Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
27 May 2026

PP APPROVAL RECORD

Planning Permission

Survey 144/4 and 1 more

Thimmankuthu

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.

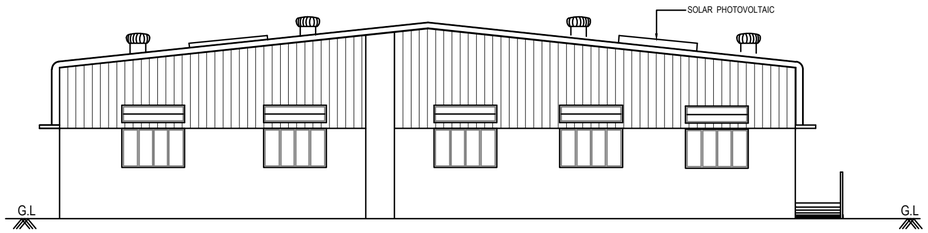
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

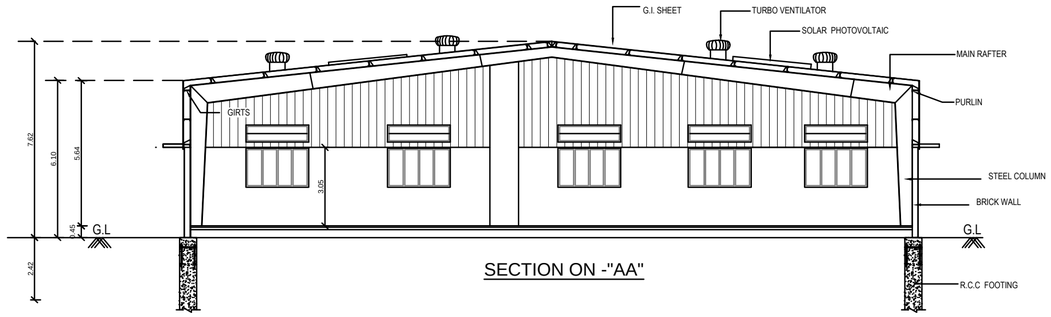
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

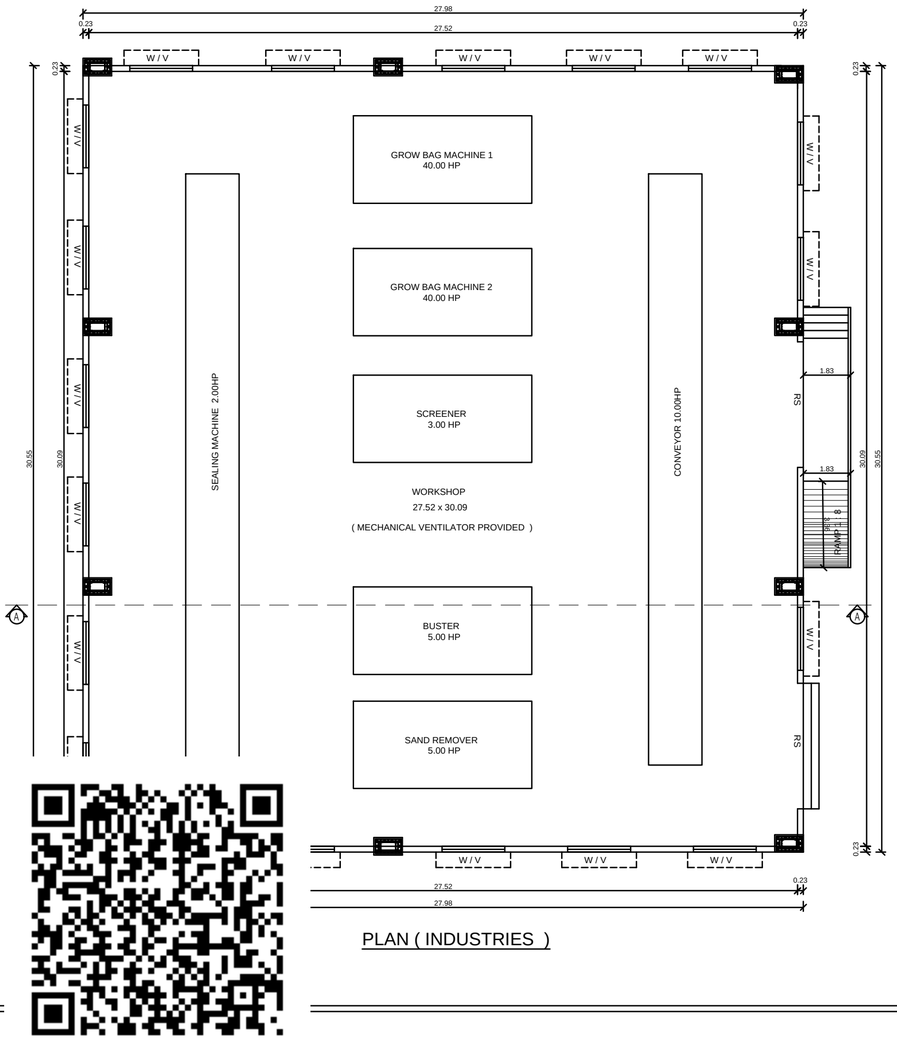
PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOF COIR MAKING INDUSTRIAL BUILDING (WHITE CATEGORIES) WITH 105.00HP IN S.F.NOS.144 / 4 AT THIMAMKUTHU VILLAGE,POLLACHI TALUK, COIMBATORE.



