PP APPROVAL RECORD

Planning Permission

Survey 128/4 and 9 more

Selakkarichal

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

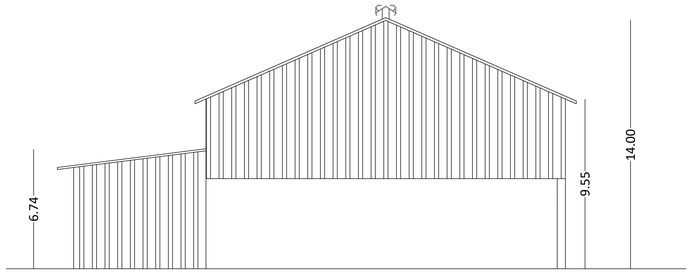
hello@verified.realestate

+91 9996 12 9996

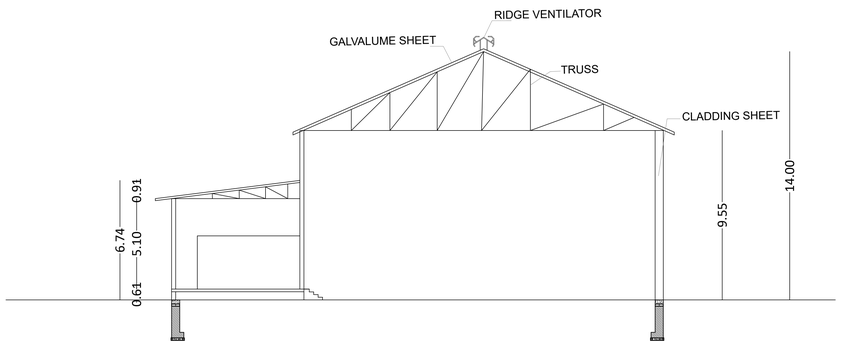
verified.realestate

Sheet No : 1/3

BLOCK -2 (EXISTING BUILDING)

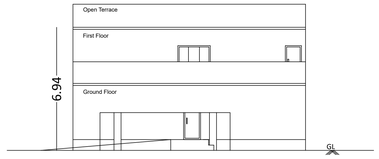


EAST SIDE ELEVATION

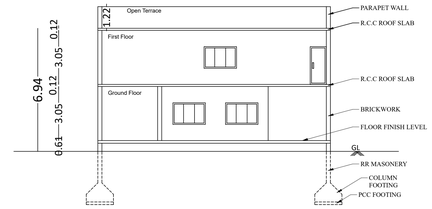


SECTION ON CD

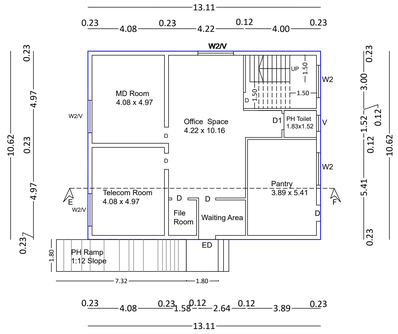
BLOCK -1 (EXISTING & PROPOSED BUILDING)



