PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

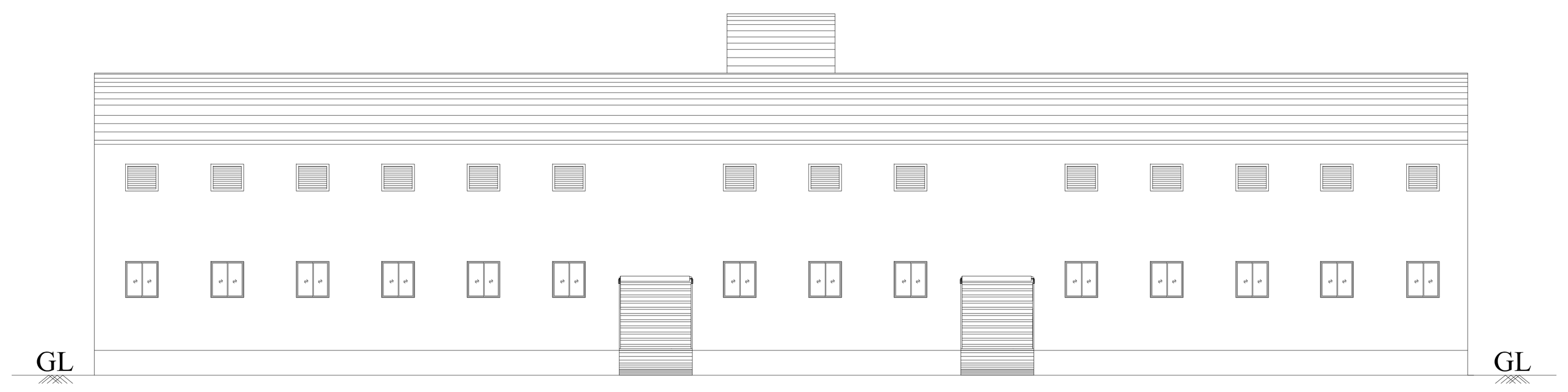
ISSUING AUTHORITY
DTCP

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

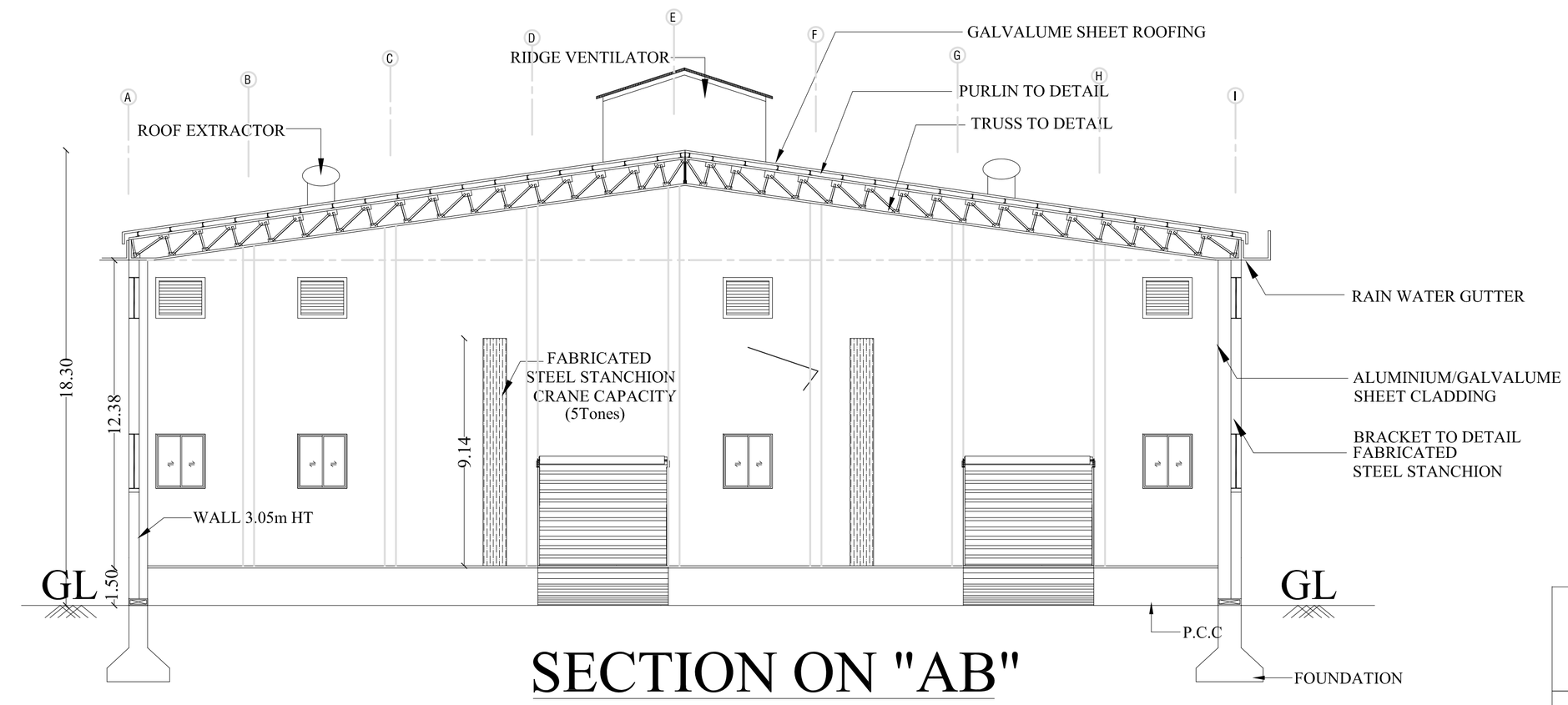
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

