PP APPROVAL RECORD

Planning Permission

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,
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Chennai 600 097, India

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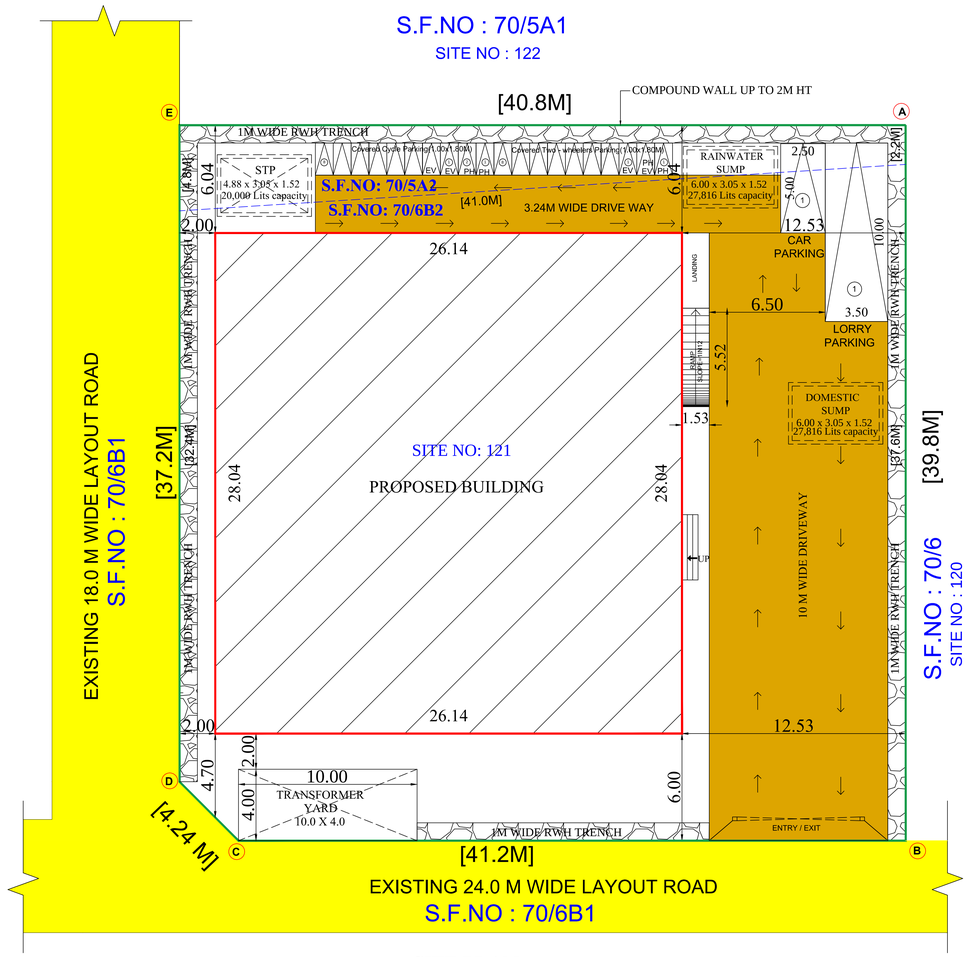
Applicant Name : M/s. TECHPRO PRECISION ENGINEERING INDIA PRIVATE LIMITED

Online Application No : SWP/BPA/900838/2026

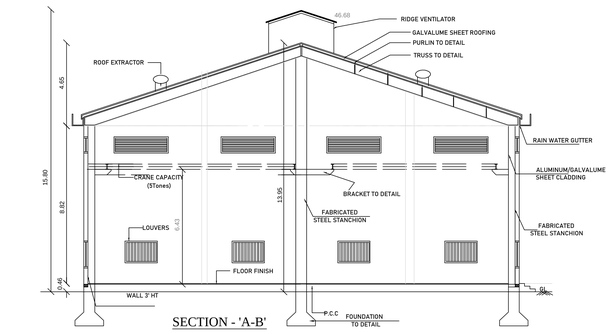
Site Boundary Shown as "A to E"

