Verified RealEstate™

REFERENCE
SWP/BPA/710340/2025

ISSUED
18 December 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

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.

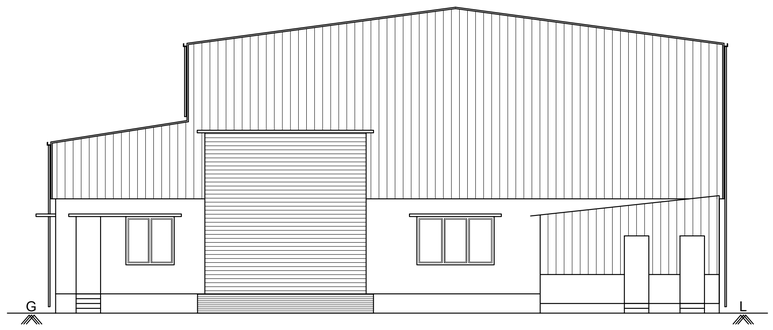
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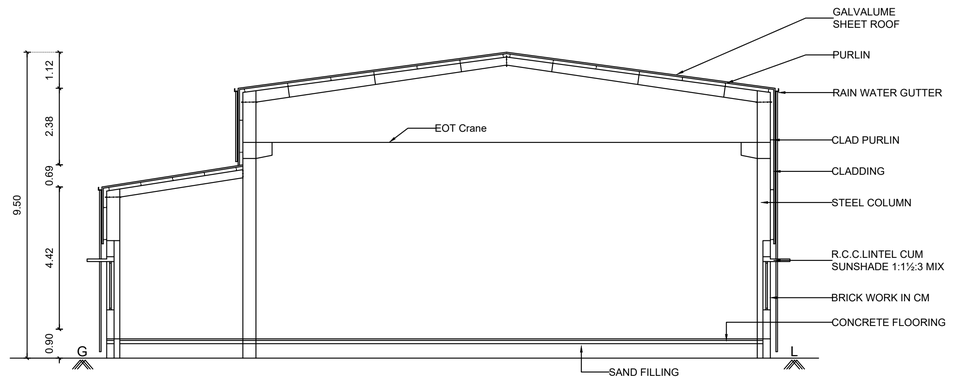
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE CONSTRUCTED INDUSTRIAL BUILDING (WHITE INDUSTRY - S.No.83 - LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS)) AT S.F.No: 72/1B1A & 1B2, PEEDAMPALLI VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

