Verified RealEstate™

REFERENCE
SWP/BPA/645154/2025

ISSUED
15 December 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

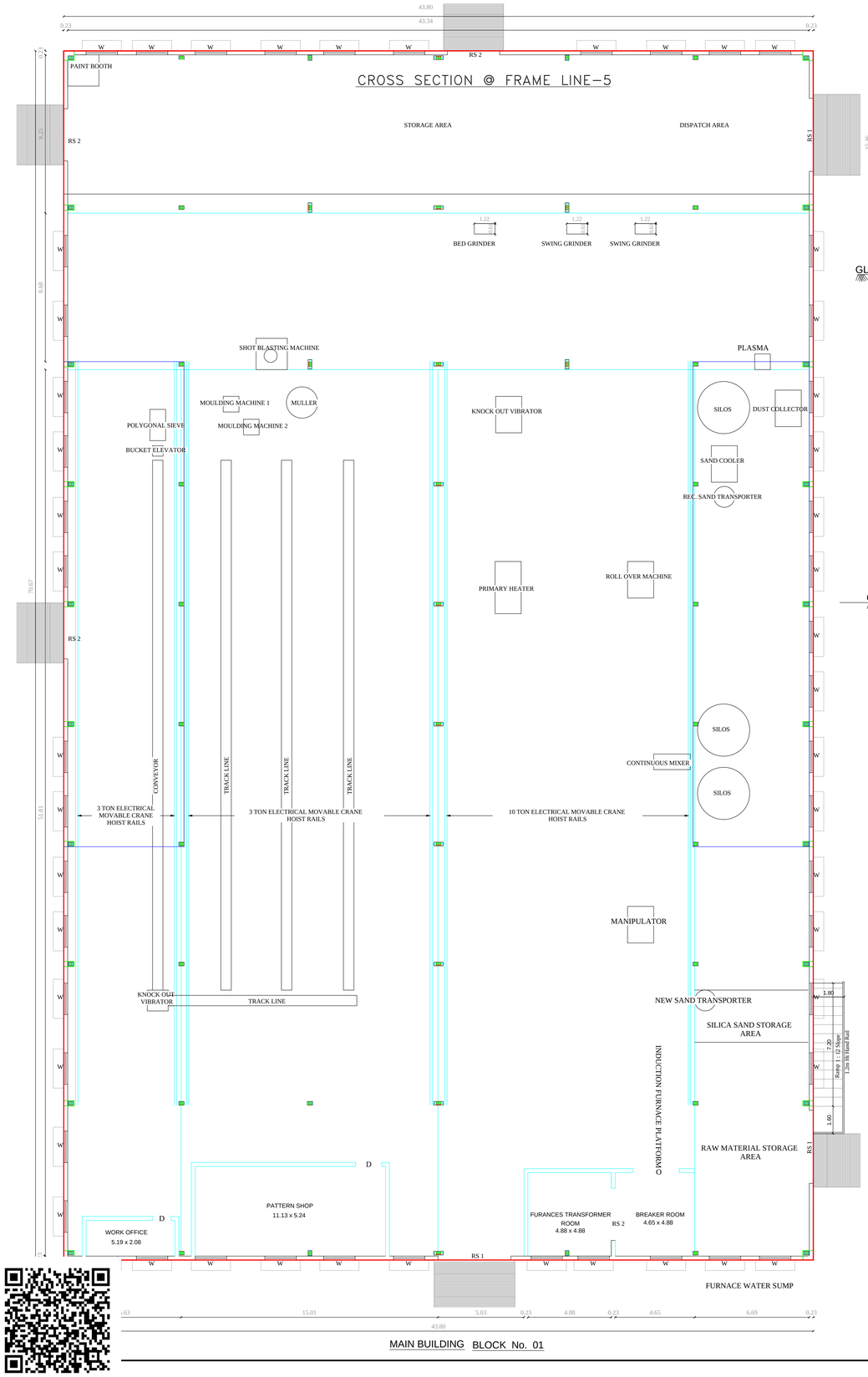
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

