PP APPROVAL RECORD

Planning Permission

Survey 158-4A and 2 more

Kaniyur

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.

Verified RealEstate™

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

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+91 9996 12 9996

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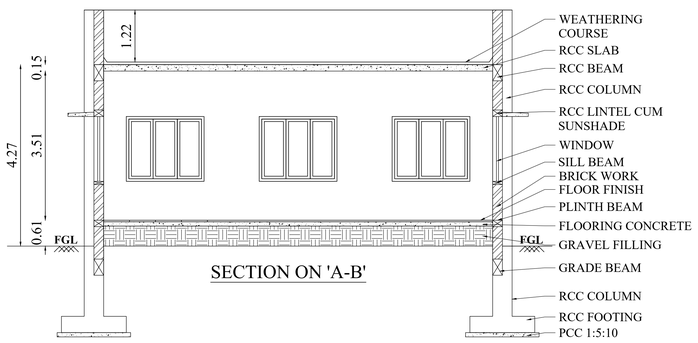
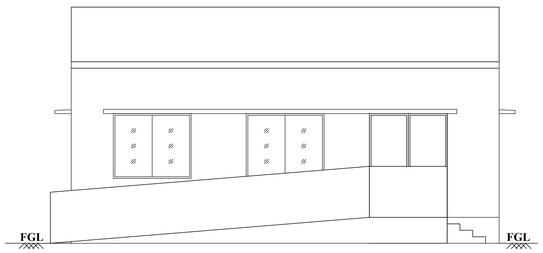
BLOCK-2 (CANTEEN)

N

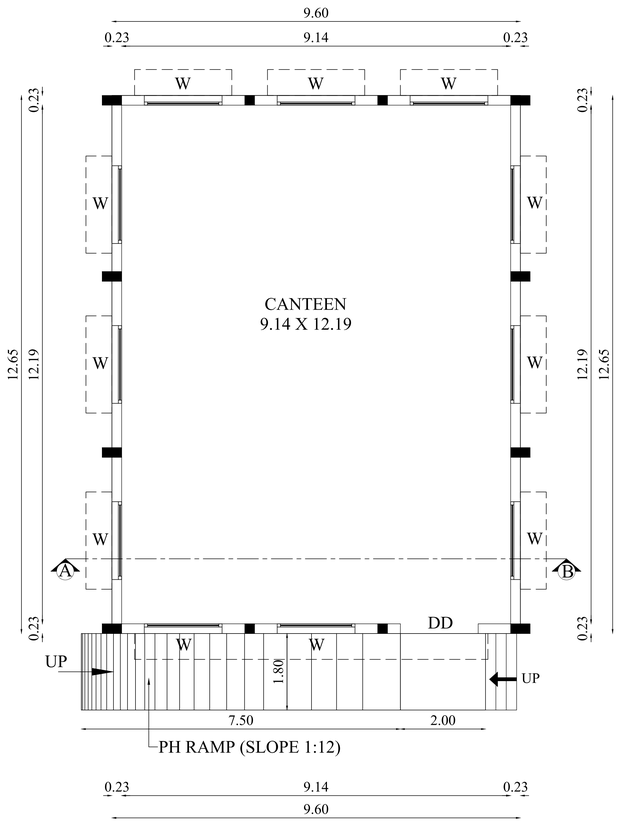
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.83 X 2.44
W	WINDOW	1.83 X 1.52



SECTION ON 'A-B'



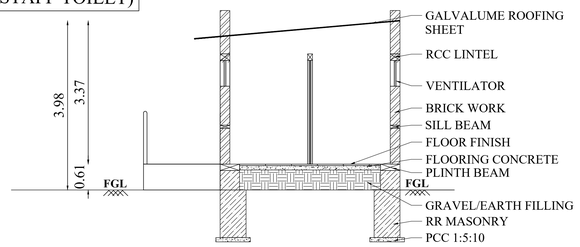
SOUTH SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK-3 (STAFF TOILET)

