PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

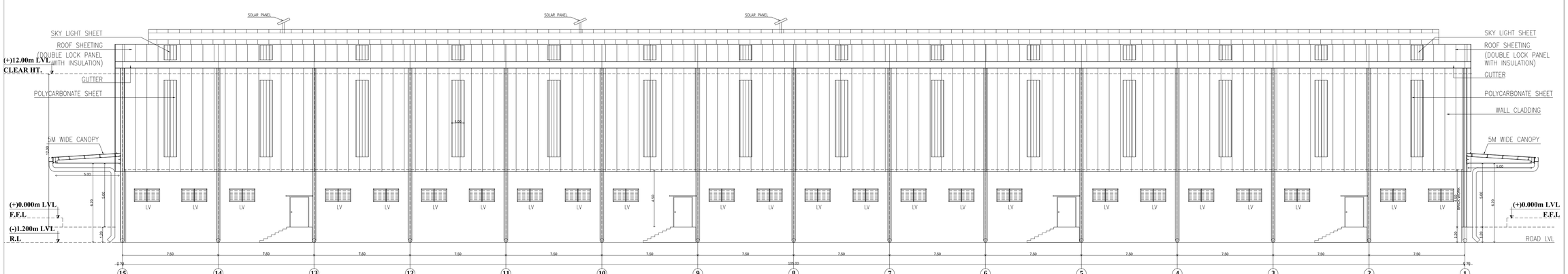
ISSUING AUTHORITY
DTCP

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

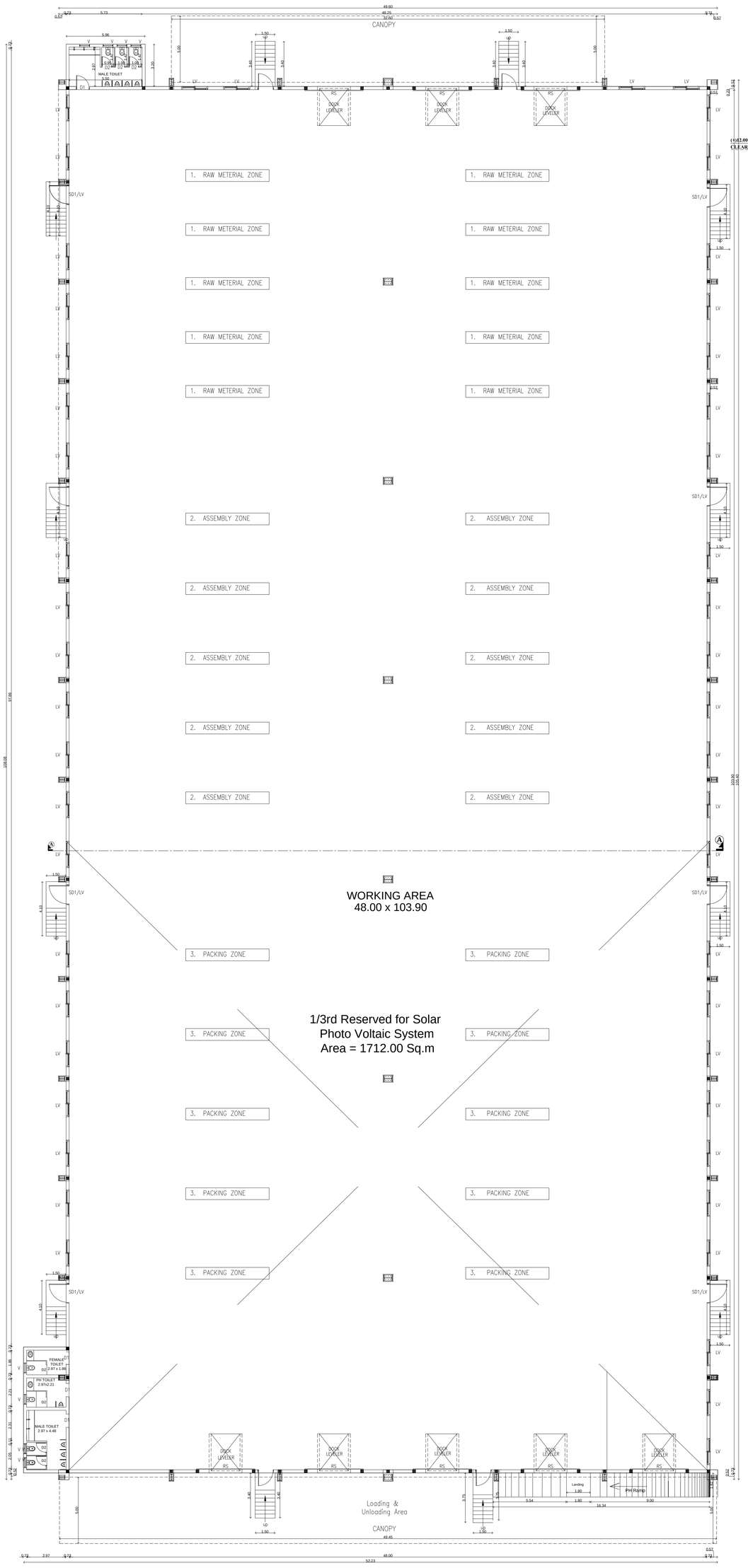
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

