PP APPROVAL RECORD

Planning Permission

Survey 374/1A3 and 2 more

Kaniyur

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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

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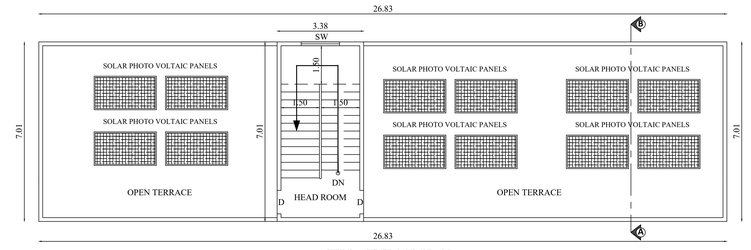
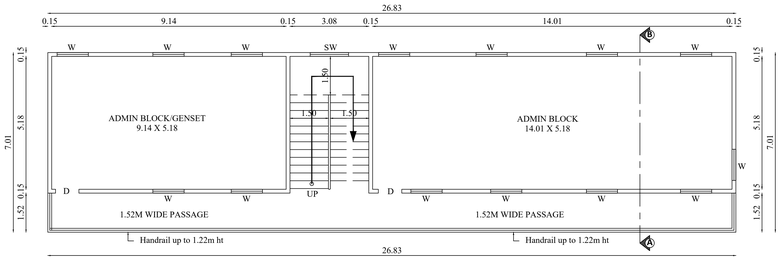
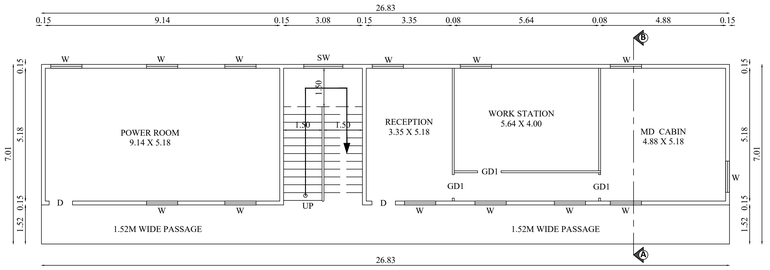
BLOCK - 2 (ADMIN BLOCK)



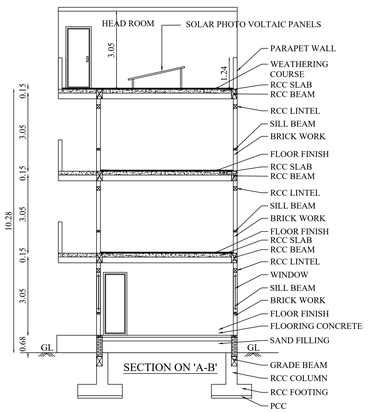
TERRACE FLOOR PLAN



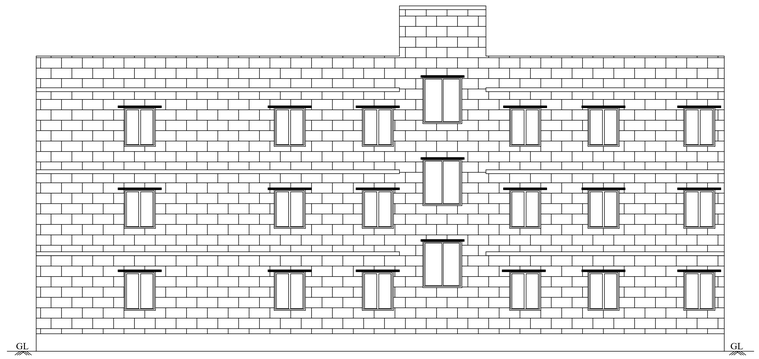
TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR)



GROUND FLOOR PLAN



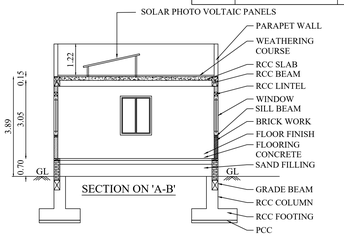
SECTION ON 'A-B'



