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

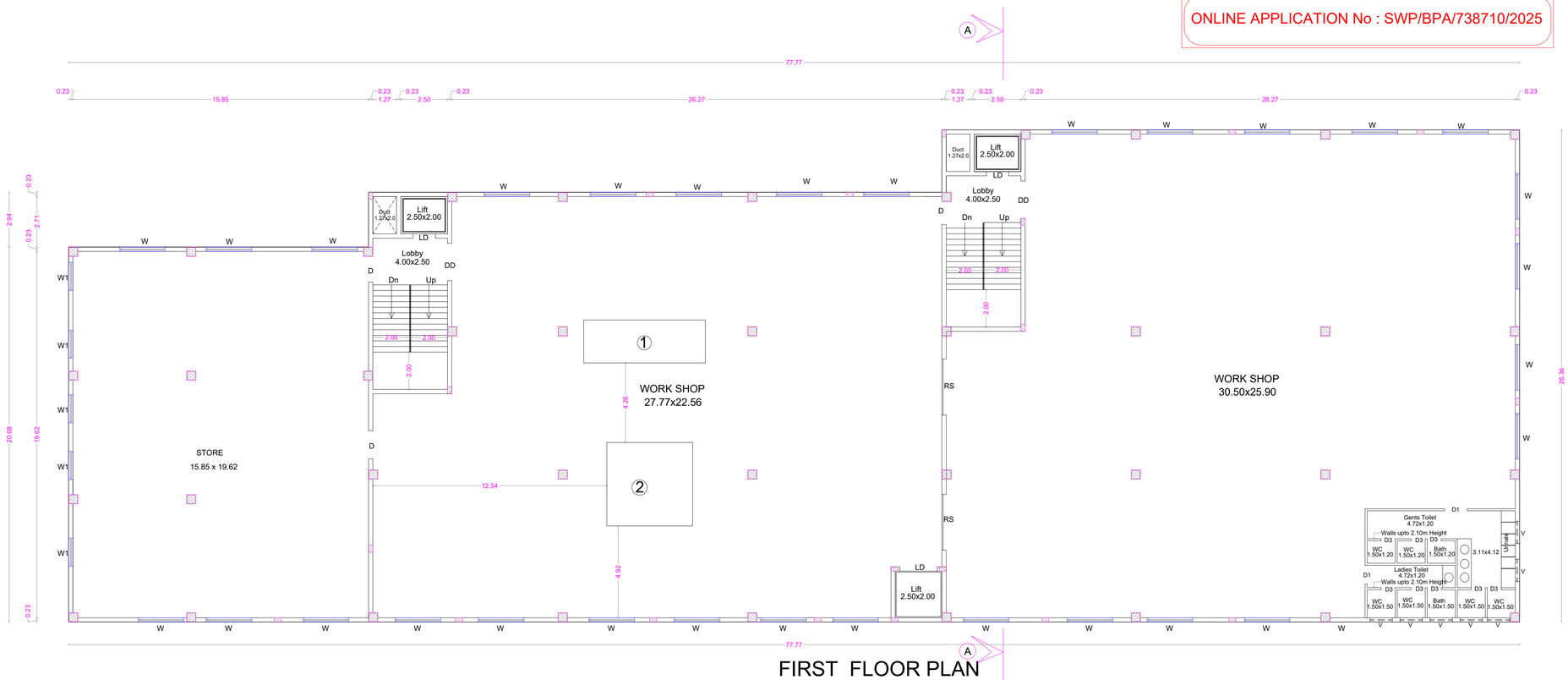
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+91 9996 12 9996
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PLAN SHOWING THE PROPOSED ORANGE INDUSTRIAL BUILDING [62. SPRAY PAINTING, PAINT BAKING, PAINT SHIPPING - 50 HP], IN S.F. NO : 70/3F, 70/4F & 70/5F AT PACHAPALAYAM VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