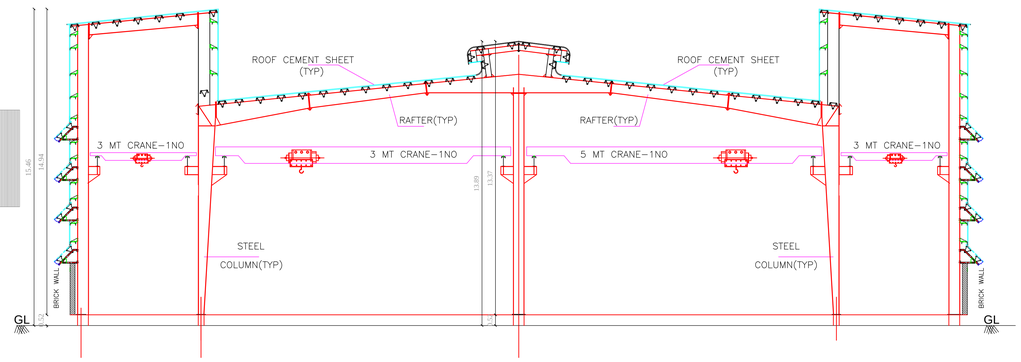
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

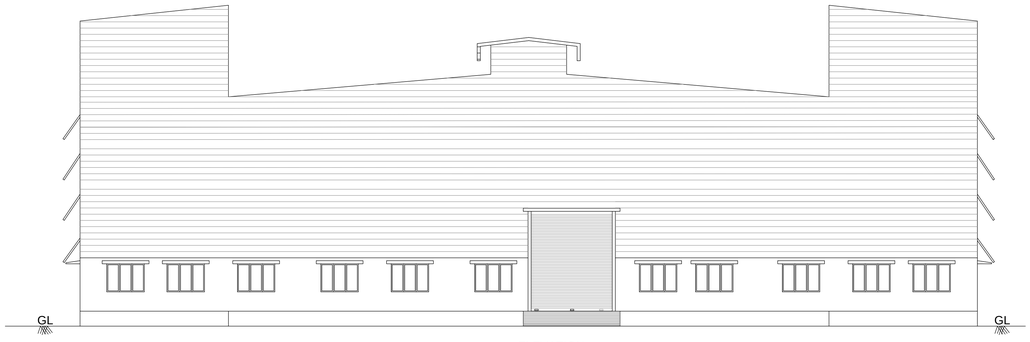
DIGITALLY VERIFIED RECORD



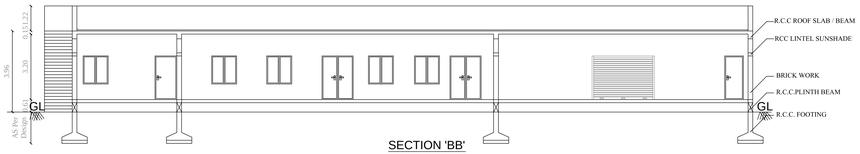
MAIN BUILDING BLOCK No. 01



SECTION 'AA'



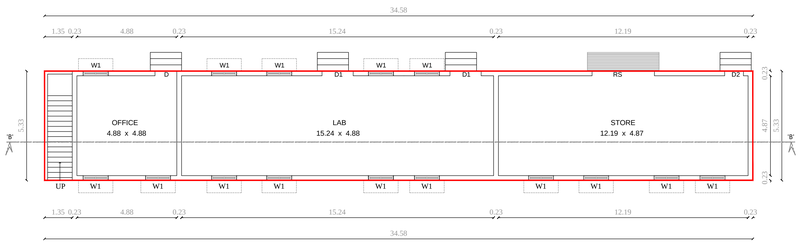
ELEVATION



SECTION 'BB'