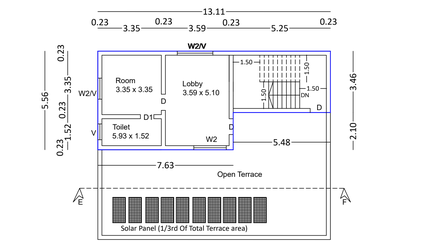
ELEVATION



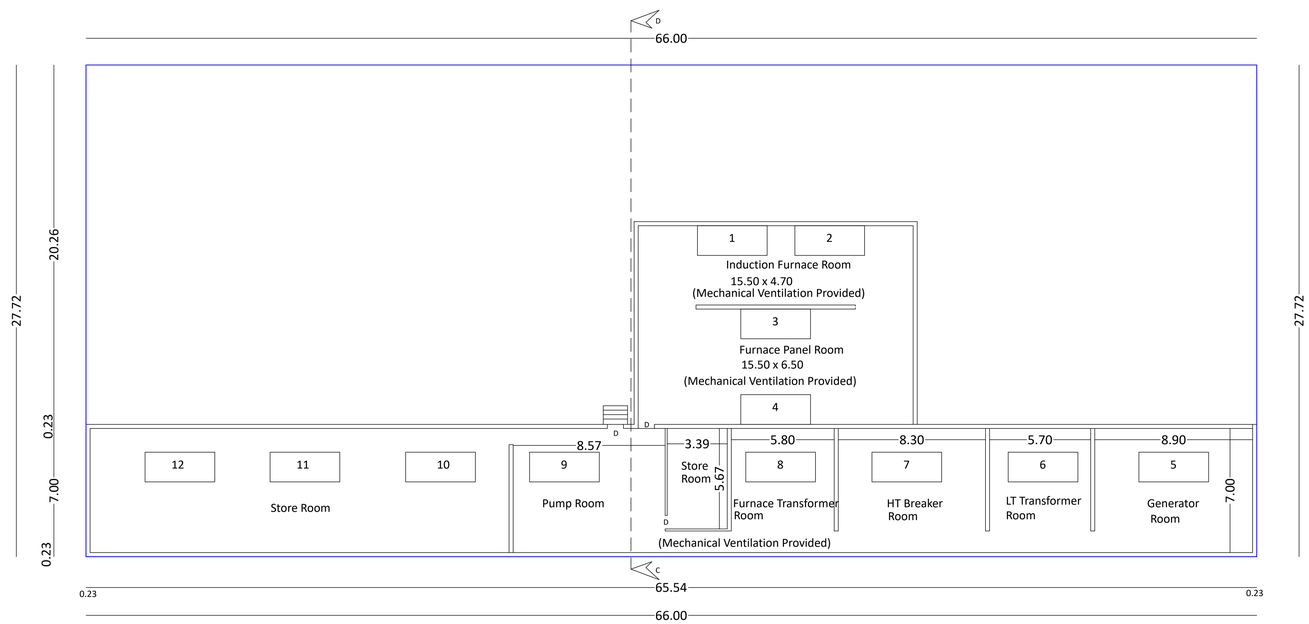
SECTION ON EF



GROUND FLOOR PLAN - (EXISTING & PROPOSED)



FIRST FLOOR PLAN - PROPOSED



GROUND FLOOR PLAN

Detailed Plan showing the Existing Approved and Additional Building and Proposed Approval for the Construction of Industrial Building (Cold Storage) - Green Catagory in S.F.No: 128/4, 128/7, 128/8, 128/9, 128/10, 129/4A1, 129/4A2, 129/4A3 at Selakkarichel Village , Sulur Taluk, Coimbatore District.

Applicant Name:

M/s. MCP Steels and Alloys Private Limited represented by its Managing Director Dayanand

Online Application No. SWP/BPA/801055/2026

Title:

Block -1 - Existing and Proposed Building
(Ground and First Floor Plan, Section, Elevation)
Block -2 - Existing Building
(Ground Floor Plan, Section, Elevation)

N
W E
S

Scale - 1:100

Site Area Details in Sq.mt

S.No	S.F.No	Area as per document	Area as per Patta
1	128 / 4	4700.00	4700.00
2	128 /7	200.00	200.00
3	128 /8	11200.00	11200.00
4	128 /9	500.00	500.00
5	128/ 10	14200.00	14200.00
6	129 / 4A1	2400.00	2400.00
7	129 / 4A2	2600.00	2600.00
8	129 / 4A3	4150.00	4150.00
Total		**39950.00**	**39950.00**

Existing Building area details in Sq.mt

Block Name	Floor	Description	FSI	Non FSI	Built up Area
Block -1 (Office)	Ground	Approved	139.29	0.00	139.29
Block -2 (Main Building)	Ground	Approved	1829.52	0.00	1829.52
	Total		1968.81	0.00	1968.81

Proposed Building area details in Sq.mt

Block Name	Floor	Description	FSI	Non FSI	Built up Area
Block -1 (Office)	First	Proposed	61.40	0.00	61.40
	Total		61.40	0.00	61.40

Joinery Details (Block -1 and 2)

S.No	Symbol	Description	Size in Meter
1	ED	Entrance Door	1.22 x 2.13
2	D	Door	0.91 x 2.13
3	D1	Door	0.76 x 2.13
4	W2/V	Window	1.83 x 1.52
5	W3	Window	1.22 x 1.52
6	V	Ventilator	0.91 x 0.61

R. VINODH KUMAR M.E.,
Registered Engineer Grade -I (RE)
Reg.No. CBE Rgn/RE/Gr-I/2019/07/008
9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.