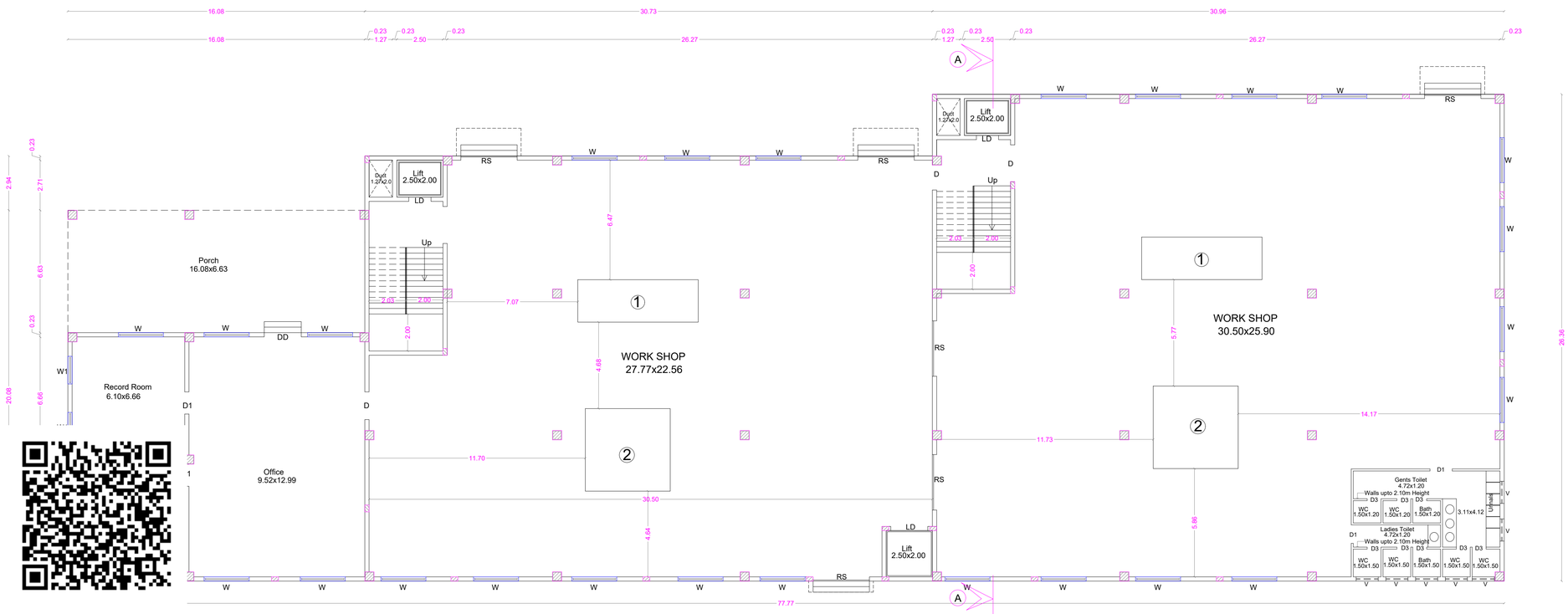
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ONLINE APPLICATION No : SWP/BPA/738710/2025

N



FIRST FLOOR PLAN



GROUND FLOOR PLAN

AREA STATEMENT

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Sqm	Total Sqm
GROUND FLOOR	1846.40	----	1846.40
FIRST FLOOR	1846.40	----	1846.40
TERRACE FLOOR	----	96.25	96.25
TOTAL F.S.I. AREA	3692.80	96.25	3789.05

TOTAL F.S.I. AREA	3692.80 Sqm
HEIGHT OF THE BUILDING	8.20 m

SCHEDULE OF JOINERY

		METRE
RS	ROLLING SHUTTER	3.00 x 3.00
DD	DOOR	2.00 x 2.10
D	DOOR	1.50 x 2.10
D1	DOOR	1.20 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
W	WINDOW	2.40 x 1.52
W1	WINDOW	1.20 x 1.52
V	VENTILATOR	1.20 x 0.60

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.
A/C :- AIR CONDITIONER PROVIDED
MV :- MECHANICAL VENTILATION PROVIDED

MACHINERY DETAILS

1. Compressor	3 Nos x 5 Hp	-	15 HP
2. Paint Both	3 Nos x 10 Hp	-	30 HP
3. Lightining	----	-	5 HP
TOTAL		-	50 HP
NUMBER OF LABOURS	- 50 Nos.		

