PP APPROVAL RECORD

Planning Permission

Survey 420/1B and 1 more

Akkarai Sengapalli

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

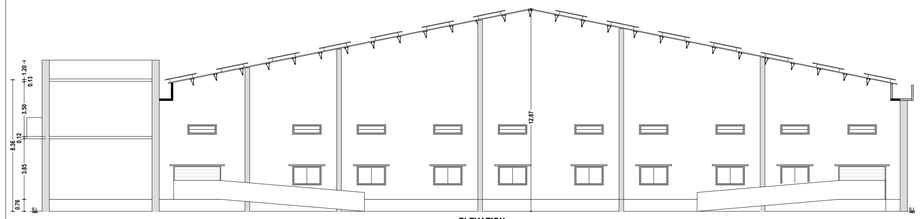
ISSUING AUTHORITY
Rural Panchayat

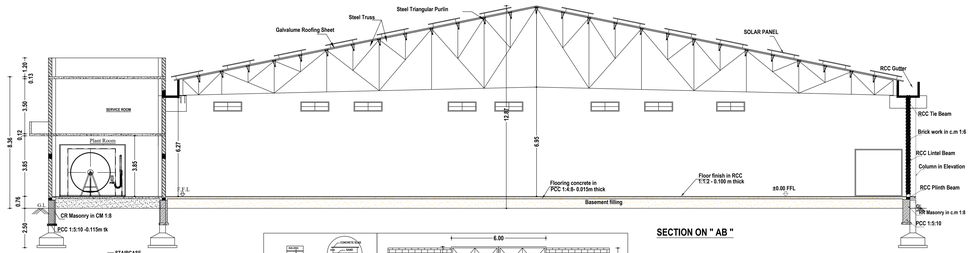
The approval as the planning authority issued it, reproduced in full behind this page.

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

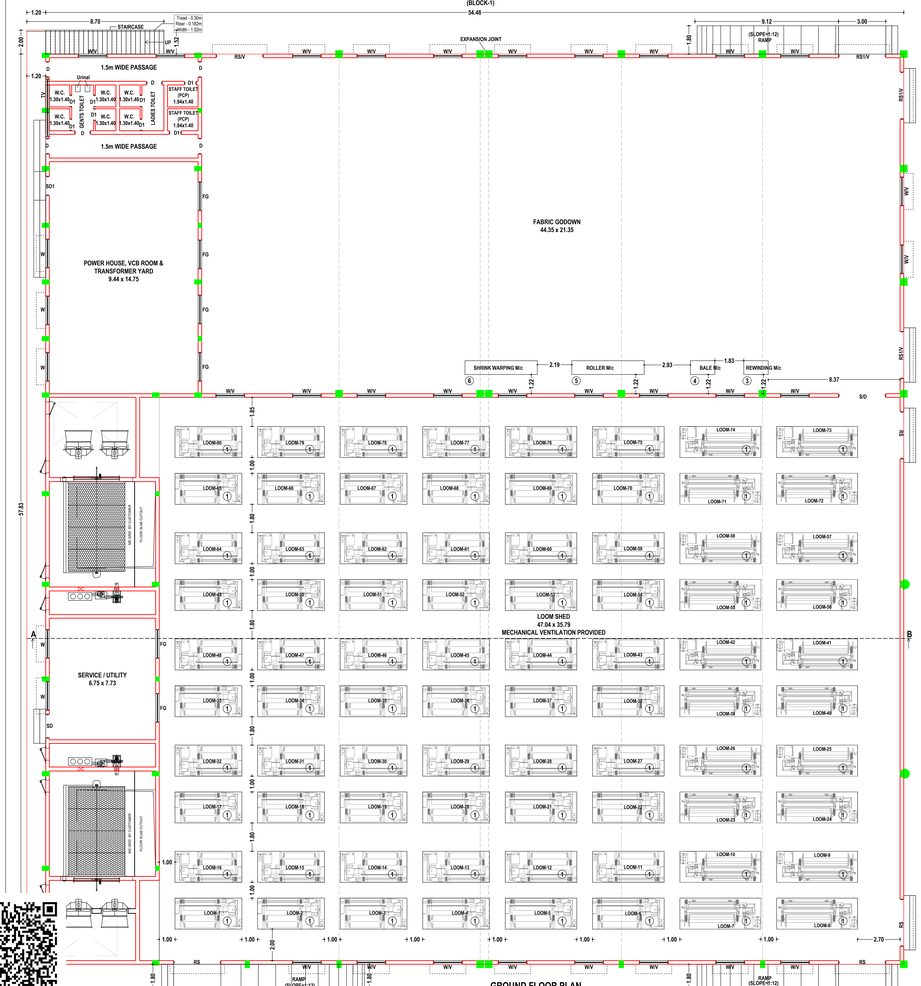
PLAN SHOWING THE PROPOSED CONSTRUCTION & INSTALLATION OF MACHINERY OF GALVALUME SHEET ROOF AND R.C.C. ROOF GROUND & FIRST FLOOR BUILDING FOR " INDUSTRIAL (AUTO LOOM) PURPOSE (ORANGE ZONE) " IN R.S.F. NO. 420/1B, AKKARAI SENGAPPALLI VILLAGE, AT AKKARAI SENGAPPALLI PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