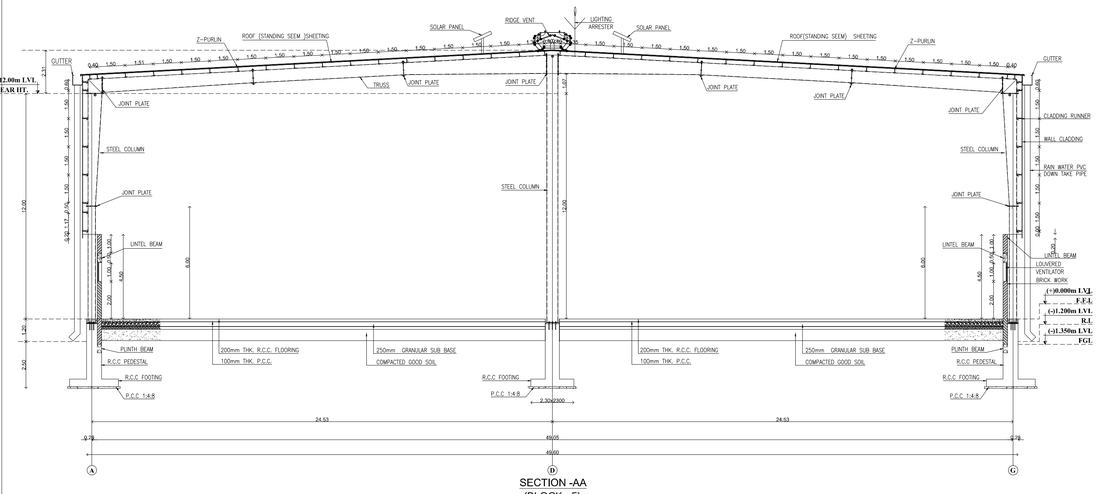
hello@verified.realestate
+91 9996 12 9996
verified.realestate



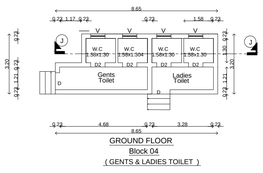
NORTH SIDE ELEVATION
(BLOCK - 5)
WORKING AREA



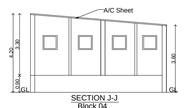
GROUND FLOOR PLAN
(BLOCK - 5)
WORKING AREA



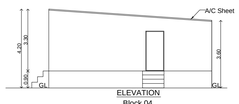
SECTION -AA
(BLOCK - 5)
WORKING AREA



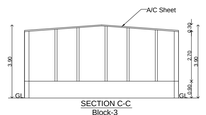
GROUND FLOOR
Block 04
(GENTS & LADIES TOILET)



