PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

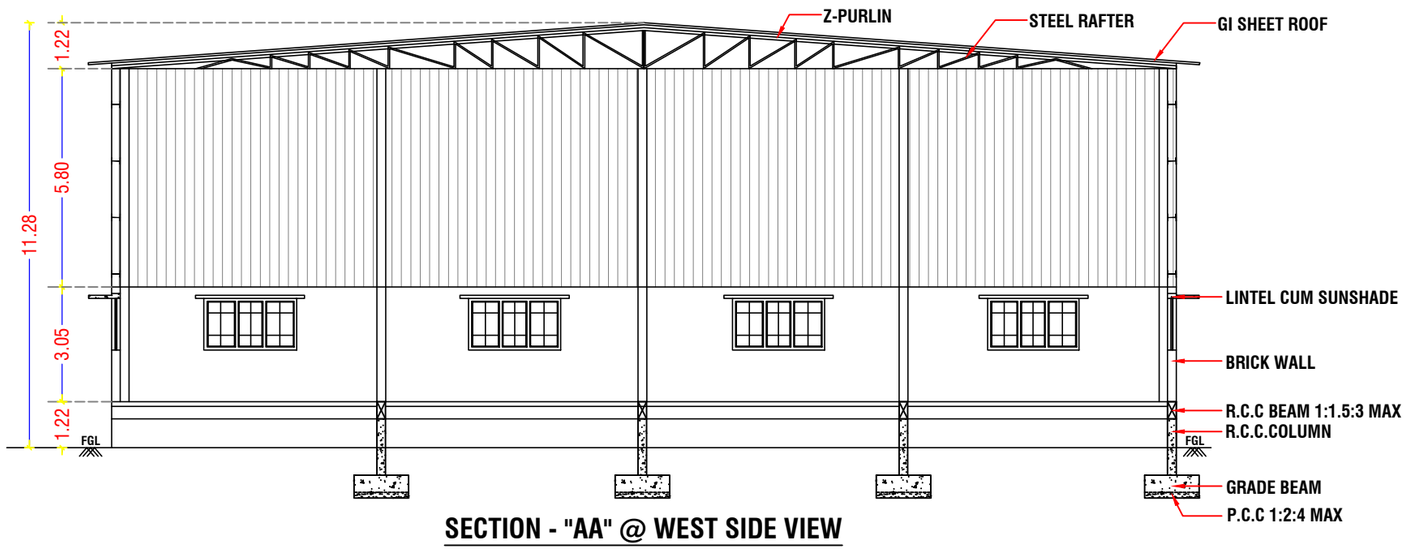
ISSUING AUTHORITY
DTCP

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

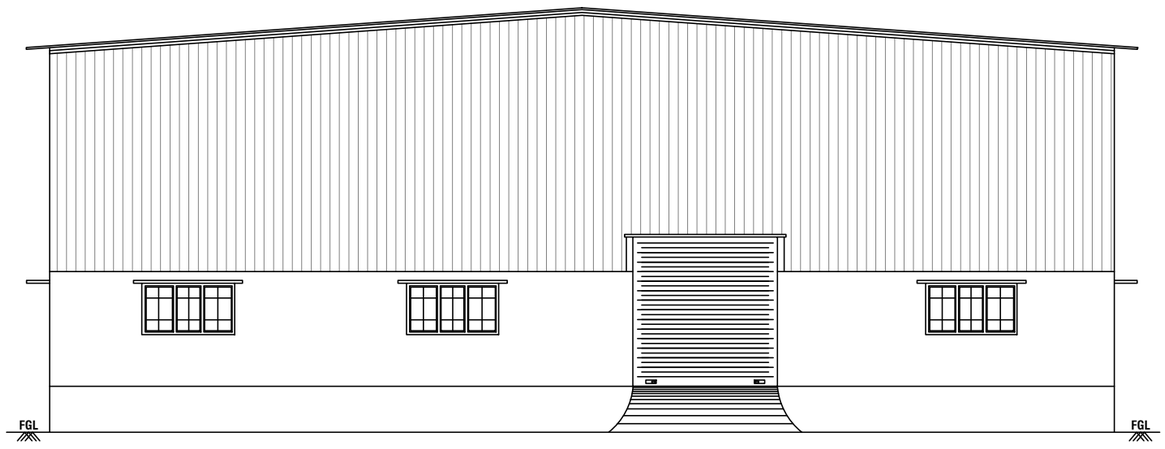
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