ELEVATION

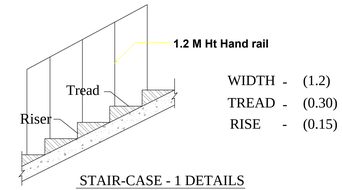


LAB / STORE
GROUND FLOOR PLAN
BLOCK No. 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I. SHEET ROOF ORANGE CATEGORY INDUSTRIAL (Manufacture of Grey Iron, SG Iron and Steel Coatings BUILDING IN S.F.No. 290/1 AT BELLATHI VILLAGE PANCHAYAT, METTUPALAYAM TALUK, COIMBATORE DISTRICT.
Land use zone: Non - classified Area

JOINERY DETAILS:

	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	(5.00 x 4.20)
RS1	ROLLING SHUTTER	(3.05 x 4.20)
W	WINDOW	(2.00 x 1.50)
D	DOOR	(1.00 x 2.10)
D1	DOOR	(0.76 x 2.10)
V	VENTILATOR	(2.00 x 1.00)
V1	VENTILATOR	(0.90 x 0.90)



WIDTH - (1.2)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 DETAILS
(NOT TO SCALE)

APPLICANT :

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER :

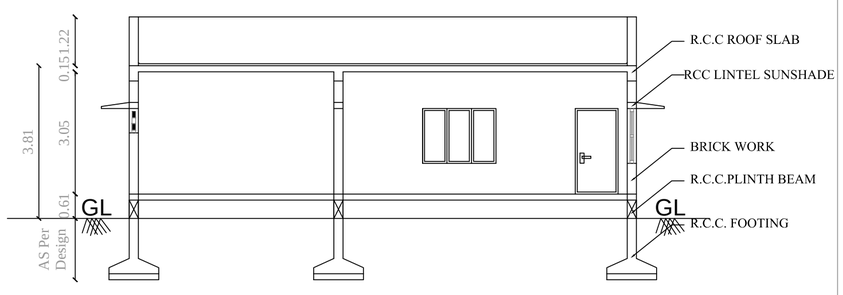
Er. S. POORNIMA B.Tech.,M.Tech(Struct).,
Approved Civil & Structural Engineer,
LPA/SE/GR II/08/2022

REGISTERED ENGINEER :

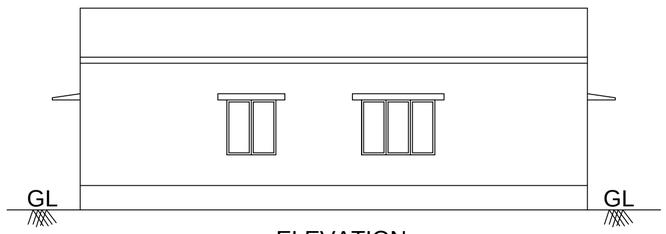
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

Er.R.RAGUPATHY
LPA / RE / GR - II / 011 / 2024

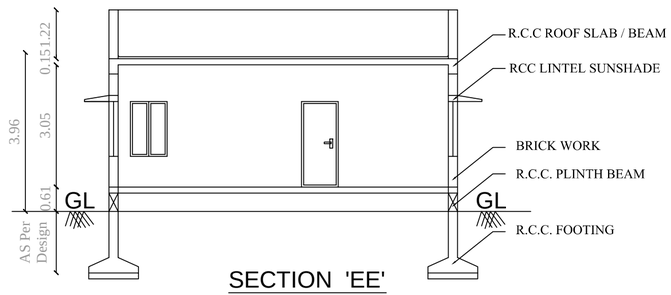
BLOCK 1 & 2 SHEET NO : 2 / 3



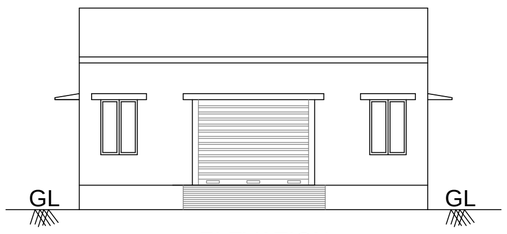
SECTION 'DD'



