PP APPROVAL RECORD

Planning Permission

Survey 499/2A2B and 1 more

Pichanur, Madhukkarai taluk

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.

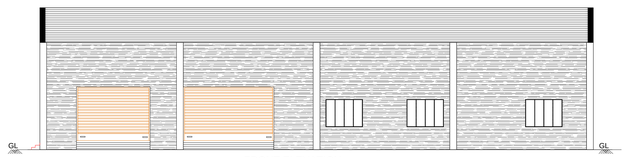
Verified RealEstate™

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

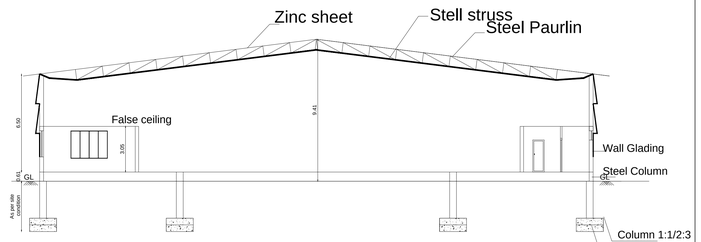
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+91 9996 12 9996

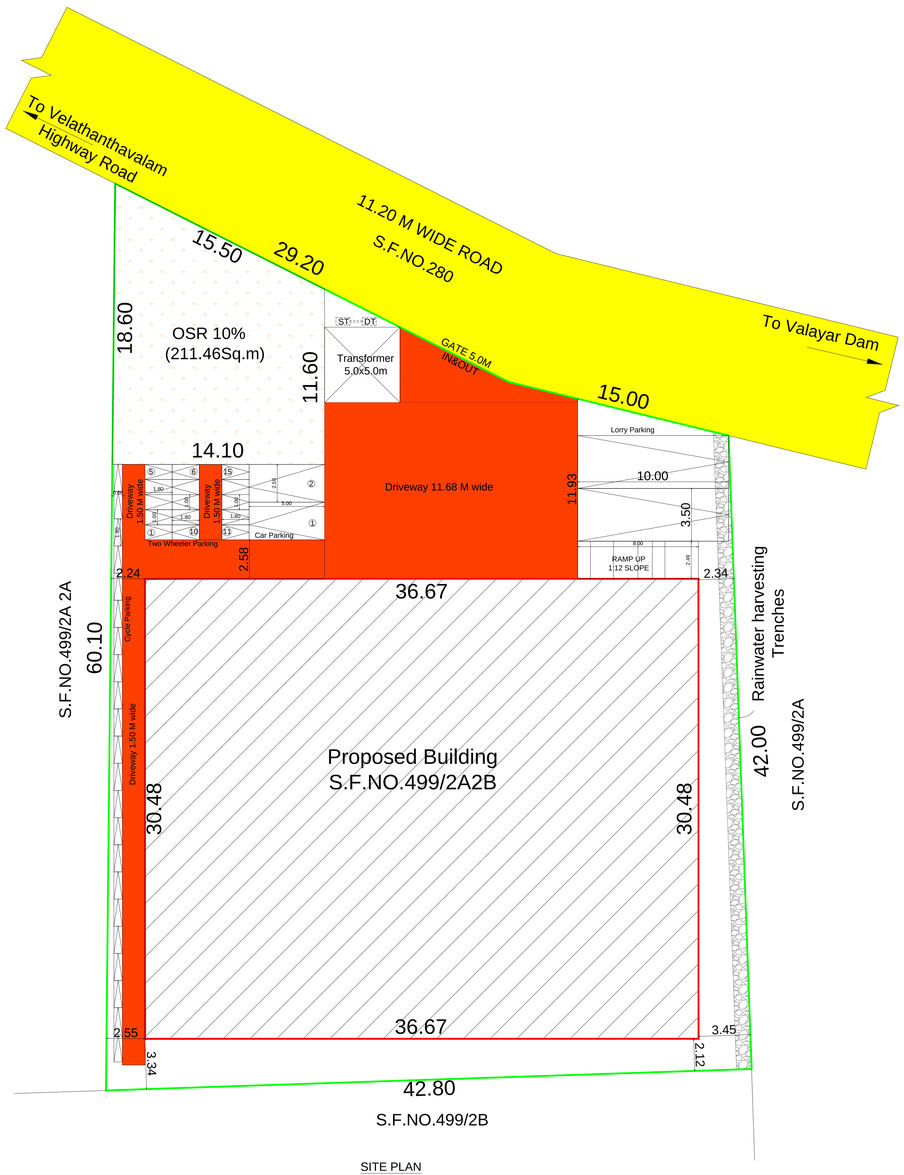
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FRONT ELEVATION



SECTION ON "AA"