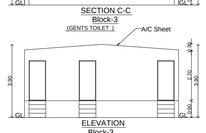
SECTION J-J
Block 04
(GENTS & LADIES TOILET)



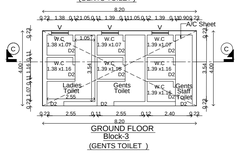
ELEVATION
Block 04
(GENTS & LADIES TOILET)



SECTION C-C
Block-3



ELEVATION
Block-3
(GENTS TOILET)



GROUND FLOOR
Block-3
(GENTS TOILET)

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR USAGE OF ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY (COMPLETELY DRY PROCESS) WHITE INDUSTRY (FOR M/S.TRANSPORT CORPORATION OF INDIA LIMITED) AT ANNUR - KARUMATHAMPATTIMAIN ROAD IN S.NO:496A/ 2, 496A/ 3, 497/ 2, 497/3, 497/4, OF MOPPIRIPALAYAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

REF : - DTCP File No : SWP / BPA / 704738 / 2025 / TCP

SPECIFICATION

- SAND FILLING FOR FOUNDATION AND BASEMENT
- P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
- 200mm BLOCK WORK WALLS IN C.M. 1:5
- 100mm BLOCK WORK WALLS IN C.M. 1:3
- ALL R.C.C WORKS M 25 GRADE CONCRETE
- CELING PLASTERING IN CEMENT MORTOR 1:3
- WEATHERING COURSE USING BRICK JELLY & LIME CONCRETE IN 1:3 RATIO
- CLAY TILES IN TERRACE FLOOR USING CM 1:4
- WALLS & CELING WITH CEMENT PAINT
- DOORS & WINDOWS WITH ENAMEL PAINT
- CERAMIC FLOORING IN CM 1:3

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN METRE
D	DOOR	1.50 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	2.44 X 6.00
V	VENTILATOR	0.76 X 0.61
R.S	ROLLING SHUTTER	6.10 x 3.50

SCALE 1: 100

COLOUR INDEX

- PROPOSED
- BOUNDARY
- ROAD
- EXIXTING

Er.K.GAJAPATHI,B.E.M.E(Soil Mech),F.I.E, F.I.V, D.I.M.(URA),
REGISTERED Geo-Tech Engineer/Chartered Engineer
IDTCP Regn No GTE/54/2024/IDTCP/MAD/URA)
DECEMBER.02.12.2024

REGISTERED GEOTECH ENGINEER

S KANNAN, D.C.E
Registration Construction Engineer
CMDA/RCE/19/08/540
No.9A, Avvai Second Street,
Periyar Nagar, Pallikaranai, Chennai 600 100

REGISTERED CONSTRUCTION ENGINEER

PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - 1 (SE)
DIRECTORATE OF TOWN & COUNTRY PLANING
REGN No. SE/GR-1/005/2019

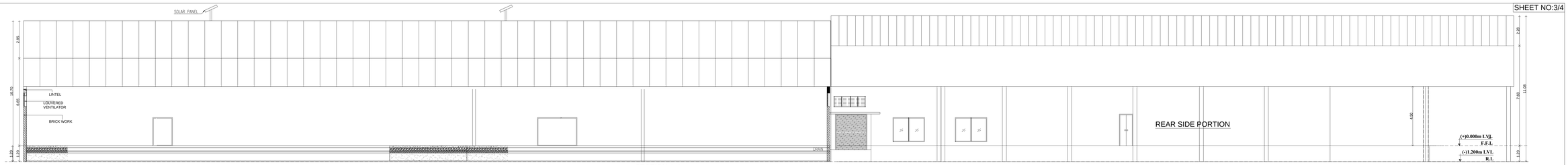
REGISTERED STRUCTURAL ENGINEER

S. ATHIYAMAN, B.E., MIE, FIV,
Chartered Engineer and Govt. Approved Valuer
Registered Engineer Cat With CMDA Reg. No : RE/ GR-I / 19/05/109 Dt. 15-05-24
and Greater Chennai Corporation Reg. No: RE1616/2024/FOL 15-10-24
DTCP Reg. No. CG/LCN / AE / GR-I / 2510 / 06/006 Dt. 30-09-24
New No. 5, Nathamuni Street, T. Nagar,
Chennai - 600 017. Ph : 9940611121 / 25196624
Email : athiyamonassociates@yahoo.com

