

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.



PLAN SHOWING THE EXISTING CONSTRUCTED OF INDUSTRIAL BUILDING (GREEN) IN S.NO. 8 AT PALATHURAI PANCHAYAT, MADUKKARAI PANCHAYAT UNION, COIMBATORE DISTRICT.

As per Master Plan Land use Details 2041 - Proposed Residential

INDUSTRIAL BUILDING

Based on TNCDBR-2019 - G.O.(Ms.)No.154 - Page No.21 - Annexure - VI [Rule No.36] - Green Industries Classification - SL.No.03.Bakery/ Confectionary/Sweet Products (with production capacity < 1tpd)(with gas or electrical oven)



SCALE : - 1:100

SITE AREA DETAILS:-	SQ.M	ACRE
AS PER DOCUMENT AREA	18150.00	4.48
AS PER PATTA / FMB AREA	18150.00	4.48
AS PER SUPERIMPOSED AREA	17963.32	4.44

BUILDING AREA DETAILS:- (SQ.M)

SL.NO	DESCRIPTION	FSI AREA	NON-FSI AREA	BUILD UP AREA
1.	Block - 1 : Factory			
	Ground Floor	1053.69	-	1053.69
	Mezzanine Floor	88.98	-	88.98
	Canopy Area	141.78	-	141.78
2.	Block - 2 : Toilet			
	Ground Floor	23.32	-	23.32
	TOTAL	1307.77	-	1307.77

Floor Space Index (F.S.I) 1307.77 / 18150.00 0.0721

Open Space Reservation Area (OSR) 1825.18 (10.05%)

SCHEDULE OF JOINERY DETAILS

SYM.	DESCRIPTION	IN METER
RS1	ROLLING SHUTTER	2.56 X 3.00
RS2	ROLLING SHUTTER	3.75 X 3.00
D1	DOOR	1.32 X 3.00
D	DOOR	1.80 X 2.10
D2	DOOR	0.74 X 2.10
W1	WINDOW	1.50 X 2.00

PARKING DETAILS:-

DESCRIPTION	SIZE	REQUIRED	PROVIDED
Lorry Parking	3.50 X 10.00	Workshop Area 1053.69 / 750.00 = 1.40 No's	2 No's
Car Parking	2.50 X 5.00	Office Area 71.26 / 150.00 = 0.48 No's	1 No's
Two Wheeler Parking	1.00 X 1.80	Workshop Area 1053.69 / 75.00 = 14.05 No's	20 No's (Including PH)
Cycle Parking	0.56 X 1.80	Workshop Area 1053.69 / 75.00 = 14.05 No's	20 No's

MACHINERY DETAILS

Sl.No	Machineries Name	No's	Hp
Mixing & Preparation:			
1.	Commercial Blenders/Agitators	1	2
	Khoya/Mawa Making Machines	1	2
Cooking & Heating:			
2.	Heating/Cooling Tables	1	3
	Shaping & Forming:		
3.	Halwa Making Machines	1	2
	Sweet Cutting Machines	1	2
Cooling & Setting:			
4.	Cooling Tunnels	1	1
	Finishing & Packaging:		
5.	Packaging Machines	1	2
	Total	14	

LEGEND:

Site boundary	---
Proposed building	---
Existing road	---
OSR area	---
Rainwater harvesting trench	---

Maximum height of the building - 9.10 Mt
Total power - 14 HP
Total No of workers - 7 No's

C. Manikandan 27/10/2026
HAMSARAJ. G., B.E., (Civil)
Registered Engineer
Regd.No: DTGP/RE/Gr-II/12/2025
1/27, Vallyampalayam, Kalasatti
Coimbatore - 641048. Mob: 9943521590