STAIRCASE DETAILS

WIDTH - 2.00 m
TREAD - 0.30 m
RISE - 0.15 m

APPLICANT

M. KABEERHASAN, M.E., A.M.I.E.,
Consulting Structural Engineer
KABEER & ASSOCIATES
349, Second Street Extension
Gandhipuram, Coimbatore - 641012.
Regd. Struct Engg. Coimbatore LPA
SE/GM-II/0006/2022

STRUCTURAL ENGINEER

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE /
GR-I / 003 / 2024

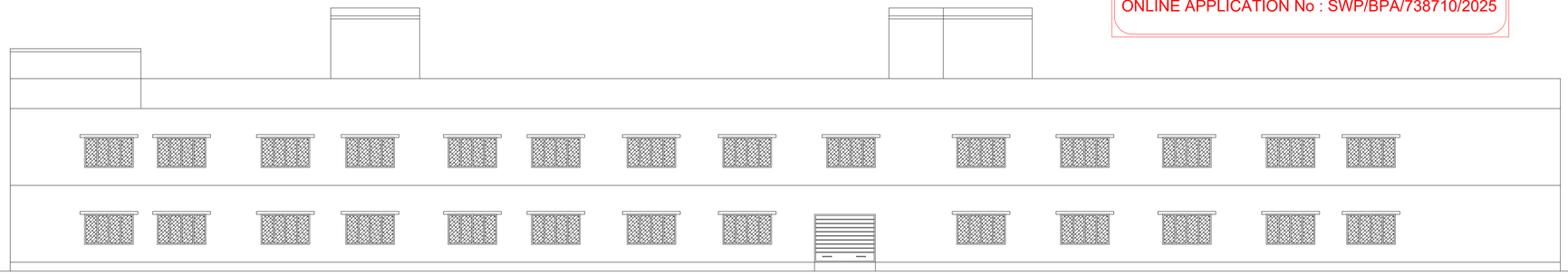
REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED ORANGE INDUSTRIAL BUILDING [62. SPRAY PAINTING, PAINT BAKING, PAINT SHIPPING - 50 HP], IN S.F. NO : 70/3F, 70/4F & 70/5F AT PACHAPALAYAM VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

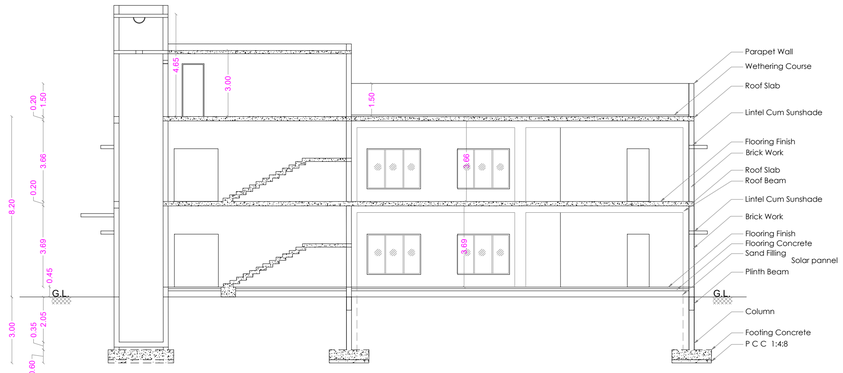
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ONLINE APPLICATION No : SWP/BPA/738710/2025

