PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

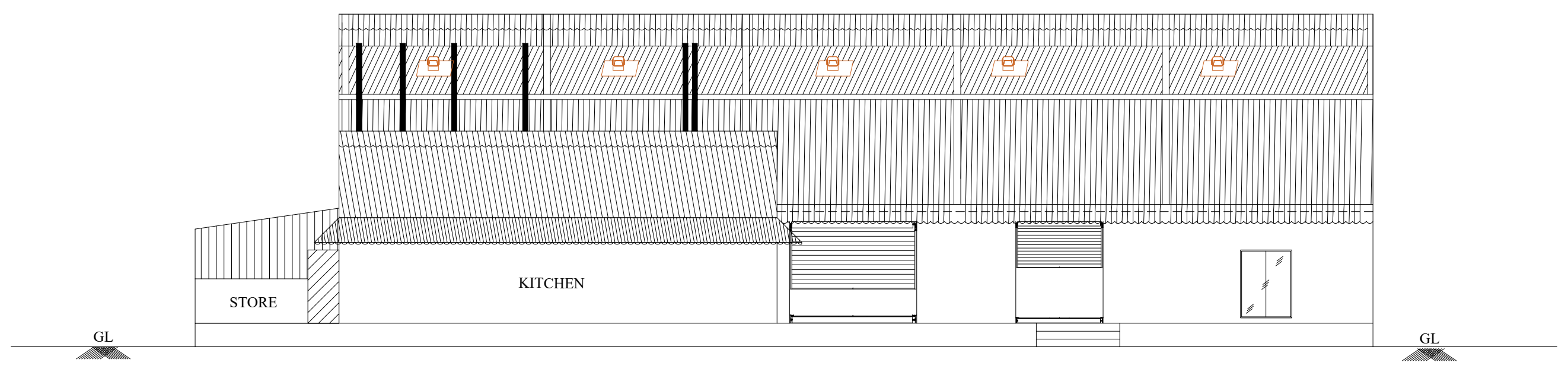
The approval as the planning authority issued it, reproduced in full behind this page.

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

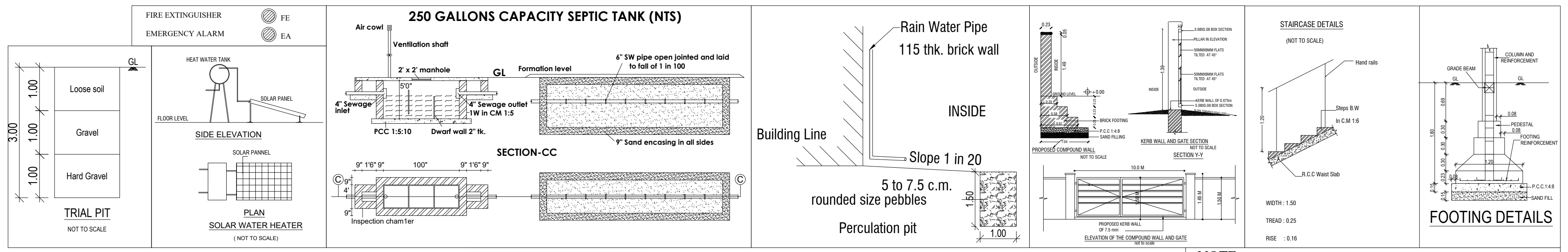
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

