PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

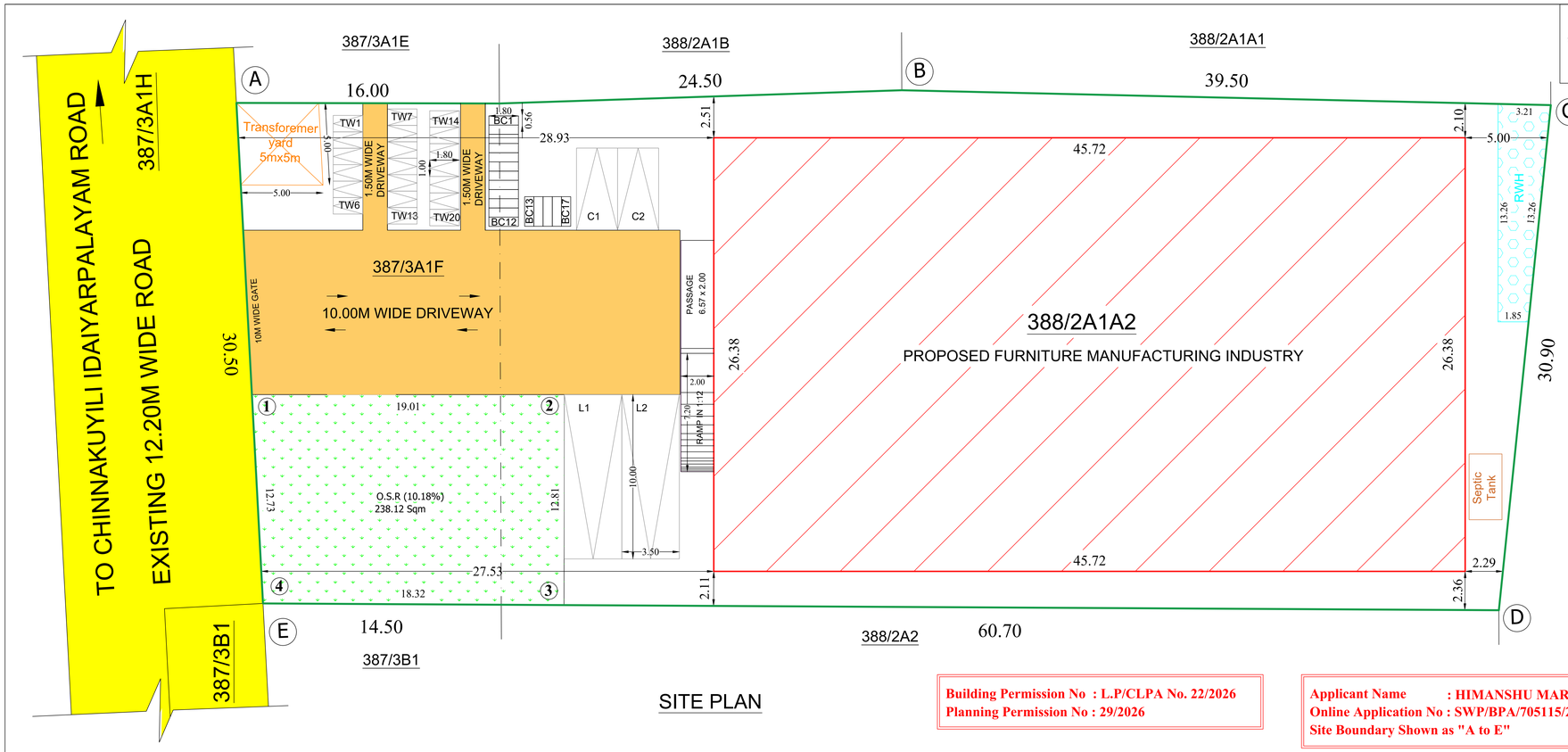
ISSUING AUTHORITY
DTCP

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™
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Building Permission No : L.P/CLPA No. 22/2026
Planning Permission No : 29/2026

Applicant Name : HIMANSHU MAROTHI
Online Application No : SWP/BPA/705115/2025
Site Boundary Shown as "A to E"

PLAN SHOWING THE PROPOSED FURNITURE MANUFACTURING INDUSTRY BUILDING IN S.F.NO.387/3A1F & 388/2A1A2, PACHAPALAYAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