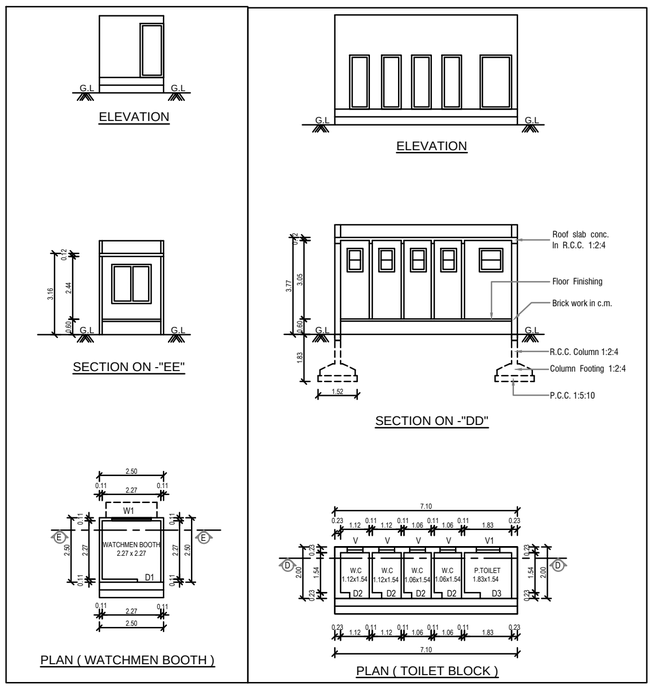
NORTH SIDE ELEVATION

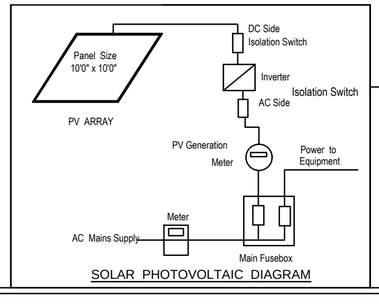


SECTION ON -"AA"

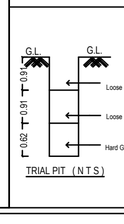


PLAN (INDUSTRIES)

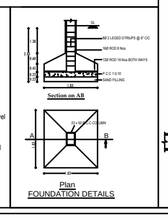




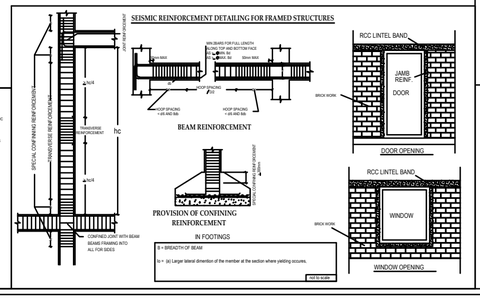
SOLAR PHOTOVOLTAIC DIAGRAM



TRIAL PIT (N T S)



FOUNDATION DETAILS



FA - FIRST AID BOX	N
FE - FIRE EXTINGUISHER	
EA - EMERGENCY ALARM	
SB - SAND BUCKET	
SCALE : 1 : 100	
ALL DIMENSION ARE IN " METER "	

	SCHEDULE OF JOINERY	IN METER
RS	ROLLING SHUTTER	4.83 x 3.05
W	WINDOW	2.44 x 1.52
V	VENTILATOR	2.44 x 0.67
W1	WINDOW	1.52 x 1.52
D	DOOR	1.22 x 2.10

	PRO. MACHINARY DETAILS	POWER IN HP
1	GROW BAG MACHINE 1	40
2	GROW BAG MACHINE 2	40
3	BUSTER	5
4	SCREENER	3
5	SAND REMOVER	5
6	SEALING MACHINE	2
7	CONVEYOR	10
	TOTAL	105.00 HP

NO OF WORKERS

1	WORKERS FOR INDUSTRIES	10
	TOTAL	10

REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED STRUCTURAL ENGINEER

APPLICANT

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOF COIR MAKING INDUSTRIAL BUILDING (WHITE CATEGORIES) WITH 105.00HP IN S.F.NOS.144 / 4 AT THIMAMKUTHU VILLAGE, POLLACHI TALUK, COIMBATORE.