SHEET NO : 1 / 1

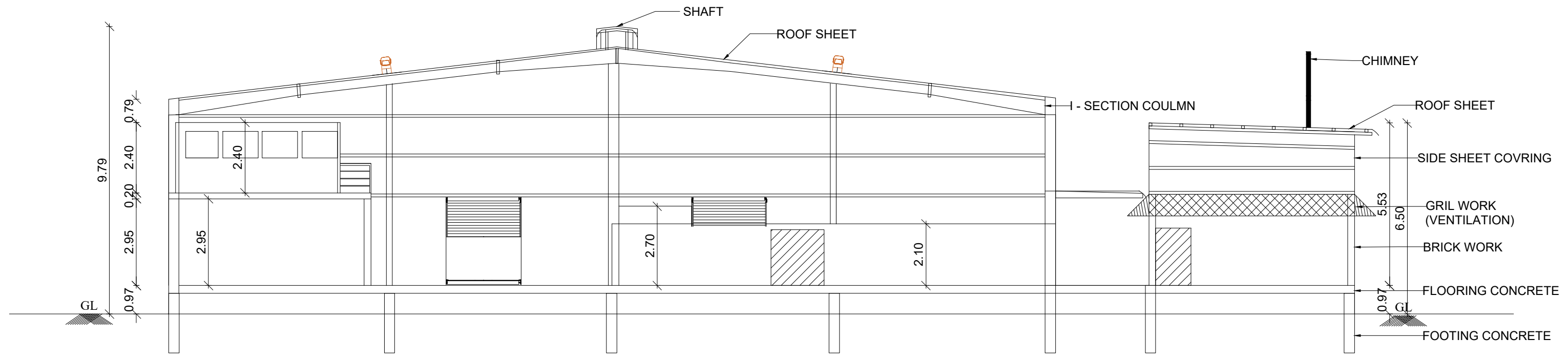


FRONT ELEVATION PLAN

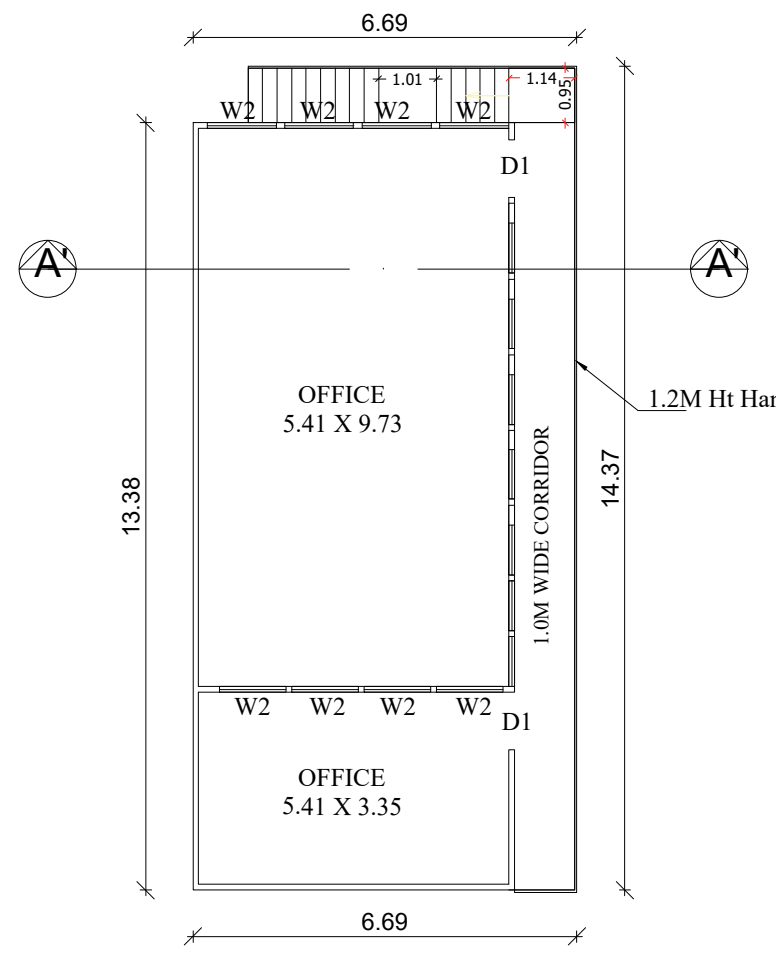


NOTE:-
* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED