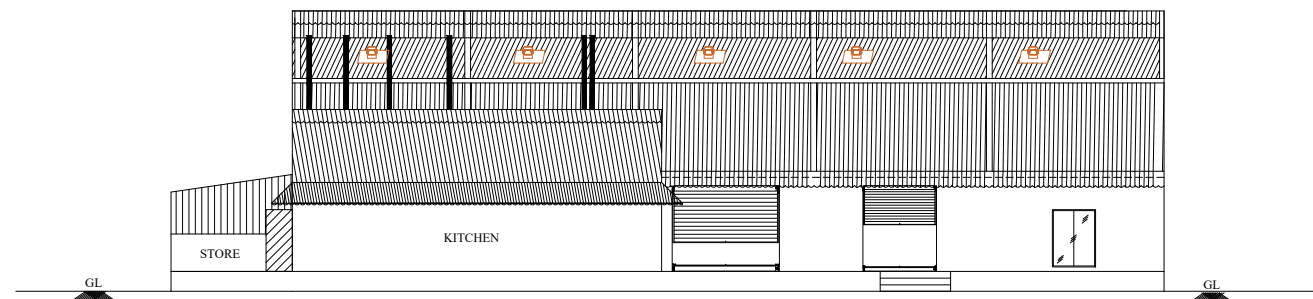
REGISTERED ENGINEER

R. Sabarimanikandan
R.SABARIMANIKANDAN M.E (Civil)
Registered Structural Engineer
Reg. No: DTGP/SE/Gr-II/003/2022
SRI RANGA ASSOCIATES
48, KERALA CLUB ROAD, CBE - 641 018.

