PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

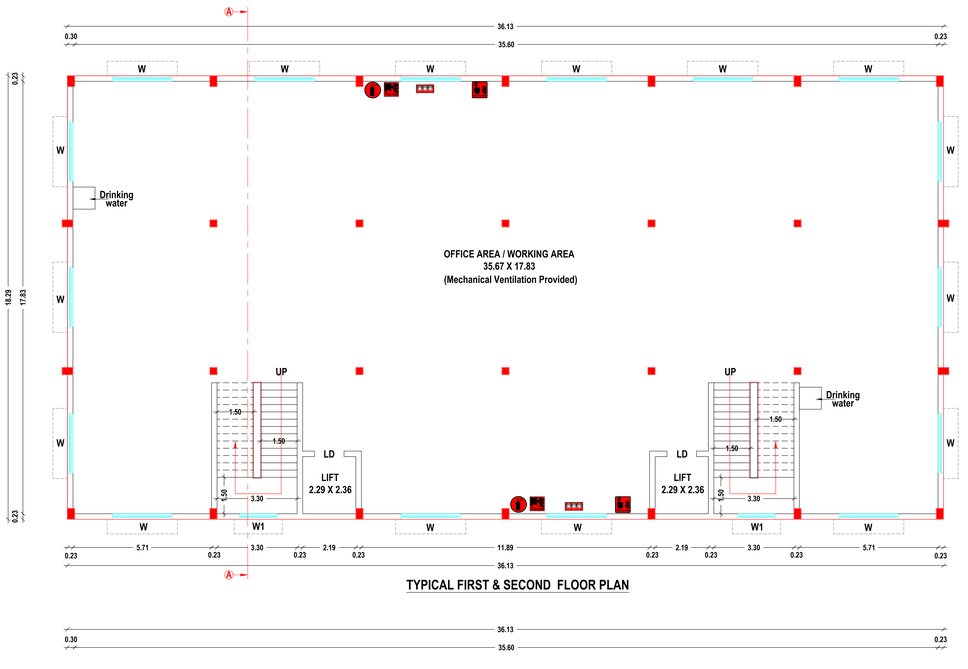
The approval as the planning authority issued it, reproduced in full behind this page.

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

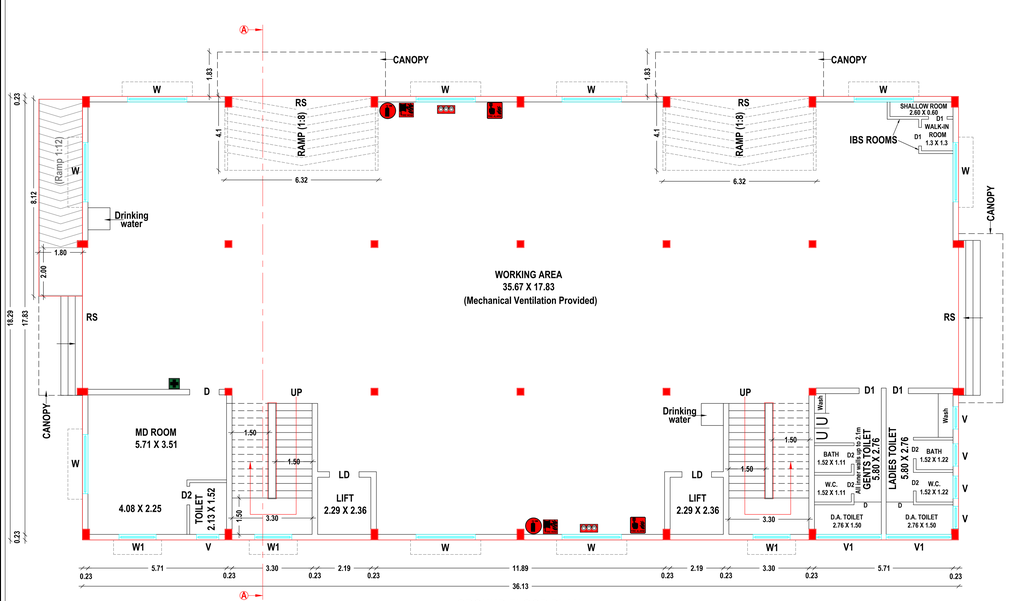
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

