

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING 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.

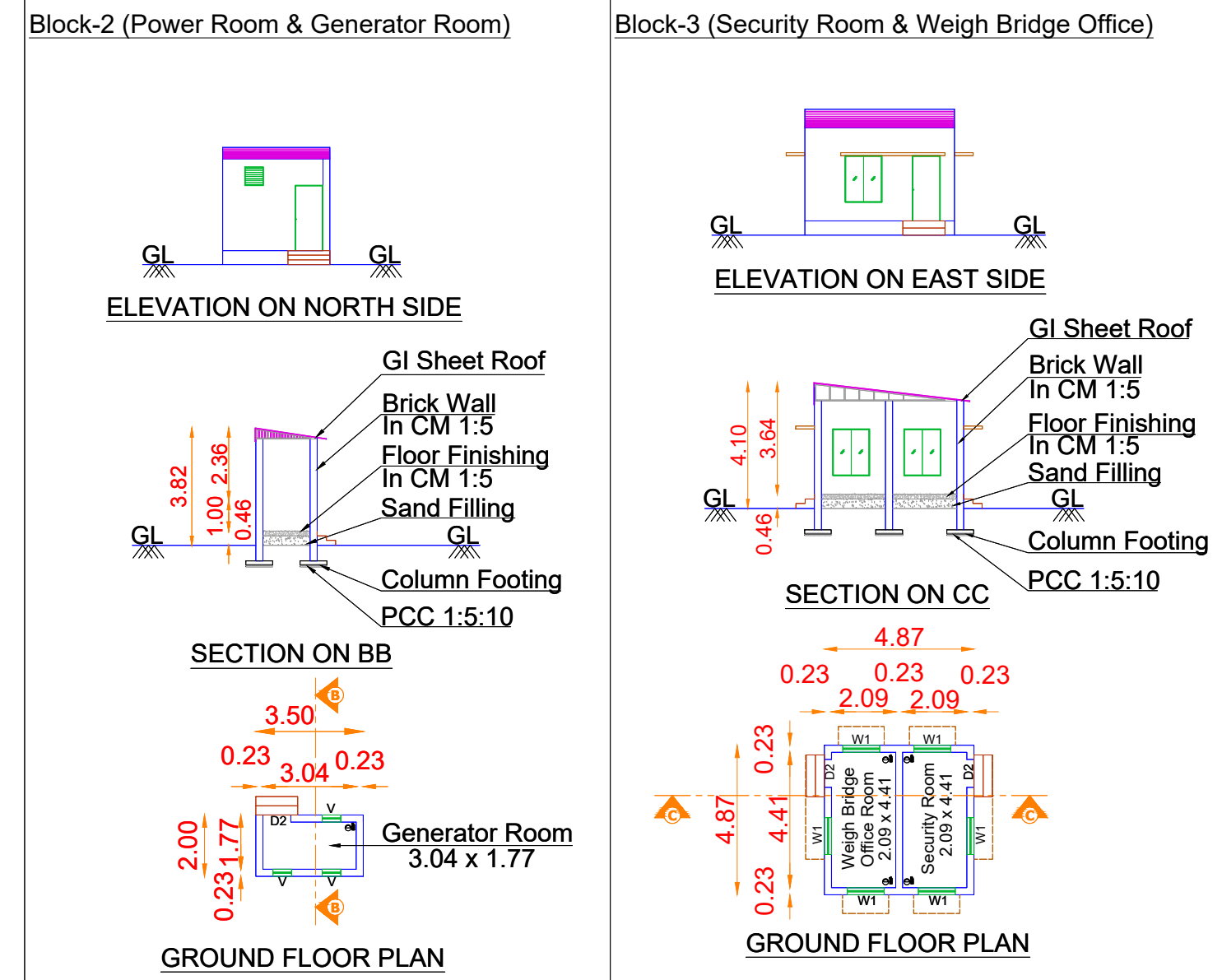
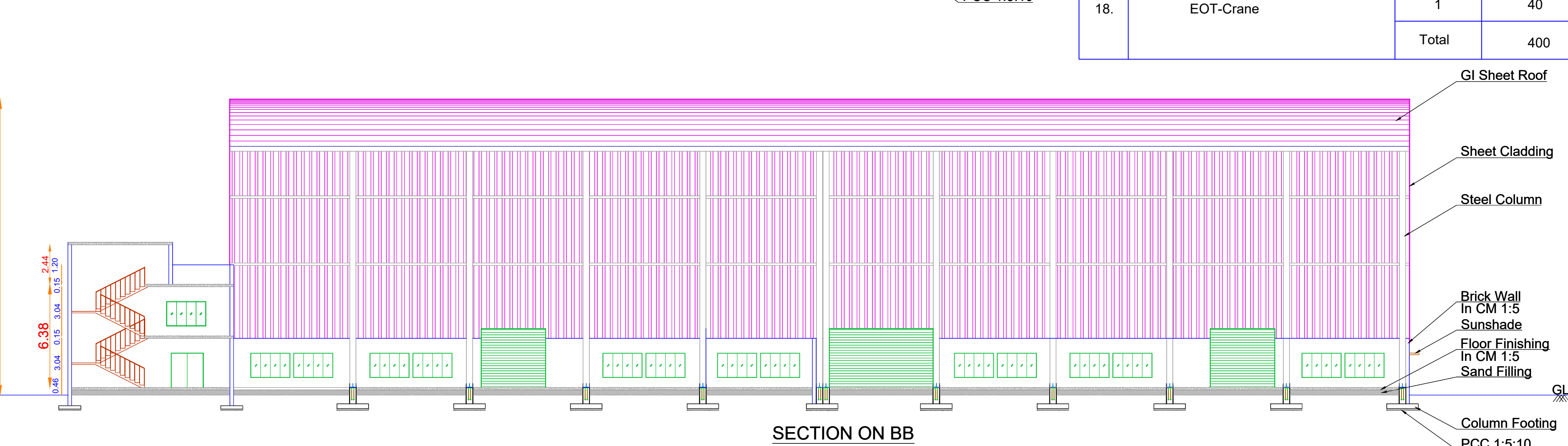