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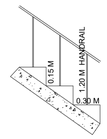
ELEVATION

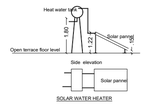


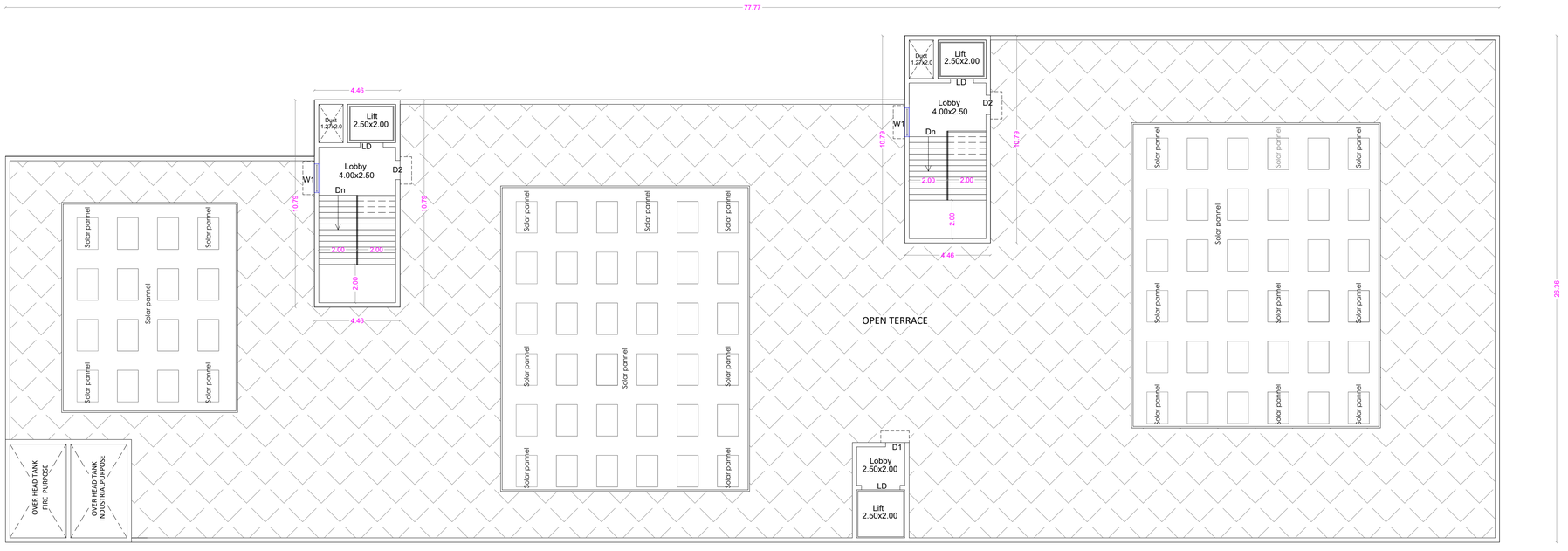
SECTION ON A A

STAIRCASE DETAILS

WIDTH	-	1.52 m
TREAD	-	0.30 m
RISE	-	0.15 m







TERRACE FLOOR PLAN

AREA STATEMENT

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Sqm	Total Sqm
GROUND FLOOR	1846.40	----	1846.40
FIRST FLOOR	1846.40	----	1846.40
TERRACE FLOOR	----	96.25	96.25
TOTAL F.S.I. AREA	3692.80	96.25	3789.05

TOTAL F.S.I. AREA	3692.80 Sqm
HEIGHT OF THE BUILDING	8.20 m

SCHEDULE OF JOINERY

		METRE
RS	ROLLING SHUTTER	3.00 x 3.00
DD	DOOR	2.00 x 2.10
D	DOOR	1.50 x 2.10
D1	DOOR	1.20 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
W	WINDOW	2.40 x 1.52
W1	WINDOW	1.20 x 1.52
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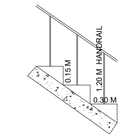
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