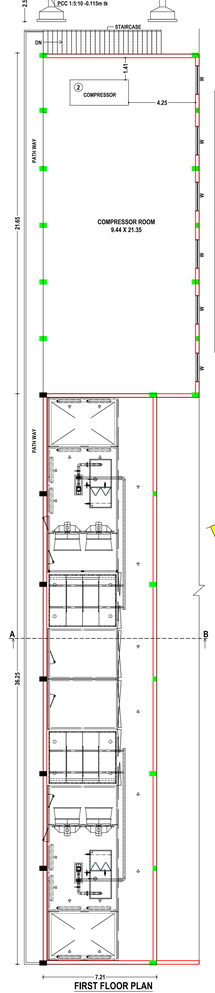
APPLICANT: M/s. L.A.K. TEXTILES,

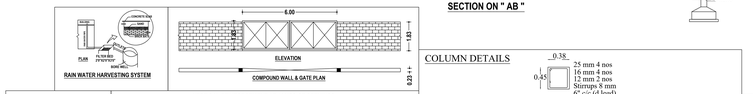


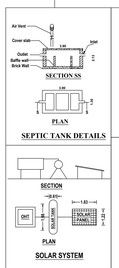


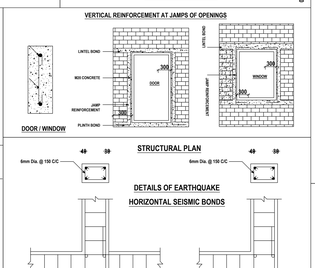
SECTION ON " AB "

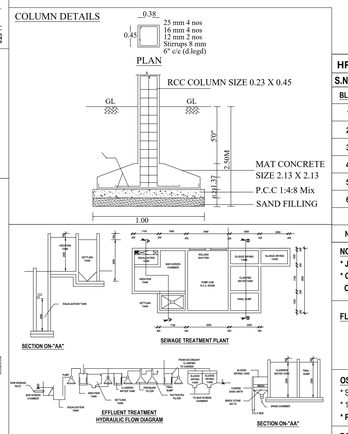


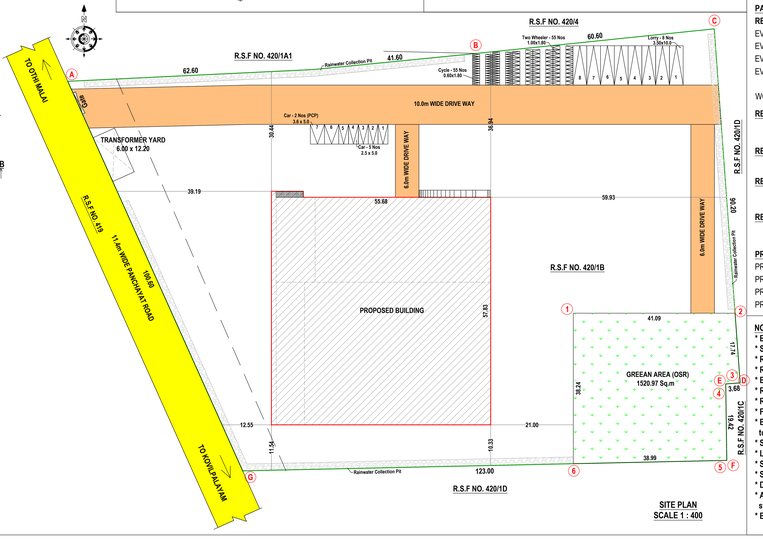












HP DETAILS

S.NO	MACHINERY NAME	QTY.	EACH	HP
BLOCK - 1				
1	LOOM	80	12.00	960.00
2	COMPRESSOR	01	10.00	10.00
3	REWINDING M/c	01	6.00	6.00
4	BALE M/c	01	3.00	3.00
5	ROLLER M/c	01	2.00	2.00
6	SHRINK WARPING M/c	01	2.00	2.00
	LIGHTING LOAD	01	1.00	1.00
NO. OF LABOURS - 15Nos		TOTAL		984.00