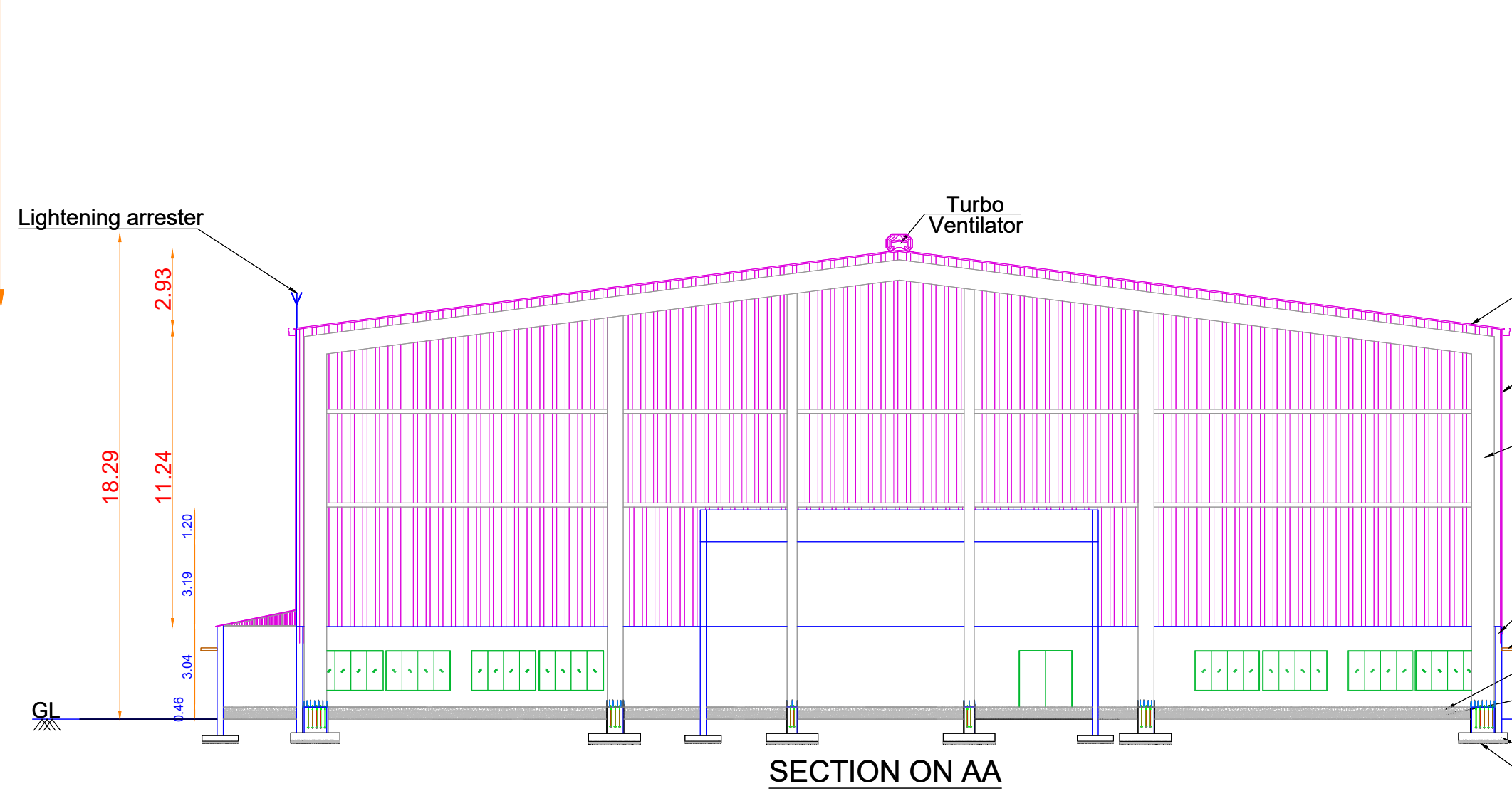
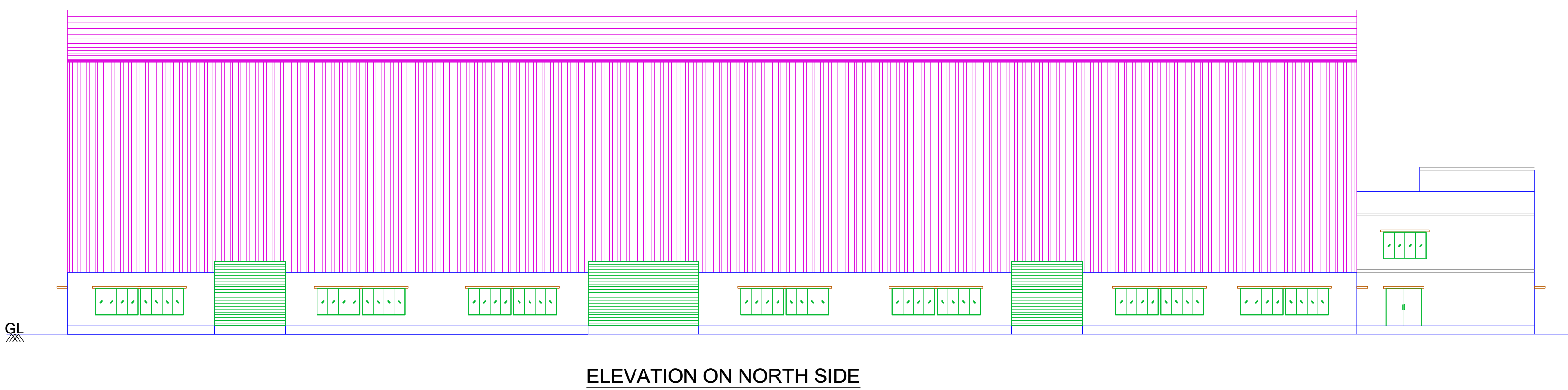
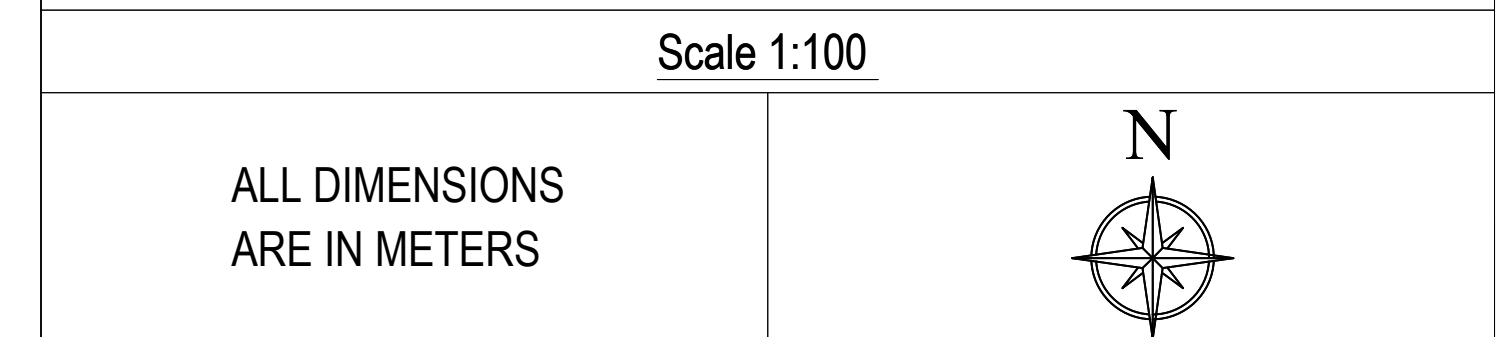