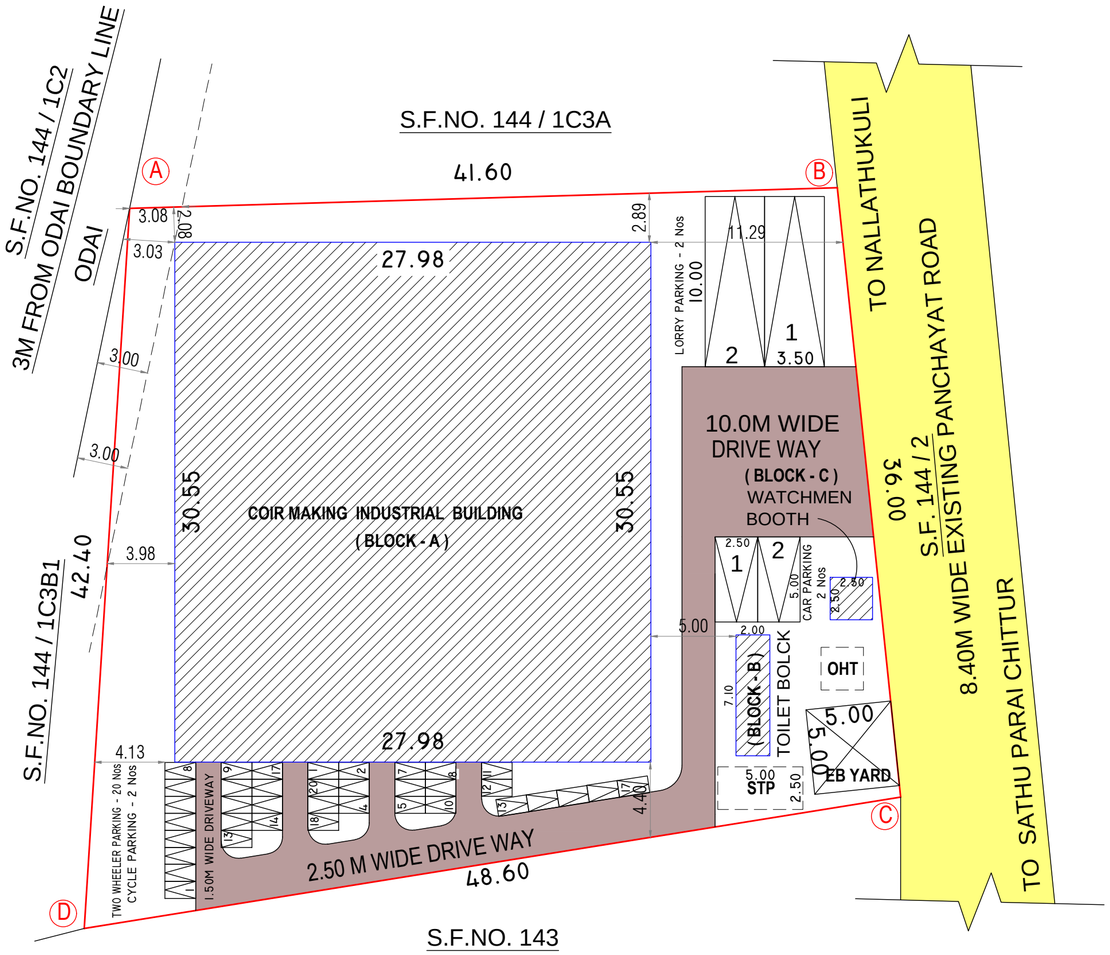
	REQUIRED	PROVIDED
	G.O.Ms. No.225, Housing and Urban Development [UD4(1)], 26th November 2024	G.O.Ms. No.225, Housing and Urban Development [UD4(1)], 26th November 2024
PARKING DETAILS :-	1 car space for every 150sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof and 1 lorryspace for every 750sqm or workshop floor area or part thereof	1 car space for every 150sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof and 1 lorryspace for every 750sqm or workshop floor area or part thereof
WORKSHOP AREA	846.66 SQ.M	
TWO WHEELER PARKING	12	20
CYCLE PARKING	12	17
LORRY PARKING	2	2

