PP APPROVAL RECORD

Planning Permission

Survey 815

Neelambur

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™

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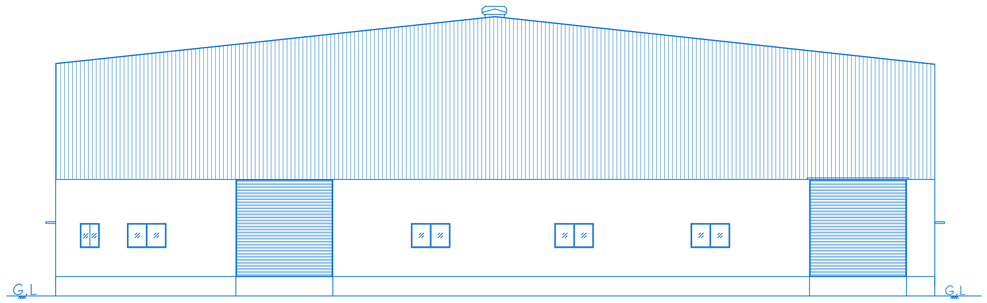
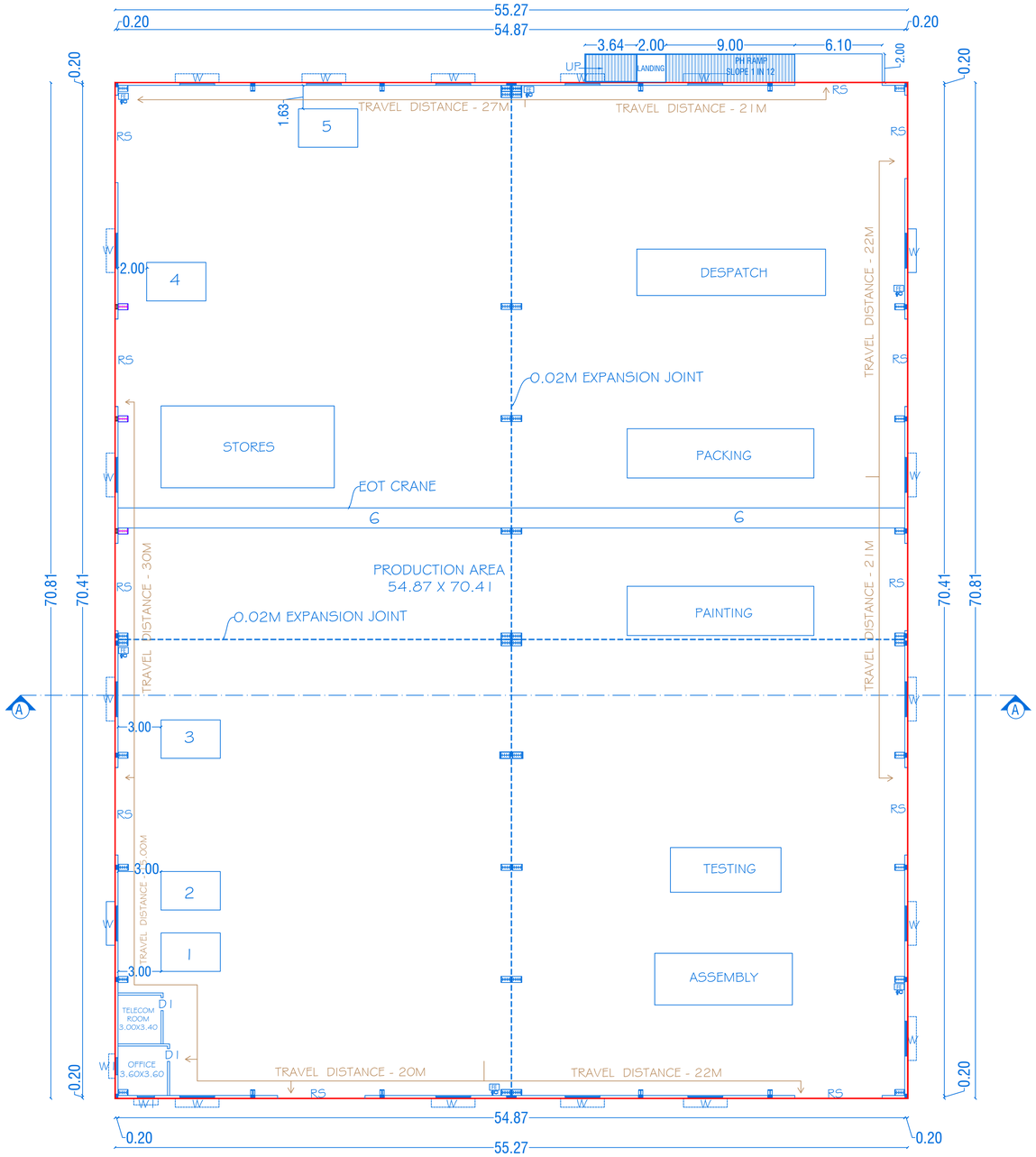