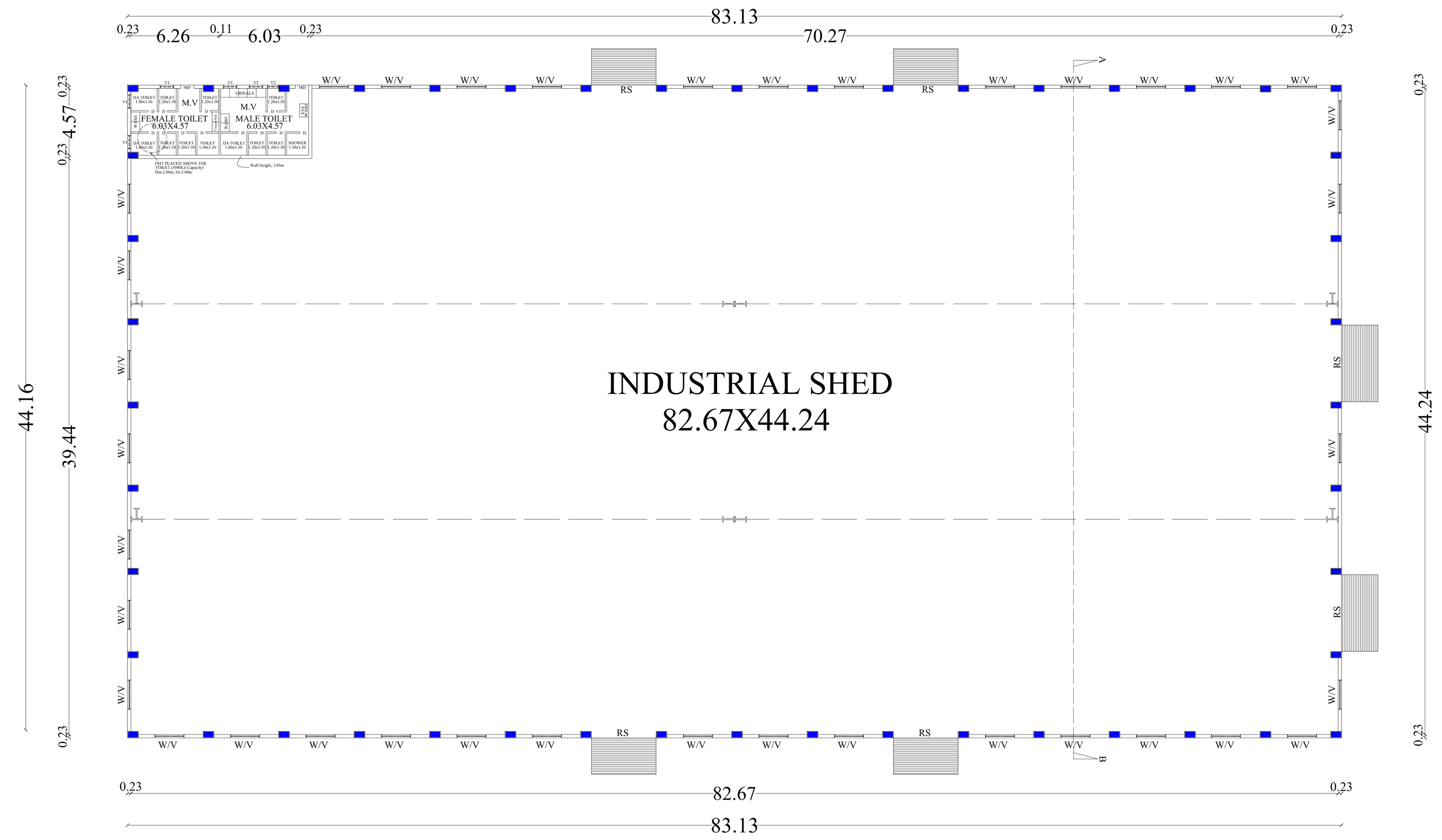
hello@verified.realestate