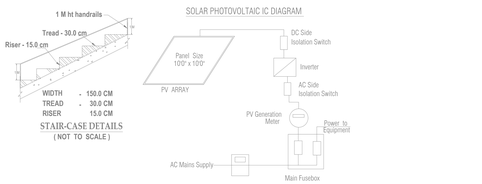
SHEET-2/4
BLOCK-1



TYPICAL FIRST & SECOND FLOOR PLAN



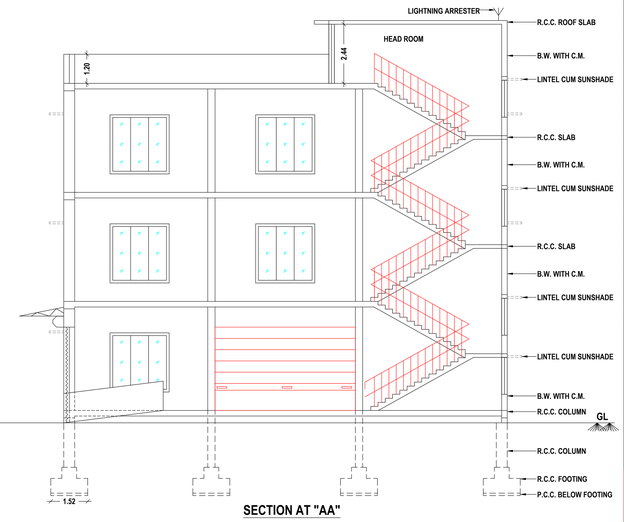
GROUND FLOOR PLAN



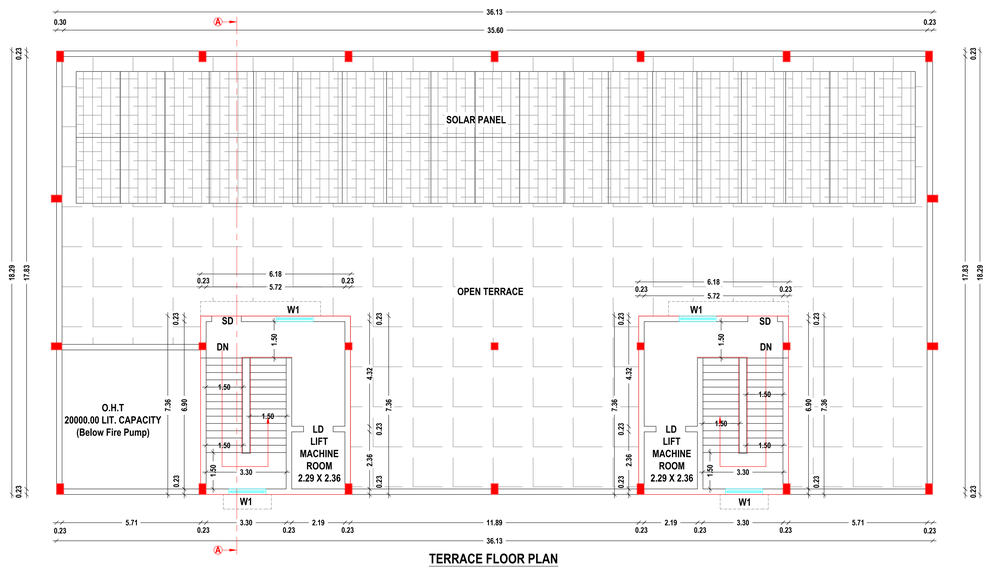
STAIR-CASE DETAILS
(NOT TO SCALE)



WEST SIDE ELEVATION



SECTION AT "AA"



TERRACE FLOOR PLAN

BUILDING REFERENCE:-

FLOOR DETAILS	TOTAL BUILTUP AREA (SQM)	USAGE DETAILS
GROUND FLOOR	660.77	OFFICE USE
FIRST FLOOR	660.77	SPARE ASSEMBLY
SECOND FLOOR	660.77	SPARE ASSEMBLY

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDINGS (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.NOS.815/1 AND 816/5A3 OF IDIKARAI VILLAGE / TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCRUTINY REFERENCE NO.:8XJ2EK35

SCALE:- 1 : 100

INDUSTRIAL TYPE : ORANGE

LAND USE ZONE : INDUSTRIAL

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
GROUND FLOOR	660.77	---	660.77
FIRST FLOOR	660.77	---	660.77
SECOND FLOOR	660.77	---	660.77
TERRACE FLOOR	---	90.92	90.92
TOTAL	1982.31	90.92	2073.23

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	6.00 X 3.96
Door	D	1.22 X 2.44
Door	D1	0.76 X 2.44
Lift Door	LD	1.22 X 2.44
Steel Door	SD	1.22 X 2.44
Window	W	2.44 X 1.52
Window	W1	1.22 X 1.52
Ventilator	V	0.91 X 0.76
Ventilator	V1	2.69 X 0.76

REFERENCE:-

Pro. Construction :
Fire Extinguisher :
Emergency Alarm Call Point :
Fire Hose Reel :
Fire Bucket :
First Aid Box :

Application No.: SWP/BPA/837296/2026
Site Boundary shown as "A to F" and numbered as SWP / DTCP / COIMBATORE /
Site Approval LP/CLPA No.: 455 / 2026
Planning Permission No. : 577 / 2026