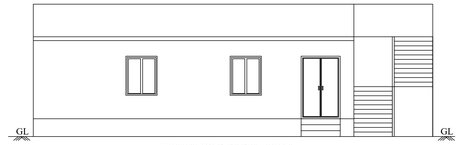
SOUTH SIDE ELEVATION

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	0.91 X 2.44
GD1	GLASS DOOR 1	0.91 X 2.44
SW	STAIR WINDOW	1.52 X 1.56
W	WINDOW	1.22 X 1.52

BLOCK - 4 (SCRAP YARD)



SECTION ON 'A-B'



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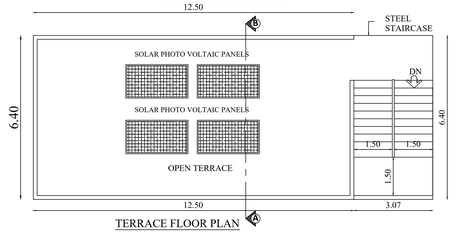
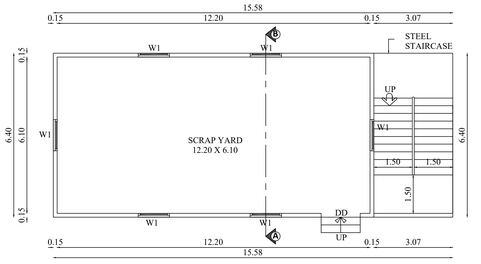


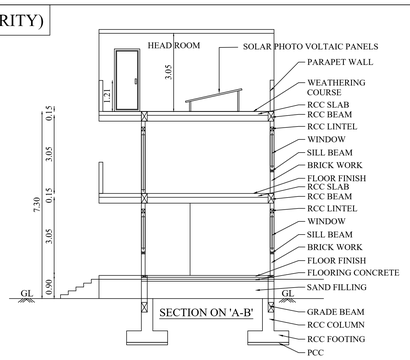
TERRACE FLOOR PLAN



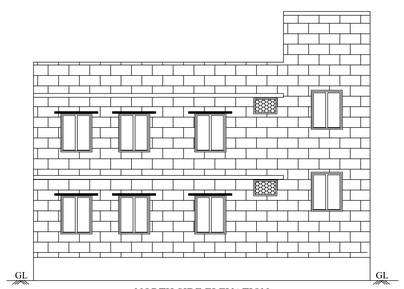
GROUND FLOOR PLAN

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.52 X 2.44
W	WINDOW	1.22 X 1.52

BLOCK - 3 (SECURITY)

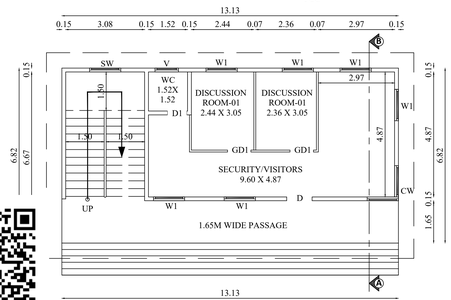


SECTION ON 'A-B'

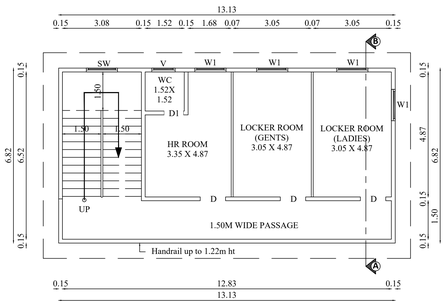


NORTH SIDE ELEVATION

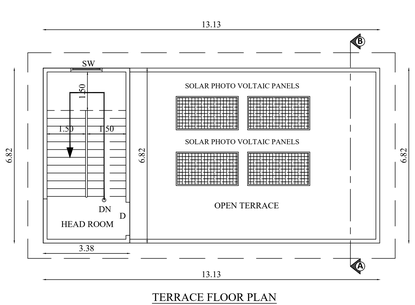
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	0.99 X 2.44
D1	DOOR 1	0.76 X 2.44
GD1	GLASS DOOR 1	0.91 X 2.44
SW	STAIR WINDOW	1.22 X 1.52
CW	CORNER WINDOW	2.44 X 1.52
W1	WINDOW 1	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 2,3 & 4 | SHEET NO: 3/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (66.LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 374/1A3 & 374/3A1 AT KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