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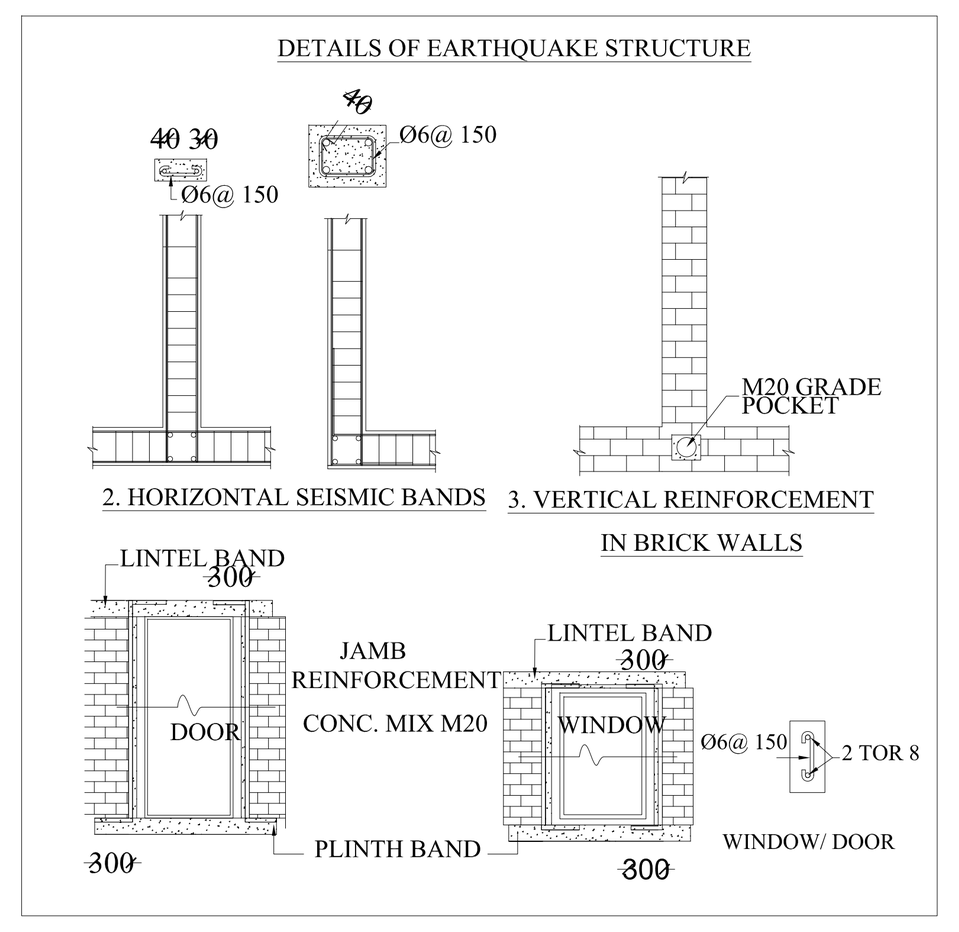
SOUTH SIDE ELEVATION

