PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

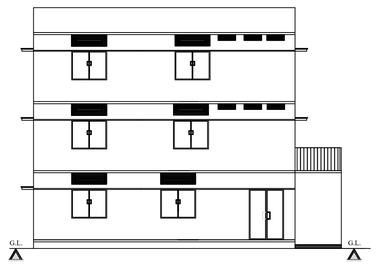
ISSUING AUTHORITY
DTCP

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

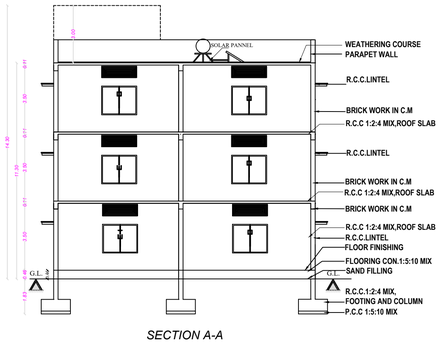
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

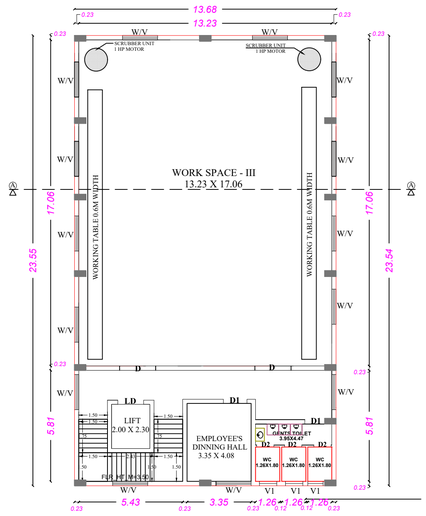
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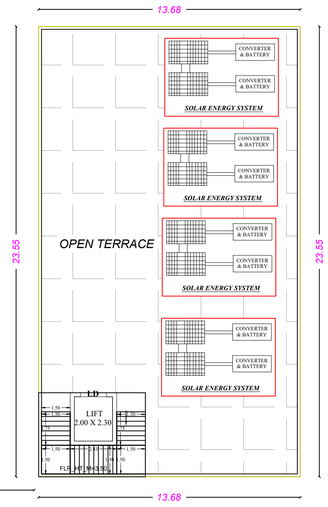
ELEVATION