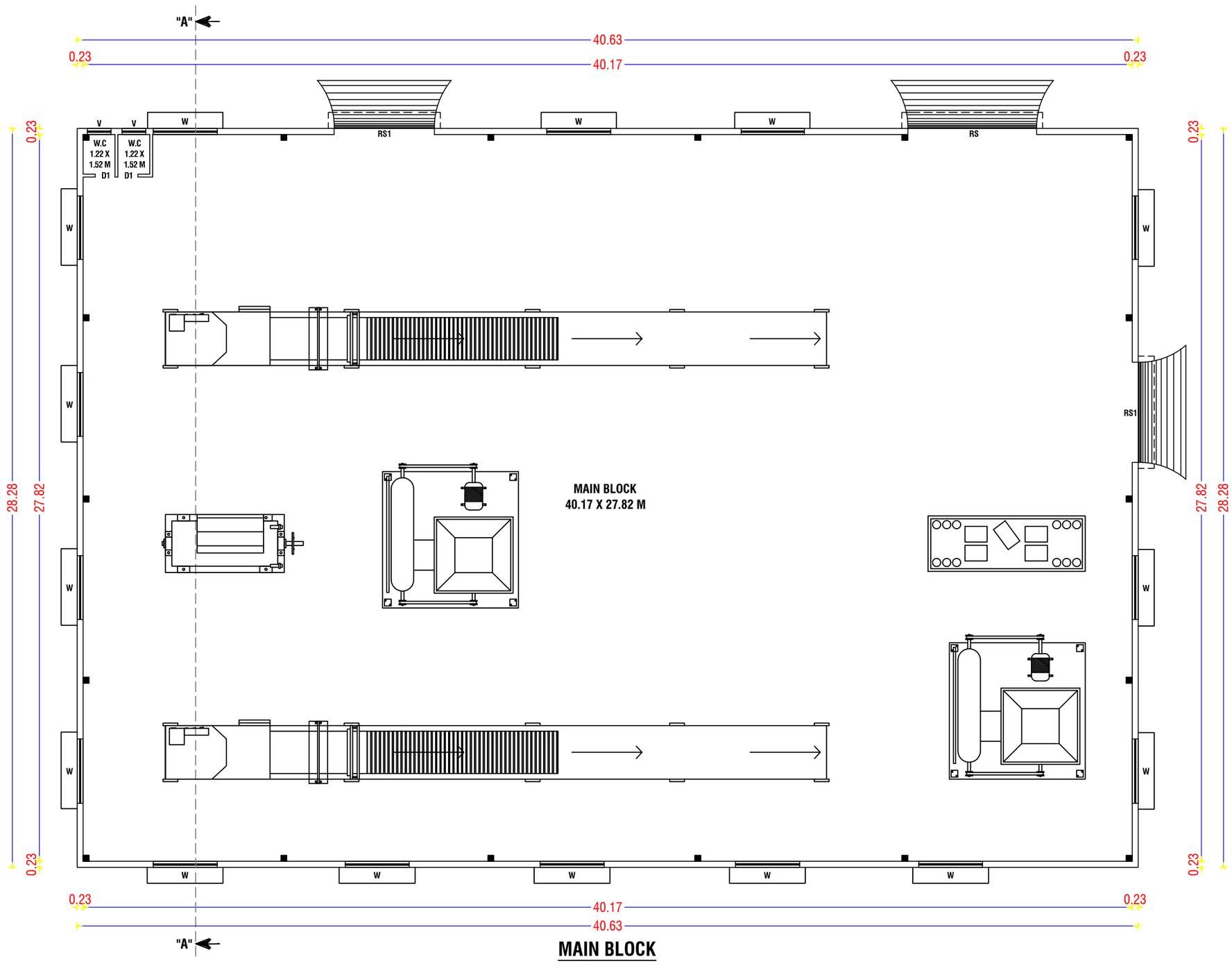
hello@verified.realestate
+91 9996 12 9996
verified.realestate



SECTION - "AA" @ WEST SIDE VIEW

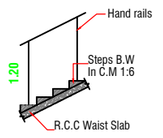


ELEVATION @ EAST VIEW

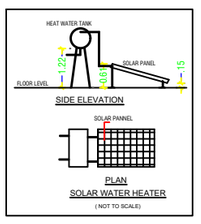


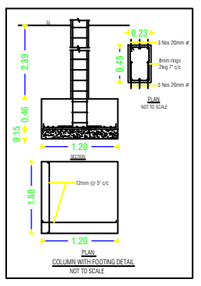
MAIN BLOCK
GROUND FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.53
TREAD : 0.30
RISE : 0.15





BUILDING PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF AC SHEET AND GI SHEET ROOF (WHITE CATEGORY - ENGINEERING AND FABRICATION UNITS (DRY PROCESS WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS / PAINTING) BUILDING IN S.F NOS: 82/1A2, 82/1B1, 89/1B2B1, 89/1B2B2 & 89/2 AT CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
INDUSTRIAL BUILDING