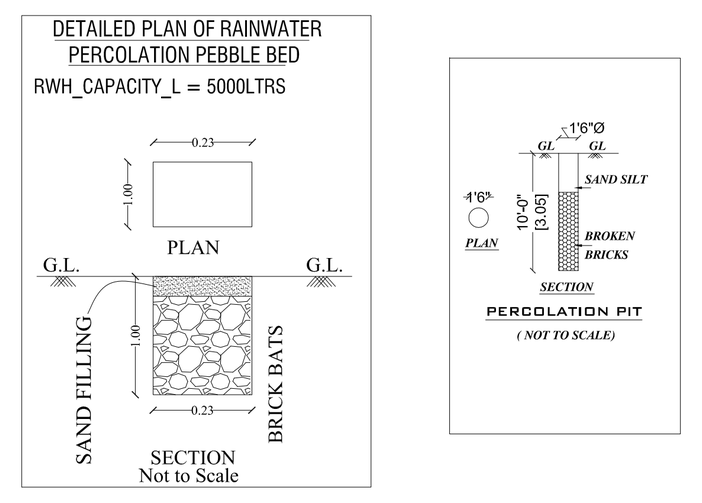


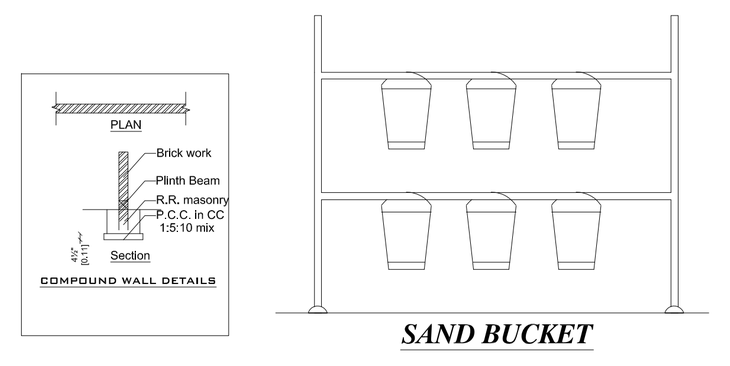
SECTION ON "AB"