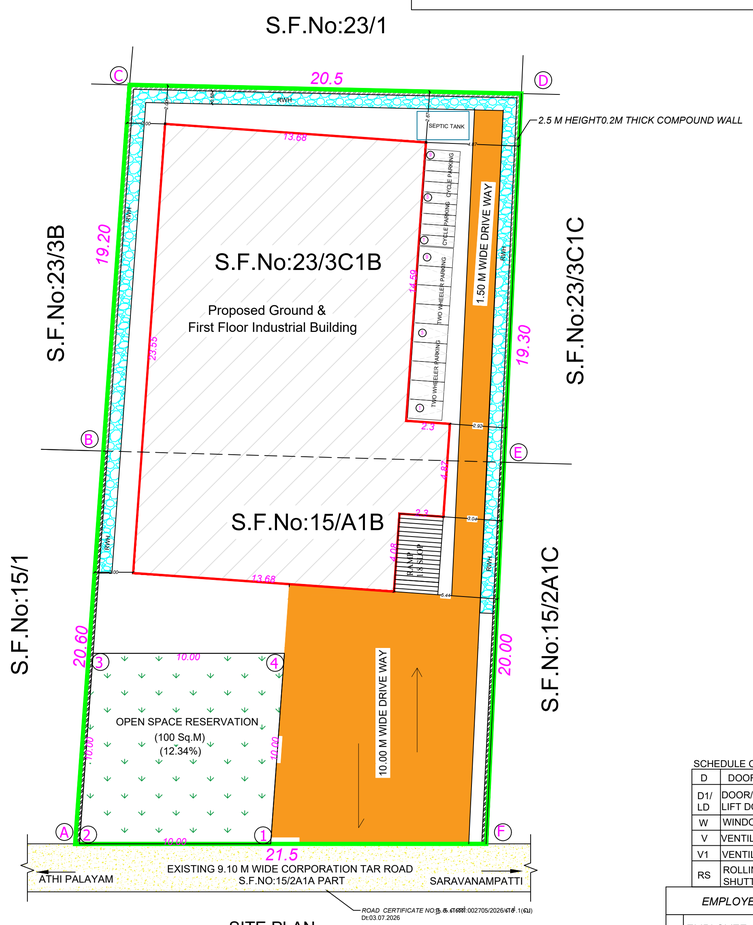
SECTION A-A



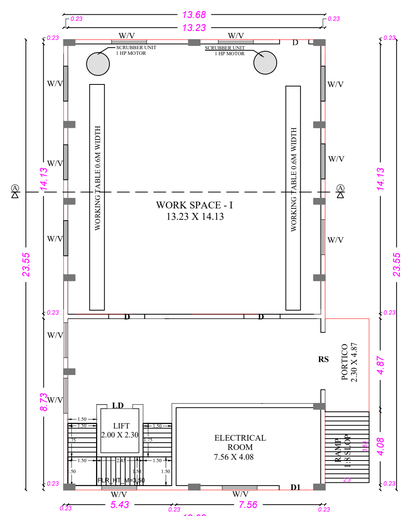
SECOND FLOOR PLAN



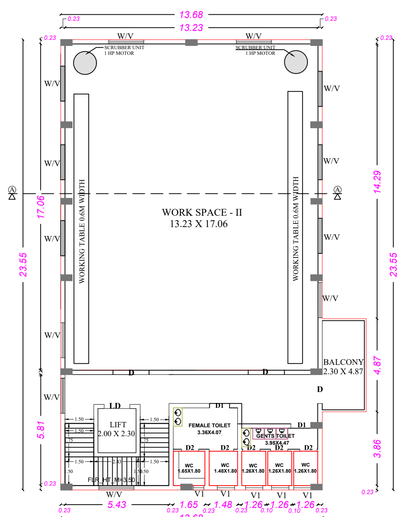
TERRACE FLOOR



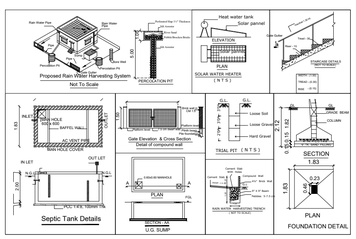
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AREA DETAILS

SITE AREA AS PER DOCUMENT - 810.29 SQ.M
SITE AREA AS PER FMB - 810.00 SQ.M
SUPER IMPOSED SITE AREA - 810.29 SQ.M
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED R.C.C. ROOF INDUSTRIAL BUILDING GROUND,FIRST AND SECOND FLOOR IN SITE S.F.NO:15/2A1B & 23/3C1B,CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK,COIMBATORE CORPORATION, COIMBATORE DISTRICT.

AS PER MASTER PLAN 2041:INDUSTRIAL AREA

CATEGORY:ORANGE INDUSTRIES

MANUFACTURING DETAILS:

Annexure - VII (FERRONS AND NON-FERRONS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING ,REFINING ,RE-PROCESSING CASTING AND ALLOY MAKING -SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD)UP 5.1MT/Hr PRODUCTION)

Online Application No. : SWP/BPA/864001/2026
LP/CLPA NO: 519/2026
Planning Permission No. : 661/2026

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

N

BUILDING AREA DETAILS

Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built Up Area in Sq.m	Total Built Up Area in Sq.ft
Ground Floor	333.39	-	333.39	3588.60
First Floor	333.39	-	333.39	3588.60
Second Floor	322.19	-	322.19	3468.05
Head Room	-	24.54	24.54	264.14
Total	988.97	24.54	1013.51	10909.39

