PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

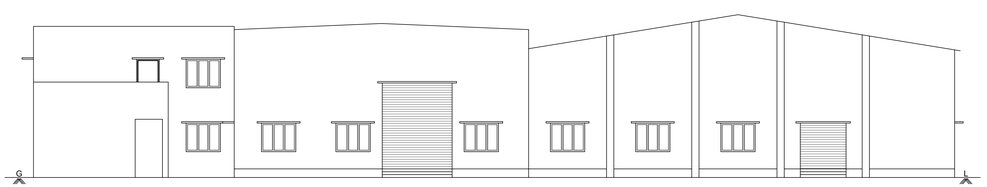
ISSUING AUTHORITY
Town Panchayat

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

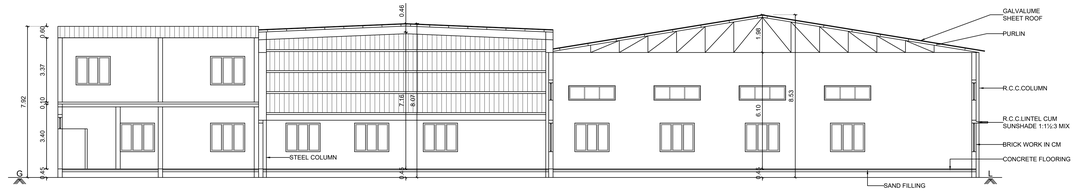
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

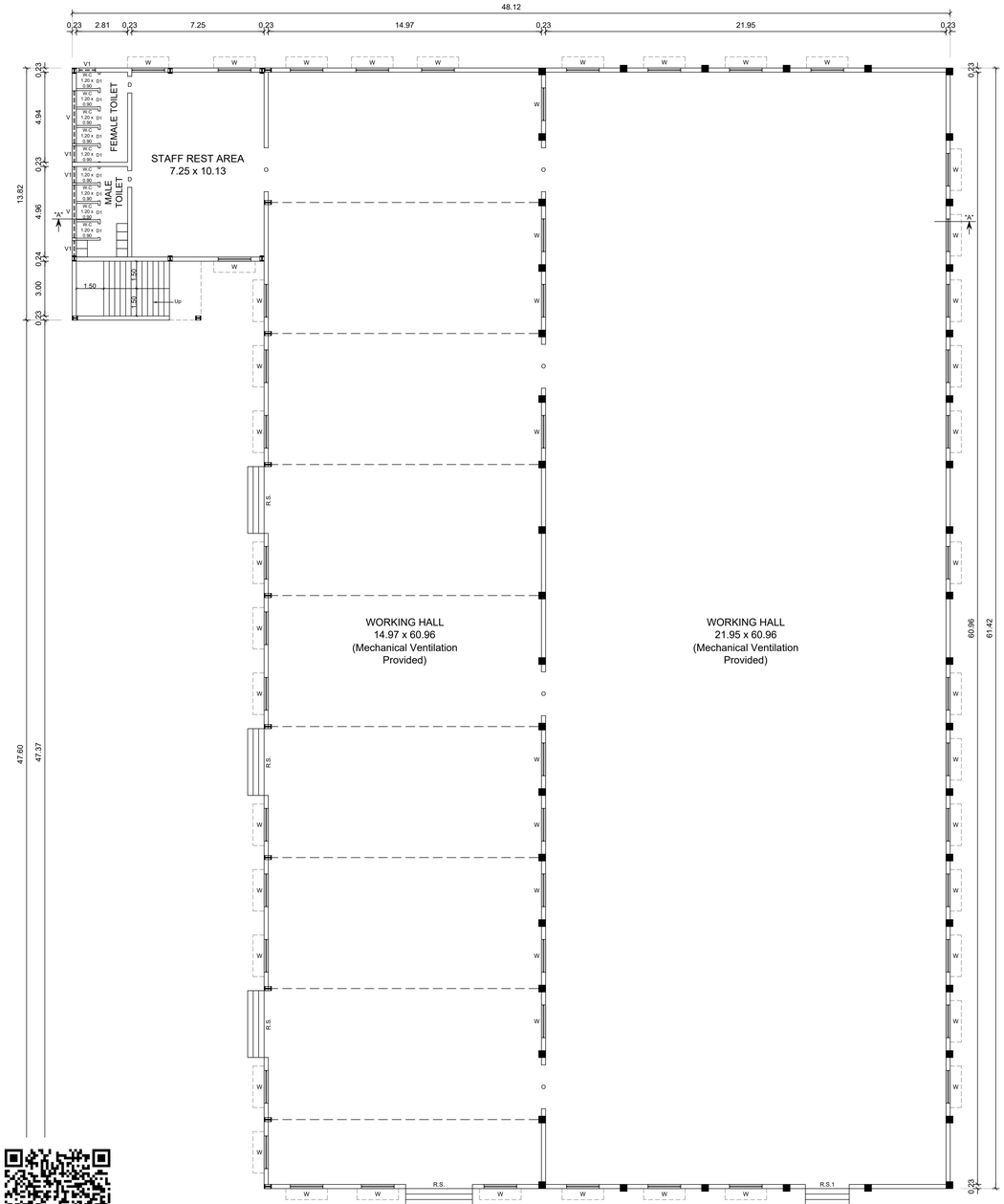
hello@verified.realestate
+91 9996 12 9996
verified.realestate