N



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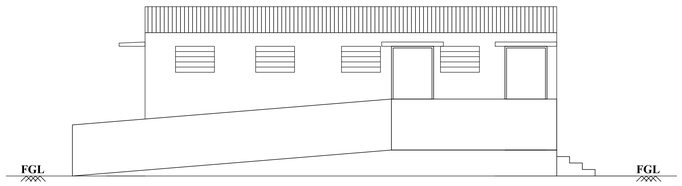
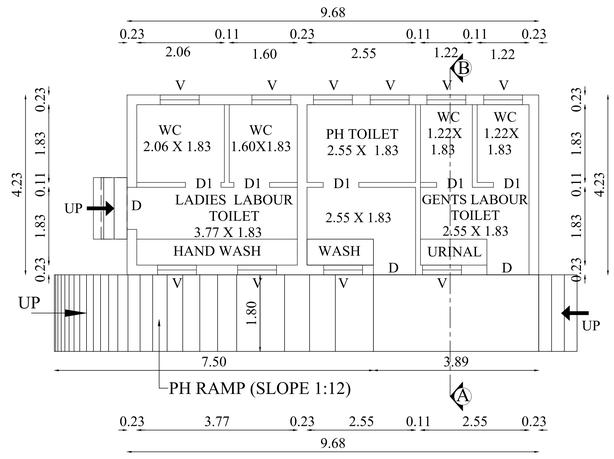


EAST SIDE ELEVATION

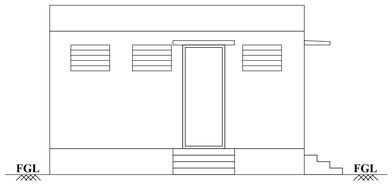


GROUND FLOOR PLAN

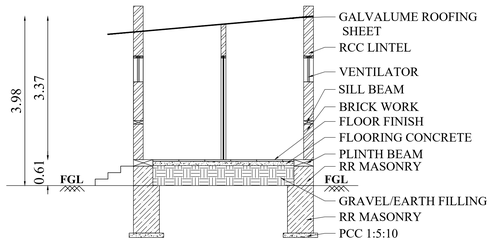
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	0.91 X 2.44
D1	DOOR 1	0.84 X 2.44
V	VENTILATOR	0.90 X 0.60

BLOCK-4 (LOBOUR TOILET)

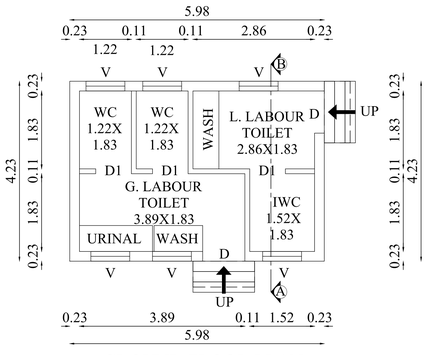
N



SOUTH SIDE ELEVATION



SECTION ON 'A-B'



GROUND FLOOR PLAN

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	0.91 X 2.44
D1	DOOR 1	0.84 X 2.44
V	VENTILATOR	0.90 X 0.60

BLOCK - 2,3 & 4 | SHEET NO: 3/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (3066- LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 158/4A, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.ARJUN
Online Application No : SWP/BPA/639005/2025

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK-2 (CANTEEN)			
GROUND FLOOR	121.45	-	121.45
BLOCK-3 (STAFF TOILET)			
GROUND FLOOR	40.93	-	40.93
BLOCK-4 (LABOUR TOILET)			
GROUND FLOOR	25.30	-	25.30

M.V	MECHANICAL VENTILATION PROVIDED

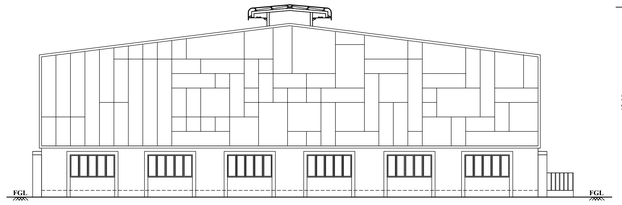
E. GOMATHI SANKAR B.E.,
Registered Engineer - Grade II (RE)
Coimbatore District /RE/GR-II/44/2025
32, Swathika Avenue, Near Coimbatore Public School
Chinnamathuvalayam, Mathukkarai, Coimbatore - 641035
Mobile : 97512 74253, E-mail : mhrkassociates1@gmail.com