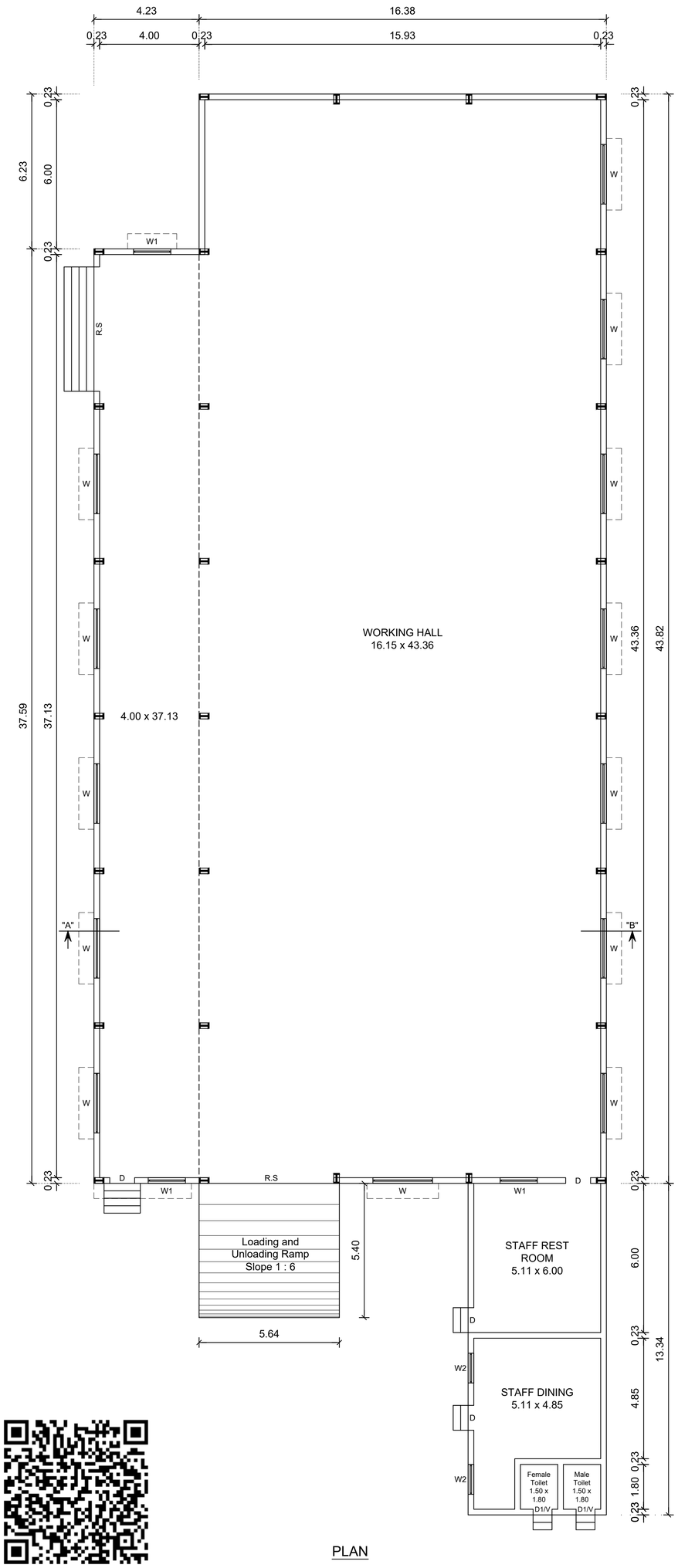
SCALE 1 : 100



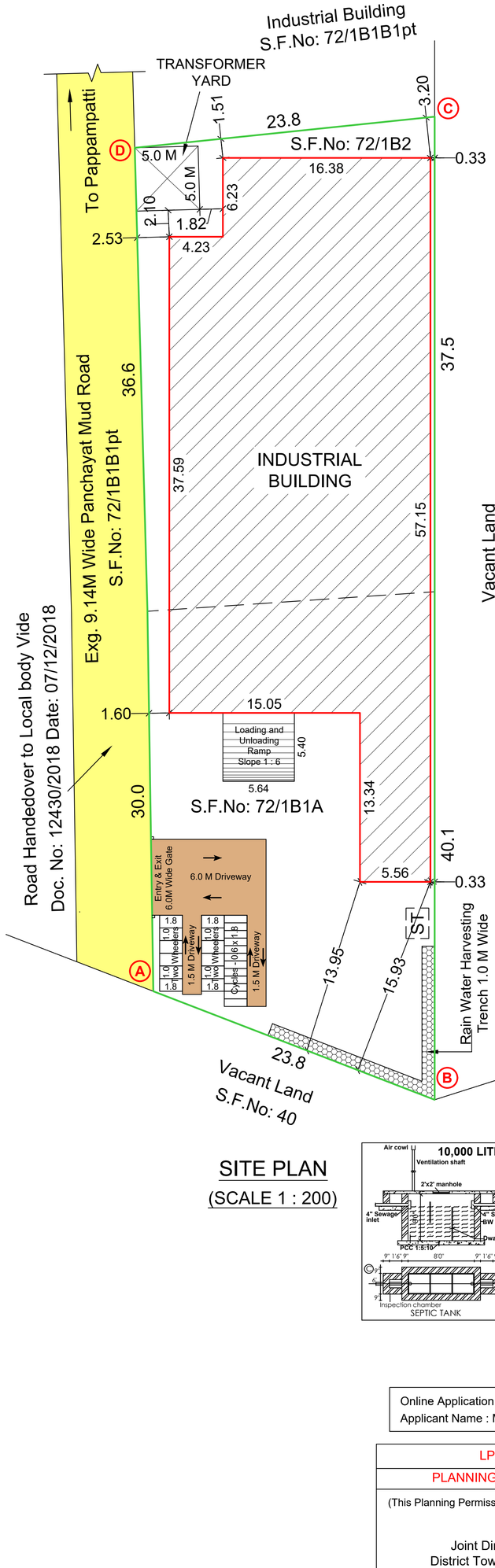
ELEVATION



SECTION ON "AB"