Total F.S.I. AREA 988.97 Sq.M
Building Height 11.30 M

Floor Spce Index (FSI) = $\frac{988.97}{810.00}$ =1.22 < 2 Maximum F.S.I - 2.00

SCHEDULE OF JOINERY

D	DOOR	1.80 x 2.10
D1/ LD	DOOR/ LIFT DOOR	1.25 x 2.10
W	WINDOW	1.84 x 1.50
V	VENTILATOR	1.84 x 0.60
V1	VENTILATOR	0.91 x 0.60
RS	ROLLING SHUTTER	3.00 x 2.40

EMPLOYEE DETAILS		
	EMPLOYEE DETAILS	Nos.
1	MALE	17
2	FEMALE	3

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
BUILDING
DRIVE WAY

SANITARY DETAILS FOR PROPOSED BLOCKS		VEHICLE NAME	STALL SIZE IN METER
CLOSET/TOILET	7 NO'S	LORRY	3.50 X 10.00
URINAL	6 NO'S	TWO WHEELER	1.00 X 1.80
WASH BASIN	6 NO'S	CYCLE	0.56 X 1.80

PARKING DETAILS			
VEHICLE	PARKING CALCULATION	REQUIRED	PROVIDED
TWO WHEELER PARKING	$\frac{634.23}{75}$=8.4 ~9	9	9
CYCLE PARKING	$\frac{634.23}{75}$=8.4 ~9	9	9

HP DETAILS FOR PROPOSED BUILDING			
S.NO:	BUILDING	POWER REQUIRED	
		TOTAL CONNECTED LOAD IN KILOWATT	TOTAL CONNECTED LOAD IN HP
1	SCRUBBER UNIT - 4 NOS- 2 HP	5.96	8.00
2	MELTING UNIT - 1 NO-0.5 HP	0.37	0.50
3	INDUSTRIAL MOTOR - 4 NOS -7.5 HP	22.37	30.00
	TOTAL	28.70	38.50

OPEN SPACE RESERVATION (OSR) CALCULATION
OSR REQUIRED - (10%) = 810.29 X 10% = 81.029
OSR PROVIDED = 100 SQ.MT (12.34 %)

NOTE :-

- All Measurements area in Meters.
- All round Compound Wall Provided.
- Sump & Septic Tank Provided.
- Rain water Percolation Trench Provided.
- Mechanical Ventilation Provided.

v.shyam
v.Jaitha.
Ashwani Singh
v.kumbhaj

Er.KG.KARTHIKKANNAN,B.E.,
DTCP-REGISTERED ENGINEER
Reg No:RE/Gr-I/001/2022
ANITAA ASSOCIATES
NO:85,Mohan Complex,Nehru Nagar East,
Kalapatti Main Road,Coimbarore - 641014.
Ph:94422 28288
REGISTERED ENGINEER

Er.P.GOVINDASAMY,M.E.,(Struct)
REGISTERED STRUCTURAL ENGINEER-(SE)/Gr-I
Reg No:001/2026-DTCP DPI
GM STRUCTURAL CONSULTANTS
10/45,TVK Nagar,Near Indian Bank,
Harur(PO)Dharmapuri (Dist) - 636903.
Ph:63698 30333
REGISTERED STRUCTURAL ENGINEER

Er.P.GOVINDASAMY,M.E.,(Struct)
REGISTERED CONSTRUCTION ENGINEER-(CE)
Reg No:001/2026-DTCP DPI
GM STRUCTURAL CONSULTANTS
10/45,TVK Nagar,Near Indian Bank,
Harur(PO)Dharmapuri (Dist) - 636903.
Ph:63698 30333
REGISTERED CONSTRUCTION ENGINEER

e-signed
Joint Director / Member Secretary (I/C),
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

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.