ELEVATION



GROUND FLOOR PLAN
BLOCK-1
MAIN BUILDING
(Mechanical Ventilation Provided)

N

SHEET No: 01 / 03

SCALE-1:100 | BLOCK No: 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (ENGINEERING AND FABRICATION UNITS (DRY PROCESS WITH HEAT TREATMENT) - ORANGE CATEGORY) SF NO. 815/1A1B, 815/1A2A, & 815/1A3 AT NEELAMBUR VILLAGE , SULUR TALUK, COIMBATORE CORPORATION &DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.10 X 6.10
D1	DOOR	0.90 X 2.40
W	WINDOW	2.44 X1.52
W1	WINDOW	1.20 X1.52

PROPOSED AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA	FSI AREA
1	AREA OF THE GROUND FLOOR	3913.67	-	3913.67
	TOTAL	3913.67	-	3913.67

MACHINERY DETAILS

S.NO.	MACHINERY NAME	POWER IN H.P	QTY	TOTAL POWER IN H.P
1	HORIZONTAL BARING MACHINE	35.00	1	35.00
2	SCREEN PRINTING MACHINE	20.00	1	20.00
3	DRILLING MACHINE	10.00	1	10.00
4	BENDING MACHINE	20.00	1	20.00
5	AIR COMPRESSOR	10.00	1	10.00
6	EOT CRANE	25.00	2	50.00
		TOTAL HP		145.00

KEY

(FA) FIRE ALARM -
(FA) FIRE HYDRANT -
(FX) FIRE EXTINGUISHER -

APPLICANT

Mr.N.DHAMODARAN
S/o.Nagama Naidu

REGISTERED PROFESSION

Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, 3944-1, Near DTCP Office, Hudco Colony,
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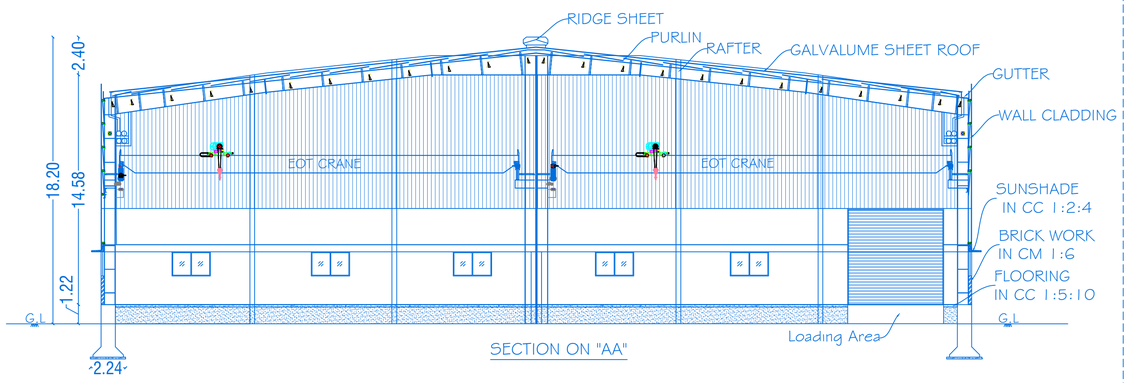

