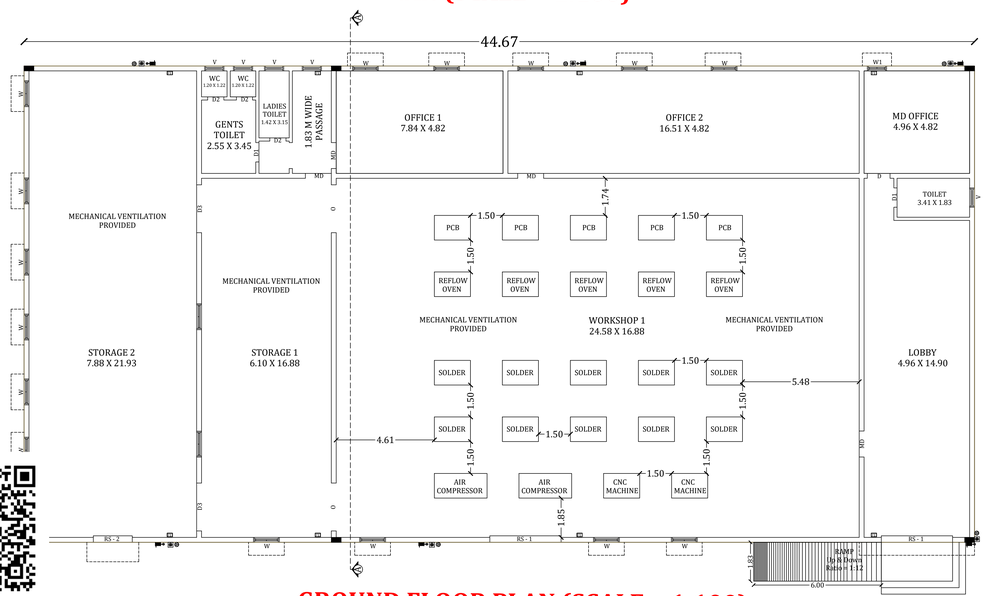
GROUND FLOOR PLAN (SECURITY ROOM) (SCALE = 1:100)



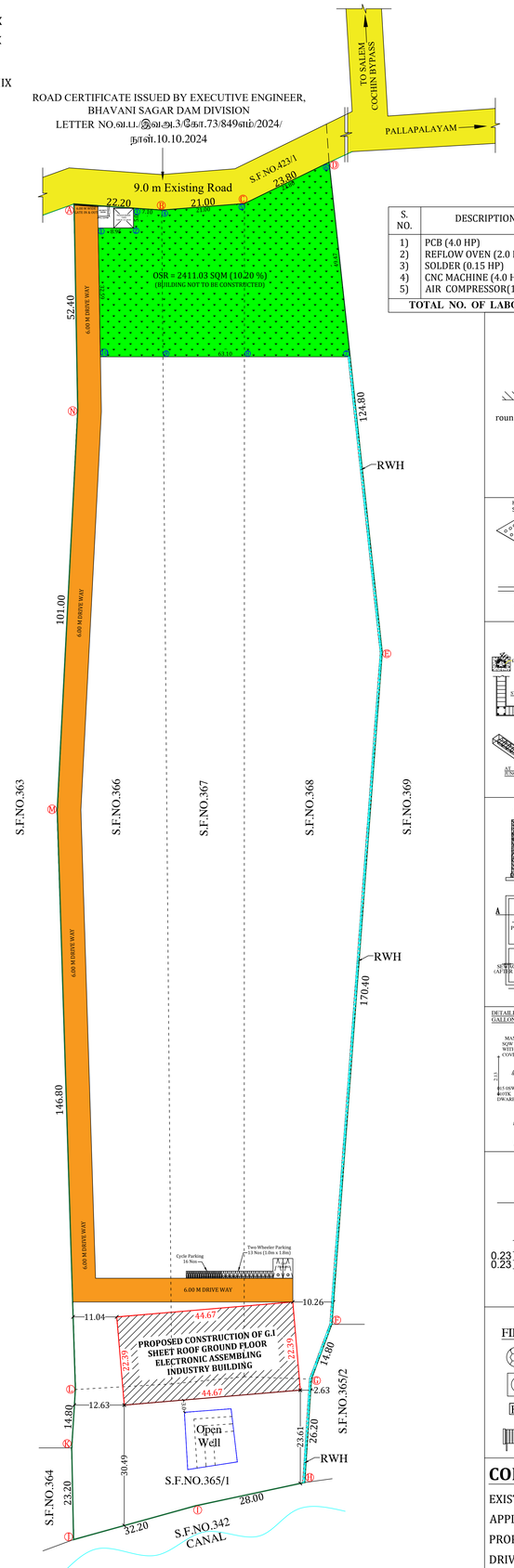
NORTH SIDE ELEVATION (SCALE = 1:100)



ROOF PLAN (SCALE = 1:100)