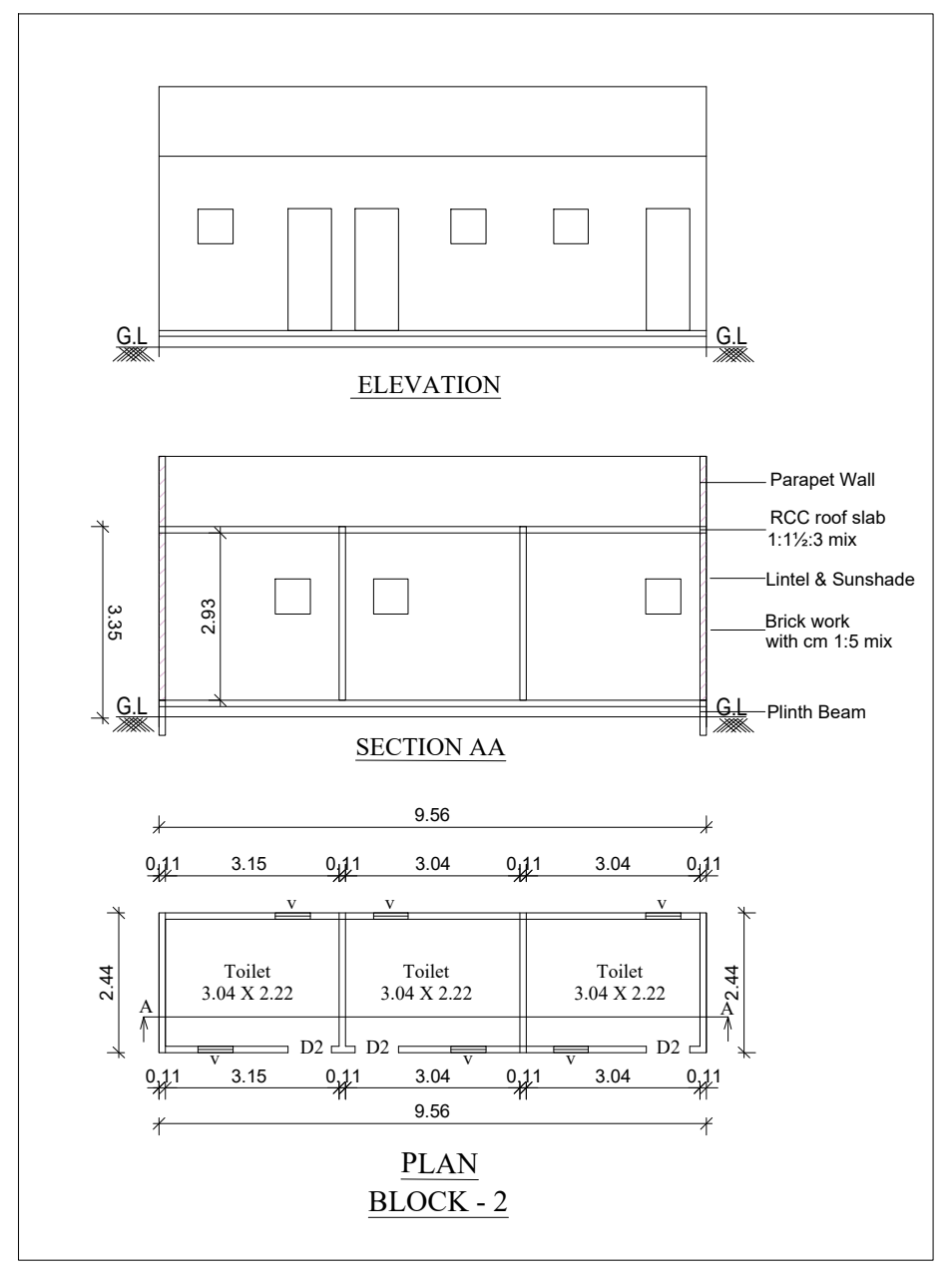
APPLICATION NO: SWP/BPA/724087/2025
SITE APPROVAL LP/CLPA NO: 125/2026
PLANNING PERMISSION NO: 155/2026