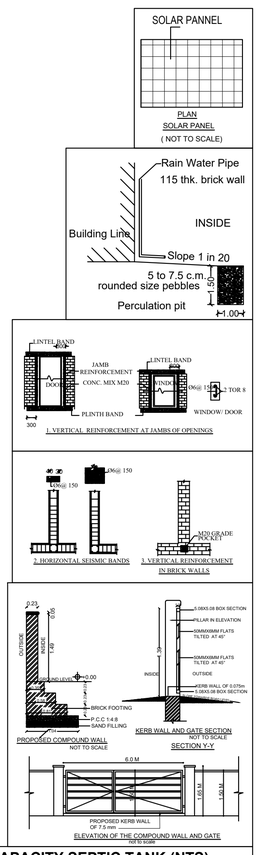


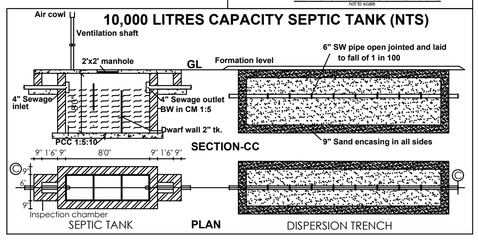
PLAN



SITE PLAN

(SCALE 1 : 200)





SITE AREA DETAILS :-		
AS PER DOCUMENT	-	1699.68 Sq.M.
AS PER PATTA	-	1700.00 Sq.M.

BUILDING AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
CONSTD. GROUND FLOOR	950.96	-	950.96

MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name	Nos.	HP	Total HP
1	CNC Turning Center	2	3.00	6.00
2	CNC Turning Center	2	5.00	10.00
3	CNC Turning Center	1	4.00	4.00
4	CNC Turning Center	1	8.00	8.00
5	Vertical Machining Center	1	8.00	8.00
6	Geared Lathe	4	2.00	8.00
7	Geared Lathe	4	1.25	5.00
8	Geared Lathe	2	2.50	5.00
9	Geared Lathe	1	2.00	2.00
10	Geared Lathe	2	1.25	2.50
11	Flat Belt Lathe	3	1.75	5.25
12	Flat Belt Lathe	2	1.50	3.00
13	Radial Drilling	1	2.50	2.50
14	EOT Crane	1	5.00	5.00
			TOTAL	74.25 HP

No. OF WORKERS - 25

FLOOR SPACE INDEX:-

FSI = 950.96 / 1700.00 = 0.559 < 2.000

HEIGHT OF THE BUILDING - 9.50m

Master Plan Land Use - Industrial

JOINERY DETAILS:-		Metre
R.S	ROLLING SHUTTER	5.00 x 5.00
D	DOOR	1.00 x 2.40
D1	DOOR	0.76 x 2.10
W	WINDOW	2.40 x 1.50
W1	WINDOW	1.50 x 1.50
V	VENTILATOR	0.90 x 0.60

PARKING CALCULATION:-

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

WORKSHOP FLOOR AREA = 847.54 Sq.M.

TWO WHEELER & CYCLE SPACE REQUIRED = 847.54 / 75 = 12 Nos. (EACH)

TWO WHEELER & CYCLE SPACE PROVIDED = 12 Nos. (EACH)

COLOUR INDEX:-

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

Online Application Number - SWP/BPA/710340/2025
Applicant Name : M.PALANISAMY

LP/CLPA No : 783/2025

PLANNING PERMISSION No : 915/2025

(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.

18/12/2025
LAND OWNER / APPLICANT

18/12/2025
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

18/12/2025
Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/C42/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036, Mob: 9500815306
REGISTERED CONSTRUCTION ENGINEER

18/12/2025
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

18/12/2025
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

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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.