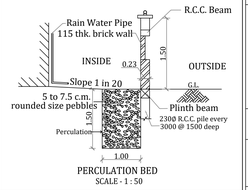


GROUND FLOOR PLAN (SCALE = 1:100)

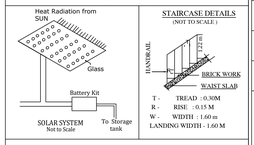


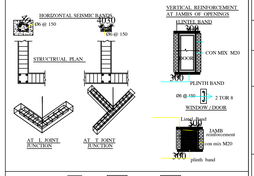
SITE PLAN (SCALE = 1:500)

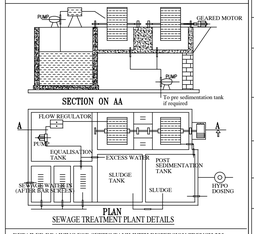
S. NO.	DESCRIPTION	No. of Workers	No. of Machines	H.P.
1)	PCB (4.0 HP)	05	05	20.00
2)	REFLOW OVEN (2.0 HP)	05	05	10.00
3)	SOLDER (0.15 HP)	10	10	1.50
4)	CNC MACHINE (4.0 HP)	02	02	8.00
5)	AIR COMPRESSOR(1.0 HP)	02	02	2.00
	TOTAL NO. OF LABOURS	24 NOS	TOTAL HP	41.50 HP

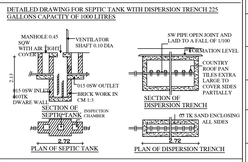


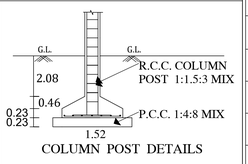
PERCULATION BED
SCALE - 1 : 50











COLUMN POST DETAILS

FIRE EQUIPMENT :

- FIRE ALARAM SYSTEM
- FIRE WATER PIPE
- FE FIRE FIGHTING EQUPEMENTS
- FIRE HYDRANT

COLOUR INDEX:-

- EXISTING ROAD
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- RAIN WATER HARVESTING
- OSR

SITE PLAN AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF GROUND FLOOR ELECTRONIC ASSEMBLING INDUSTRY BUILDING (GREEN CATEGORY WITH 41.5 HP) IN S.F.NOS : 365/1, 366, 367, 368, OTTERPALAYAM VILLAGE, PALLAPALAYAM TOWN PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

APPLICANT :
Mr. C. CIBI KARTHIC S/o Mr. N. CHANDRAN

ONLINE APPLICATION NO : SWP/BPA/618138/2025 DATE : 08.08.2025

SITE AREA DETAILS :

AS PER DOCUMENT	= 5.82 ACRES
AS PER PATTA	= 23550.00 SQM
AS PER SUPER IMPOSED	= 23635.96 SQM

N

BUILDING AREA DETAILS :

FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
GROUND FLOOR	1000.16	---	1000.16
SECURITY ROOM	---	6.25	6.25
TOTAL AREA	1000.16	6.25	1006.41

FLOOR SPACE INDEX :

FSI = FSI Area / Site Area = 1000.16 / 23550.0 = 0.04 < 2.00

HEIGHT OF BUILDING = 7.92 M

OSR Provided	= 2411.03 Sq.m (10.20 %)
Office Area	= 141.28 Sq.m
Workshop Area	= 414.91 Sq.m

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space For 150Sq.m of Office Area	1	2
1 Two Wheeler Space For 75 Sq.m of Workshop Area	6	13
1 Cycle Space For 75 Sq.m of Workshop Area	6	16

JOINERIES DETAILS :

SYM	JOINERIES	SIZE IN METER
RS1	ROLLING SHUTTER	3.35 X 3.05
RS2	ROLLING SHUTTER	1.83 X 3.05
M.D	MAIN DOOR	1.22 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
D3	DOOR	2.25 X 2.44
W	WINDOW	1.22 X 1.52
W1	WINDOW	0.91 X 1.52
V	VENTILATOR	0.91 X 0.61

MASTER PLAN LAND USE : INDUSTRIAL

NOTE : ALL DIMENSIONS ARE IN METRE

SWP APPLICATION No : SWP/BPA/618138/2025
L.P/CLPA No : 570/2025
PLANNING PERMISSION No: 671/2025

G. SELVARAJ B.E., M.I.E., F.I.V.,
Registered Structural Engineer Gade-II
TD/RSE/Gr-II/2024/04/001
30, M.M.Y Complex, First Floor
156, Kamaraj Road, Tiruppur – 641 604.

REGISTERED STRUCTURAL ENGINEER:

G. SELVAM. D.C.E., B.E.,
Registered Engineer Grade - II
TD/RE/Gr-II /2024/04/001
30, M.M.Y Complex, First Floor
156, Kamaraj Road, Tiruppur - 641 604.

REGISTERED ENGINEER:

APPLICANT :

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.