Registered Engineer

T.K.ARUN KUMAR M.E.,(Structures),
Structural Engineer Grade -I (SE)
Reg.No: CBE Rgn/SE/Gr.I/2019/05/002
CREATORS
1531, Trichy Road, Coimbatore - 641018.

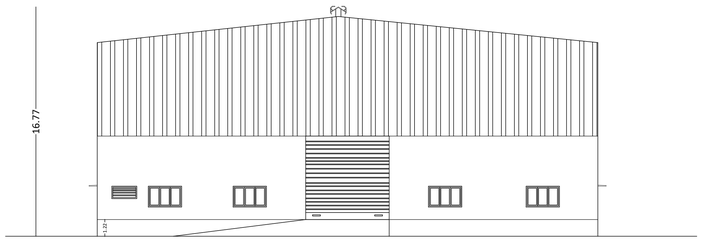
Registered Structural Engineer

For M.C.P Steels and Alloys Pvt. Ltd.,

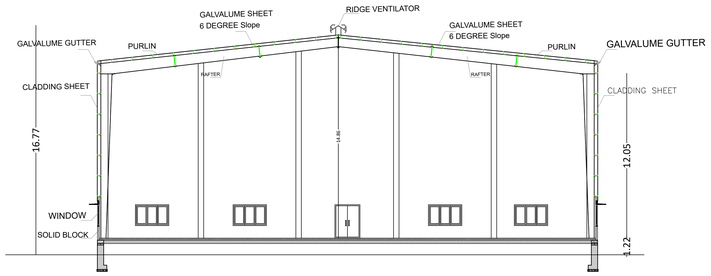
Managing Director

Applicant

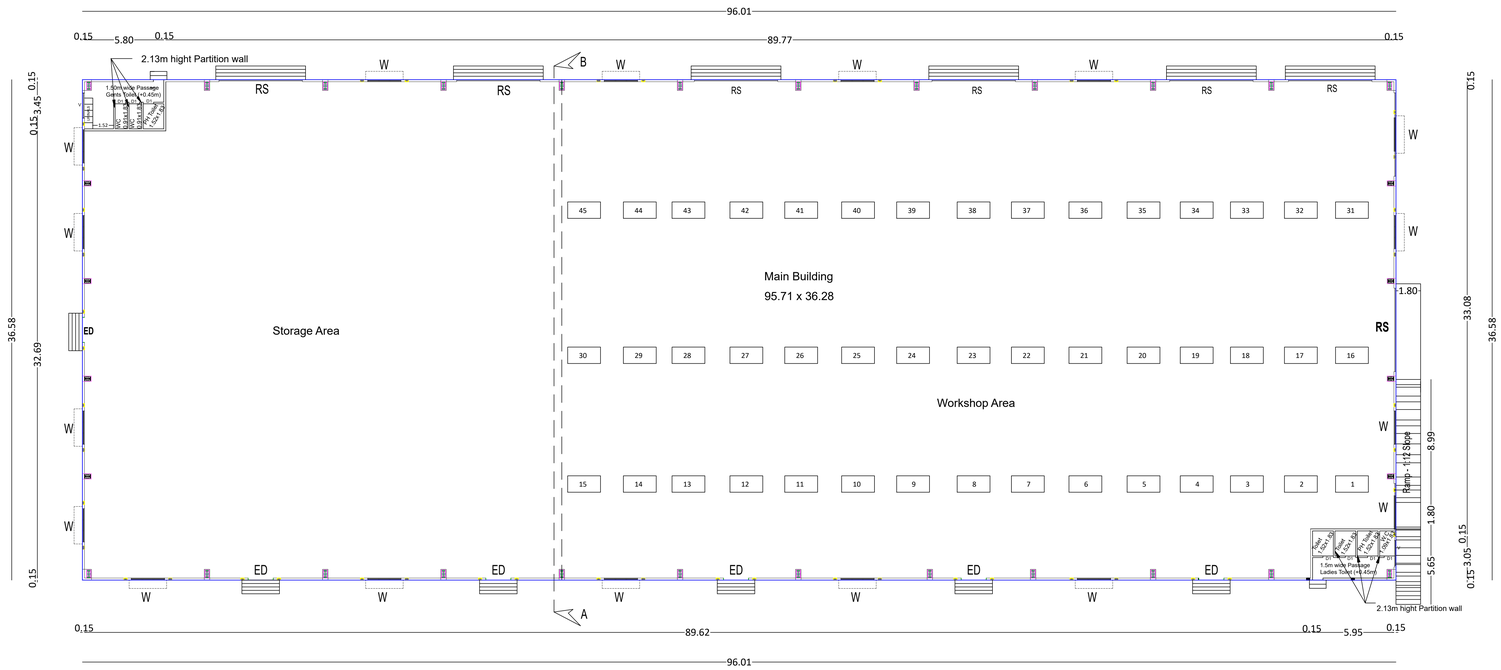
BLOCK -3 (PROPOSED BUILDING)