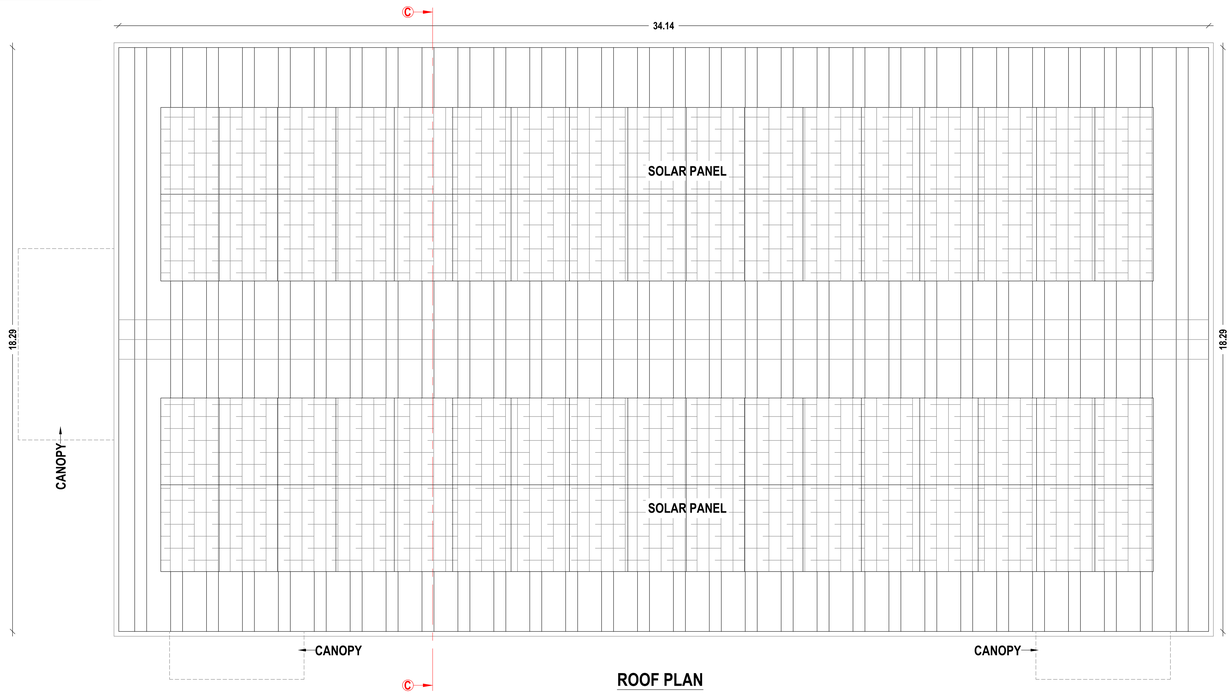
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CONSTRUCTION ENGINEER

OWNER / APPLICANT

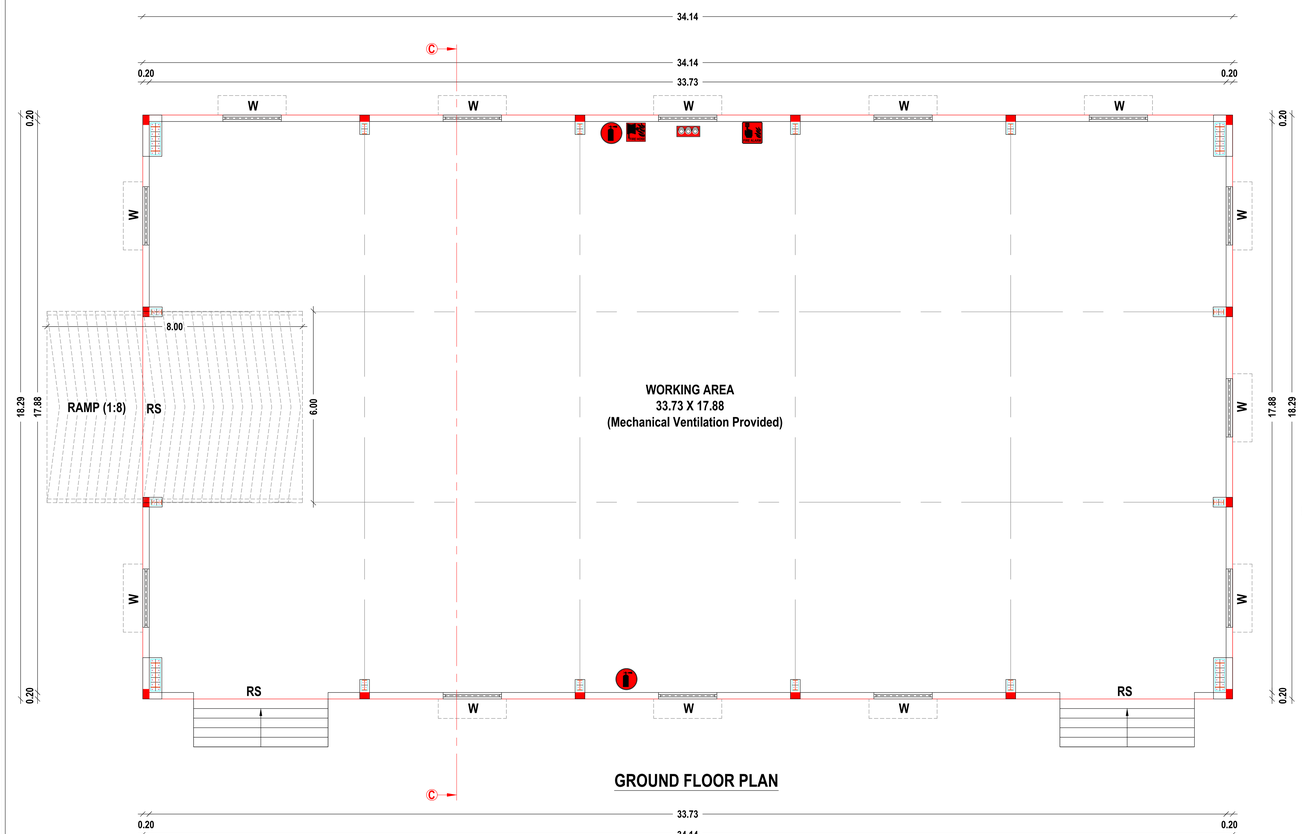
Dr. V. JOHNPAUL
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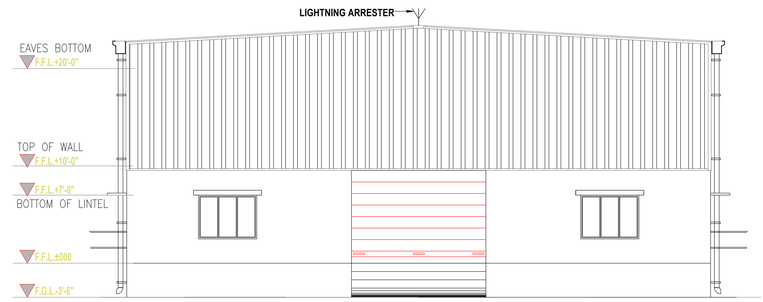
SHEET-3/4
BLOCK-2