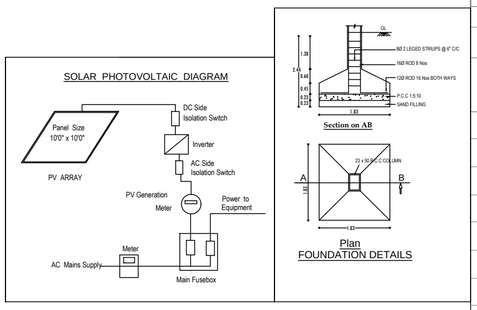
OSR DETAILS :-

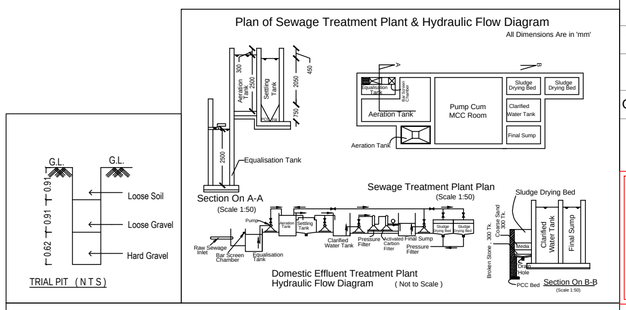
OSR REQUIRED : 172.00 SQ.M (10 %) (BUYBACK)

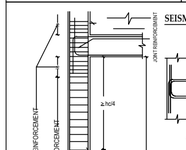
PRO. MACHINARY DETAILS		POWER IN HP
1	GROW BAG MACHINE 1	40
2	GROW BAG MACHINE 2	40
3	BUSTER	5
4	SCREENER	3
5	SAND REMOVER	5
6	SEALING MACHINE	2
7	CONVEYOR	10
	TOTAL	105.00 HP

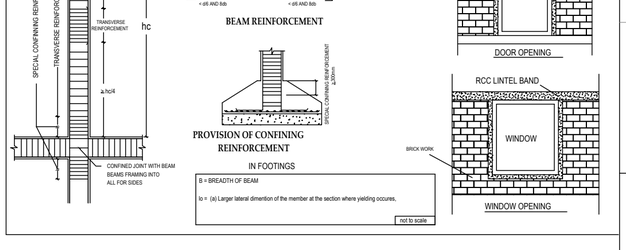
NO OF WORKERS		
1	WORKERS FOR INDUSTRIES	10
	TOTAL	10











N

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

CATEGORY : WHITE INDUSTRIES

SITE AREA DETAILS

AREA OF THE SITE (AS PER PATTA)	1715.00 SQM
AREA OF THE SITE (AS PER DOCUMENT)	1720.00 SQM
AREA OF THE SITE (AS PER FIELD)	1715.00 SQM

BUILDING AREA DETAILS

FLOOR NAME	FSI AREA IN SQM.	NON FSI AREA IN SQM.	TOTAL BUILD UP AREA IN SQM.	HEIGHT OF BUILDING
INDUSTRIAL BLOCK (BLOCK - A)				
GROUND FLOOR	854.65	---	854.65	7.62 M
TOTAL AREA	854.65	---	854.65	
TOILET BLOCK (BLOCK - B)				
GROUND FLOOR	14.20	---	14.20	3.77 M
TOTAL AREA	14.20	---	14.20	
WATCHMEN BOOTH (BLOCK - C)				
GROUND FLOOR	---	6.25	6.25	3.77 M
TOTAL AREA	---	6.25	6.25	
GRAND TOTAL AREA (A+B+C)				
GRAND TOTAL AREA	868.85	6.25	875.10	---

FSI AREA- $\frac{868.85}{1715.00}$ = 0.50 ≤ 2.00

Roc No : SWP/BPA/0697992/2025
Site Boundary shown as "A to D" and numbered as
SWP / DTCP / COIMBATORE /
SWP / LP / R(C) No. 29 /2026
SWP / BP / DTCPR(C) No. 21/2026

REFERENCE :

SITE BOUNDARY -

PROPOSED BUILDING -

DRIVE WAY -

EXISTING ROAD -

REGISTERED ENGINEER / REGISTERED ARCHITECT

REGISTERED 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

Verified RealEstate
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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.