N

CATEGORY - WHITE INDUSTRIAL

ONLINE APPLICATION NO : SWP/BPA/708897/2025

APPLICANT NAME: M.PONNUSWAMY & 11 OTHERS

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	3144.00 Sqm	0.77 Acre
AREA OF SITE AS PER DOCUMENT	=	3144.00 Sqm	0.77 Acre
SUPER IMPOSED PLOT AREA	=	3099.95 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK NO	FLOOR	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL BUILDUP AREA (IN SQM)
1	MAIN BLOCK	GROUND FLOOR	1149.01	-	1149.01
		TOTAL AREA	1149.01	-	1149.01

SCHEDULE OF JOINERY			MT.
RS	-	ROLLING SHUTTER	4.93 X 3.96
RS1	-	ROLLING SHUTTER	3.84 X 3.96
W	-	WINDOW	2.44 X 1.37

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004 _
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

05/01/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONTRACTION ENGINEER

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell- 98658 52255

REGISTERED STRUCTURAL ENGINEER

05/01/26
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REGISTERED ENGINEER Grade-II,
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Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER

APPLICANT

ONLINE APPLICATION NO:SWP/BPA/708897/2025
SWP/SITE APPROVAL : LP/CLPA.NO: 04/2026
SWP/PLANNING PERMISSION NO:05/2026
PLANNING PERMISSION PERIOD: 05.01.2026 to 04.01.2034

SHEET NO - 02/02

SITE PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF AC SHEET AND GI SHEET ROOF (WHITE CATEGORY - ENGINEERING AND FABRICATION UNITS (DRY PROCESS WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS / PAINTING) BUILDING IN S.F NOS: 82/1A2, 82/1B1, 89/1B2B1, 89/1B2B2 & 89/2 AT CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

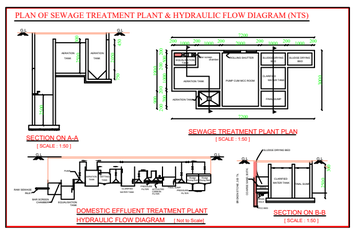
SCALE :- 1:100
INDUSTRIAL BUILDING

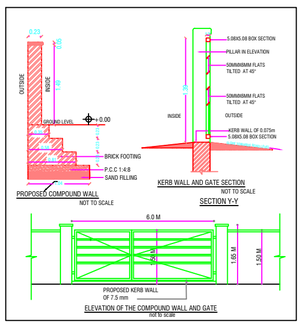
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CATEGORY - WHITE INDUSTRIAL

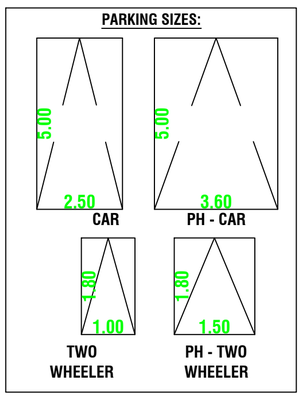
ONLINE APPLICATION NO : SWP/BPA/708897/2025

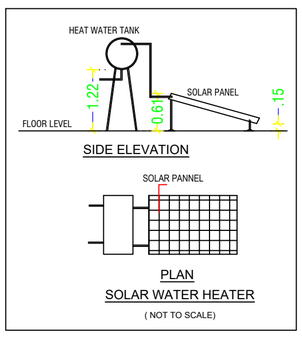
APPLICANT NAME: M.PONNUSWAMY & 11 OTHERS