NOTE:-
* Joinerys Should be in High Fire Resistance Material
* Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

FLOOR SPACE INDEX = TOTAL FSI AREA / SITE AREA
= 3708.47 / 15200.00
F.S.I. = 0.244 < 2.00

OSR CALCULATION:-
* SITE AREA = 15200.00 SQ.M (as per Patta)
* 10% of the OSR to be Provided in Site Area
* **Provided OSR Area = 1520.97 SQ.M**

PARKING CALCULATION:-

REQUIRED PARKING

EVERY 750 SQ.M (Workshop) = 1 Lorry	(3.50x10.00)
EVERY 150 SQ.M (Car Space)= 1 Car Space	(2.50x5.00)
EVERY 75 SQ.M (Workshop) = 1 Two Wheeler	(1.00x1.80)
EVERY 75 SQ.M (Workshop) = 1 Cycle	(0.60x1.80)

WORKSHOP AREA = 3708.47 SQ.M

REQUIRED LORRY PARKING
= 3708.47 / 750 =4.94 = 6 Nos

REQUIRED CAR PARKING
= 0 Nos

REQUIRED TWO WHEELER PARKING
= 3708.47 / 75 = 49.45 = 55 Nos

REQUIRED CYCLE PARKING
= 3708.47 / 75 = 49.45 = 55 Nos

PROVIDED PARKING:-

PROVIDED LORRY SPACE	= 08 Nos
PROVIDED CAR SPACE	= 07 Nos
PROVIDED TWO WHEELER	= 55 Nos
PROVIDED CYCLE	= 55 Nos

NOTE:-
* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of
* Rain Water Structures to be provided
* Bath and wash basin water should be treated and
* Reused for toilet and gardening purpose
* Rain Water Recycling System to be provided
* Fire protecting and fire Extinguisher System
* Emergency Alarm to be provided to be provided as per TNCBDR-2019 Annexure -XV
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system to be provided
* Solid waste tub to be provided
* Drinking water Facilities to be provided
* Acoustics, Sound insulation and noise control system to be provided
* Building to be designed for handicapped people

AREA DETAILS

		SQ.M
AREA OF THE APPLICANT SITE	[as per Document]	15200.00
	[as per Patta]	15200.00
	[Super Imposed Plot]	15179.08

AREA DETAILS	Total Built up Area [SQ.M]	Non FSI Area [SQ.M]	Net FSI Area (Industrial) [SQ.M]
BLOCK-1 - GROUND FLOOR	3232.72	--	3232.72
BLOCK-1 - FIRST FLOOR	475.75	--	475.75
TOTAL	3708.47	--	3708.47

PLOT COVERAGE - 3232.72 / 15200.00 X 100 = 21.27%

FLOOR SPACE INDEX - 3708.47 / 15200.00 = 0.244

SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

JOINERY DETAILS

		METRE
RS	ROLLING SHUTTER	3.05 X 2.44
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.83
W1	WINDOW	2.44 X 1.83
V1	VENTILATOR	1.00 X 0.76

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

1 CAR SPACE FOR EVERY 150SQ.M OF OFFICE FLOOR AREA OR PART THEREOF AND **1 TWO WHEELER SPACE** AND **1 CYCLE SPACE FOR EVERY 75SQ.M OF WORKSHOP FLOOR AREA** OR PART THEREOF AND **1 LORRY SPACE FOR EVERY 750SQM OR WORKSHOP FLOOR AREA** OR PART THEREOF

STRUCTURAL

M.P.Sa
M.P. SURESHKUMAR M.E
REGD.STRUCTURAL ENGR.GRADE-I
CO/2020/KSE-GR.1/EDTCP
18-A,CHENNIMALAI ROAD,
OPP. TO ITI,ERODE-638009.

APPLICANT	ENGINEER/LBS
	Er. SAIRAM. M,B.E., M.Sc(Env),MIE., Registered Engineer Grade-I (RE-I) Reg. No: 056/LS/2020/00015 Licensed Building Surveyor. Erode City Municipal Corporation, No: 4, Chokkalingam Street, ERODE- 638 001. Cell: 98940 51550

SWP / BPA / 754136 / 2026
SWP / LP / R(C)No.51 / 2026
SWP / BP /DTCPR(C)No. 32 / 2026

JOINT DIRECTOR (FAC)
DISTRICT TOWN AND COUNTRY PLANNING,
COIMBATORE.

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.