Applicant Name : Mr.GANESHKUMAR
Online Application No : SWP/BPA/728105/2025

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 2 (ADMIN BLOCK)			
GROUND FLOOR	188.00	-	188.00
FIRST FLOOR	188.00	-	188.00
SECOND FLOOR	188.00	-	188.00
HEAD ROOM	-	23.65	23.65
TOTAL	564.00	23.65	587.65
BLOCK - 3 (SECURITY)			
GROUND FLOOR	89.58	-	89.58
FIRST FLOOR	89.58	-	89.58
HEAD ROOM	-	23.04	23.04
TOTAL	179.16	23.04	202.20
BLOCK - 4 (SCRAP YARD)			
GROUND FLOOR	99.63	-	99.63

Er. M. SABARIANAND, M.E.(Struct)
Registered Engineer Grade-I (RE)
Reg. No. RE / GR-I / 001 / 2023
6/163/9, Dhaivanai, Annur Road, Arasur(Po)
Coimbatore - 641 407
Cell: 97910 33173

Architect

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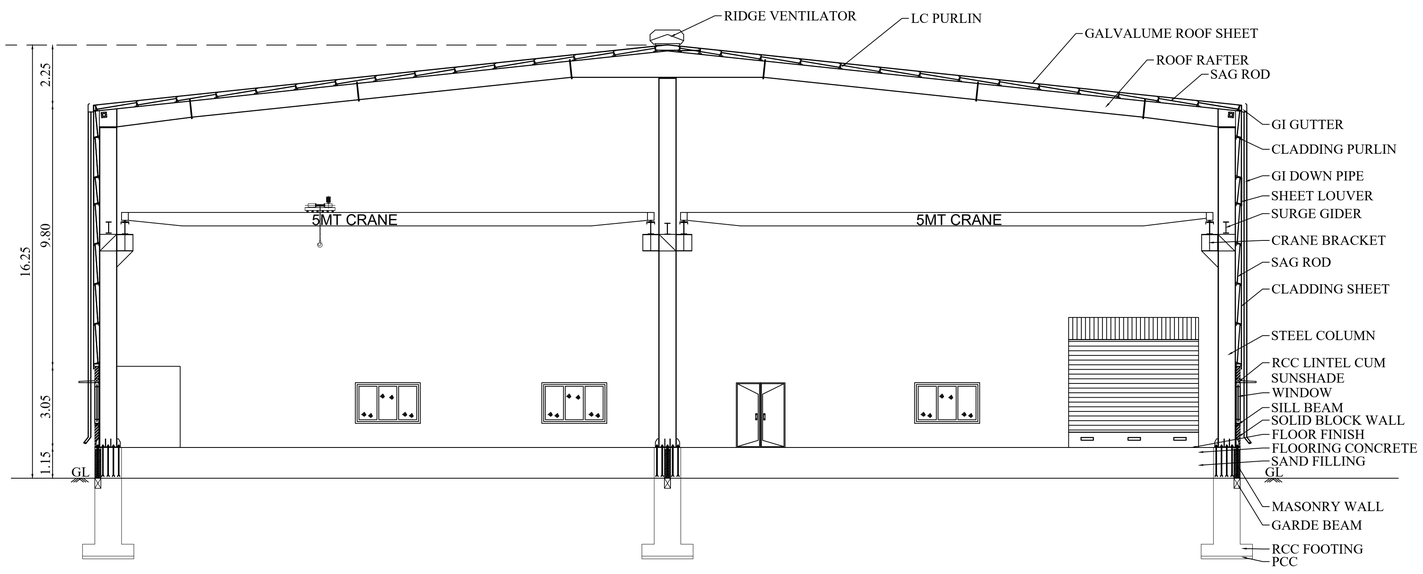
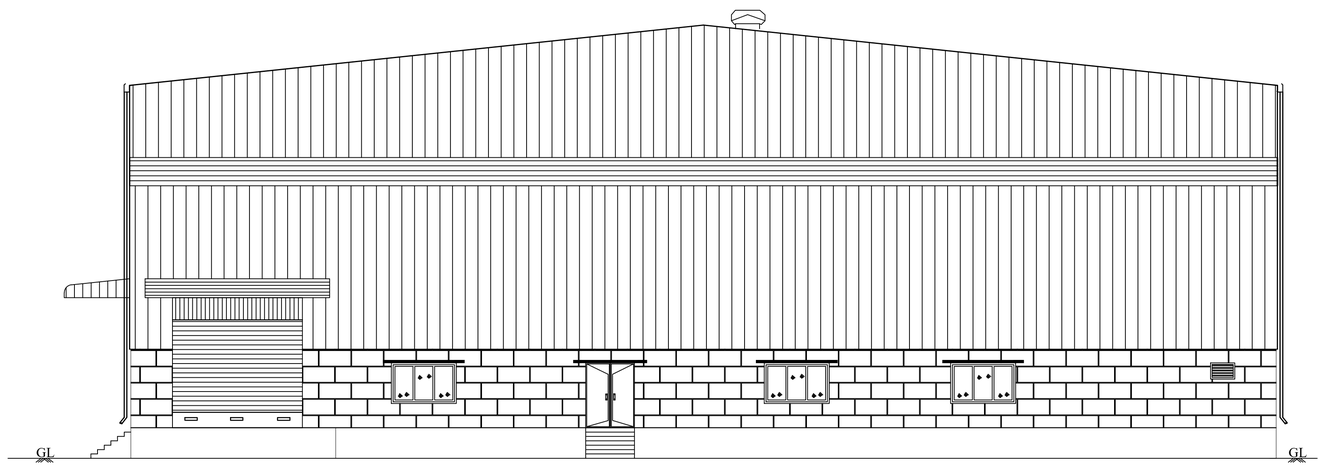
Cell: 97910 33173