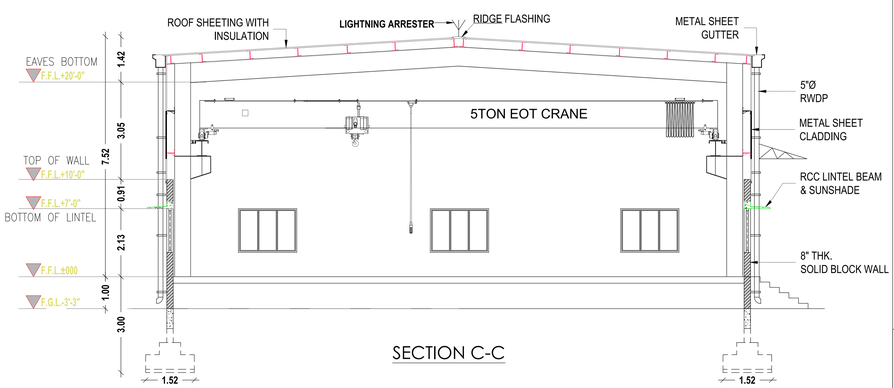
ROOF PLAN



GROUND FLOOR PLAN



SIDE ELEVATION



SECTION C-C

BUILDING REFERENCE:-

FLOOR DETAILS	TOTAL BUILTUP AREA (SQM)	USAGE DETAILS
GROUND FLOOR	624.31	MACHINE SHOP

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDINGS (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.NOS.815/1 AND 816/5A3 OF IDIKARAI VILLAGE / TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCRUTINY REFERENCE NO.:8XJ2EK35

SCALE:- 1 : 100

N

INDUSTRIAL TYPE : ORANGE

LAND USE ZONE : INDUSTRIAL

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
GROUND FLOOR	624.31	---	624.31

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	6.00 X 3.05
Window	W	2.44 X 1.83

REFERENCE:-

- Pro. Construction :
- Fire Extinguisher :
- Emergency Alarm Call Point :
- Fire Hose Reel :
- Fire Bucket :
- First Aid Box :

Application No.: SWP/BPA/837296/2026
Site Boundary shown as "A to F" and numbered as SWP / DTCP / COIMBATORE /
Site Approval LP/CLPA No. : 455 / 2026
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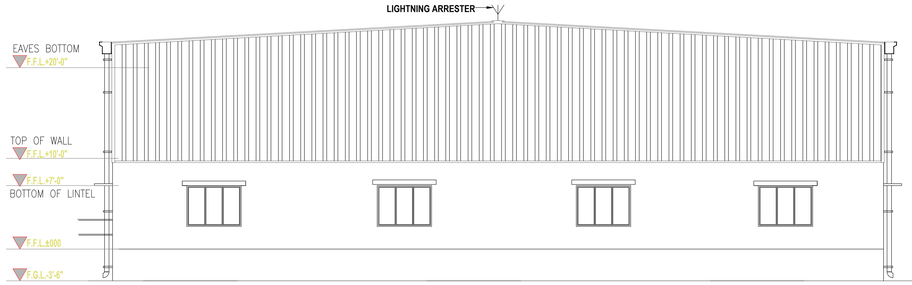
Er.S. POORNIMA, B.Tech., M.Tech (Struct)
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CONSTRUCTION ENGINEER