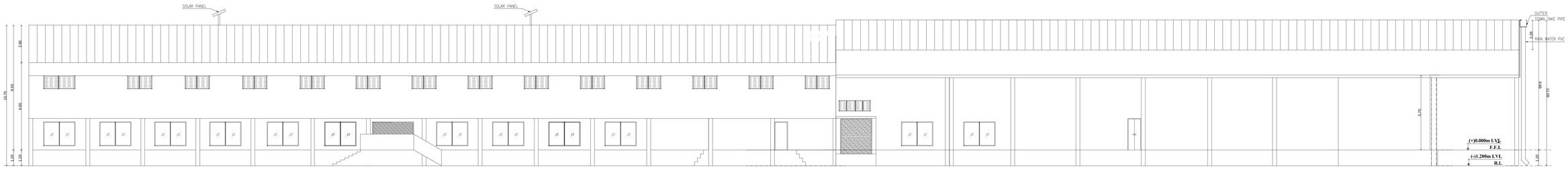
REGISTERED ENGINEER/ ARCHITECT

Authorised Signatory
DEPONENT

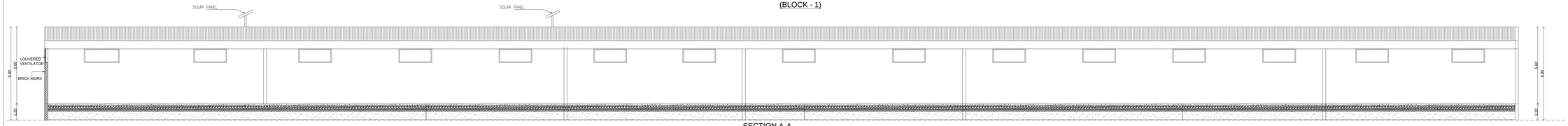
OWNER/APPLICANT



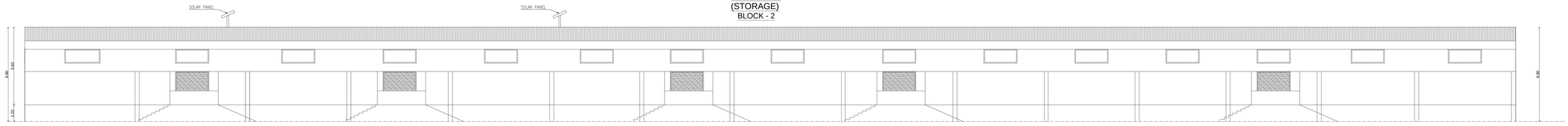
SECTION A-A
(BLOCK - 1)
(WORKING AREA)