EAST SIDE ELEVATION



SECTION ON AB



GROUND FLOOR PLAN

Detailed Plan showing the Proposed Approval for the Construction of Industrial Building (Cold Storage) - Green Catagory in S.F.No: 128/4, 128/7, 128/8, 128/9, 128/10, 129/4A1, 129/4A2, 129/4A3 at Selakkarichel Village , Sulur Taluk, Coimbatore District.

Applicant Name:

M/s. MCP Steels and Alloys Private Limited represented by its Managing Director Dayanand

Online Application No. SWP/BPA/801055/2026

Title:

Block -3 - Proposed Building
(Ground Floor, Section & Elevation)
Security Cabin

N W E S

Scale - 1:100

Site Area Details in Sq.mt

S.No	S.F.No	Area as per document	Area as per Patta
1	128 / 4	4700.00	4700.00
2	128 /7	200.00	200.00
3	128 /8	11200.00	11200.00
4	128 /9	500.00	500.00
5	128/ 10	14200.00	14200.00
6	129 / 4A1	2400.00	2400.00
7	129 / 4A2	2600.00	2600.00
8	129 / 4A3	4150.00	4150.00
Total		**39950.00**	**39950.00**

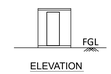
Building area details in Sq.mt

Block Name	Floor	Description	FSI	Non FSI	Built up Area
Block -3	Ground	Proposed	3512.12	0.00	3512.12
Security cabin	Ground	Proposed	0.00	5.76	5.76
OHT		Existing	16.35	0.00	16.35
	Total		3528.47	5.76	3534.23

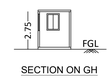
Joinery Details (Block -3)

S.No	Symbol	Description	Size in Meter
1	RS	Rolling Shutter	6.10 x 6.10
2	ED	Emergency Door	1.83 x 2.44
3	D1	Door	0.76 x 2.44
4	W	Window	2.44 x 1.52
5	V	Ventilator	1.83 x 0.61

SECURITY CABIN



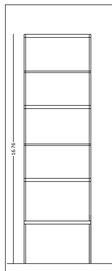
ELEVATION

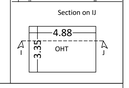


SECTION ON GH



GROUND FLOOR PLAN





R. VINODH KUMAR M.E.,
Registered Engineer Grade -I (RE)
Reg.No. CBE Rgn/RE/Gr-I/2019/07/008
9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.

Registered Engineer

T.K.ARUN KUMAR M.E.,(Structures),
Structural Engineer Grade -I (SE)
Reg.No: CBE Rgn/SE/Gr.I/2019/05/002
CREATORS
1531, Trichy Road, Coimbatore - 641018.

Registered Structural Engineer

For M.C.P Steels and Alloys Pvt. Ltd.,

Managing Director

Applicant

Sheet No : 3/3

N
W E
S

Site Plan showing the Existing Approved and Additional Building and Proposed Approval for the Construction of Industrial Building (Cold Storage) -Green Catagory in S.F.No: 128/4, 128/7, 128/8, 128/9, 128/10, 129/4A1, 129/4A2, 129/4A3 at Selakkarichel Village , Sulur Taluk, Coimbatore District.