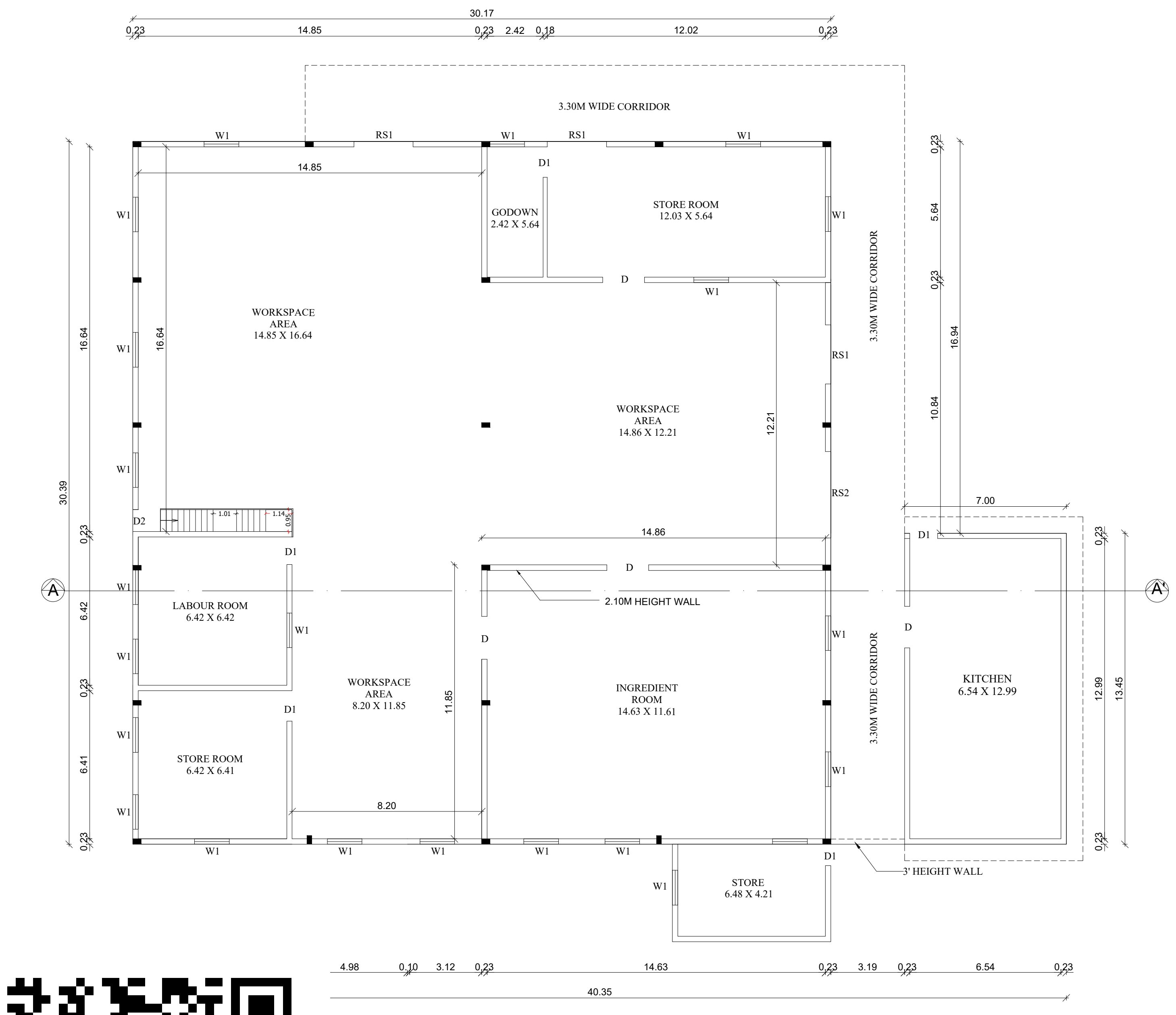


SECTION A-A'