Diagram illustrating the components of a Glazed Curtain Wall system:

- GI Sheet Roof
- Sheet Cladding
- Steel Column
- Brick Wall in CM 1:5
- Sunshade
- Floor Finishing in CM 1:5
- Sand Filling
- GL
- Column Footing
- BCC 1:5:10



Land Use As Per Masterplan - Industrial	Height OF The Building = 14.74M
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BUILDING AREA STATEMENT

S.NO	AREA DETAILS	NON FSI SQM	FSI SQM	TOTAL Buitup 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	=	$\frac{3685.35}{20756.00}$	=	0.175
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OSR Provided - 2076.68 Sq.m (10.00%)

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

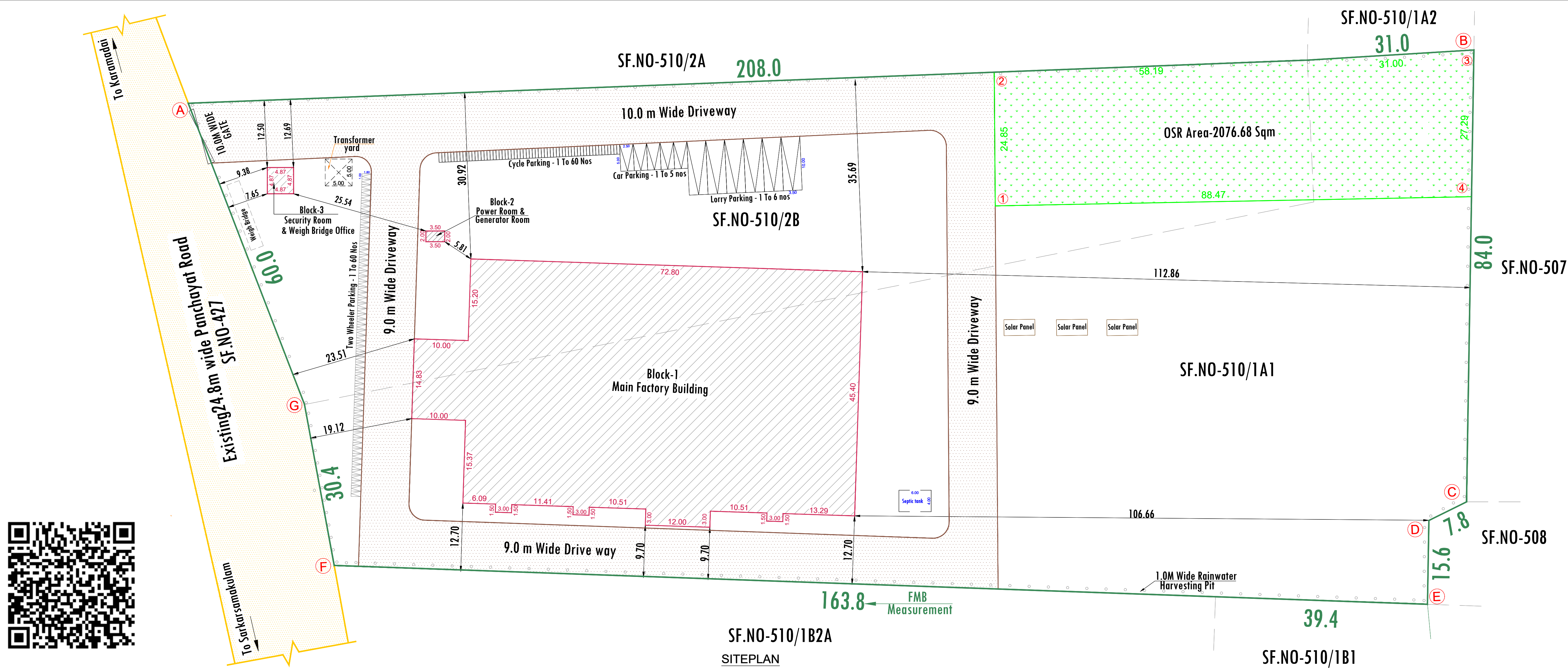
Mechanical ventilation will be provided wherever necessary