MASTER PLAN 2041 LAND USE : INDUSTRIAL

INDUSTRIAL TYPE - GREEN CATEGORY

TOTAL HP = 82 HP
NO.OF WORKERS = 25 Nos.
HEIGHT OF THE BUILDING = 8.20M

SCALE = 1:100

LAND AREA DETAILS:

S.F.NO.	LAND AREA		PATTA NO.
	As per Doc.	As per Chitta	
387/3A1F	0.1547 Acre	0.1092 Acre	3423
388/2A1A2	0.4680 Acre	0.4682 Acre	3429
TOTAL	0.6227 Acre	0.5774 Acre	1891

LAND AREA = 0.5774 ACRE (OR) 2337 SQ.M

BUILDING AREA DETAILS:

FLOOR DETAILS	FSI AREA	NON FSI AREA	TOTAL AREA
AREA OF THE GROUND FLOOR	1206.30	-	1206.30

FSI & PC CALCULATION :

FSI = $\frac{1206.30}{2337}$ = 0.516 < 2.00

PC = $\frac{1206.30}{2337}$ X 100% = 51.60 %

POWER DETAILS

Sl.No.	Name of the Machine	QTY.	Power in HP
1	ANGULAR BEAM SAW	1	10.00
2	SIDE LOADING BEAM SAW	2	16.00
3	FRONT LOADING BEAM SAW	1	12.00
4	NARRO PARTS EDGE BANDER	2	10.00
5	HOTPRESS	1	10.00
6	DRILLING MACHINE	2	14.00
7	DUST COLLECTOR	1	10.00
	TOTAL		**82.00**

PARKING DETAILS:

WORKSHOP AREA = 1066.46 SQ.MT
OFFICE AREA = 55.14 SQ.MT

DESCRIPTION	PARKING REQUIREDMENT	REQUIRED	PROVIDED
CAR	1 Car space for every a 150 Sq.m of Office floor area	55.14/150 = 1 No.	2 Nos.
LORRY	1 Lorry space for every a 750 Sq.m of workshop floor area	1066.46/750 = 2 Nos.	2 Nos.
TWO WHEELER	1 Two wheeler space for every a 75 Sq.m of workshop floor area	1066.46/75 = 15 Nos.	20 Nos.
BICYCLE	1 Cycle space for every a 75 Sq.m of workshop floor area	1066.46/75 = 15 Nos.	17 Nos.

NOTE :
- FIRE FIGHTING EXTINGUISHER
- FIRE ALARM
ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE STATED

O.S.R 10%

O.S.R REQUIRED : 233.70 Sqm (10%)
O.S.R PROVIDED : 238.12 Sqm (10.18%)

REFERENCE

– SITE BOUNDARY (ABCDE)
– EXISTING ROAD
– PROPOSED BUILDING
– RAINWATER HARVESTING

APPLICANT

E. GOMATHI SANKAR B.E.,
Registered Construction Engineer
Coimbatore District/CE/13/2025
32, Swathika Avenue, Near Coimbatore Public School
Chinnamettupalayam, Vellakinar, Coimbatore - 641 035
Mobile: 97912 74253 | E-mail id: ritbvilassociates1@gmail.com

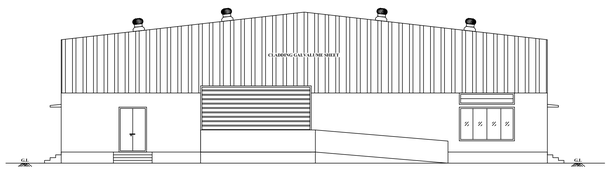
CONSTRUCTION ENGINEER

R. Prakash, M.E., (Structural)
Coimbatore District/SE/GR-1/10/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram,
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 97503-40046