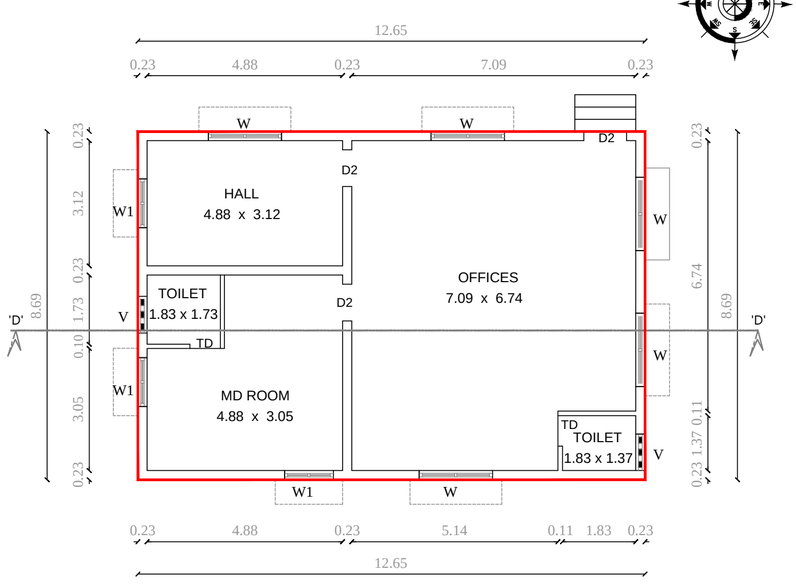
ELEVATION



SECTION 'EE'



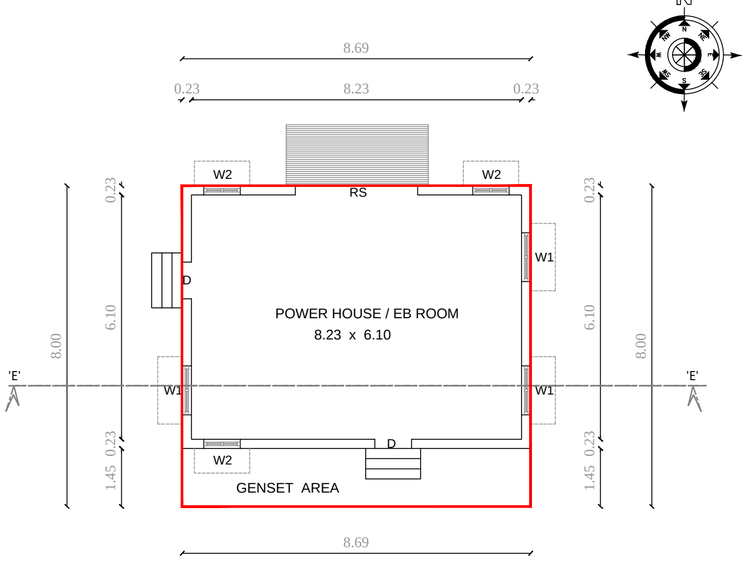
ELEVATION



(OFFICE)