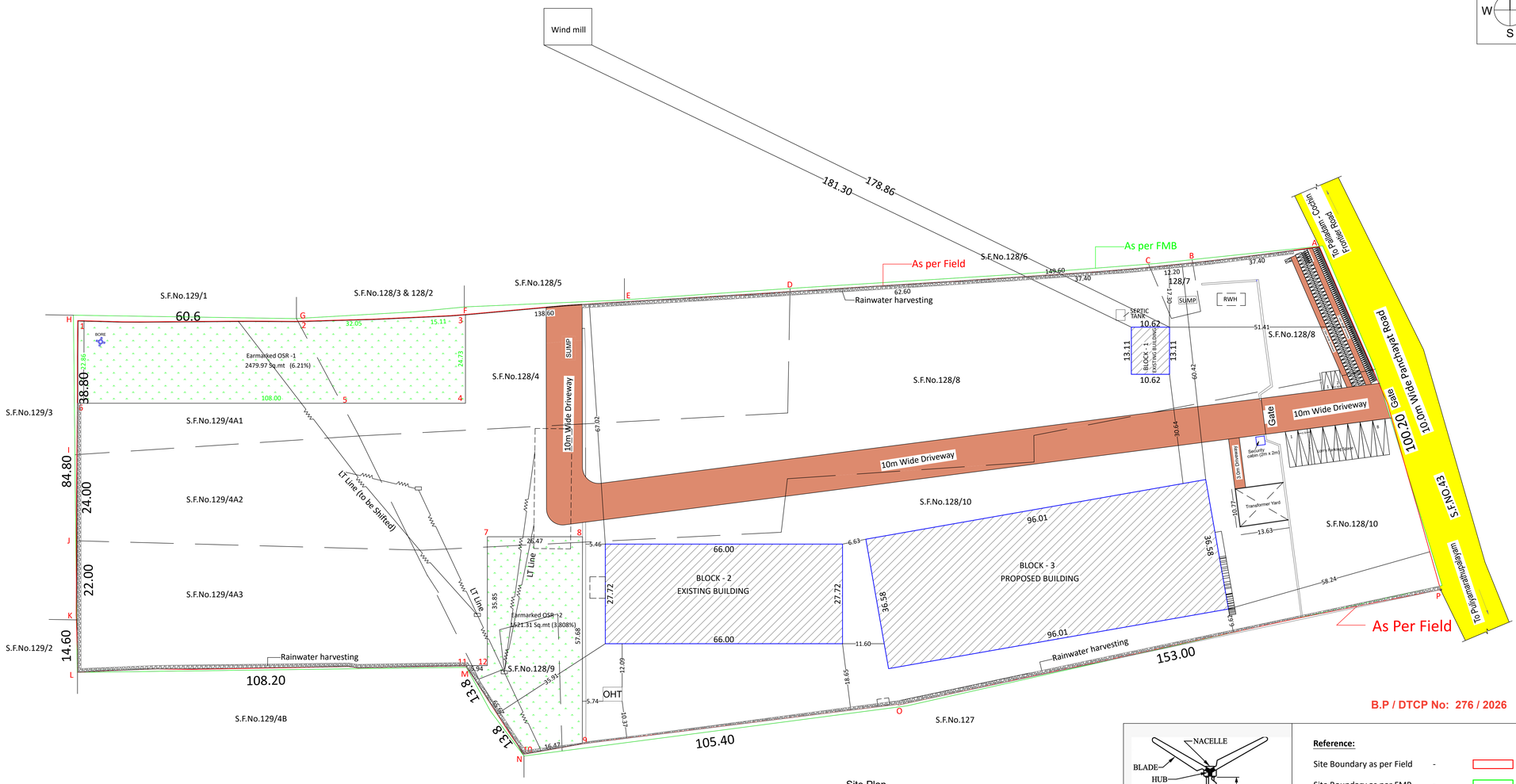
Applicant Name:

M/s. MCP Steels and Alloys Private Limited
represented by its Managing Director Dayanand