Architect

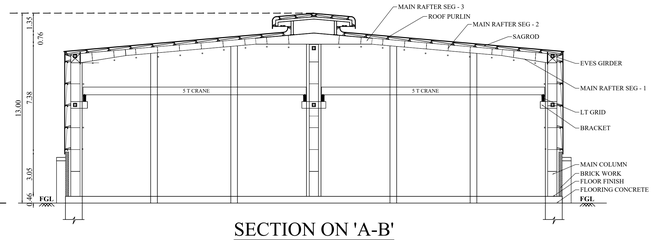
Er.S.PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer (AM183598-2)
SDTCP/SE/GR-I/03/2022
4/338, Bharathi Nagar,
Jagir Ammapalayam, SALEM-636 302.

Structural Engineer

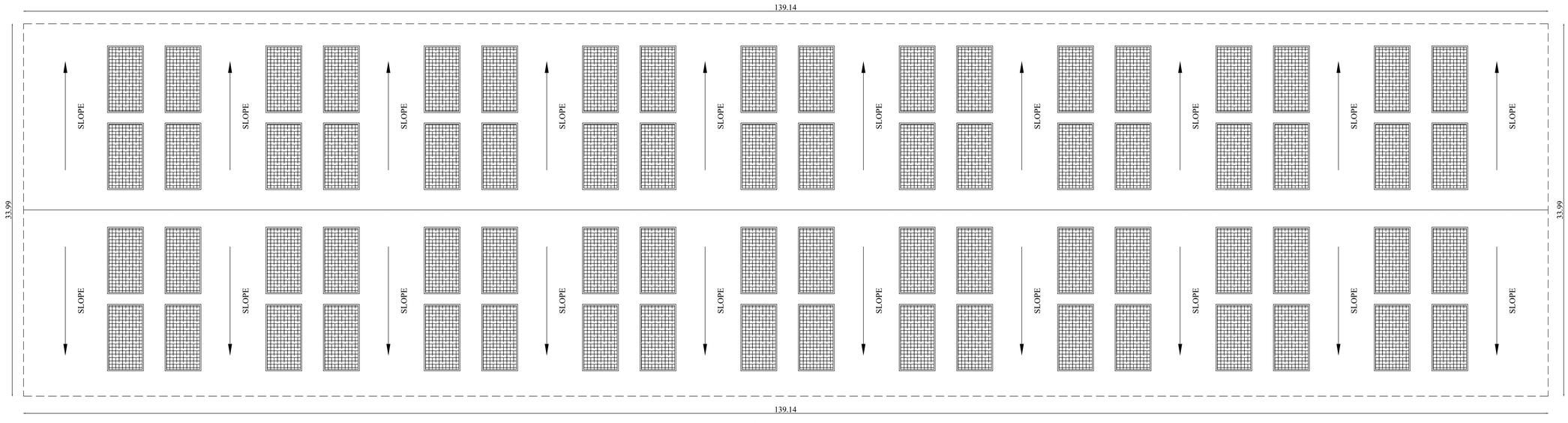
Applicant



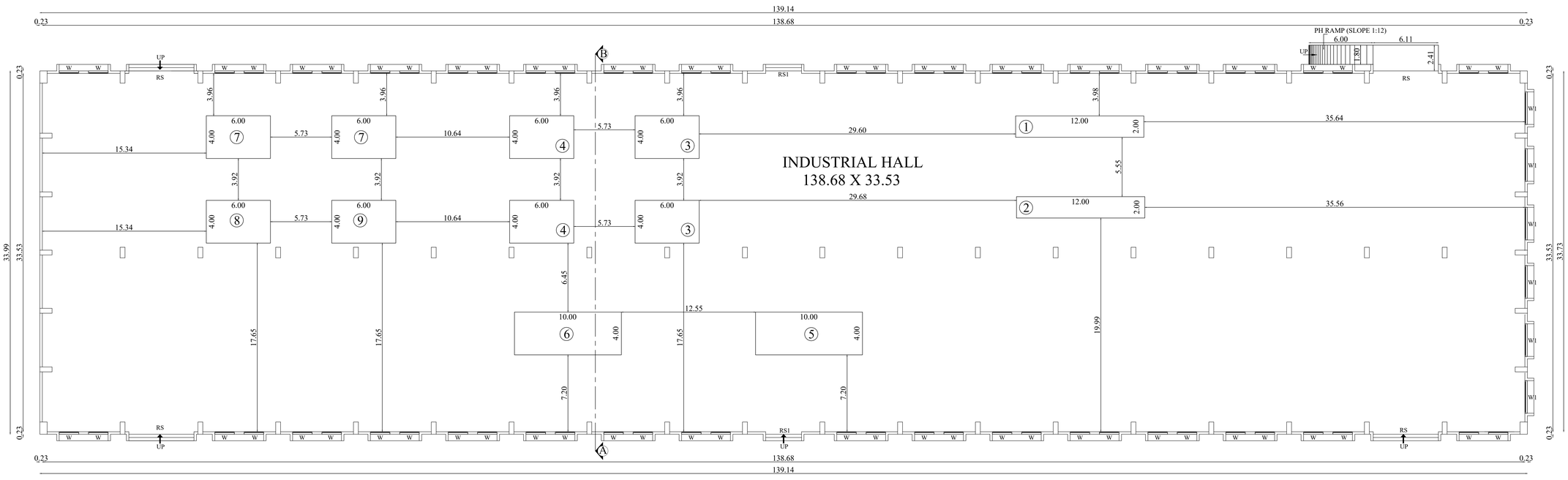
EAST SIDE ELEVATION



SECTION ON 'A-B'



ROOF PLAN



GROUND FLOOR PLAN

BLOCK - 1	GROUND FLOOR, SECTION & ELEVATION	SHEET NO: 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (3066- LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 158/4A, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.ARJUN
Online Application No : SWP/BPA/639005/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1			
GROUND FLOOR	4728.74	-	4728.74

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.10 X 4.88
RS1	ROLLING SHUTTER 1	3.35 X 4.88
D	DOOR	1.22 X 2.44
W	WINDOW	1.83 X 1.52
W1	WINDOW 1	3.05 X 1.52
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL	
			HP	TOTAL HP
1	ASSY. BENCH	1	20.12	20.12
2	ASSY. BENCH	1	46.94	46.94
3	CNC	2	26.82	53.64
4	VMC	2	26.82	53.64
5	WELDING MACHINE	1	40.23	40.23
6	SPM	1	26.82	26.82
7	LATHE	2	6.71	13.42
8	DRILLING	1	6.71	6.71
9	MILLING	1	6.71	6.71
	TOTAL	12		268.23 HP

E. GOMATHI SANKAR B.E.,
Registered Engineer - Grade II (RE)
Coimbatore District RE/GR/II/442/2025
32, Sivathika Avenue, Near Coimbatore Public School
Chinnavedampatti Vazhi, Vellamar, Coimbatore - 641035
Mobile: 97917 74231, E-mail: mrvisiocoast@gmail.com