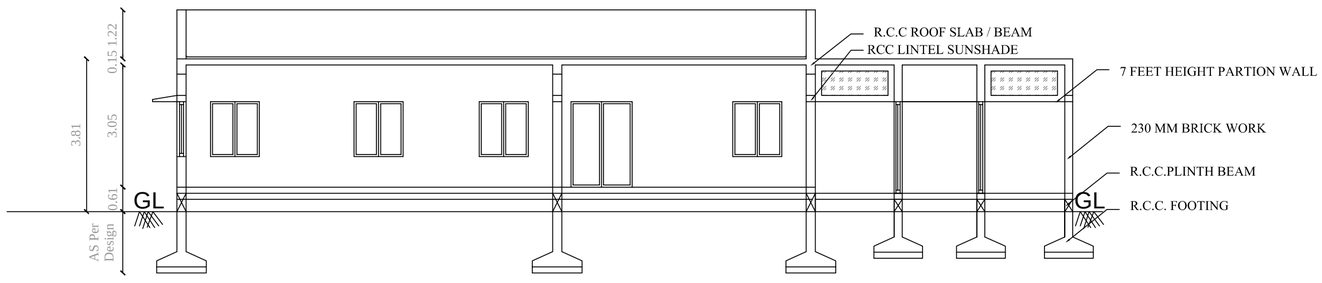
GROUND FLOOR PLAN

BLOCK N o. 04

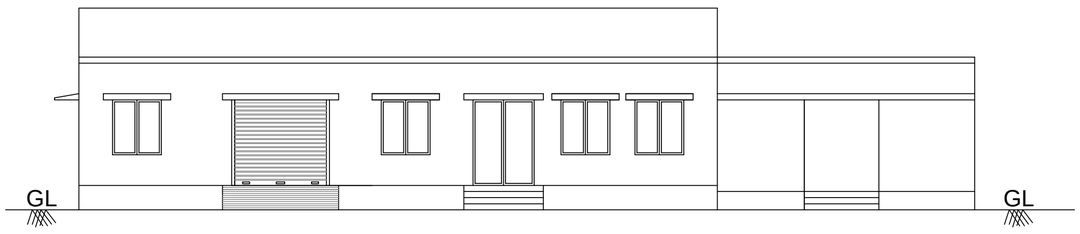


POWER HOUSE

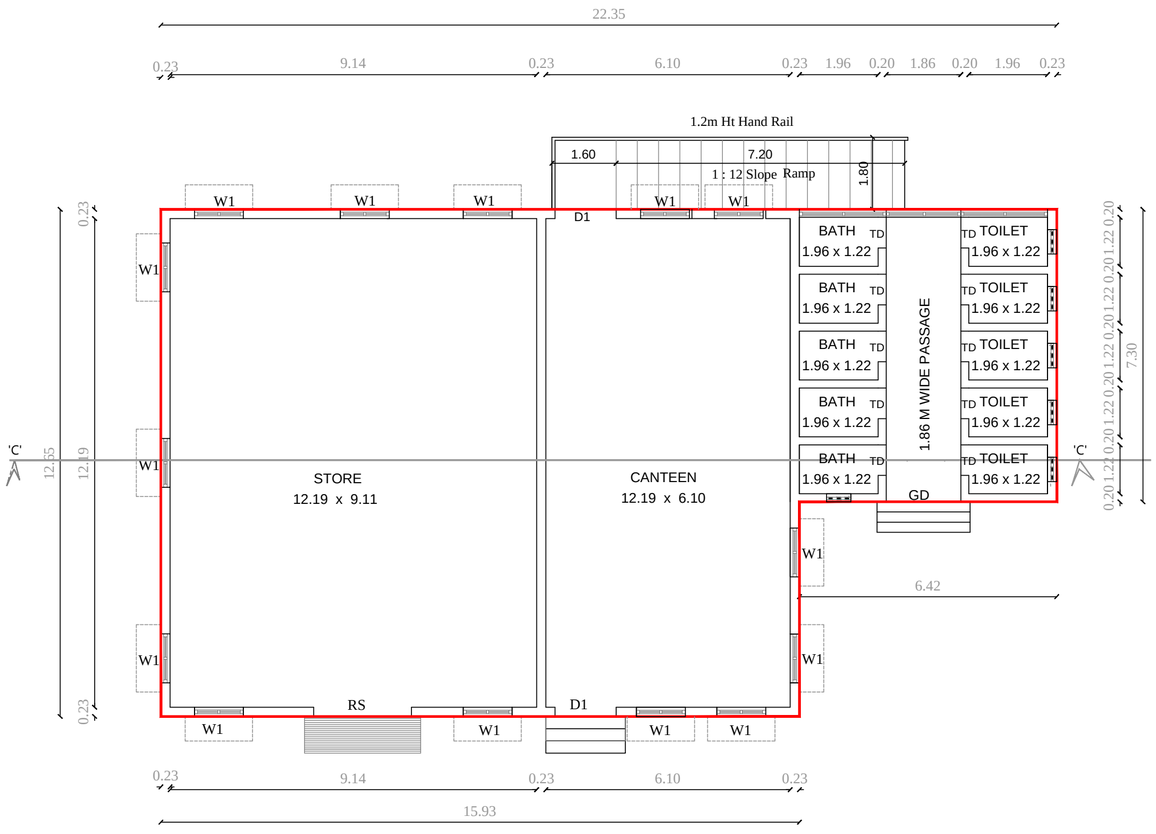
BLOCK No. 05



SECTION 'CC'



