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.

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

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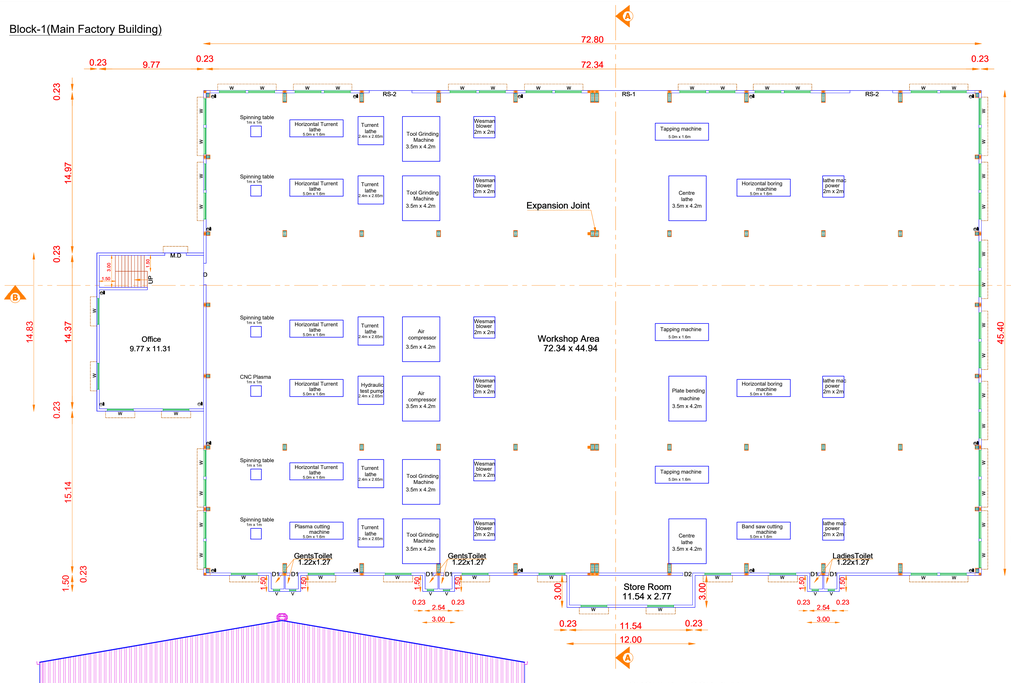
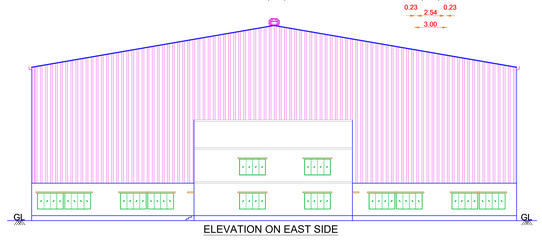
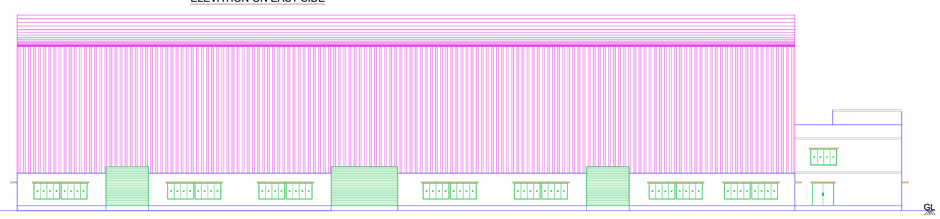
Block-1(Main Factory Building)