A/C :- AIR CONDITIONER PROVIDED

MV :- MECHANICAL VENTILATION PROVIDED

STAIRCASE DETAILS

WIDTH	-	2.00 m
TREAD	-	0.30 m
RISE	-	0.15 m



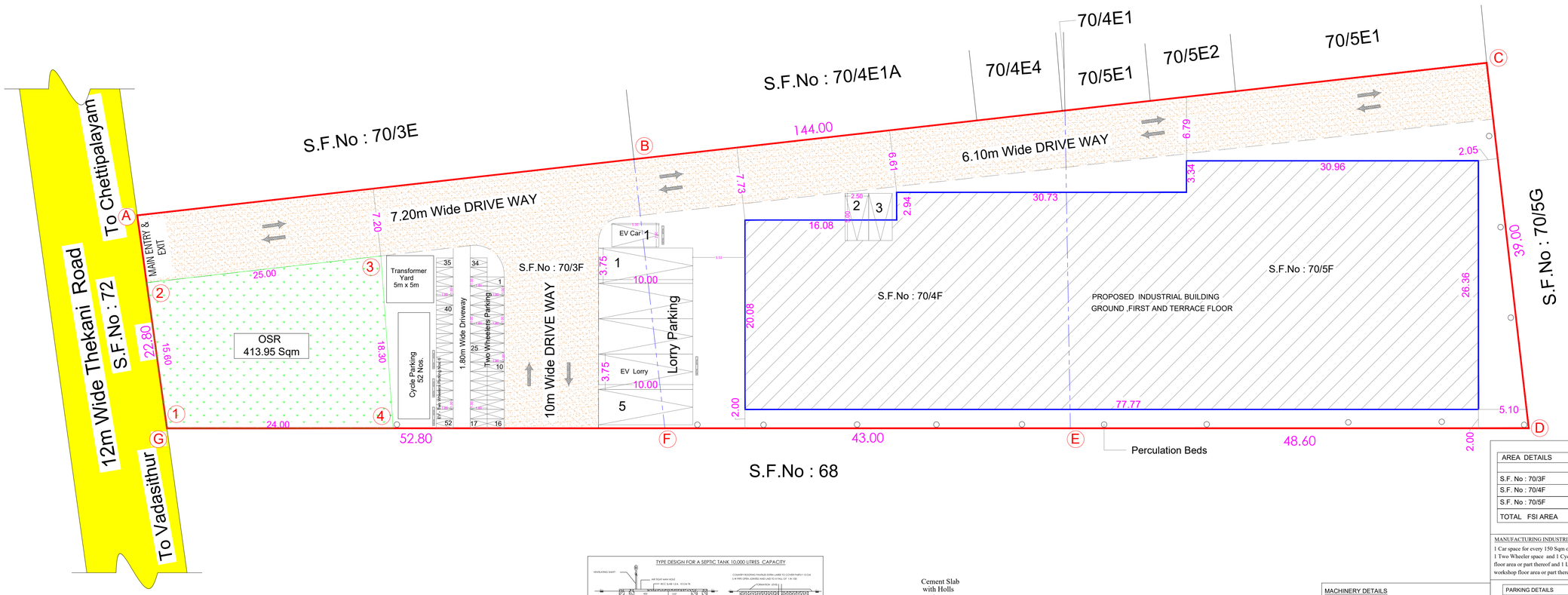
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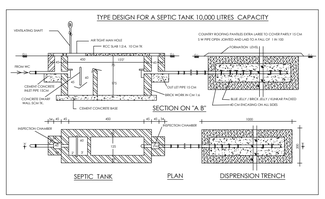
STRUCTURAL ENGINEER