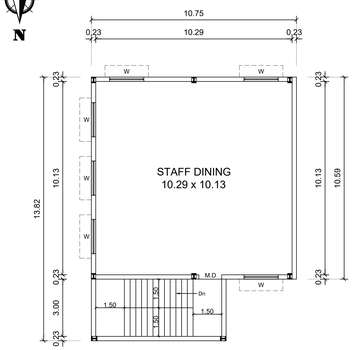
ELEVATION
BLOCK - 1



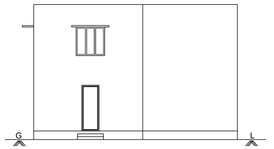
SECTION ON"AA"
BLOCK - 1



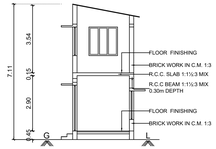
GROUND FLOOR PLAN
BLOCK 1



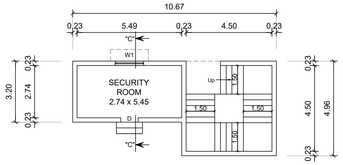
FIRST FLOOR PLAN
BLOCK 1



ELEVATION
BLOCK 3

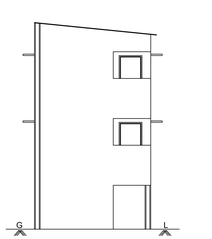


SECTION ON "CC"
BLOCK 3

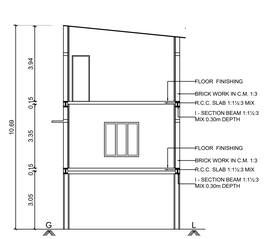


GROUND FLOOR PLAN
BLOCK 3

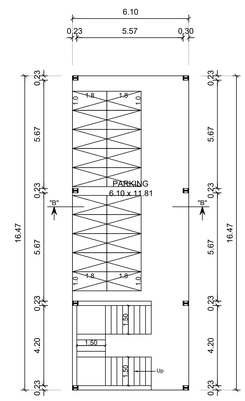
FIRST FLOOR PLAN
BLOCK 3



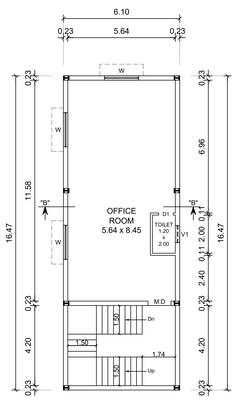
ELEVATION
BLOCK 2



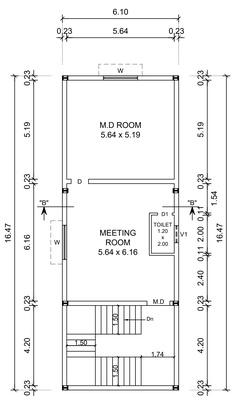
SECTION ON "BB"
BLOCK 2



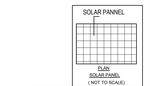
STILT FLOOR PLAN
BLOCK 2

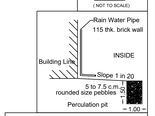


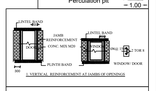
FIRST FLOOR PLAN
BLOCK 2

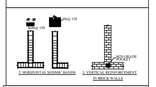


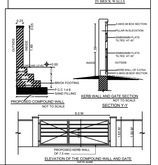
SECOND FLOOR PLAN
BLOCK 2

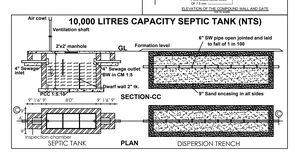












PLAN SHOWING THE CONSTRUCTED INDUSTRIAL BUILDINGS (WHITE INDUSTRY - S.No.131 - MANUFACTURING OF CURTAINS, BED-COVERS AND FURNISHINGS / HAND PRINTED (WITHOUT DYEING & PRINTING)) AT S.F.No:372/2A2, KANNAMPALAYAM VILLAGE AND TOWN PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.
SCALE 1 : 100