OWNER / APPLICANT

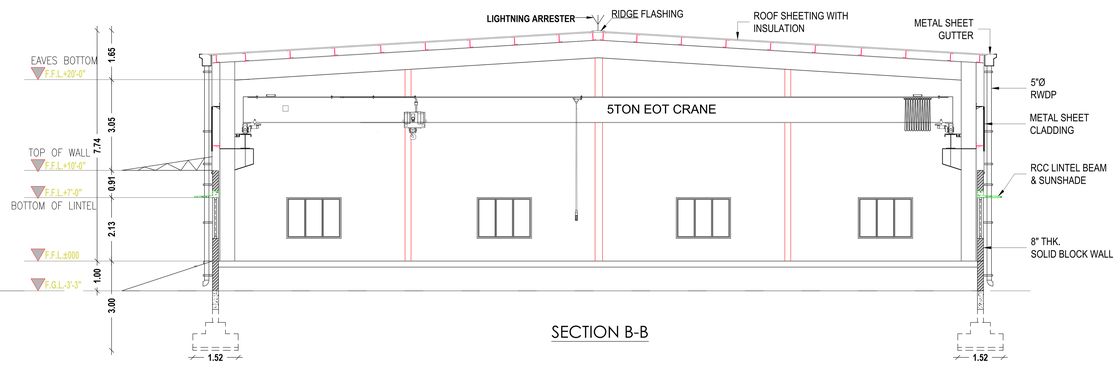
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STRUCTURAL ENGINEER