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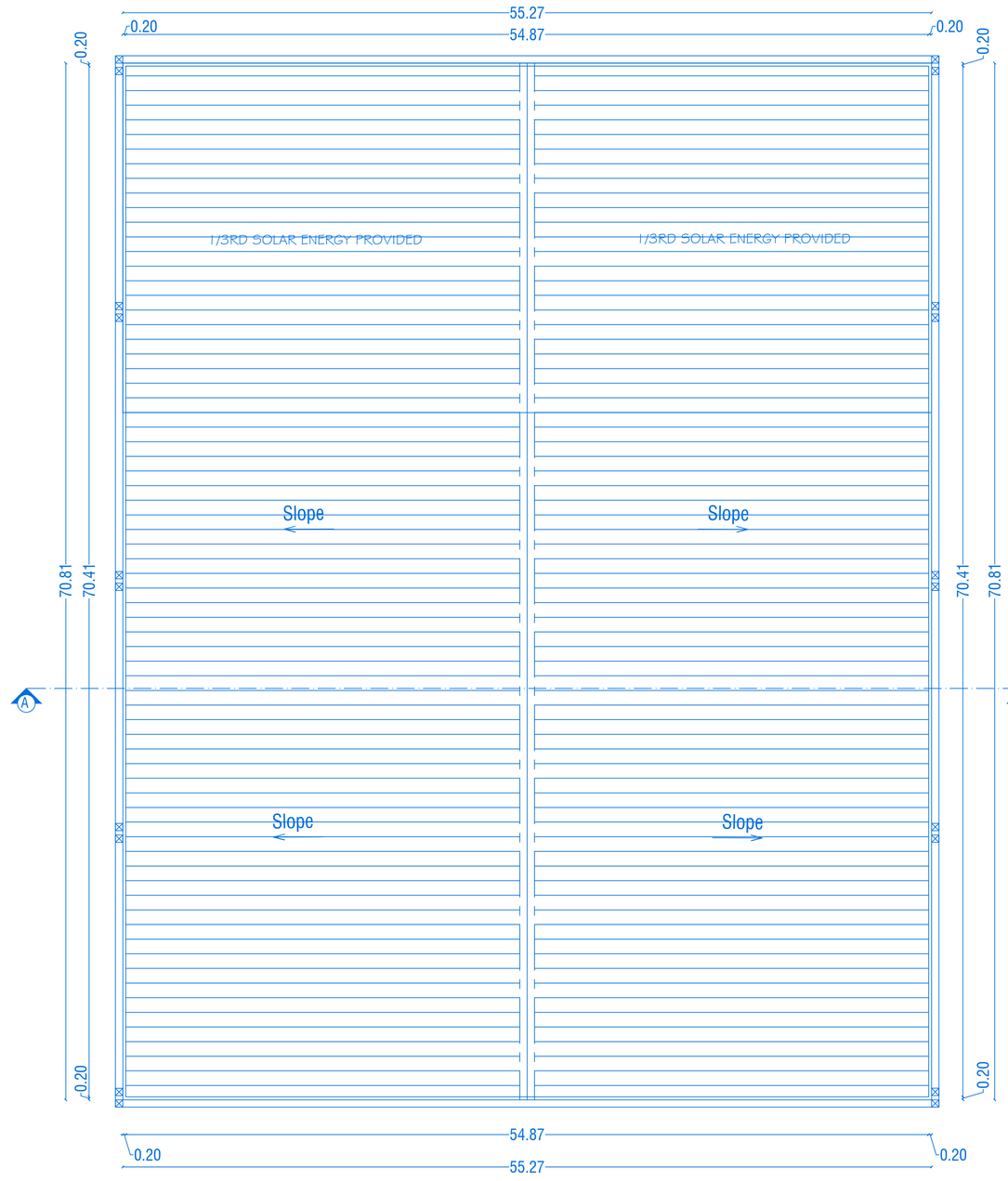
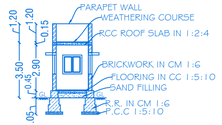


TERRACE FLOOR PLAN



ELEVATION



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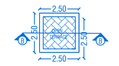
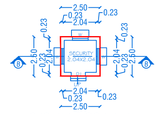
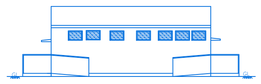


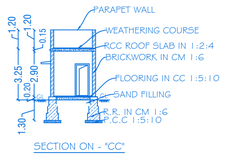
TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-3
SECURITY



ELEVATION



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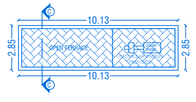
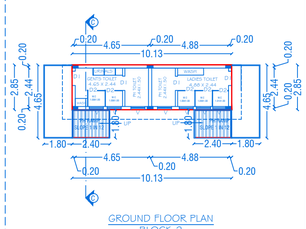


TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-2
TOILET



SHEET No: 02 / 03

SCALE-1:100 | BLOCK No: 2,3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (ENGINEERING AND FABRICATION UNITS (DRY PROCESS WITH HEAT TREATMENT)-ORANGE CATEGORY) SF NO. 815/1A1B, 815/1A2A, & 815/1A3 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE CORPORATION & DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
D1	DOOR	0.90 X 2.10
D2	DOOR	0.58 X 2.10
W	WINDOW	1.00 X 1.20
V	VENTILATOR	0.60 X 0.90

PROPOSED AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA	FSI AREA
2	AREA OF THE GROUND FLOOR	28.85	-	28.85
3	AREA OF THE GROUND FLOOR	6.25	6.25	-
	TOTAL	35.10	6.25	28.85

KEY

(FX) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FA) FIRE HYDRANT -

APPLICANT

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S/o.Nagama Naidu

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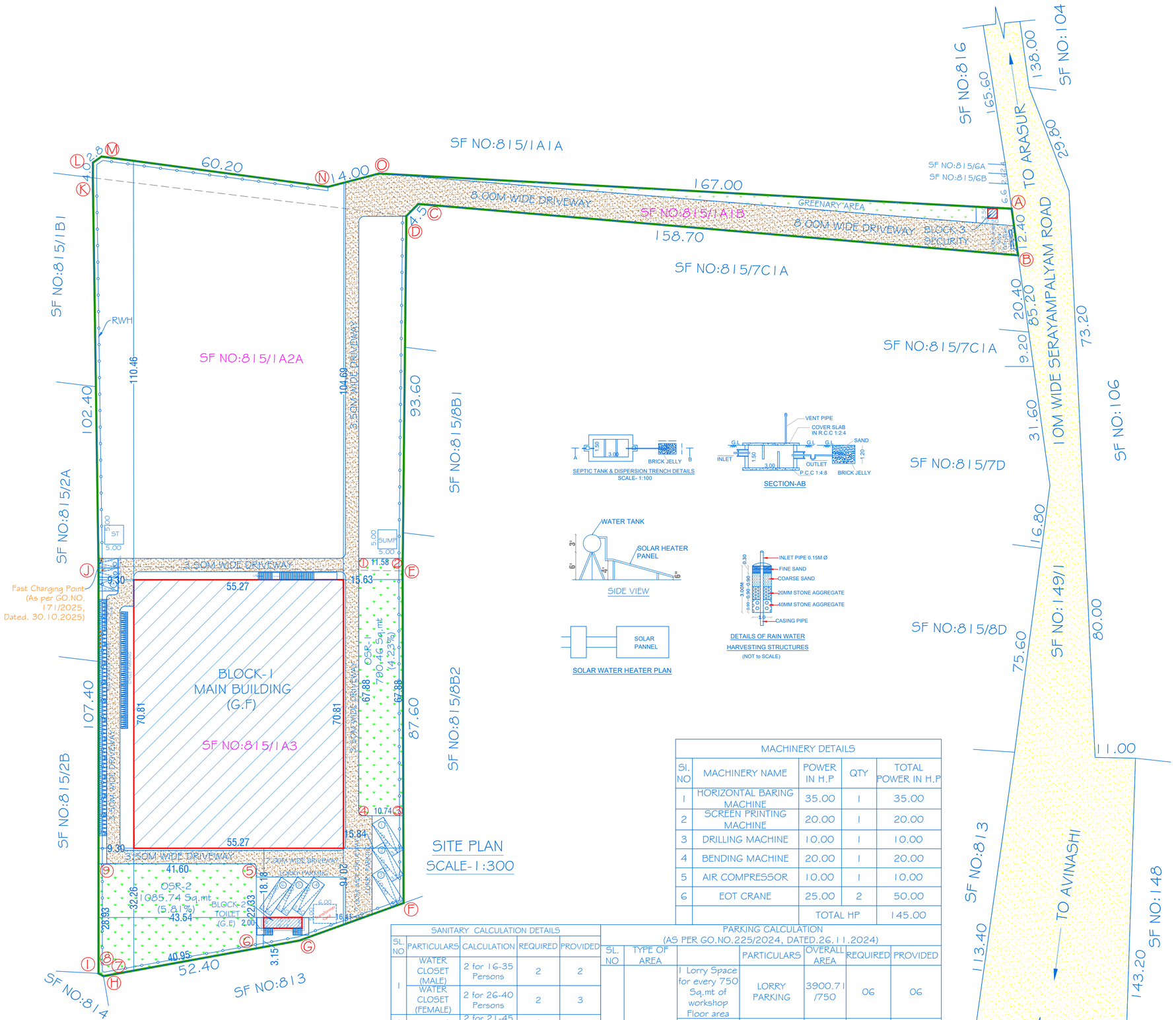

SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100

SECTION-AB

SOLAR WATER HEATER PLAN

DETAILS OF RAIN WATER
HARVESTING STRUCTURES
(NOT to SCALE)

SITE PLAN
SCALE-1:300

MACHINERY DETAILS				
SI. NO	MACHINERY NAME	POWER IN H.P	QTY	TOTAL POWER IN H.P
1	HORIZONTAL BARING MACHINE	35.00	1	35.00
2	SCREEN PRINTING MACHINE	20.00	1	20.00
3	DRILLING MACHINE	10.00	1	10.00
4	BENDING MACHINE	20.00	1	20.00
5	AIR COMPRESSOR	10.00	1	10.00
6	EOT CRANE	25.00	2	50.00
		TOTAL HP		145.00

SANITARY CALCULATION DETAILS				
SL. NO	PARTICULARS	CALCULATION	REQUIRED	PROVIDED
1	WATER CLOSET (MALE)	2 for 16-35 Persons	2	2
	WATER CLOSET (FEMALE)	2 for 26-40 Persons	2	3
2	URINALS	2 for 21-45 Persons	2	5

PARKING DETAILS			
SI NO	PARTICULARS	REQUIRED	PROVIDED
1	LORRY PARKING	06	06
2	CAR PARKING	0	02
3	DA CAR PARKING	--	01
4	TWO WHEELER PARKING	52	55
5	DA TWO WHEELER PARKING	06	07
6	CYCLE PARKING	52	50

PARKING CALCULATION (AS PER GO.NO.225/2024, DATED.26.11.2024)						
SL. NO	TYPE OF AREA		PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	WORKSHOP AREA	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	3900.71 /750	06	06
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	TWO WHEELER PARKING	3900.71 /75	52	55
			CYCLE PARKING		52	55
2	OFFICE AREA	1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	12.96 /150	0	02

SHEET NO:03/03

SCALE - 1:300

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (ENGINEERING AND FABRICATION UNITS (DRY PROCESS WITH HEAT TREATMENT) - ORANGE CATEGORY) SF.NO: 815/1A1B, 815/1A2A & 815/1A3 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE CORPORATION & DISTRICT.

ALL DIMENSIONS ARE IN METER

TOTAL AREA OF THE SITE =4.61 Acres (or) 18676.00 Sq.mt

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	FSI AREA Sq.mt
BLOCK - 1 (MAIN BUILDING)				
1	AREA OF THE GROUND FLOOR	3913.67	-	3913.67
	TOTAL AREA OF BLOCK 1	3913.67	-	3913.67
BLOCK-2 (TOILET)				
2	AREA OF THE GROUND FLOOR	28.85	-	28.85
	TOTAL AREA OF BLOCK 2	28.85	-	28.85
BLOCK-3 (SECURITY)				
3	AREA OF THE GROUND FLOOR	6.25	6.25	-
	TOTAL AREA OF BLOCK 3	6.25	6.25	-
	TOTAL AREA (BLOCK 1 to 3)	3948.77	6.25	3942.52

PLOT COVERAGE (PC) = 3948.77/18676.00 X 100
= 21.14%
FLOOR SPACE INDEX = 3942.52/18676.00
= 0.21<2.00
OSR REQUIRED = 1867.60 Sq.m (10.00%)
OSR-1 (Ref No. 1 to 4) = 790.46 Sq.m (4.23%)
OSR-2 (Ref No. 5 to 9) = 1085.74 Sq.m (5.81%)
OSR PROVIDED (1+2) = 790.46+1085.74
= 1876.205q.m (10.04%)

WORKERS DETAILS

NO OF MALE WORKERS : 35
NO OF FEMALE WORKERS : 27
TOTAL NO OF WORKERS : 62

COLOUR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY
OSR

KEY

(FE) FIRE EXTIGUISHER -
(FA) FIRE ALARM -
(FH) FIRE HYDRANT -

APPLICANT

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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.