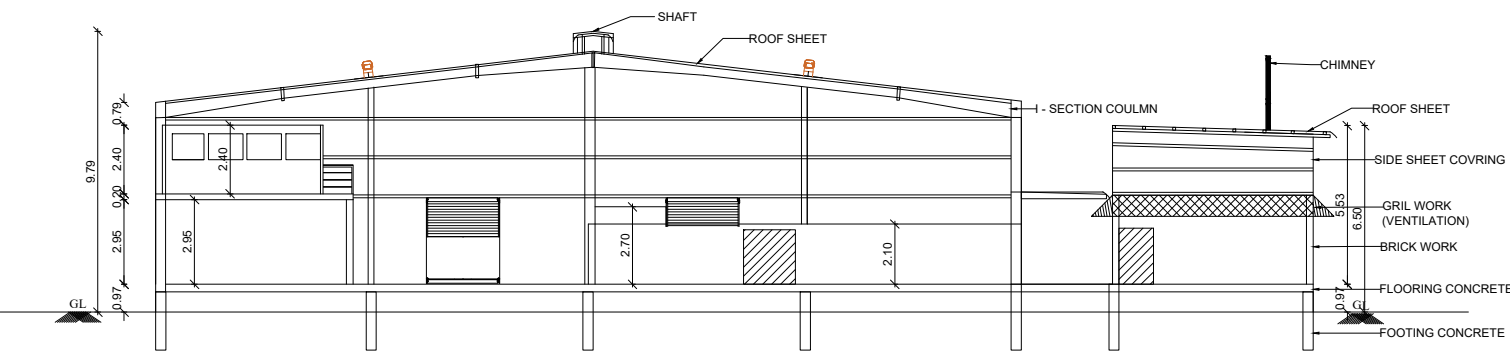
REGISTERED STRUCTURAL ENGINEER

P. Guruprasath
P. Guruprasath
Architectural Assistant/Planning Assistant

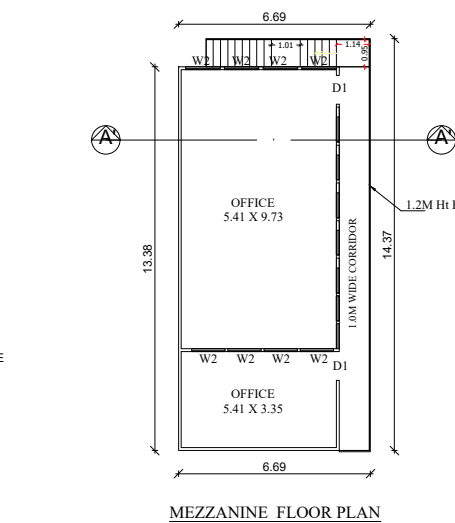
APPLICANT / OWNER



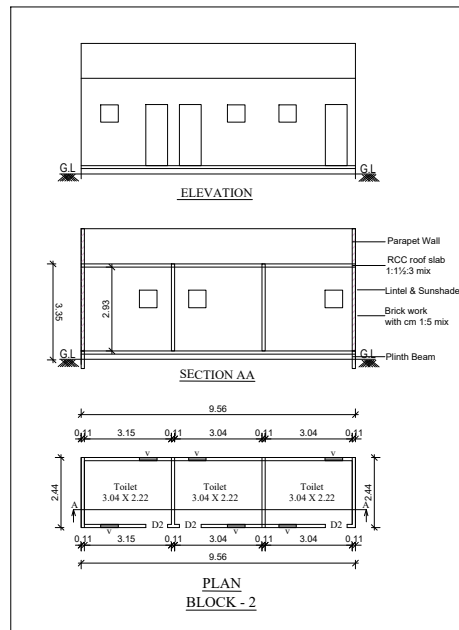
FRONT ELEVATION PLAN



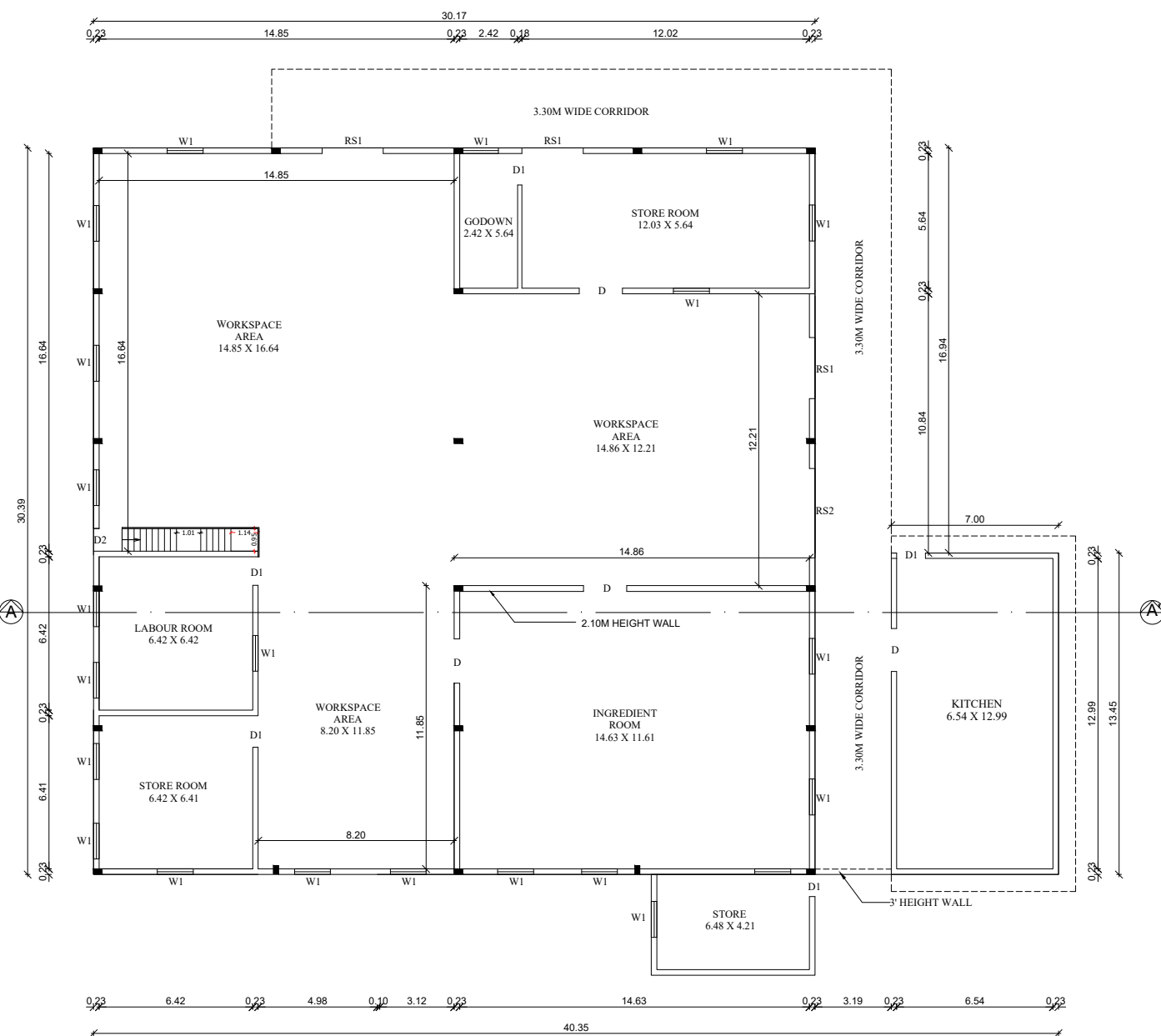
SECTION A-A'