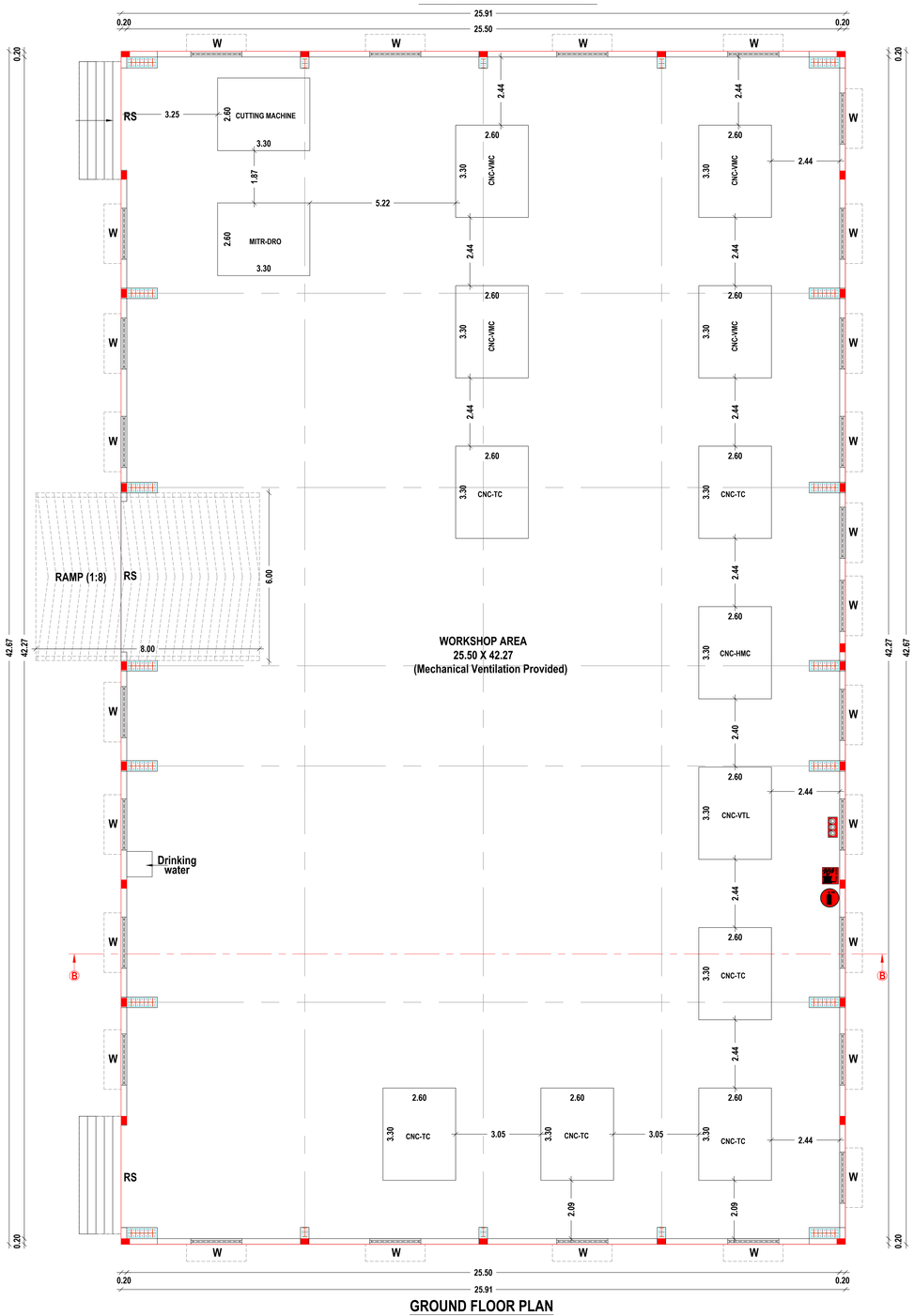
SHEET-4/4
BLOCK-3



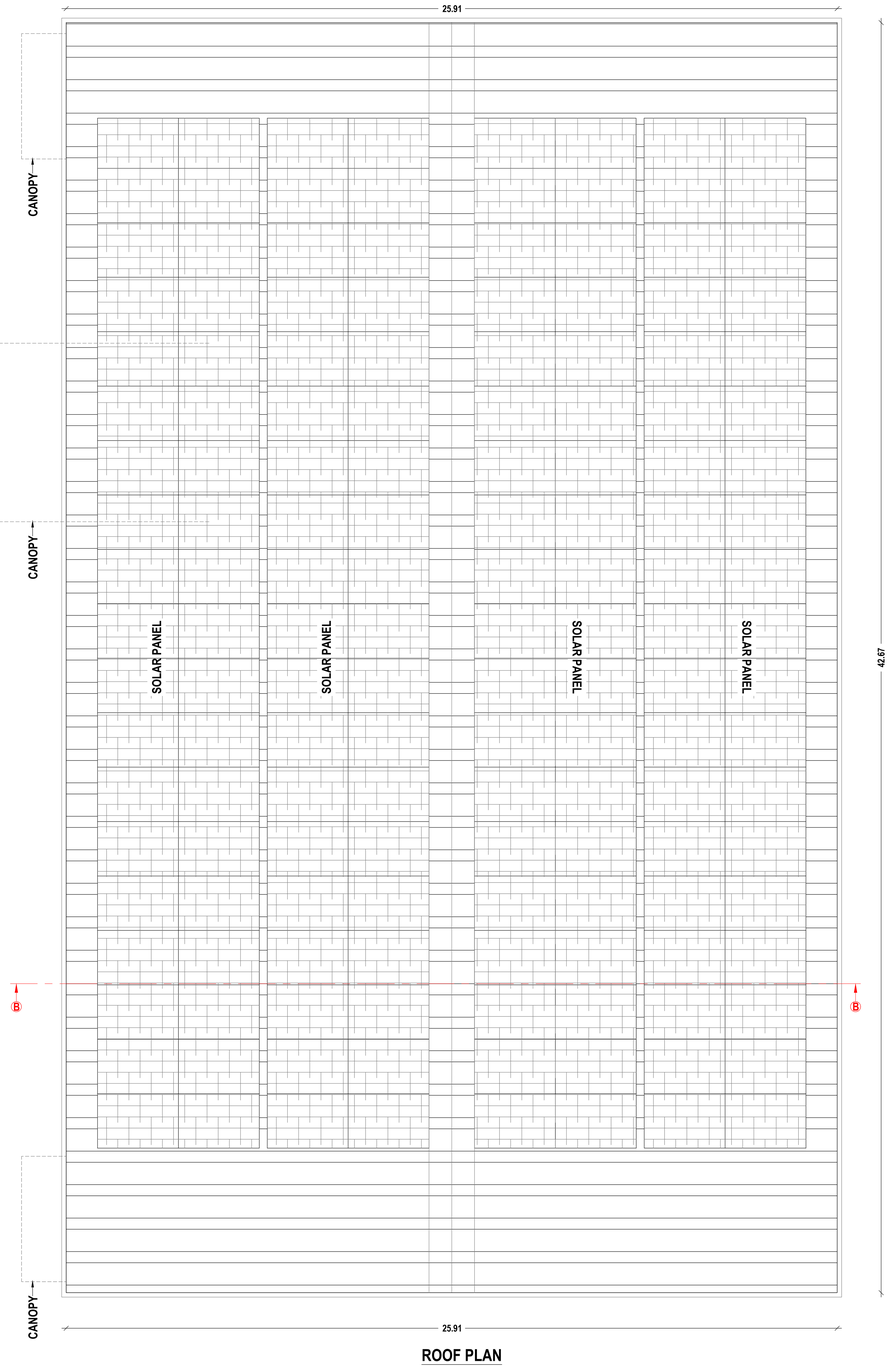
SIDE ELEVATION



SECTION B-B



GROUND FLOOR PLAN



ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDINGS (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.NOS.815/1 AND 816/5A3 OF IDIKARAI VILLAGE / TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCRUTINY REFERENCE NO.:8XJ2EK35

SCALE:- 1 : 100

INDUSTRIAL TYPE : ORANGE

LAND USE ZONE : INDUSTRIAL

N

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
GROUND FLOOR	1105.55	---	1105.55

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	6.00 X 3.05
Window	W	2.44 X 1.83

MACHINERIES AND POWER DETAILS:-

SL.NO.	NAME OF THE MACHINE	UNITS IN HP		
		UNITS	NOS	TOTAL
1	CUTTING MACHINE	2.0	1	2.0
2	CNC-VMC	15.0	4	60.0
3	CNC-TC	15.0	6	90.0
4	CNC-HMC	15.0	1	15.0
5	CNC-VTL	15.0	1	15.0
6	MITR-DRO	3.0	1	3.0
TOTAL HORSE POWER USAGE				185.0