Structural Engineer

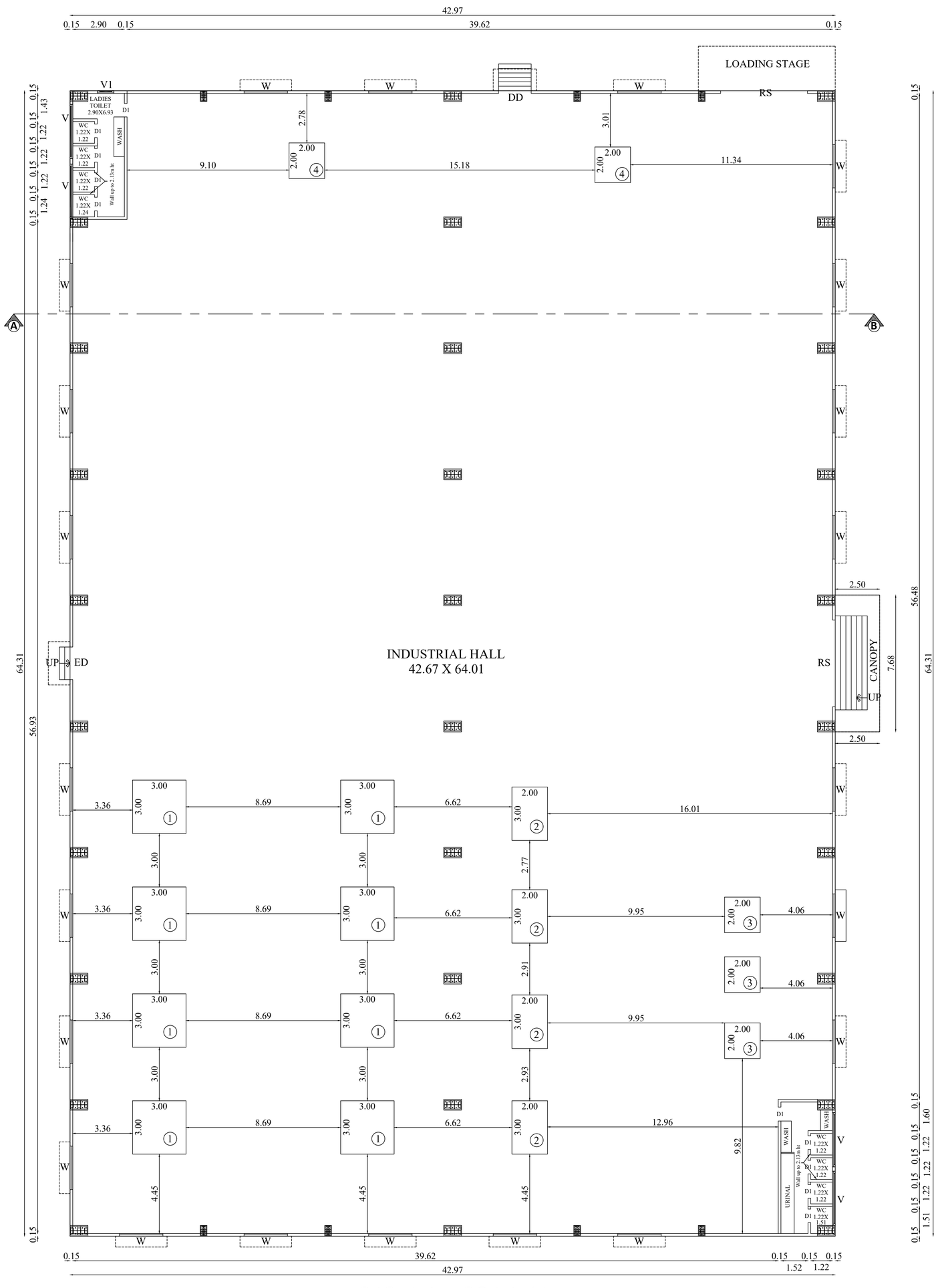
Applicant



SECTION ON 'A-B'



NORTH SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK - 1 | SHEET NO: 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (66.LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 374/1A3 & 374/3A1 AT KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

Applicant Name : Mr.GANESHKUMAR
Online Application No : SWP/BPA/728105/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
GROUND FLOOR	2782.64	-	2782.64

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.88 X 4.88
ED	EMERGENCY DOOR	1.83 X 2.44
DD	DOUBLE DOOR	1.83 X 2.44
W	WINDOW	2.44 X 1.52
V	VENTILATOR	3.05 X 0.61
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL	
			HP	TOTAL HP
1	VERTICAL MILLING MACHINE	8	15.00	120.00
2	CNC LATHE MACHINE	4	10.00	40.00
3	EDM MACHINE	3	5.00	15.00
4	WELDING	2	15.00	30.00
	TOTAL	17		205.00 HP