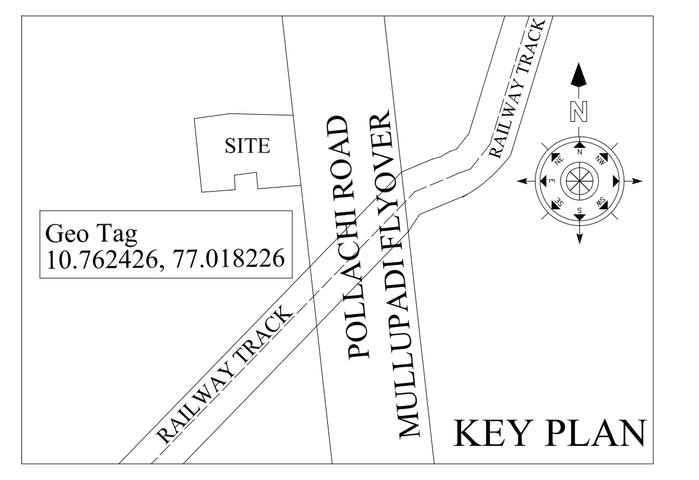


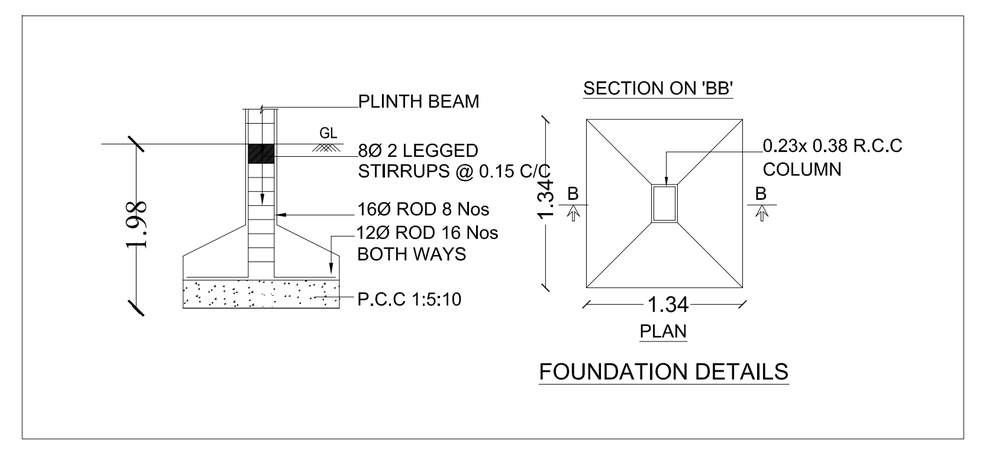
GROUND FLOOR PLAN

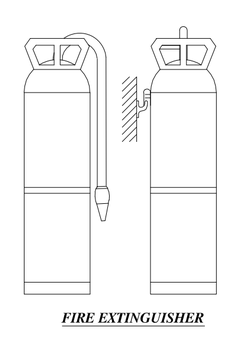












JOINERY DETAILS

R.S	Rolling Shutter	4.42 mx4.45 m
M.D	Main Door	0.91 mx2.14 m
D	Door	0.61 mx2.14 m
W	Window	1.98 mx2.18 m
V	Ventilator	1.98 mx1.64 m

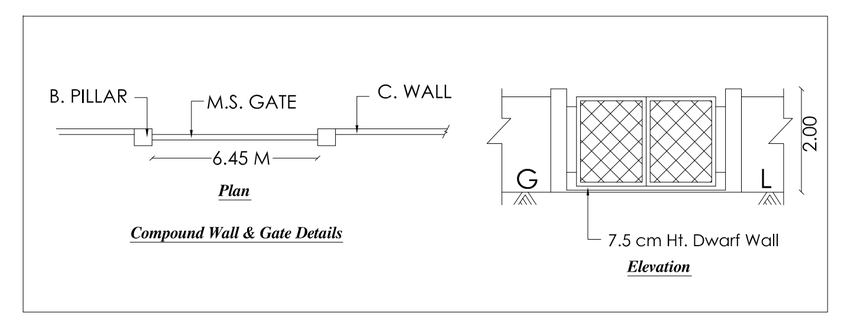
TYPE OF INDUSTRY	81. MANUFACTURING OF LATHE AND WELDING SETS (ONLY ELECTRICAL) WITHOUT CASTING
CATEGORY OF INDUSTRY	GREEN
TOTAL HP	TOTAL H.P = 307.00 H.P
NO OF WORKERS	50 Nos