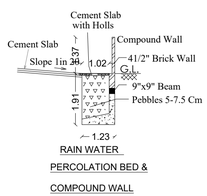
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COIMBATORE LPA / RE /
GR-I / 003 / 2024

REGISTERED ENGINEER



TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY





RAIN WATER
PERCOLATION BED &
COMPOUND WALL

SITE PLAN SHOWING THE PROPOSED ORANGE INDUSTRIAL BUILDING [62. SPARAY PAINTING, PAINT BAKING, PAINT SHIPPING - 50 H.P] IN S.F. Nos. : 70/3F, 70/4F & 70/5F AT PACHAPALAYAM VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

MASTER PLAN LAND USE : RESIDENTIAL

ONLINE APPLICATION No : SWP/BPA/738710/2025

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY — DRIVE WAY
EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [1.01 Acres]	4100.00
	SITE AREA AS PER PATTA Ⓐ - Ⓖ	4100.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT UP AREA

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
GROUND FLOOR	1846.40	----	1846.40
FIRST FLOOR	1846.40	----	1846.40
TERRACE FLOOR	---	96.25	96.25
TOTAL all Floors	3692.80	96.25	3789.05

TOTAL F.S.I AREA	3692.80 Sqm
AREA OF THE O.S.R. ① - ④	413.95 Sqm
HEIGHT OF THE BUILDING	8.20 m
FLOOR SPACE INDEX = 3692.80 / 4100.00	= 0.90

PARKING DETAILS

S.I.No	DESCRIPTION	PROVIDED
1)	LORRY PARKING SPACE	5 No's
2)	CAR PARKING SPACE	3 No's
3)	TWO WHEELER PARKING SPACE	52 No's
4)	CYCLE PARKING SPACE	52 No's

Special Condition

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : L.P.C.L.P.A. No : 29/2026

PLANNING PERMISSION NO : 39/2026

AREA DETAILS	PATTA	Document
	HECT. ARE	Acres
S.F. No : 70/3F	0.12.00	0.30
S.F. No : 70/4F	0.13.50	0.33
S.F. No : 70/5F	0.15.50	0.38
TOTAL FSI AREA	0.41.00	1.01

MANUFACTURING INDUSTRIES, SERVICE INDUSTRIES

1 Car space for every 150 Sqm of Office floor area or part thereof and 1 Two Wheeler space and 1 Cycle space for every 75 sqm of workshop floor area or part thereof and 1 Lorry space for every 750 sqm or workshop floor area or part thereof.

MACHINERY DETAILS

1. Compressor	3 Nos x 5 Hp	-	15 HP
2. Paint Both	3 Nos x 10 Hp	-	30 HP
3. Lightining	-----	-	5 HP
TOTAL		-	50 HP
NUMBER OF LABOURS	- 50 Nos.		

PARKING DETAILS	F.S.I.
750 Sqm - 1 Lorry	3692.80 / 750Sqm = 5 Lorry
150 Sqm - 1 Car	205.89 / 150 Sqm = 2 Car
75 Sqm - 1 Two Wheeler	3692.80 / 75 Sqm = 49
75 Sqm - 1 Cycle	3692.80 / 75 Sqm = 49

PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN LPA/RE/GR-1/003/2024	C.NATARAJAN, B.E., Consulting Engineer NAVEEN ASSOCIATES 364, Second St, Ramnagar, Gandhipuram, Coimbatore - 641 012 COIMBATORE LPA / RE / GR-I / 003 / 2024	APPLICANT	G. RAMACHANDRAN	
		STRUCTURAL ENGINEER	Er.M. KABEERHASAN LPA/SE/GR-II/006/2022	M. KABEERHASAN, M.E., (STRUCTURAL), Consulting Structural Engineer, K.A.H.L. Road, No. 1, Flat No. 5, Ali Towers, Arul Complex, Gandhipuram, Coimbatore - 641012. Regd. Struct. Engg. Coimbatore LIC). SE/GR/II/006/2022

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

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.