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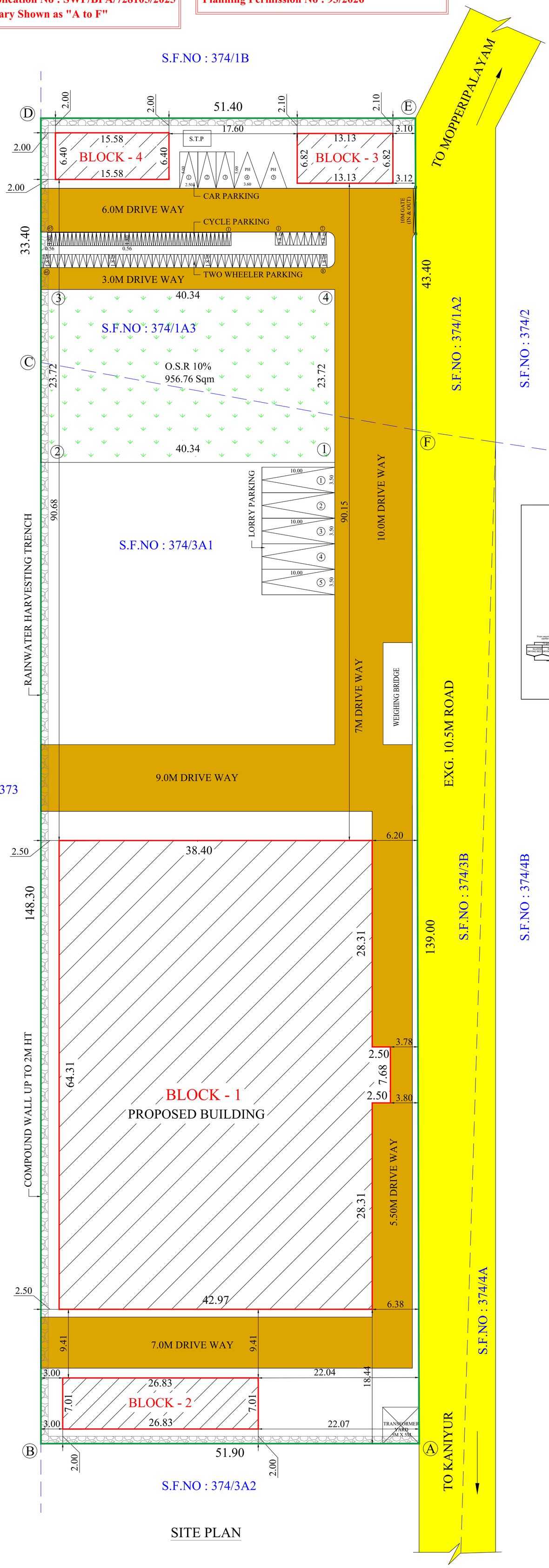
Structural Engineer

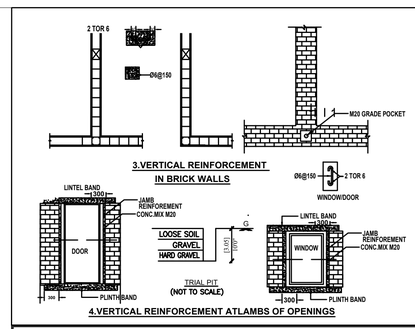
Applicant

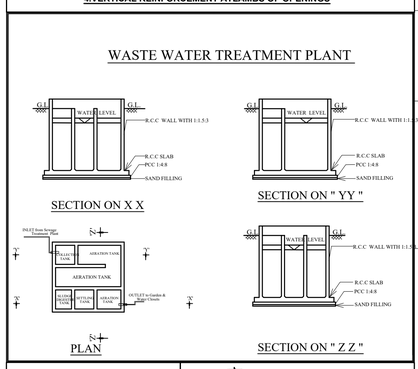
Applicant Name : Mr.GANESHKUMAR
Online Application No : SWP/BPA/728105/2025
Site Boundary Shown as "A to F"

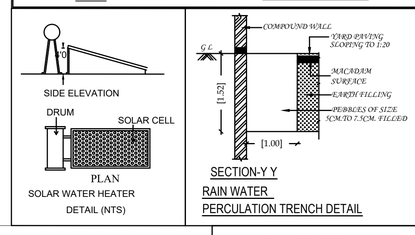
Building Permission No : L.P/CLPA No. 79/2026
Planning Permission No : 93/2026