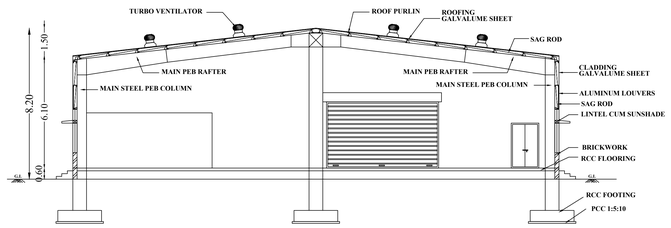
STRUCTURAL ENGINEER

E. GOMATHI SANKAR B.E.,
Registered Engineer - Grade II (RE)
Coimbatore District /RE/GR-II/44/2025
32, Swathika Avenue, Near Coimbatore Public School
Chinnamettupalayam, Vellakinar, Coimbatore - 641035
Mobile : 97912 74253, E-mail : ritbvilassociates1@gmail.com

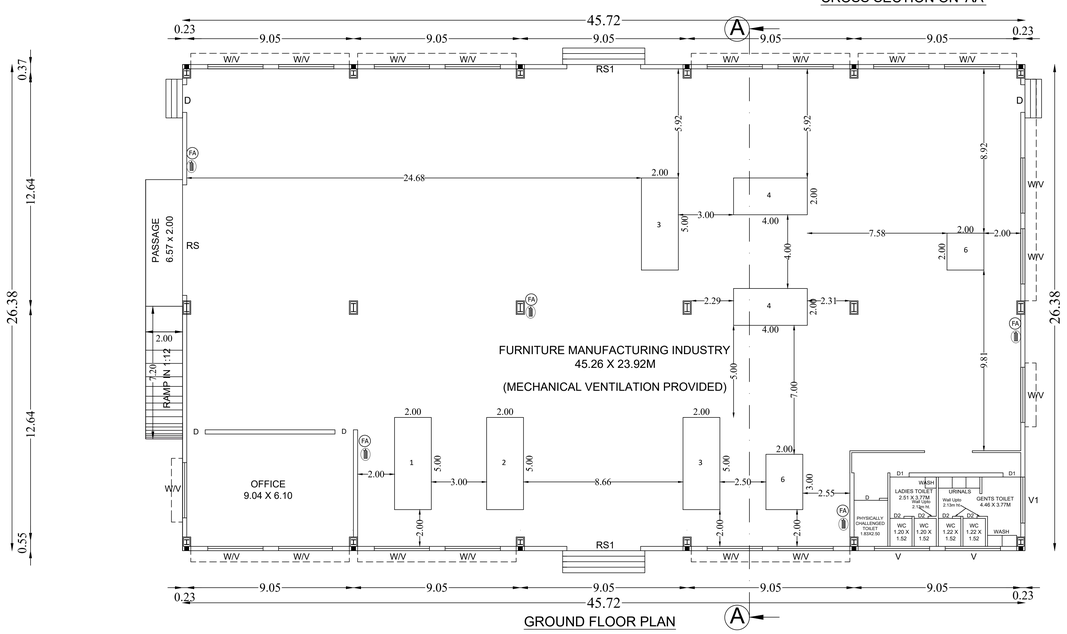
REGISTERED ENGINEER



FRONT SIDE ELEVATION

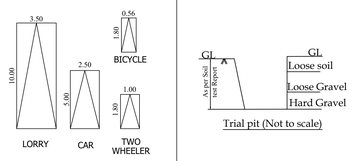


CROSS SECTION ON 'AA'



BUILDING PLAN

PARKING DIMENSION DETAILS:

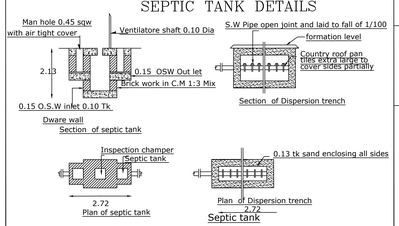


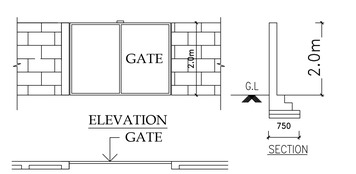
Trial pit (Not to scale)

JOINERY DETAILS

Sym.	DESCRIPTION	IN METRE
RS	ROLLING SHUTTER	6.00 X 3.60
RS1	ROLLING SHUTTER	4.00 X 3.60
D	DOOR	1.50 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	3.00 X 1.83
V	VENTILATOR	3.00 X 0.61
V1	VENTILATOR	2.50 X 0.61

SEPTIC TANK DETAILS





COMPOUND WALL & GATE 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

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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.