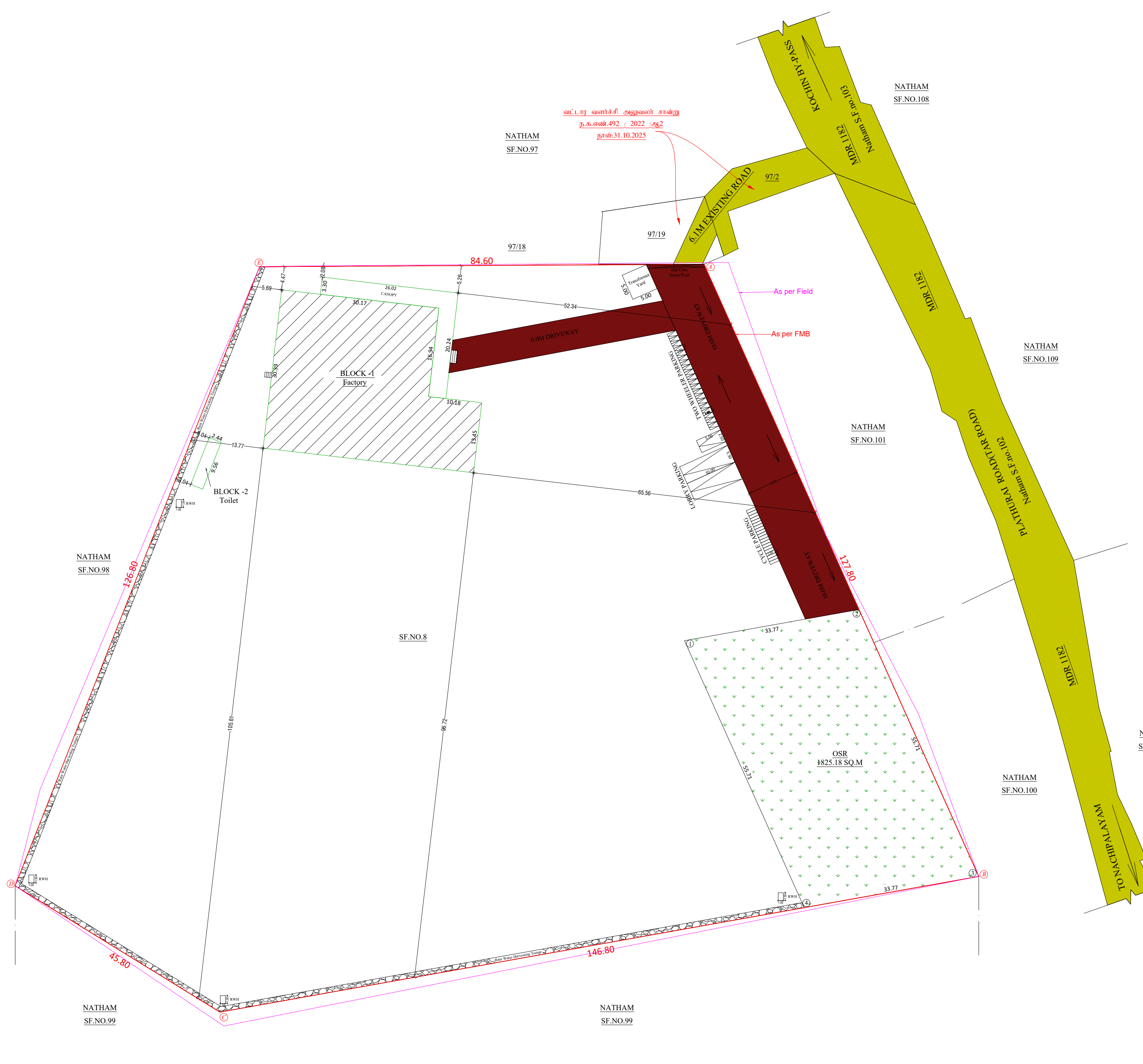


MEZZANINE FLOOR PLAN





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

APPLICANT : PONNUSAMY AND VASANTHI

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
1.	Mixing & Preparation:		
	Commercial Blenders/Agitators	1	2
	Khoya/Mawa Making Machines	1	2
2.	Cooking & Heating:		
	Heating/Cooling Tables	1	3
3.	Shaping & Forming:		
	Halwa Making Machines	1	2
	Sweet Cutting Machines	1	2
4.	Cooling & Setting:		
	Cooling Tunnels	1	1
5.	Finishing & Packaging:		
	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

27/01/26
HAMSARAJ. G, B.E.,(Civil)
Registered Engineer
Regd.No: DTCP/RE/Gr.II/12/2025
1/27, Valliyampalayam, Kalapatti
Coimbatore-641048. Mob: 9943521590

REGISTERED ENGINEER

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

REGISTERED STRUCTURAL ENGINEER

P. C பொன்னுசாமி
வசந்தி P.

APPLICANT / OWNER

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.