GROUND FLOOR PLAN

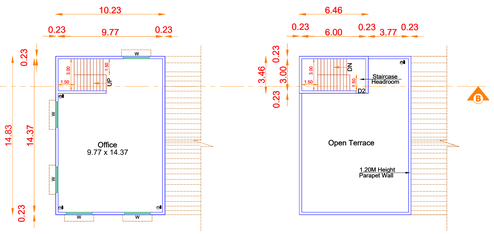



ELEVATION ON EAST SIDE




ELEVATION ON NORTH SIDE

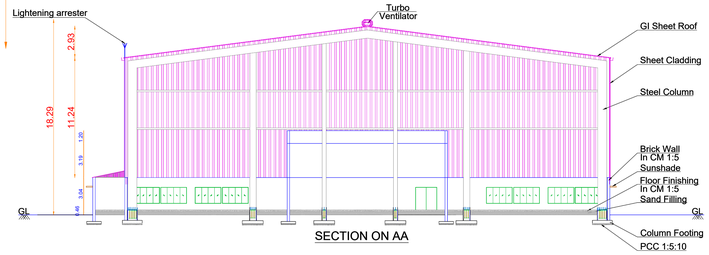
**ONLINE APPLICATION NO:SWP/BPA/656856/2025**
**SWP/SITE APPROVAL : LP/CLPA.NO: 789/2025**
**SWP/PLANNING PERMISSION NO:923/2025**
**PLANNING PERMISSION PERIOD: 23.12.2025 to 22.12.2033**