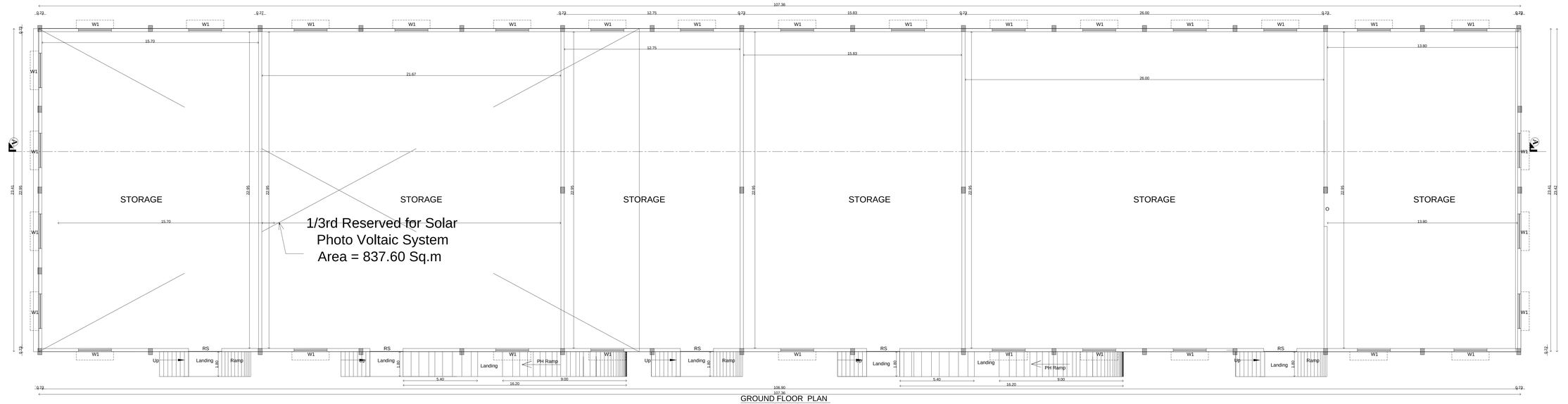
EAST SIDE ELEVATION
(WORKING AREA)
(BLOCK - 1)



SECTION A-A
(STORAGE)
BLOCK - 2



ELEVATION
BLOCK - 2
(STORAGE)



GROUND FLOOR PLAN
BLOCK - 2
(STORAGE)

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR USAGE OF ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY (COMPLETELY DRY PROCESS) WHITE INDUSTRY (FOR M/S.TRANSPORT CORPORATION OF INDIA LIMITED) AT ANNUR - KARUMATHAMPATTI MAIN ROAD IN S.NO:496A/ 2, 496A/ 3, 497/ 2, 497/3, 497/4, OF MOPPIRIPALAYAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

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JOINERY DETAILS SCALE 1: 100

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COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

Er.K.GAJAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V., D.I.M.(IOBA)
REGISTERED Geo- Tech Engineer/Chartered Engineer
IDTCP Regn No.GTE/5/2024/DTCP/MADURAI
DECEMBER,02.12.2024

REGISTERED GEOTECH ENGINEER

S KANNAN, D.C.E
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CMDA/RCE/1 9/08/540
No 9A, Avvai Second Street,
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and Greater Chennai Corporation Reg. No: RE/1998/2324/VOL 18-19-24
DTCP Reg. No. CGLRGN / RE / GR-I / 3519 / 05/08 Dt. 30-09-24
New No. 5, Nachimuthi Street, T. Nagar,
Chennai - 600 017. Ph : 9940511121 / 25156634
Email : athiyamanassociates@yahoo.com

REGISTERED ENGINEER/ ARCHITECT

Authorised Signatory
DEPONENT

OWNER/APPLICANT

GROUND FLOOR PLAN
(BLOCK - 1)
(WORKING AREA)

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SCALE 1: 100

COLOUR INDEX

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ROAD
EXIXTING

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IDTCP Regn No.GTE/54/2024/DTCP/MADURAI
DECEMBER.02.12.2024