BUILDING AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
BLOCK - 1 (Height of the building - 8.53m)			
CONSTD. GROUND FLOOR	2475.98	-	2475.98
CONSTD. FIRST FLOOR	143.60	-	143.60
BLOCK - 2 (Height of the building - 10.69m)			
PRO. FIRST FLOOR	-	100.40	100.40
CONSTD. FIRST FLOOR	100.40	-	100.40
CONSTD. SECOND FLOOR	73.39	-	73.39
BLOCK - 3 (Height of the building - 7.11m)			
CONSTD. GROUND FLOOR	42.88	-	42.88
CONSTD. FIRST FLOOR	19.02	-	19.02
TOTAL BUILTUP AREA	2855.27	100.40	2955.67

MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name	Nos.	HP	Total HP
1	Sewing Machine	60	0.50	30.00
2	Ironing Boiler	1	30.00	30.00
3	Quilting Machine	1	5.00	5.00
4	Fabric Cheking Machine	1	12.00	12.00
5	Needle Detector	1	5.00	5.00
				82.00 HP

No. OF WORKERS - 212

Master Plan Land Use - Industrial and Residential

JOINERY DETAILS:-

		Metre
R.S	ROLLING SHUTTER	3.66 x 4.50
R.S 1	ROLLING SHUTTER	2.40 x 2.40
M.D	MAIN DOOR	1.20 x 2.40
D	DOOR	0.91 x 2.40
D1	DOOR	0.76 x 2.10
O	OPEN	2.40 x 2.40
W	WINDOW	1.80 x 1.50
W1	WINDOW	1.50 x 1.50
V	VENTILATOR	2.90 x 0.60
V1	VENTILATOR	0.90 x 0.60

Online Application Number - SWP/BPA/710310/2025
Applicant Name : B.JAGAN MOHAN

LP/CLPA No : 759/2025

PLANNING PERMISSION No : 891/2025

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

LAND OWNER

Er. R.SATHISHKUMAR
M.E.(Electric) , M.I.E.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 1725-A, Annu Nest, Karumathampatti
Coimbatore - 641 659
Ph: 0422-2692969 Mob: +91 9597262815

REGISTERED GEOTECHNICAL ENGINEER

Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/C-45/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 95008 15305

REGISTERED CONSTRUCTION ENGINEER

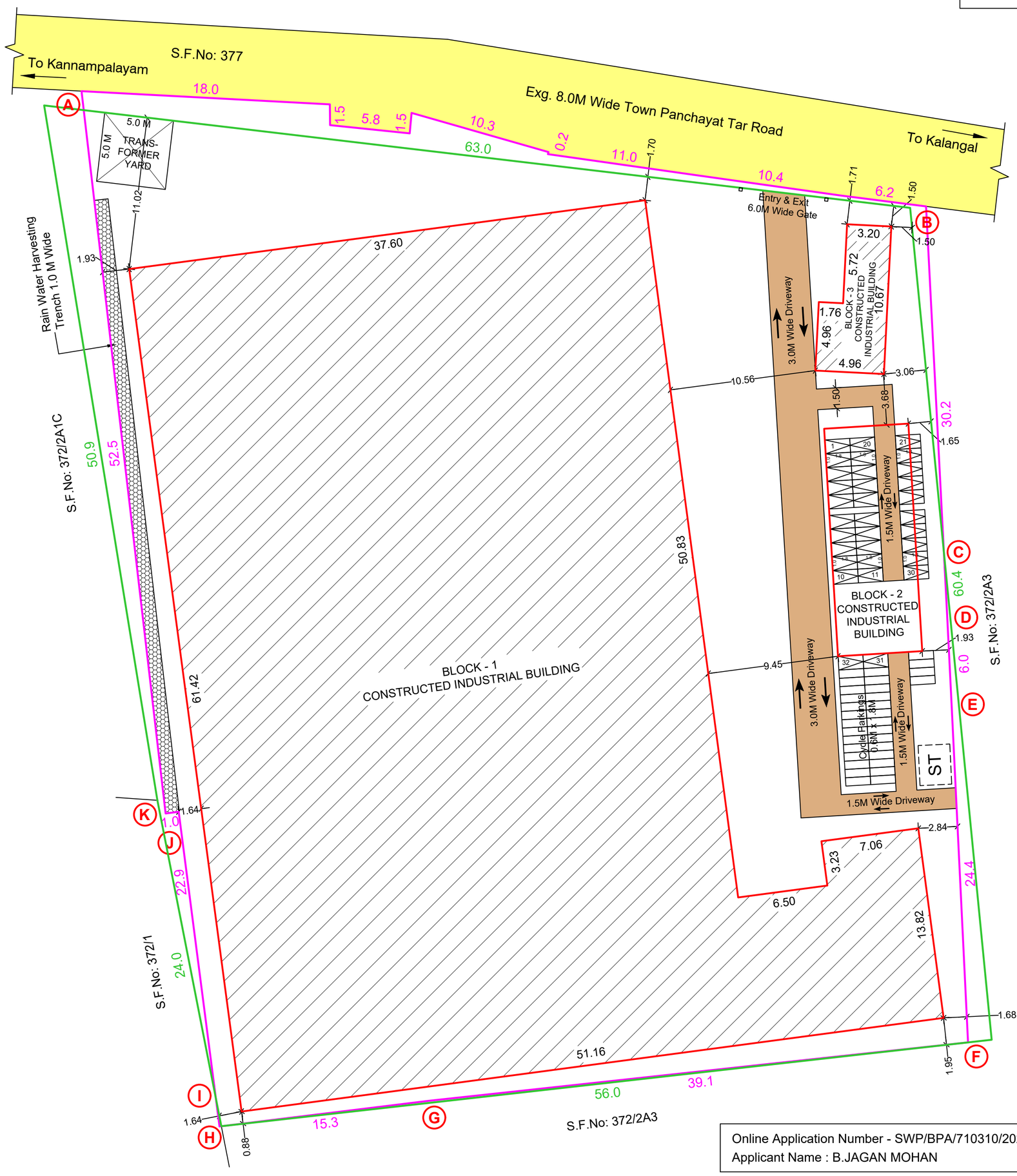
Er. S. PRATHABAN, M.E., Structural
Registered Structural Engineer - Grade-I
Reg. No: SE/Gr-I/2021/0001
S2A/41A,Bhavani Nagar,S.I.D.C.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99449 39839.