ELEVATION



(CANTEEN & STORE)

GROUND FLOOR PLAN

BLOCK N o. 03

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I. SHEET ROOF ORANGE CATEGORY INDUSTRIAL (Manufacture of Grey Iron, SG Iron and Steel Coatings BUILDING IN S.F.No. 290/1 AT BELLATHI VILLAGE PANCHAYAT, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

Land use zone: Non - classified Area

JOINERY DETAILS:

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D1	DOOR	(0.76 x 2.10)
V	VENTILATOR	(2.00 x 1.00)
V1	VENTILATOR	(0.90 x 0.90)

APPLICANT :

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER :

Er. S. POORNIMA B.Tech.,M Tech(Struct).,
Approved Civil & Structural Engineer,
LPA/SE/GR II/08/2022

REGISTERED ENGINEER :

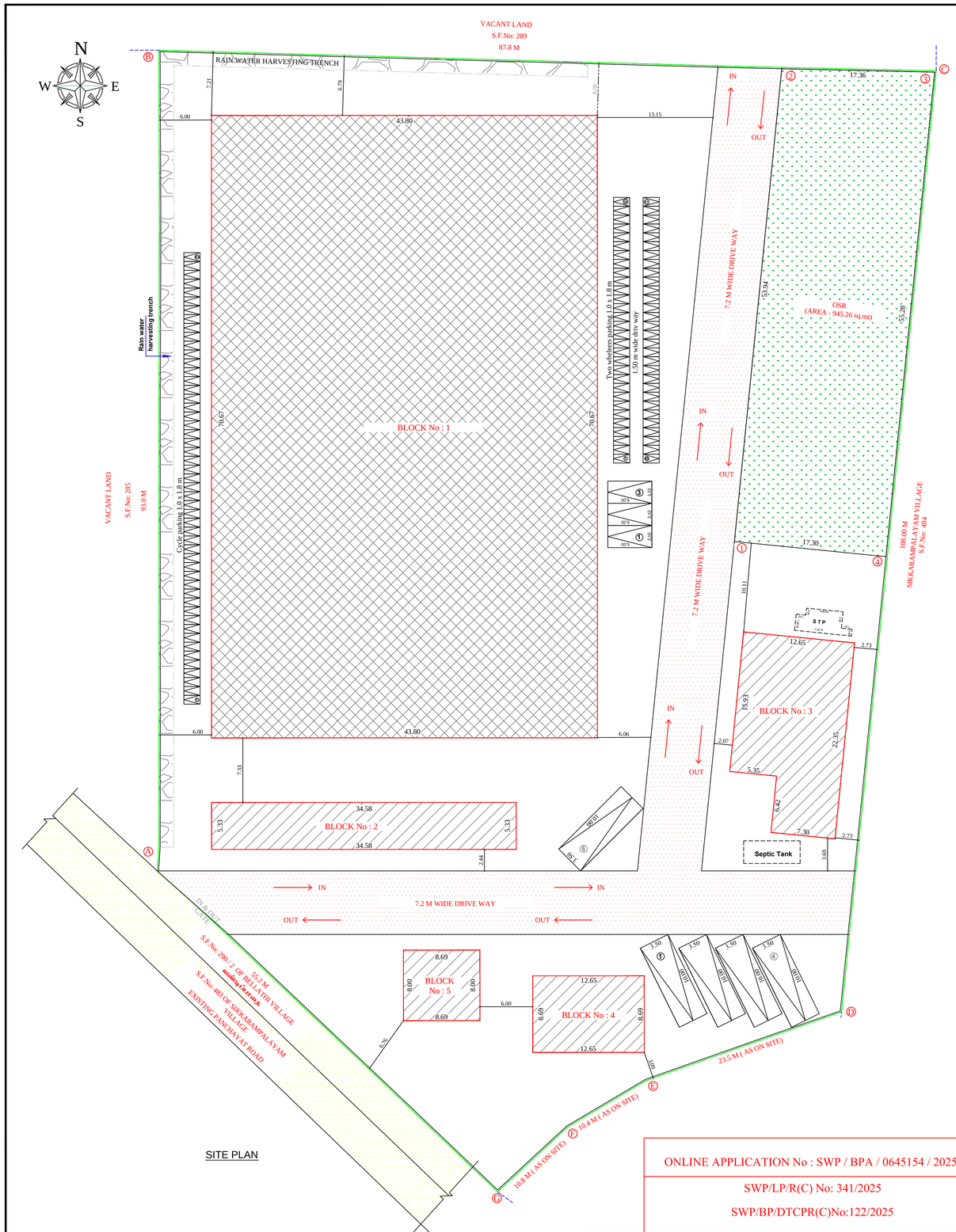
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