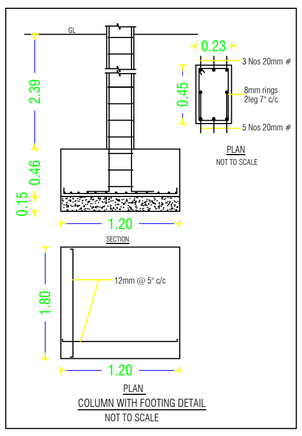


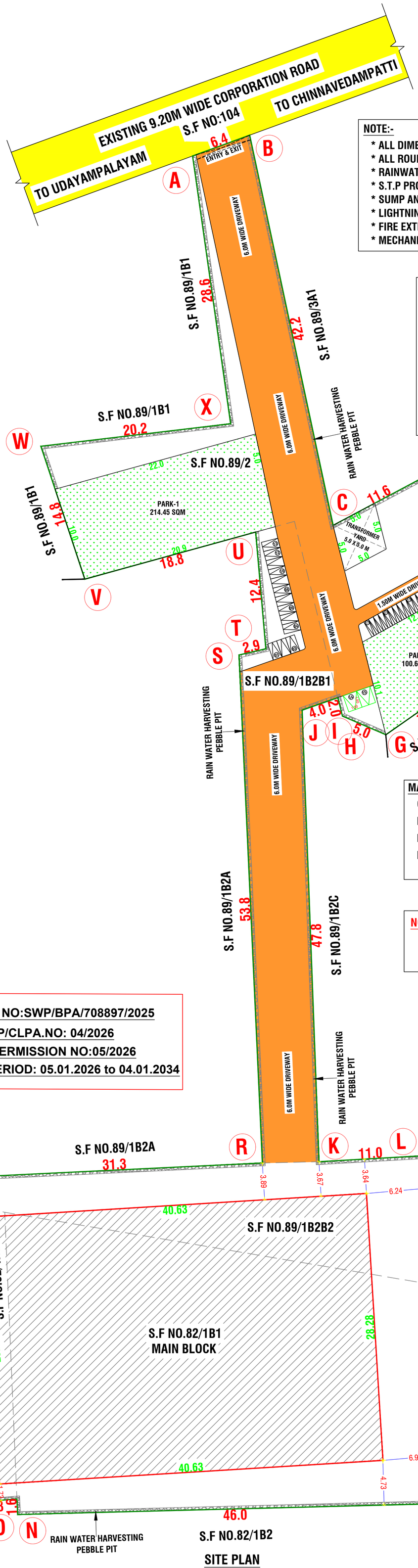


PARKING SIZES:





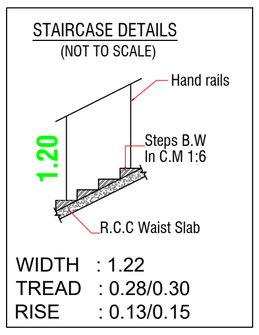


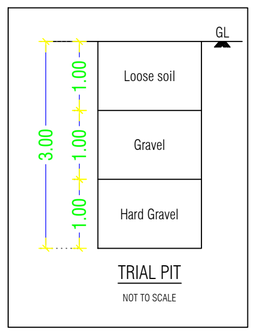


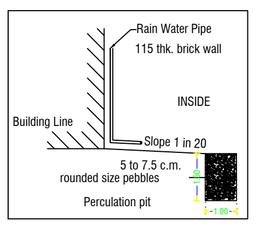
SITE PLAN
(SCALE - 1:100)

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY







AREA DETAILS:- **IN SQM**

AREA OF SITE AS PER FMB / PATTA	=	3144.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	3144.00 Sqm
SUPER IMPOSED PLOT AREA	=	3099.95 Sqm

OSR DETAILS:-

OSR REQUIRED = 3144 Sqm X 10% = 314.40 Sqm
* OSR PROVIDED = PARK-1 - 214.45 Sqm
PARK-2 - 100.68 Sqm
315.13 Sqm (10.02%)

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK NO	FLOOR	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL BUILDUP AREA (IN SQM)
1	MAIN BLOCK	GROUND FLOOR	1149.01	-	1149.01
		TOTAL	1149.01	-	1149.01

F.S.I CALCULATION AS PER FMB :-

F.S.I (1149.01 / 3144.00) = 0.365

BUILDING HEIGHT :-

BUILDING HEIGHT = 11.28 Mt

COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTES:

1. TOTAL NO'S OF HP = 5.0 HP
2. TOTAL NO'S OF WORKER'S = 30 WORKER'S

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	1117.39 SQM / 75 SQM	15 NOS	15 NOS (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	1117.39 SQM / 75 SQM	15 NOS	15 NOS

SCHEDULE OF JOINERY			MT.
RS	-	ROLLING SHUTTER	4.93 X 3.96
RS1	-	ROLLING SHUTTER	3.84 X 3.96
W	-	WINDOW	2.44 X 1.37

MACHINERY DETAILS:

CNC ENGRAVING MACHINE _ 3NOS	-	01 HP
ROTARY ENGRAVING MACHINES _ 2NOS	-	01 HP
DOT PIN MARKING MACHINES _ 8NOS	-	01 HP
LASER ENGRAVERS MACHINES _ 4NOS	-	02 HP
TOTAL H.P	-	05 HP

NOTE :-

MASTER PLAN 2041 LAND USE
CHINNAVEDAMPATTI VILLAGE - INDUSTRIAL USE

ONLINE APPLICATION NO:SWP/BPA/708897/2025
SWP/SITE APPROVAL : LP/CLPA.NO: 04/2026
SWP/PLANNING PERMISSION NO:05/2026
PLANNING PERMISSION PERIOD: 05.01.2026 to 04.01.2034

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Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER

PK anagarathnam
J & R M
T. Rajatha
M. Ram

SHEET NO - 01/02

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,
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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.