REFERENCE:

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

TOTAL HP	: 400 HP
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NO OF LABOURS : 150



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 Registered Engineer
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Geotechnical Engineer

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construction engineer

Er. M. SAMSUDEEN M.E.,
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COIMBATORE DTCP REG NO : SE/GR-II/002/2023
SAMS ASSOCIATES
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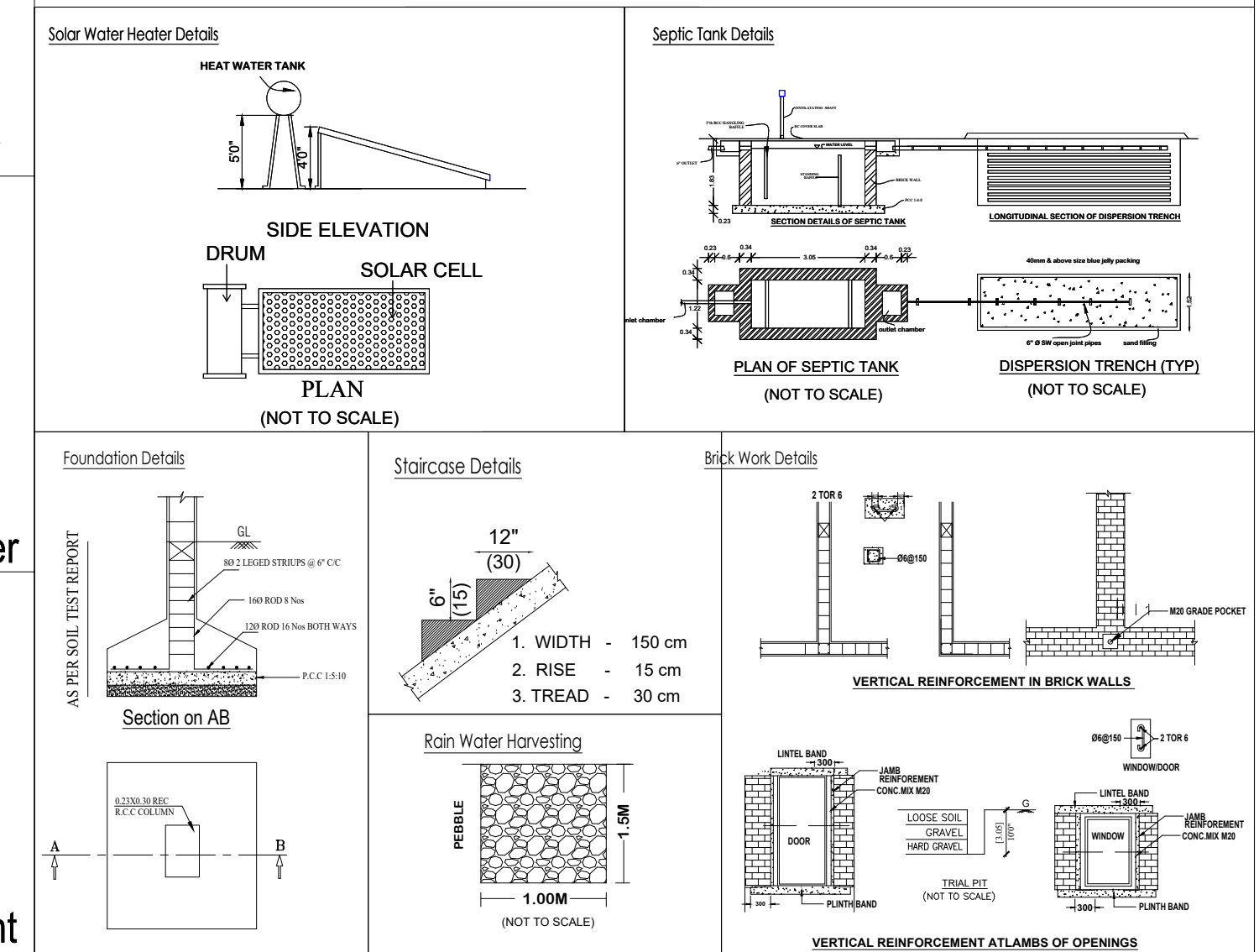
Structural Engineer

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Registered Engineer

Hamden

Applicant



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](#)



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



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,
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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.