Er.R.RAGUPATHY

LPA / RE / GR - II / 011 / 2024

BLOCK 3, 4 & 5

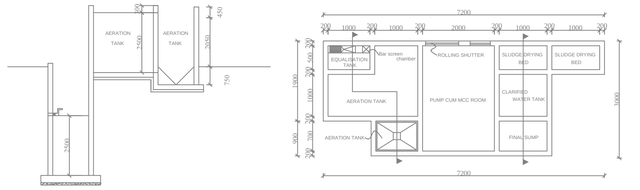
SHEET NO : 3 / 3



SITE PLAN

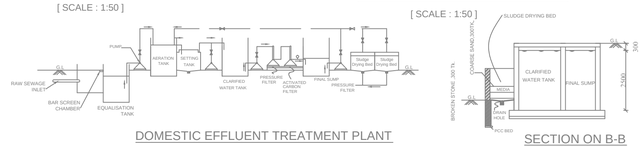
QR CODE

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)



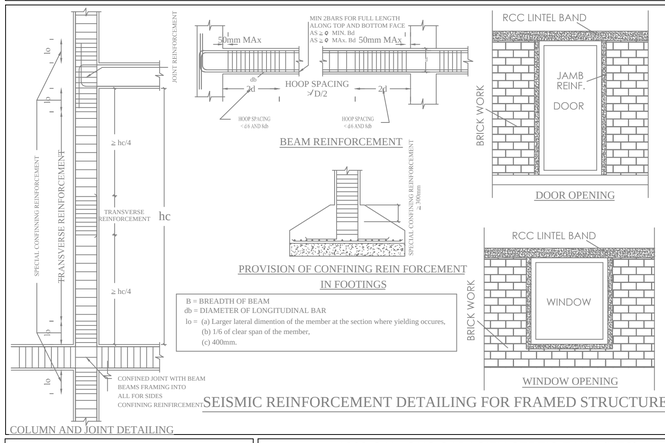
SECTION ON A-A
[SCALE : 1:50]

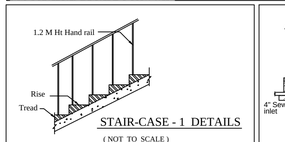
SEWAGE TREATMENT PLANT PLAN
[SCALE : 1:50]



DOMESTIC EFFLUENT TREATMENT PLANT
HYDRAULIC FLOW DIAGRAM [Not to Scale]

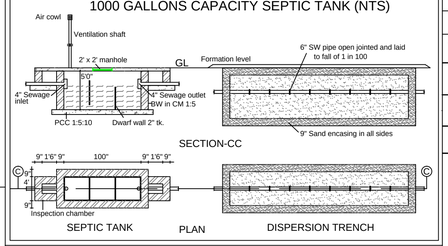
SECTION ON B-B
[SCALE : 1:50]