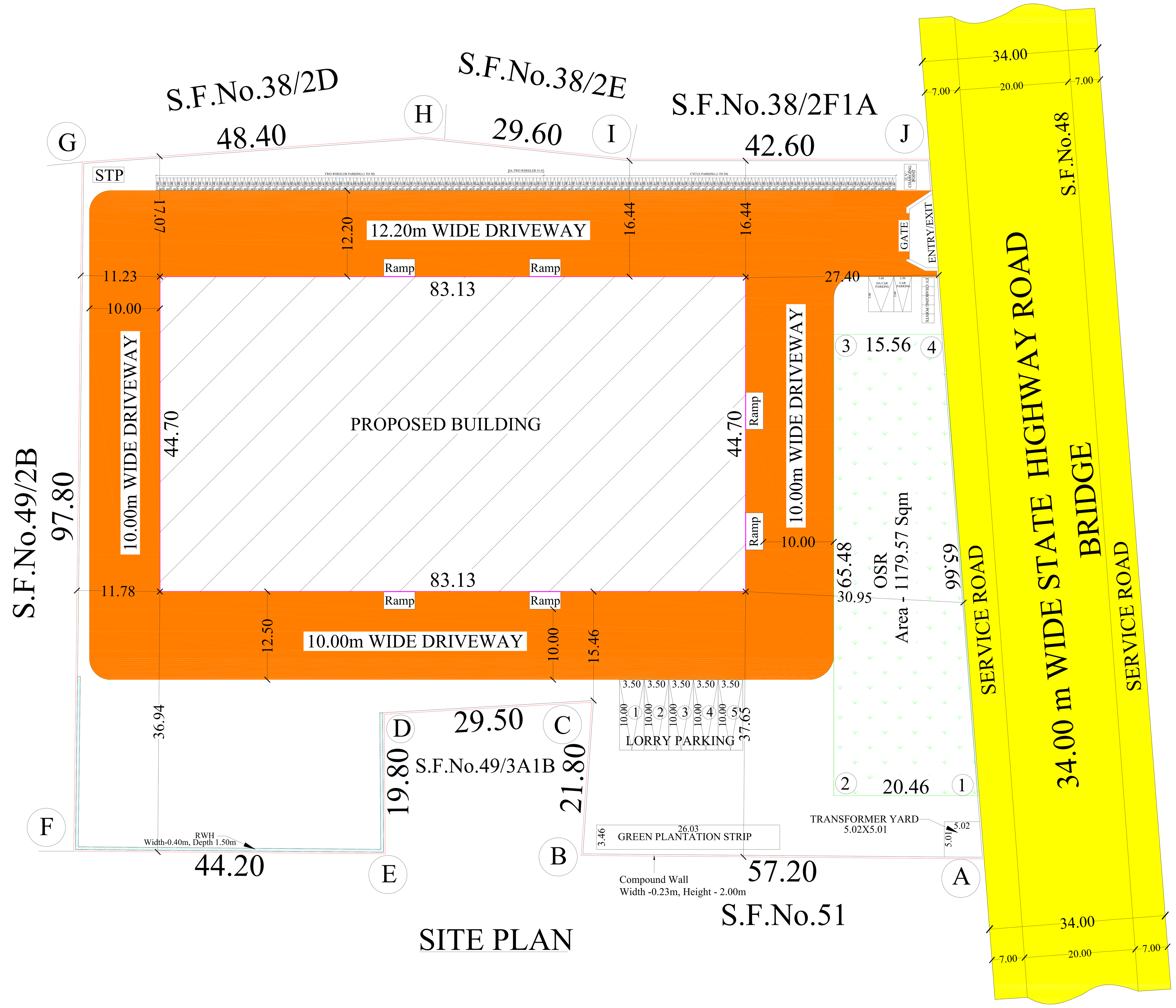
PARKING CALCULATION

PRODUCTION AREA = 3715.91 Sqm
TOILET AREA = 63.53 Sqm
TOTAL PRODUCTION AREA = 3715.91Sqm - 63.53Sqm =3652.38 Sqm
No Of LORRY Required = 5 Nos
(1 Lorry for 750 Sqm of Production Area)
No Of TWO WHEELER Required = 49 Nos
(1 Two Wheeler for 75 Sqm of Production Area)
No Of CYCLE Required = 49 Nos
(1 Cycle for 75 Sqm of Production Area)

PARKING DETAILS	Required	Provided	Total
CAR	0	1	2
DA CAR	0	1	
CYCLE	49	50	50
LORRY	5	5	5
TWO WHEELER	49	50	55
DA TWO WHEELER	5	5	

DETAILS OF MACHINES	Nos.	HP
1.CNC Turning Centre (Horizontal)	3	36.00
2.CNC Turning Centre (Vertical)	7	105.00
3. Vertical Machining Centre (VMC)	5	60.00
4. Horizontal Machining Centre (HMC)	5	75.00
5. Conventional Lathe	1	10.00
6. Radial/PillarDrilling Machine	1	2.00
7. Air Compressor	1	5.00
8. CMM/Inspection Equipment	2	4.00
9. EOT Crane/Forklift	2	10.00
TOTAL		307.00 HP





SITE PLAN

Er. MADHUMITHA .T .S
LPA/CE/21/2025

T.S. MADHUMITHA,M.E.,(Const.Mgmt.)
CONSTRUCTION ENGINEER
59, Sairam Nivas, First Floor,
Bharathi Nagar 3rd Street,
Ramanathapuram, Coimbatore - 641 045.
Mob : 96 59 71 20 20
LPA/CE/21/2025

REGISTERED CONSTRUCTION ENGINEER

Er. MANOJKUMAR .M
LPA/SE/GR - I/048/2025

Er. M. MANOJKUMAR,M.E(Structs),
STRUCTURAL ENGINEER
1681, Trichy Road, Ramanathapuram,
Coimbatore - 641 045.
Cell : 97 90 65 63 62
LPA / SE / Gr.I / 48 / 2025

REGISTERED STRUCTURAL ENGINEER

Mr. K MOORTHY
LPA/RE/GR - II/109/2024

K. MOORTHY,D.C.E.,
REGISTERED ENGINEER
1681,Trichy Road, Ramanathapuram,
Coimbatore - 641045.
Cell: 98422 39764
LPA/RE/Gr.II/109/2024