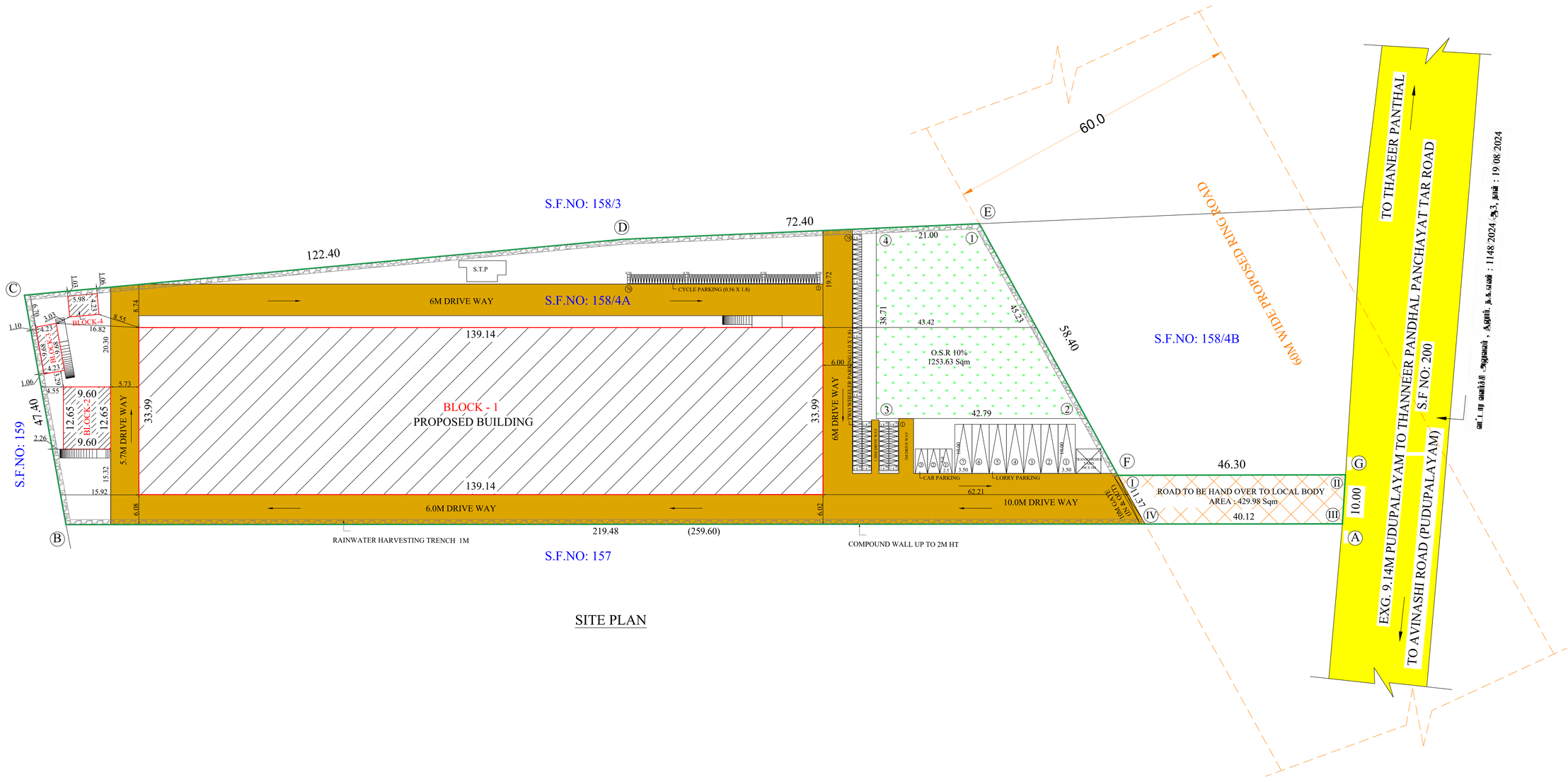
Architect

Er.S.PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer (AM183598-2)
SDTCP/SE/GR-I/03/2022
4/336, Bharathi Nagar,
Jagir Ammapalavam, SALEM-636 302.

Structural Engineer

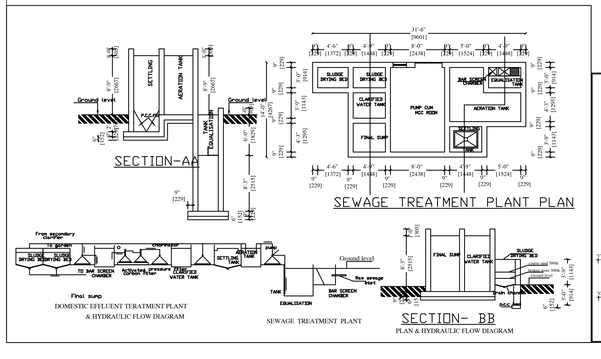
Applicant

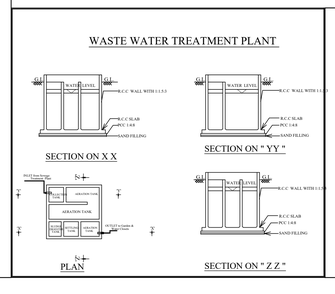
Applicant Name : Mr.ARJUN
Online Application No : SWP/BPA/639005/2025
Site Boundary Shown as "A to G' "