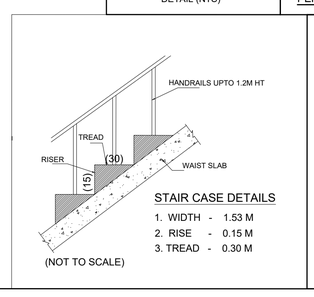


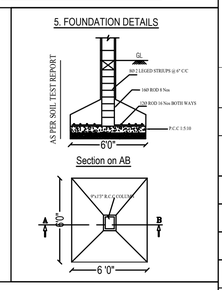
SITE PLAN

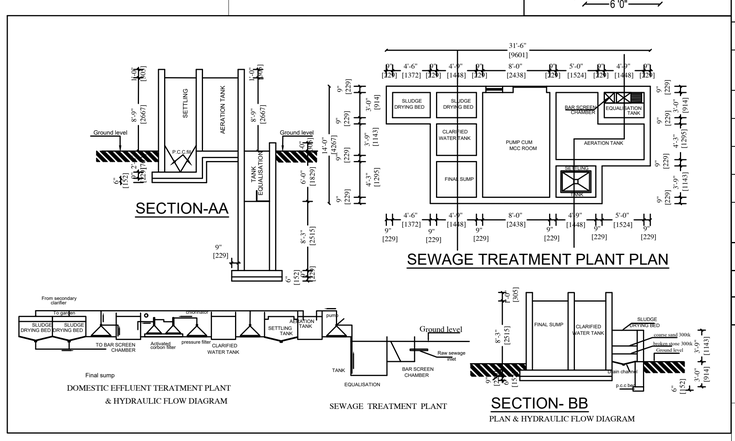












SITE PLAN	SHEET NO: 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (66.LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING) IN S.F.NO: 374/1A3 & 374/3A1 AT KANIYUR VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

INDUSTRIAL TYPE - GREEN CATEGORY

TOTAL HP = 205.00 HP
NO. OF WORKERS = 120 Nos.

N

Scale 1:400

AREA DETAILS:

S. No:	S.F.No:	As Per PATTA (In.Hectare)
1	374/1A3	2033.00
2	374/3A1	7360.00
TOTAL		9393.00

AREA OF THE SITE = 9393.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1 (MAIN BLOCK)			
GROUND FLOOR	2782.64	-	2782.64
BLOCK - 2 (ADMIN BLOCK)			
GROUND FLOOR	188.00	-	188.00
FIRST FLOOR	188.00	-	188.00
SECOND FLOOR	188.00	-	188.00
HEAD ROOM	-	23.65	23.65
TOTAL	564.00	23.65	587.65
BLOCK - 3 (SECURITY)			
GROUND FLOOR	89.58	-	89.58
FIRST FLOOR	89.58	-	89.58
HEAD ROOM	-	23.04	23.04
TOTAL	179.16	23.04	202.20
BLOCK - 4 (SCRAP YARD)			
GROUND FLOOR	99.63	-	99.63
TOTAL	3625.43	46.69	3672.12

FSI = 3625.43 / 9393.00 = 0.386 < 2.00

PARKING DETAILS:-

WORKSHOP AREA = 2782.64 Sqm (Block-1)

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	4	5
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	38	46
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	38	45
1 CAR PARKING SPACE FOR EVERY 150 Sqm OFFICE AREA (PH PARKING INCLUDED)	2	5

ALL DIMENSIONS ARE IN METERS

O.S.R 10%

O.S.R REQUIRED : 939.30 Sqm (10%)
O.S.R PROVIDED : 956.76 Sqm (10.18%)

REFERENCE

- SITE BOUNDARY (A,B,C,.... & F)
- PROPOSED BUILDINGS
- EXISTING ROAD

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL HP	POWER DETAIL TOTAL HP
1	VERTICAL MILLING MACHINE	8	15.00	120.00
2	CNC LATHE MACHINE	4	10.00	40.00
3	EDM MACHINE	3	5.00	15.00
4	WELDING	2	15.00	30.00
	TOTAL	17		205.00 HP

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Structural Engineer

Applicant

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.