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CRI/ DTCP/10/GR-II/2021/2021
APEL ASSOCIATES
IFIVE, 3rd Floor, Kanga Complex,
100 Feet Road, Ganapathy, Coimbatore - 12
Ph:0 - 93447 28588

REGISTERED ENGINEER

SHEET No : 1 / 2



Online Application Number - SWP/BPA/710310/2025
Applicant Name : B.JAGAN MOHAN

LP/CLPA No : 759/2025

PLANNING PERMISSION No : 891/2025

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

SITE PLAN SHOWING THE CONSTRUCTED INDUSTRIAL BUILDINGS (WHITE INDUSTRY - S.No.131 - MANUFACTURING OF CURTAINS, BED-COVERS AND FURNISHINGS / HAND PRINTED (WITHOUT DYEING & PRINTING)) AT S.F.No:372/2A2, KANNAMPALAYAM VILLAGE AND TOWN PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1 : 200

SITE AREA DETAILS :-

SITE AREA AS PER DOCUMENT	-	4046.86 Sq.M.
SITE AREA AS PER FMB	-	4047.00 Sq.M.

BUILDING AREA DETAILS :-	FSI In Sq.M.	Non FSI In Sq.M.	Total In Sq.M.
BLOCK - 1 (Height of the building - 8.53m)			
CONSTRUCTED GROUND FLOOR	2475.98	-	2475.98
CONSTRUCTED FIRST FLOOR	143.60	-	143.60
BLOCK - 2 (Height of the building - 10.69m)			
CONSTRUCTED STILT FLOOR	-	100.40	100.40
CONSTRUCTED FIRST FLOOR	100.40	-	100.40
CONSTRUCTED SECOND FLOOR	73.39	-	73.39
BLOCK - 3 (Height of the building - 7.11m)			
CONSTRUCTED GROUND FLOOR	42.88	-	42.88
CONSTRUCTED FIRST FLOOR	19.02	-	19.02
TOTAL BUILTUP AREA	2855.27	100.40	2955.67

NOTE:- As Per eDCR

FSI RATIO = 2855.27 / 4047.00 = 0.706 < 2.000

Master Plan Land Use - Industrial and Residential

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- CONSTD. BUILDING
- DRIVEWAY

N

PARKING CALCULATION:-

1 TWO WHEELER SPACE AND 1 CYCLE SPACE
FOR EVERY 75 Sq.M. OF WORKSHOP FLOOR AREA

BLOCK 1 - WORKSHOP FLOOR AREA = 2250.58 Sq.M.

TWO WHEELER & CYCLE SPACE REQUIRED = 2250.58 / 75 = 31 Nos. (EACH)

TWO WHEELER & CYCLE SPACE PROVIDED = 32 Nos. (EACH)

08/12/2025
LAND OWNER

08/12/2025
Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/042/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 9500815306
REGISTERED CONSTRUCTION ENGINEER

08/12/2025
Er. R.SATHISHKUMAR
M.E.(Geotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422-3592569 Mob: +91 9597262815
REGISTERED GEOTECHNICAL ENGINEER

08/12/2025
Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.
REGISTERED STRUCTURAL ENGINEER

08/12/2025
Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589
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.