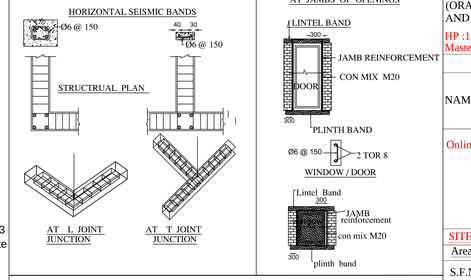
SITE PLAN



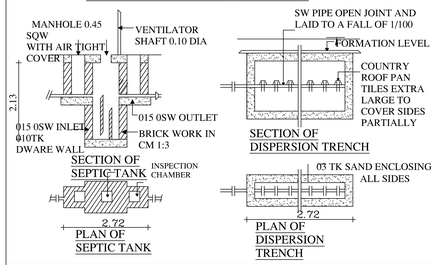
GROUND FLOOR PLAN

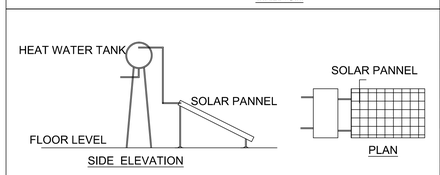
S.No	MACHINES	Nos	HP	Total HP
1	Punching Machine	1	22.00	22.00
2	Laser Machine	2	5.00	10.00
3	Bending Machine	3	15.00	45.00
4	Welding Machine	3	7.00	21.00
5	Rolling Machine	1	2.00	2.00
6	Sport Machine	1	30.00	30.00
7	Air Compressor	1	10.00	10.00
	Total			140.00
	No.of Workers			50Nos.

DETAILS OF EARTHQUAKE :

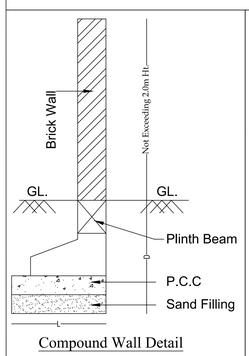


DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

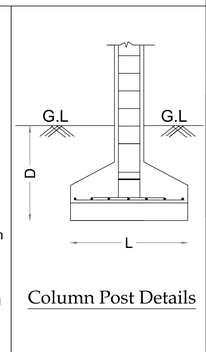




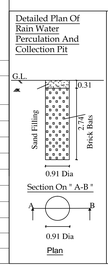
SOLAR WATER HEATER

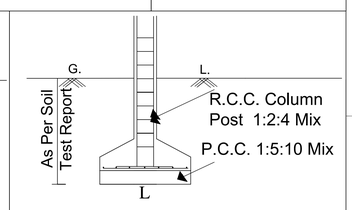


Compound Wall Detail



Column Post Details





Column Post Details

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK-1 HAVING GROUND FLOOR, SINGLE SKIN METAL SHEET ROOF STEEL FURNITURE AND FASTNERS INDUSTRIAL BUILDING (ORANGE CATEGORY) IN S.F.NO.499/2A2B AT PICHANUR VILLAGE. AND PICHANUR PANCHAYAT,MADUKKARAI TALUK, COIMBATORE .

HP :140HP & No. of Workers =50Nos.
Master Plan Usage - Industrial Usage G.O. No.23 Dt.23/07/2023

All Dimensions Are in Meter

NAME OF THE APPLICANT :
Mr. Manoj Krishna Pillai

Online Application No: SWP/BPA/ /2025

SITE AREA DETAILS :

Area Details:	As Per Document	As Per Patta	As Sq.M
S.F.No. 499/2A2B	0.20.23 Hec	0.20.23 Hec	2023.00 Sq.m

As Per Super Imposed Site Area - 2075.86 Sq.m

BUILDING AREA DETAILS :

S.No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built Up Area in Sq.m
PROPOSED BUILDING				
BLOCK - 1 (WORKSHOP)				
1.	GROUND FLOOR	1117.79	-	1117.79
	TOTAL AREA	1117.79		1117.79

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 1117.79 / 2023.00 = 0.553< 2.0

Height of the Building:9.42M

PARKING SPACE DETAILS

Parking Area Description	Area	Required	Provided
1 Car space for every 100 Sq.m of office floor area	237.47	2	2
1 two wheeler space for every 75 Sq.m of workshop floor area	880.32	13	15
1 Cycle space for every 75 Sq.m of workshop floor area	880.32	15	15
1 Car space for every 100 Sq.m of office floor area	880.32	2	2

Joinery's Details:-

Description of works		In Meter
RS	- Rolling Shutter	6.10 x 4.88
RS1	- Rolling Shutter	4.60 x 4.88
D	- Door	1.07 x 2.13
W	- Window	2.43 x 1.83
V	- Ventilator	2.43 x 0.61
V1	- Ventilator	0.91 x 0.61

M. BALASUBRAMANIAM ME(Struct), MIE FIV.C Engg.
STRUCTURE & SOIL STABILITY BANK VALUER
COLLECTOR'S PANEL ENGINEER CLASS-1A
LPA / SE / GR-II / 19/04/015
103, 84-A, Sreyam Complex,
Sathasiv Kaliyan Street,
Near by Womens Polytechnic College,
P.N. Palayam, Coimbatore - 641 037.
Mobile No: 98432 65083
CLPA/SE/GR-II/13/2025
REGISTERED STRUCTURAL ENGINEER

APPLICANT

Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn,
Gandhipuram, Coimbatore-641 012.
GR.III - 032/2019
LPA/RE/Gr-III/037/24
REGISTERED ENGINEER

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.