FIRST FLOOR PLAN



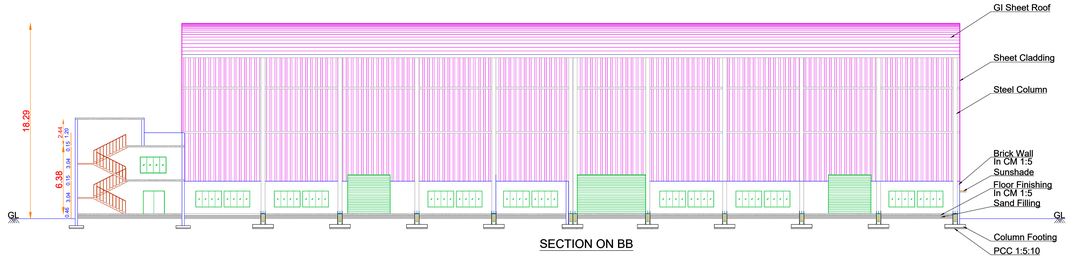

TERRACE FLOOR PLAN



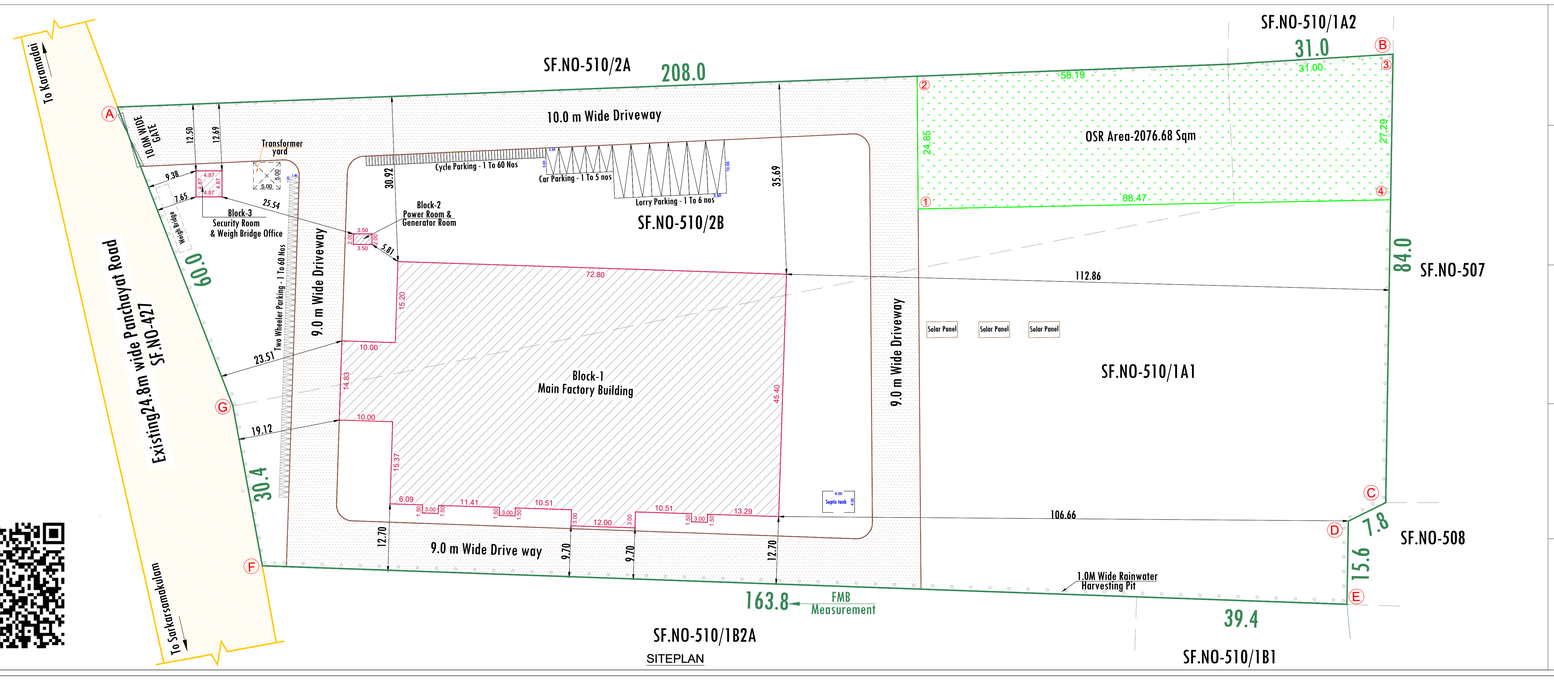

SECTION ON AA




ELEVATION ON NORTH SIDE

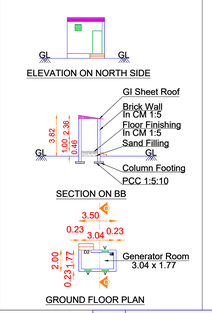



SECTION ON BB

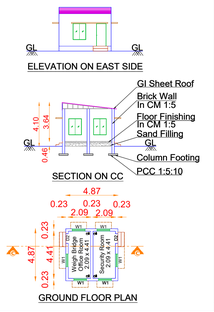



SITEPLAN

Block-2 (Power Room & Generator Room)




Block-3 (Security Room & Weigh Bridge Office)




PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING - GREEN CATEGORY (No: 66 -LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING ) IN SF.NO-510/1A1& 510/2B, AT KUPPEPALAYAM VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

LAND AREA STATEMENT

| | | |
|---|---|---|
| AREA OF SITE AS PER PATTA | - | 20756.00 SQM (or) 5.13 Acres |
| AREA OF SITE AS PER DOCUMENT | - | 20760.33 SQM (or) 5.13 Acres |

Land Use As Per Masterplan - Industrial | Height OF The Building = 14.74M

BUILDING AREA STATEMENT

| S.NO | AREA DETAILS | NON FSI SQM | FSI SQM | TOTAL Builtup Area |
|---|---|---|---|---|
| 1. | Block 1 -Main Factory Building | | | |
| | Ground Floor:- | - | 3502.92 | 3502.92 |
| | First Floor:- | - | 151.71 | 151.71 |
| | Head Room | 22.35 | - | 22.35 |
| 2. | Block 2 Power Room & Generator Room | - | 7.00 | 7.00 |
| 3. | Block 3 (Security Room & Weigh Bridge Office) | - | 23.72 | 23.72 |
| | Total | 22.35 | 3685.35 | 3707.70 |