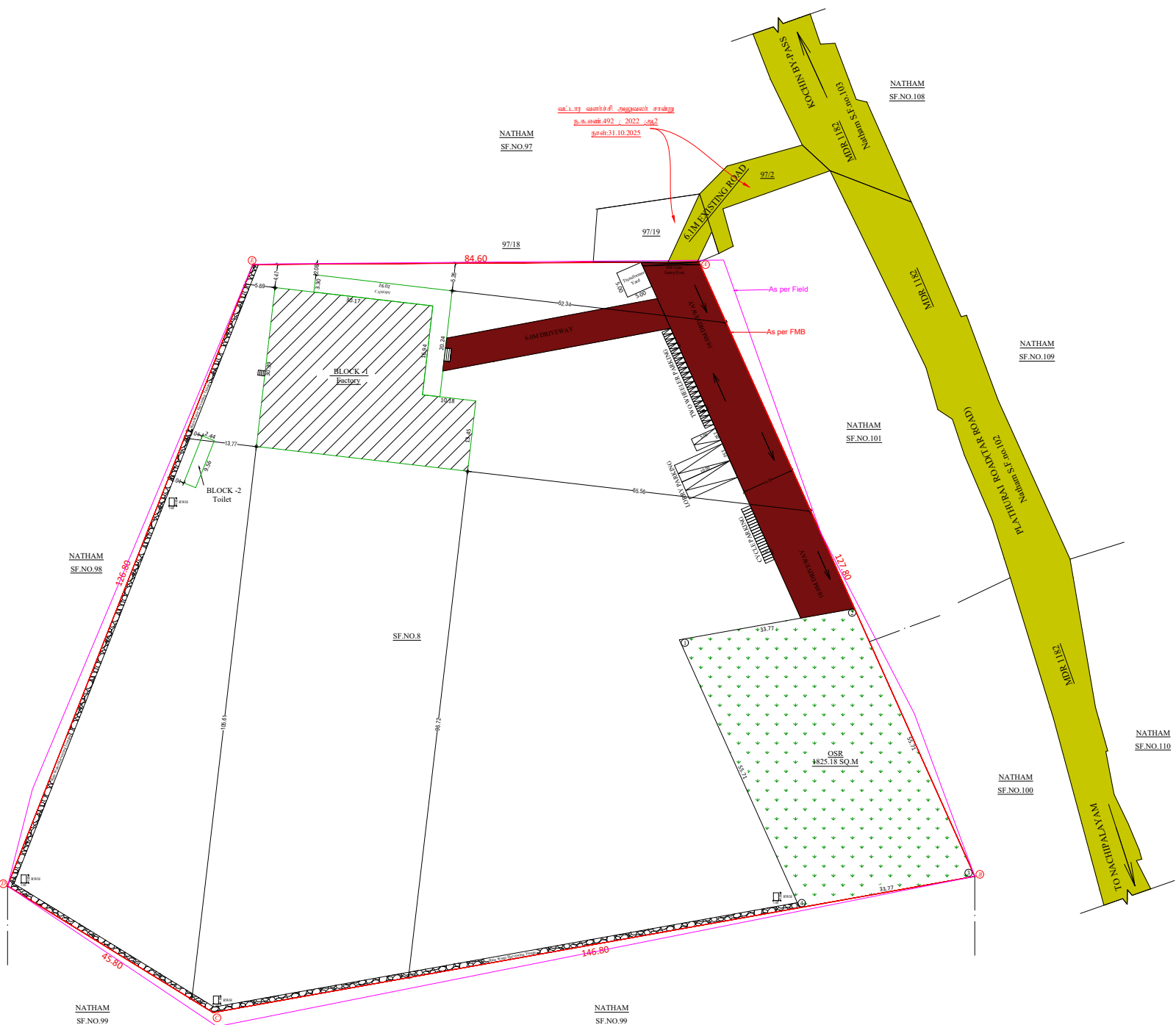
MEZZANINE FLOOR PLAN



PLAN BLOCK - 2



GROUND FLOOR PLAN



SITE PLAN

SCALE :- 1:400

S.Thamizhvanan
Surveyor/Assistant Draughtsman

R.S.Manikandan
Draughtsman Grade - III

J.Guruprasath
Architectural Assistant/Planning Assistant

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](#)



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

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

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

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



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.