Online Application No. SWP/BPA/801055/2026

Title:

Site Plan



Site Area Details in Sq.mt

S.No	S.F.No	Area as per document	Area as per Patta
1	128 / 4	4700.00	4700.00
2	128 /7	200.00	200.00
3	128 /8	11200.00	11200.00
4	128 /9	500.00	500.00
5	128/ 10	14200.00	14200.00
6	129 / 4A1	2400.00	2400.00
7	129 / 4A2	2600.00	2600.00
8	129 / 4A3	4150.00	4150.00
Total		**39950.00**	**39950.00**

Existing Building area details in Sq.mt

Block Name	Floor	Description	FSI	Non FSI	Built up Area
Block -1 (Office Building)	Ground	Approved	139.29	0.00	139.29
Block -2 (Main Building)	Ground	Approved	1829.52	0.00	1829.52
	Total		1968.81	0.00	1968.81

Building area details in Sq.mt

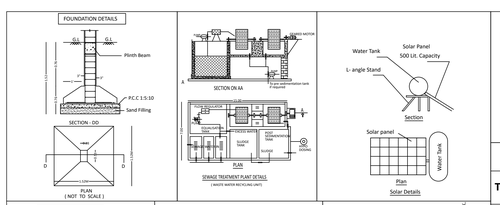
Block Name	Floor	Description	FSI	Non FSI	Built up Area
Block -1 (Office Building)	First	Proposed	61.40	0.00	61.40
Block -3 (Main Building)	Ground	Proposed	3512.12	0.00	3512.12
Security cabin	Ground	Proposed	0.00	5.76	5.76
OHT			16.35	0.00	16.35
Total			3589.87	5.76	3595.63

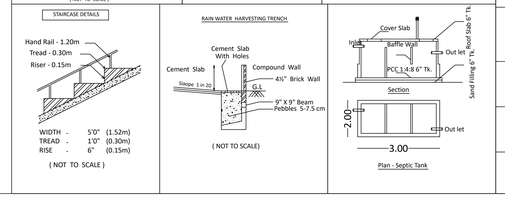
FSI Detail:

FSI = (Existing + Proposed)
= (1968.81+ 3589.87) / 39950.00
= 0.140

Power and Workers Details:

Power required - 700.00 HP
No of Male workers - 50 Nos
No of Female workers - 50 Nos





Existing Approved Building Details:

File No: 4850/2011

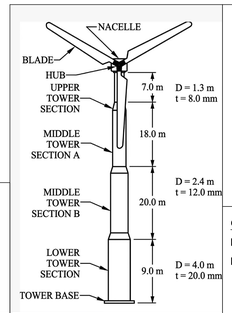
Site Approval No. LP/DTCP No. 26/2011

Planning Permission No : 4/2011 dated on 01.03.2011

Panchayat Approved No. 12/2010-201 dated on 23.03.2011

Parking Details

Type of Parking	Parking Calculation	No of Parking required	No of Parking provided
Lorry	1 lorry space for every 750 sq.mt of floor area = 3885.58/750 = 5	5	8
Car	1 car space for every 200 sq.mt of office space area	2	2
Two wheeler	1 Two wheeler space for every 75 sq.mt of work shop area= 3885.58 / 75 = 52	52	78
Cycle	1 Cycle space for every 75 sq.mt of work shop area = 3885.58 / 75 = 52	52	80



Reference:

Site Boundary as per Field	-	
Site Boundary as per FMB	-	
Building Boundary	-	
Existing Road	-	
Drive way	-	
Earmarked OSR	-	

OSR Details:

Earmarked OSR Required - 3995.00 Sq.mt
Earmarked OSR Provided - O.S.R -1 + O.S.R -2
- 2479.97 + 1521.31
- 4001.28 Sq.mt (10.018 %)

Wind Mill Calculation:

Required

= Height of the Tower + Half the diameter of the blade + 5m
= 54m + 33m + 5m = 92m
Provided = 178.86m

T.K.ARUN KUMAR M.E.,(Structures),
Structural Engineer Grade -I (SE)
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9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.

Registered Engineer

For M.C.P Steels and Alloys Pvt. Ltd.,

Managing Director

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

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.