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No.9A, Avvai Second Street,
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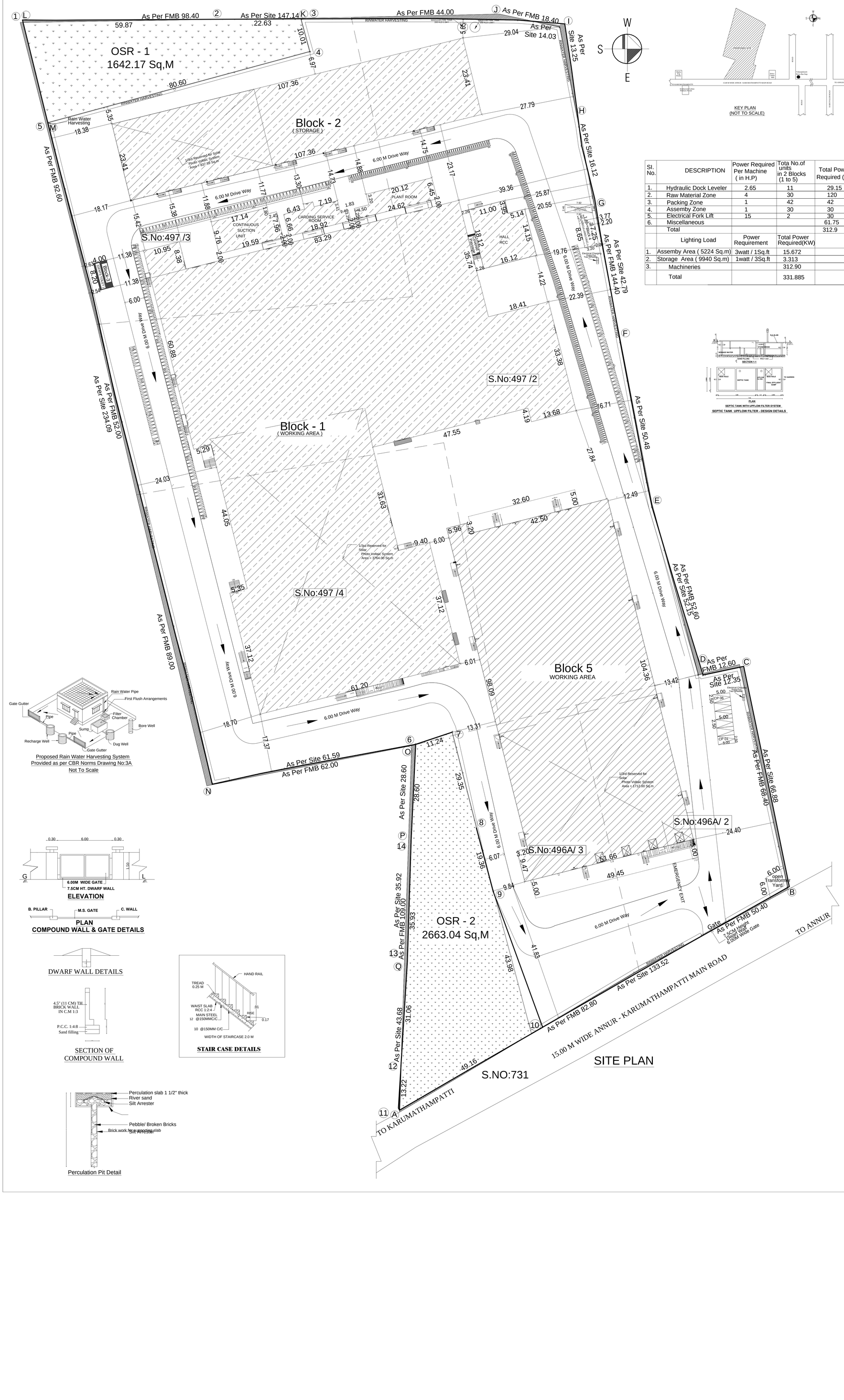
REGISTERED STRUCTURAL ENGINEER

S. ATHIYAMAN, B.E., MIE, FIV,
Chartered Engineer and Govt. Approved Valuer
Registered Engineer Civil With CMDA Reg. No : RE/ CIVIL/ 15/5109 Dt. 15-10-24
and Govt. Chemical Corporation Reg. No: RE/1996/2324/CH, 15-10-24
DTCP Reg. No. CO/LICN / RE / CIVIL / 2510 / 05/2006 Dt. 30-09-24
New No. 5, Nachimmal Street, T. Nagar,
Chennai - 600 017. Ph : 9940511931 / 23196624
Email : athiyamonassociates@yahoo.com