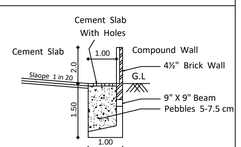
STAIR-CASE - 1 DETAILS
(NOT TO SCALE)
WIDTH - (1.20)
TREAD - (0.30)
RISE - (0.15)

1000 GALLONS CAPACITY SEPTIC TANK (NTS)

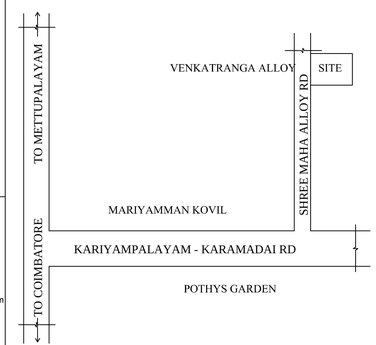


REFERENCE:

- AS ON SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- OSR



Rainwater Perculation Bed
(NOT TO SCALE)



KEY PLAN

ONLINE APPLICATION No : SWP / BPA / 0645154 / 2025

SWP/LP/R(C) No: 341/2025

SWP/BP/DTCPR(C)No:122/2025

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS	DESCRIPTION	Required	Provided
1)	Car	1 car space for every 150 sq.m of office floor area or part thereof	Office	3 Nos	3 Nos
2)	Two Wheelers	1 cycle space for every 75 sq.m of workshop floor area	Two Wheelers	51 Nos	60 Nos
3)	Cycle Parking	1 cycle space for every 75 sq.m of workshop floor area	Cycle Parking	41 Nos	60 Nos
4)	Lorry	1 lorry space for every 750sqm or workshop floor area	Lorry	5 Nos	5 Nos

Special Condition:

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

FE :- FIRE DETECTING AND E x TINGUI-SHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

SHEET No : 1 / 3

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I. SHEET ROOF ORANGE CATEGORY INDUSTRIAL (Manufacture of Grey Iron, SG Iron and Steel Coatings BUILDING IN S.F.No. 290/1 AT BELLATHI VILLAGE PANCHAYAT, METTUPALAYAM TALUK, COIMBATORE DISTRICT.

Land use zone: Non - classified Area

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

APPLICANT NAME: ARUN KUMAR AND ELANKADHIR

N

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	9400.00
	SITE AREA AS PER FMB	9400.00
	SUPER IMPOSED SITE AREA (A TO G)	9400.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

DESCRIPTION	FSI Area In Sqmt	Non FSI In Sqmt	Built up Area In Sqmt
BLOCK No. 1	MAIN BUILDING AND ADMIN OFFICE		
GROUND FLOOR	3095.6	----	3095.6
BLOCK No. 2	LAB AND STORE		
GROUND FLOOR	184.5	----	184.5
BLOCK No. 3	CANTEEN AND STORE BLOCK		
GROUND FLOOR	248.3	----	248.3
BLOCK No. 4	OFFICES BLOCK		
GROUND FLOOR	109.88	----	109.88
BLOCK No. 5	POWER HOUSE		
GROUND FLOOR	69.52	----	69.52
TOTAL FSI AREA	3707.80	----	3707.80

F.S.I = 3707.80 / 9400.0 = 0.39

No. OF. STAFF : 15

TOTAL H.P USED : 1510

No. OF. WORKER : 60

APPLICANT :

1. B.Arun kumar 2. B.Elankadhir

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER :

Er. S. POORNIMA B.Tech.,M Tech(Struct).,
Approved Civil & Structural Engineer,
LPA/SE/GR 11/08/2022

REGISTERED ENGINEER :

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
Lic No. GRII.057.2019 LPA/RE/GR-II/19/04/008

Er.R.RAGUPATHY
LPA / RE / GR - II / 011 / 2024

e-signed
Assistant Director / Joint Director, (FAC)
District Town and Country Planning office
Coimbatore District

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.