REGISTERED ENGINEER

MAGNA ELECTRO CASTINGS LIMITED
Mr. N. KRISHNASAMARAJ

For MAGNA ELECTRO CASTINGS LIMITED
N. KRISHNASAMARAJ
MANAGING DIRECTOR

APPLICANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

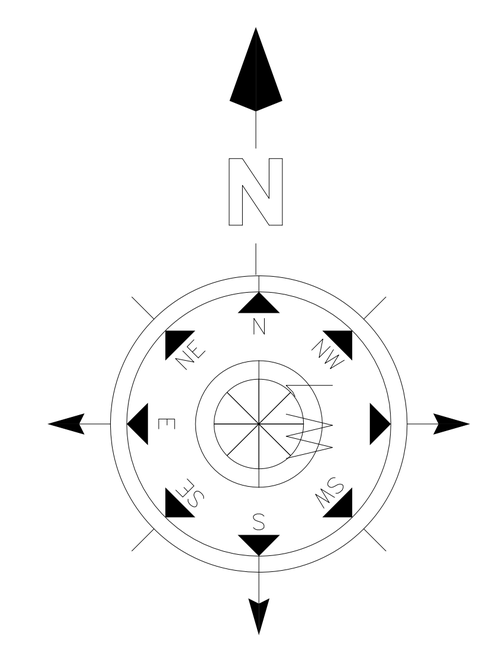
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC AND GI SHEET INDUSTRIAL BUILDING AT S.F.NO.38/2F1B, 49/3A1A, 49/3B1A & 49/3B2A, MULLUPADI VILLAGE, KINATHUKADAVU TALUK, COIMBATORE DISTRICT.

LAND USE AS PER MASTER PLAN- NON PLANNED AREA

ALL DIMENSIONS ARE IN METER
SCALE 1:300
ONLINE APPLICATION NO. SWP/BPA/908874/2026

REFERENCE

PLOT BOUNDARY (Superimposed) -
PROPOSED BUILDING -
EXISTING ROAD -
DRIVEWAY -
OSR -
Fire Extinguisher -



AREA OF THE SITE

AREA OF THE SITE (AS PER FMB)	= 11784.00 Sqm
AREA OF THE SITE (AS PER DOCUMENT)	= 11794.56 Sqm
AREA OF THE SITE ("A TO J")	= 11784.00 Sqm

SITE AREA DETAILS

S.No	S.F.No	Extent (Acre) (As Per Document)	Extent (Sqm) (As Per Document)	Extent (Sqm) (As Per FMB)
1	38/2F1B	0.0232	93.89	87.00
2	49/3A1A	1.7883	7236.99	7232.00
3	49/3B1A	0.5500	2225.77	2233.00
3	49/3B2A	0.5530	2237.91	2232.00
	TOTAL AREA	2.9145	11794.56	11784.00

OSR (Open Space Reservation)

=10% of Total Site Area
=10% of 11794.563 Sqm
OSR Required = 1179.4563Sqm
OSR Provided ("1234")= 1179.49 Sqm

PROPOSED BUILTUP AREA DETAILS

FLOOR DETAILS	FSI (Sqm)	Non FSI (Sqm)	TOTAL (Sqm)
GROUND FLOOR	3715.91	-	3715.91
TOTAL AREA	3715.91	-	3715.91

FSI CALCULATION

= TOTAL FSI /PLOT AREA
=3715.91/11784.00
=0.315 < 1.5

SPECIAL CONDITION

The Building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiated under 56 and 57 of Town And Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

SANITATION REQUIREMENTS CALCULATION

MALE	FEMALE
MALE - 2/3 of 50 Nos No of Males = 34 (Round Off) W.C Required = 2 W.C = 2 Nos W.C Provided = 4 Nos + 1 No Bath Urinals Required = 2 = 2 Nos Urinals Provided = 5 Nos	FEMALE - 1/3 of 50 Nos No of Females = 17 (Round Off) W.C Required = 1 W.C = 1 Nos W.C Provided = 7 Nos Mechanical Ventilation (M.V) Provided for Toilet Block

SITE APPROVAL NO: SWP/LP/R(C)No.153/2026
BUILDING PERMISSION NO: SWP/BP/DTCPR(C)No.72/2026
(This Planning Permission is valid for a period of 8 years from e-sign)

e-signed
Joint Director/ Member Secretary,
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
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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.