REGISTERED ENGINEER/ ARCHITECT

Authorised Signatory
DEPONENT

OWNER/APPLICANT



Sl. No.	DESCRIPTION	Power Required Per Machine (in H.P)	Tota No.of units in 2 Blocks (1 to 5)	Total Power Required (H.P)
1.	Hydraulic Dock Leveler	2.65	11	29.15
2.	Raw Material Zone	4	30	120
3.	Packing Zone	1	42	42
4.	Assemby Zone	1	30	30
5.	Electrical Fork Lift	15	2	30
6.	Miscellaneous			61.75
	Total			312.9

	Lighting Load	Power Requirement	Total Power Required(KW)
1.	Assemby Area (5224 Sq.m)	3watt / 1Sq.ft	15.672
2.	Storage Area (9940 Sq.m)	1watt / 3Sq.ft	3.313
3.	Machineries		312.90
	Total		331.885

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR USAGE OF ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY (COMPLETELY DRY PROCESS) WHITE INDUSTRY (FOR M/S.TRANSPORT CORPORATION OF INDIA LIMITED) AT ANNUR - KARUMATHAMPATTI MAIN ROAD IN S.NO:496A/ 2, 496A/ 3, 497/ 2, 497/3, 497/4, OF MOPPIRIPALAYAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

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AREA STATEMENT

DESCRIPTION	AREA IN SQ.FT	AREA IN SQ.M
PLOT EXTENT		
AS PER SITE	454242.84	42200.19
AS PER PATTA	463390.20	43050.00
AS PER DOCUMENT	463063.08	43019.61

BLOCK DETAILS	FSI Area Sq.m	NON FSI Area Sq.m	Total Built -Up Area Sq.m
BLOCK - 1 (WORKING AREA)			
GROUND FLOOR	10871.76	----	10871.76
GROUND FLOOR (R.C.C)	419.80	----	419.80
TOTAL AREA	11291.56	----	11291.56
BLOCK - 2 (STORAGE)			
GROUND FLOOR	2512.76	----	2512.76
BLOCK - 3 (GENTS TOILET)			
GROUND FLOOR	32.80	----	32.80
BLOCK - 04 (GENTS & LADIES TOILET)			
GROUND FLOOR	25.54	----	25.54
BLOCK - 05 WORKING AREA			
GROUND FLOOR	5516.90	----	5516.90
TOTAL AREA	19379.56	----	19379.56

TOTAL F.S.I AREA ---- 19379.56

TOTAL NON F.S.I AREA ---- NIL

F.S.I --- 19379.56 Sq,M / 42200.19 Sq,M = 0.459.

OSR REQUIRED	4221.00 Sq,M
OSR PROVIDED	4305.21 Sq,M

PARKING REQUIREMENTS

Parking Area Details	Car Parking Required	Car Parking Provided
WORK SHOP AREA 16742.48 sq.m	NIL	6 Nos

Two Wheeler Parking Required	Two Wheeler Parking Provided	Clcyle Parking Required	Clcyle Parking Provided
223 Nos	253 Nos	223 Nos	230 Nos

NO.OF WORKERS:

MALE - 28 Nos.

FEMALE - 27 Nos.

H.P = 420

JOINERY DETAILS

S.NO:	DESCRIPTION	SIZE METRE
MD	ROLLING SHUTTER	3.00 x 4.00
SD1	EXIT STEEL DOOR WITH FIRE RATED	1.50 x 2.40
SD1	ALU. LOUVERED VENTILATOR EITH MOSQUITO NET	2.00 x 1.00

COLOUR INDEX — SCALE 1: 400

PROPOSED — ROAD

BOUNDARY

Er.K.GANAPATHI,B.E,M.E,MBA,MIE,FIV, PLM,RIBA
REGISTERED Geo-Tech Engineer/Chartered Engineer
IGTCP Regn No.GTE/S/47/2024/GTCP/M.ADURAI
DECEMBER,02.12.2024

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Email : athiyamanassociates@yahoo.com

REGISTERED ENGINEER/ ARCHITECT

Authorised Signatory
DEPONENT

OWNER/APPLICANT

Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

SECTION OF
COMPOUND WALL

Perculation Pit Detail

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.