LP/CLPA No. : 499/2026

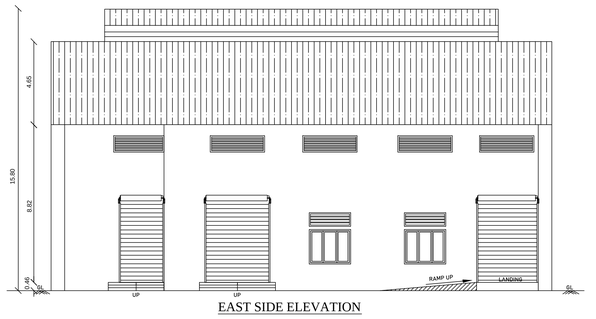
Planning Permission No. : 636/2026



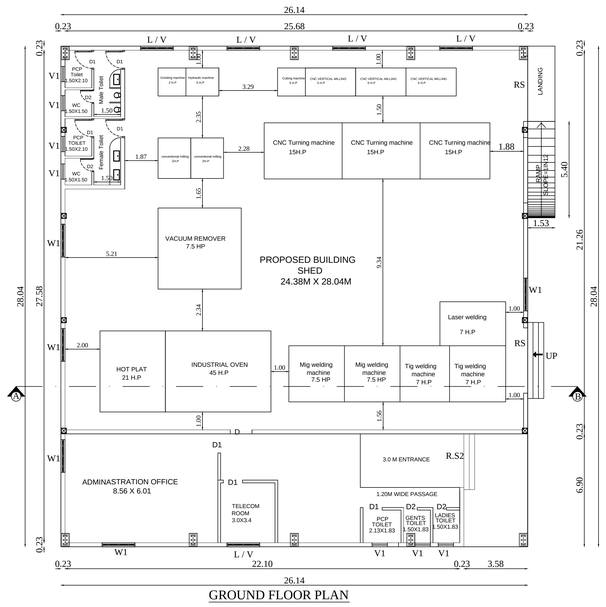
SITE PLAN



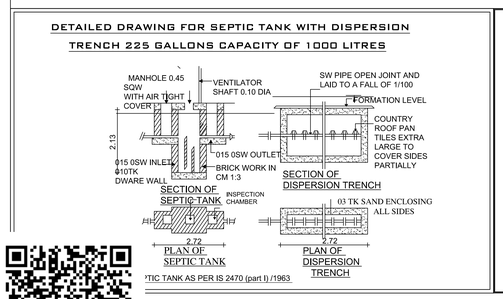
SECTION - 'A-B'

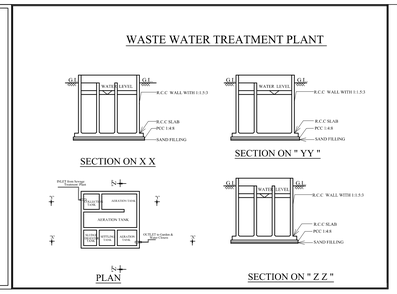


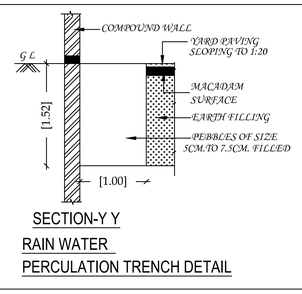
EAST SIDE ELEVATION



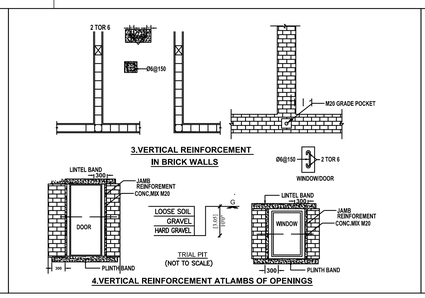
GROUND FLOOR PLAN

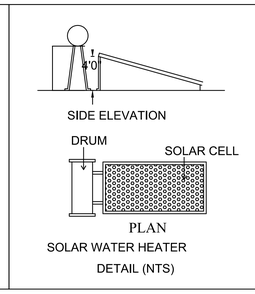


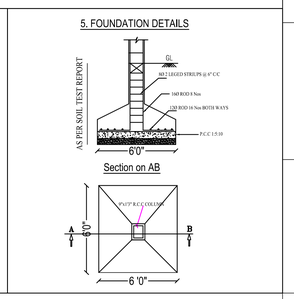




SECTION-Y Y
RAIN WATER
PERCULATION TRENCH DETAIL







PLANNING PERMISSION FOR THE PROPOSED CONSTRUCTION OF GALVANIZED ROOFING SHEET INDUSTRIAL BUILDING [ALL KIND OF MACHINING & FABRICATION] IN S.F.NO:70/5A2 & 70/6B2[SITE NO:121] AT KITTAMPALAYAM VILLAGE & PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT

INDUSTRIAL LAYOUT
APPROVED NO : 02/2012

INDUSTRIAL TYPE: ORANGE CATEGORY

TOTAL HP = 234.5 HP

NO. OF SKILLED WORKERS = 20 Nos.
NO. OF NON SKILLED WORKERS = 10 Nos.

N W E S

Scale 1:100

AREA DETAILS:-

AREA OF THE DOCUMENT : 1628.00 Sqm
AREA OF THE PATTA : 1628.00 Sqm

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	732.96	-	732.96

NOTE: FSI = 732.96 / 1628.00 = 0.450

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.88 X 2.95
D	DOOR	1.22 X 2.44
D1	DOOR 1	1.07 X 2.13
D2	DOOR 2	0.75 X 2.13
W	WINDOW	2.44 X 1.52
V	VENTILATOR	0.90 X 0.61
MV	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL HP	POWER DETAIL TOTAL HP
1	CUTTING MACHINE	1	5	5
2	HYDRAULIC PRESS	1	3	3
3	CNC - VERTICAL MILLING CENTER	3	25	75
4	CNC - TURNING MACHINE	3	15	45
5	CONVENTIONAL MILLING	2	2	4
6	GRINDING MACHINE	1	2	2
7	LASER WELDING MACHINE	1	7	7
8	TIG WELDING MACHINE	2	7.5	15
9	MIG WELDING MACHINE	2	7.5	15
10	INDUSTRIAL OVEN	1	45	45
11	HOT PLATE	1	21	21
12	VACUUM REMOVER	1	7.5	7.5
	TOTAL			234.5

PARKING DETAILS:-

WORKSHOP AREA = 529.55 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	1	1
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	8	10
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	8	10
CAR PARKING FOR OFFICE AREA	-	1

SANITARY REQUIREMENTS DETAILS

	MALE (20 NOS)	FEMALE (10 NOS)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	20/15=2	10/12=1	3	4
URINALS	20/20=1	-	1	2
WASH BASIN	20/25=1	10/25=1	2	3
DRINKING WATER FOUNTAIN	30/100=1		1	1

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY (A,B,C,D & E)
- PROPOSED BUILDING
- EXISTING ROAD

Ar.N.M Akshara Gayathri
B.arch
CA12023/154705
Coimbatore-62
Ph : 9626129294

Architect/Registered Engineer

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/0166/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road, Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

Structural Engineer

For TechPro Precision Engineering (India) P Ltd

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

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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.