REFERENCE:-

Pro. Construction :

Fire Extinguisher :

Emergency Alarm Call Point :

Fire Hose Reel :

Fire Bucket :

First Aid Box :

BUILDING REFERENCE:-

FLOOR DETAILS	TOTAL BUILTUP AREA (SQM)	USAGE DETAILS
GROUND FLOOR	1105.55	FABRICATION WORK

Application No.: SWP/BPA/837296/2026
Site Boundary shown as "A to F" and numbered as SWP / DTCP / COIMBATORE /
Site Approval LP/CLPA No. : 455 / 2026
Planning Permission No. : 577 / 2026

22-1-2026
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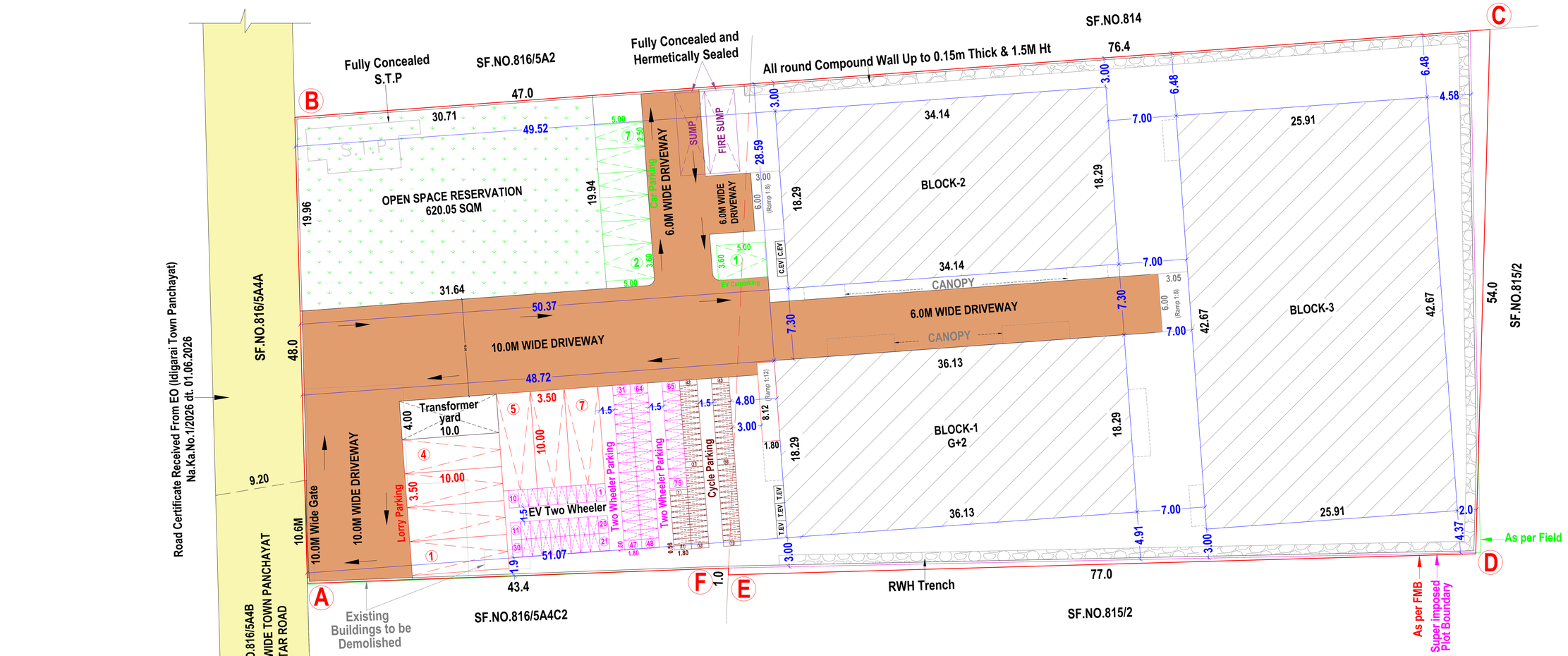
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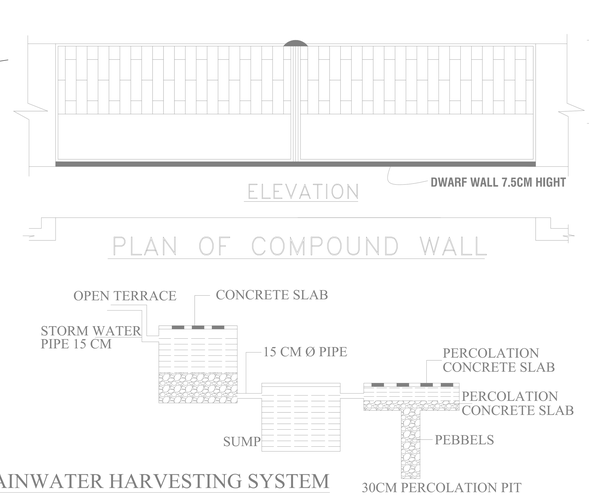
SHEET-1/4