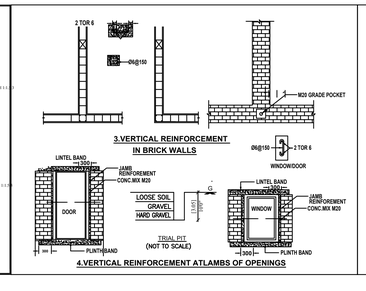


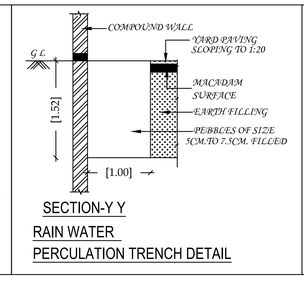
SITE PLAN

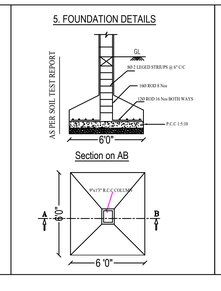
B.P/DTCP No: 516 / 2025

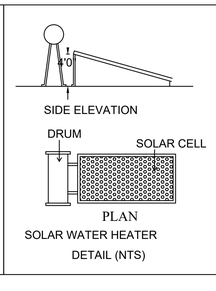












SITE PLAN	SHEET NO: 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (3066- LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 158/4A, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

MASTER PLAN 2041 USE - INDUSTRIAL

INDUSTRIAL TYPE - GREEN CATEGORY

TOTAL HP = 268.23 HP
NO. OF WORKERS = 100 Nos.

N

Scale 1:400

AREA DETAILS:

AREA OF THE SITE = 11800.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1 (INDUSTRIAL BUILDING) (13.00 M Ht)			
GROUND FLOOR	4728.74	-	4728.74
BLOCK - 2 (CANTEEN) (4.27 M Ht)			
GROUND FLOOR	121.45	-	121.45
BLOCK- 3 (STAFF TOILET) (3.98 M Ht)			
GROUND FLOOR	40.93	-	40.93
BLOCK - 4 (LABOUR TOILET) (3.98 M Ht)			
GROUND FLOOR	25.30	-	25.30
GRAND TOTAL	4916.42	-	4916.42

NOTE:

FSI = $\frac{4916.42}{11800.00}$ = 0.417 < 2.00

PARKING DETAILS:-

WORK SHOP AREA = 4728.74 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	7	7
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	64	78
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	64	70
1 CAR PARKING SPACE FOR EVERY 150 Sqm OFFICE AREA	0	3

O.S.R REQUIRED:

O.S.R REQUIRED : 1180.00 Sqm (10%)

O.S.R PROVIDED : 1253.63 Sqm (10.62%) (1,2,3 & 4)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY (A,B,C,D & G)
- EXISTING BUILDINGS
- EXISTING ROAD
- ROAD TO BE HAND OVER TO LOCAL BODY (AREA : 429.98 Sqm)
- PROPOSED ROAD

E. GOMATHI SANKAR B.E.,
Registered Engineer - Grade II (RE)
Coimbatore District.RE/GR/0442/2025
No.3,Sumithra Avenue, Near Coimbatore Public School,
Ganapathipalayam, Coimbatore - 641025.
Mobile : 89407 63511, Email : mrvijaysankar@gmail.com

Architect

Er.S.PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer (AM/S3598.2)
SDTCP/SE/GR-I/03/2022
4/330, Bharathi Nagar,
Jagir Ammavasalayam, SALEM-636 302.

Structural 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.