Total FSI = 3685.35 / 20756.00 = 0.175

OSR Provided - 2076.68 Sq.m (10.00%)

| S.No | Machinery Detail | Nos | HP |
|---|---|---|---|
| 1. | Spinning table | 5 | 20 |
| 2. | Horizontal Turrent lathe | 5 | 30 |
| 3. | Turrent lathe | 5 | 30 |
| 4. | Wesman blower | 4 | 5 |
| 5. | Centre lathe | 1 | 10 |
| 6. | Tapping machine | 3 | 20 |
| 7. | Horizontal boring machine | 4 | 25 |
| 8. | Lathe mac power | 4 | 10 |
| 9. | Air compressor | 4 | 35 |
| 10. | Hydraulic test pump | 4 | 15 |
| 11. | Plate bending machine | 4 | 15 |
| 12. | Plasma cutting machine | 1 | 20 |
| 13. | Bandsaw Cutting machine | 2 | 35 |
| 14. | CNC Plasma | 1 | 25 |
| 15. | CNC Oxy-Fuel with Alfa torch | 1 | 10 |
| 16. | Radial Drilling Machine | 2 | 20 |
| 17. | Tool Grinding Machine | 2 | 35 |
| 18. | EOT-Crane | 1 | 40 |
| | Total | | 400 |

Parking Details:

| Description | | Required | Provided |
|---|---|---|---|
| Lorry Parking | - 3385.33 / 750 = 4.51 ≃ 05Nos | 05 Nos | 06 Nos |
| Two Wheeler Parking | - 3385.33 / 75 = 45.14 ≃ 45Nos | 45 Nos | 60 Nos |
| Cycle Parking | - 3385.33 / 75 = 45.14 ≃ 45Nos | 45 Nos | 60 Nos |
| Car Parking | - 303.34(Office Area) / 150 = 2.02 ≃ 02Nos | 02 Nos | 05 Nos |

JOINERY DETAILS :

| INDEX | DESCRIPTION | SIZE IN M | INDEX | DESCRIPTION | SIZE IN M |
|---|---|---|---|---|---|
| M.D | Main Door | 2.00 x 2.13 | D2 | Door | 0.91 x 2.13 |
| RS-1 | Rolling Shutter | 6.42 x 3.65 | W | Window | 2.44 x 1.52 |
| RS-2 | Rolling Shutter | 4.00 x 3.65 | W1 | Window | 1.20 x 1.52 |
| | Door | 2.00 x 2.13 | V | Ventilation | 0.93 x 0.43 |
| D1 | Door | 0.76 x 2.13 | | | |

Mechanical ventilation will be provided wherever necessary

REFERENCE:

- FMB BOUNDARY
- FIELD BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING FOR APPROVAL
- OSR

TOTAL HP : 400 HP

NO OF LABOURS : 150

S.Prabhavathi

S.PRABHAVATHI,M.E (Geotech) M.I.G.S
Registered Engineer
Reg No: Coimbatore LPA / RE / GR-II /19/05/17
No 400, Bharathiyar Road, New Siddhapudur,
Coimbatore - 641 044.
Ph: 0422-4399772, Mob: 9600558700

Geotechnical Engineer

Er. HARINI. P.S, ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
# 29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

Er. M. SAMSUDEEN M.E.,
REGISTERED STRUCTURAL ENGINEER
COIMBATORE DTCP REG NO : SE/GR-II/002/2023
SAMS ASSOCIATES
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R.S. Puram, Coimbatore - 641 002.
Ph No: 99940 73297 , 98425 73297

Structural Engineer

Er. HARINI. P.S,
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
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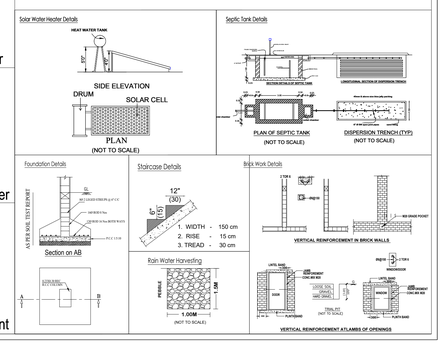
Ph : 7373371000,
E mail : harini.propdoc@gmail.com.

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

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# 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.