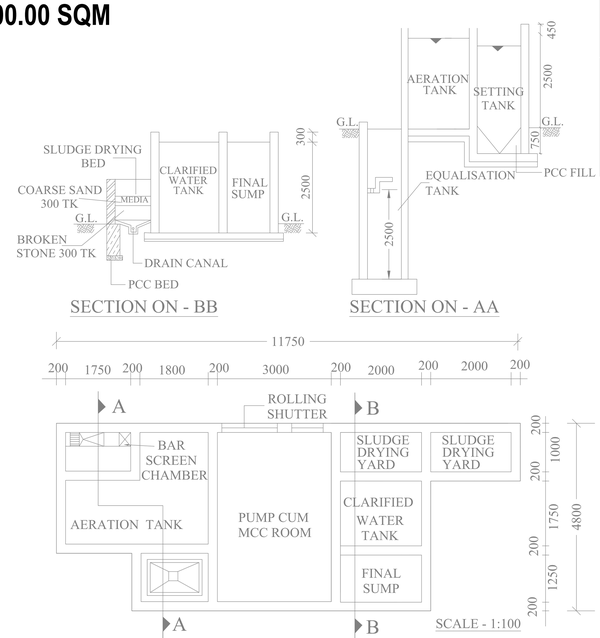
SITE PLAN



SITE PLAN AND SITE APPROVAL PLAN

SITE Ⓐ-Ⓕ = 6200.00 SQM





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDINGS (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.NOS.815/1 AND 816/5A3 OF IDIKARAI VILLAGE / TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCRUTINY REFERENCE NO.:8XJ2EK35

SCALE:- 1 : 200

INDUSTRIAL TYPE : ORANGE

LAND USE ZONE : INDUSTRIAL

AREA DETAILS:-

AREA OF SF.NO.815/1	=	4050.00 SQM
AREA OF SF.NO.816/5A3	=	2150.00 SQM
TOTAL AREA AS PER PATTA	=	6200.00 SQM
AREA AS PER DOCUMENT	=	6200.00 SQM
AREA AS PER FMB	=	6201.27 SQM
AREA AS PER FILED	=	6130.10 SQM
SUPERIMPOSED SITE AREA	=	6125.35 SQM

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
BLOCK-1:-			
GROUND FLOOR	660.77	---	660.77
FIRST FLOOR	660.77	---	660.77
SECOND FLOOR	660.77	---	660.77
TERRACE FLOOR	---	90.92	90.92
TOTAL	1982.31	90.92	2073.23
BLOCK-2:-			
GROUND FLOOR	624.31	---	624.31
BLOCK-3:-			
GROUND FLOOR	1105.55	---	1105.55
GRAND TOTAL	3712.17	90.92	3803.09

AREA OF SITE OPEN SPACE = 3809.37 SQM

F.S.I= 3712.17 / 6200.00 (<=2.0) = 0.599

O.S.R REQUIRED = 620.00 SQM (10.00%)

O.S.R PROVIDED = 621.57 SQM (10.03%)

* OSR WILL BE RETAINED.

MACHINERIES AND POWER DETAILS:-

SL.NO.	NAME OF THE MACHINE	UNITS IN HP		
		UNITS	NOS	TOTAL
1	CUTTING MACHINE	2.0	1	2.0
2	CNC-VMC	15.0	4	60.0
3	CNC-TC	15.0	6	90.0
4	CNC-HMC	15.0	1	15.0
5	CNC-VTL	15.0	1	15.0
6	MITR-DRO	3.0	1	3.0
TOTAL HORSE POWER USAGE				185.0

PARKING REQUIREMENTS:-

MANUFACTURING INDUSTRIES:-

Office Area = 583.00 Sqm

		Required	Provided
Lorry	-	7	7
Car	-	7	7
Two Wheeler	-	62	70
Cycle	-	62	73

*Including 2 Nos of PH Car and 4 Nos OF PH Two Wheeler Parking.

Worker Details:-

Workers	-	40
Male Staff	-	6
Female Staff	-	4
Total	-	50

BUILDING USAGE DETAILS:-

SL.NO.	BLOCK NAME	USAGE DETAILS
1	BLOCK-1	SPARE ASSEMBLY
2	BLOCK-2	MACHINE SHOP
3	BLOCK-3	FABRICATION WORK

NOTE:-

* All Measurements are in metre
* All round Compound Wall up to 1.5m. Ht.
* Sump & S.T.P. Provided.
* Rainwater Percolation Trench Provided
* Lightning Arrester & Solar Panel Provided

COLOUR INDEX:-

Site boundary As per FMB :

Site boundary As per Field :

Site boundary Superimposed :

Existing Road :

Pro. Construction :

Pro. Drive way :

RWH Trench :

Application No.: SWP/BPA/837296/2026

Site Boundary shown as "A to F" and numbered as SWP / DTCP / COIMBATORE /

Site Approval LP/CLPA No. : 455 / 2026

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STRUCTURAL ENGINEER

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
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hello@verified.realestate
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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.