Verified RealEstate™

REFERENCE
SWP/BPA/921930/2026

ISSUED
18 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 322/3

Vellanaipatti, Annur taluk

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™

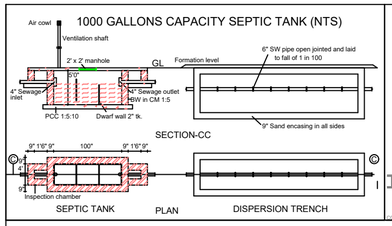
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

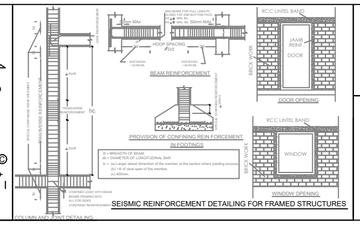
hello@verified.realestate

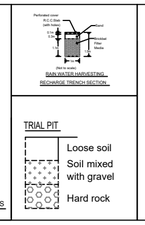
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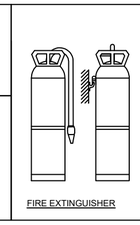
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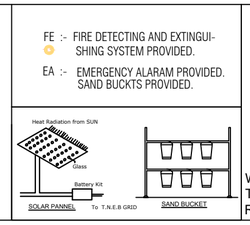
DIGITALLY VERIFIED RECORD

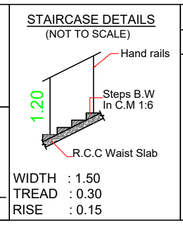






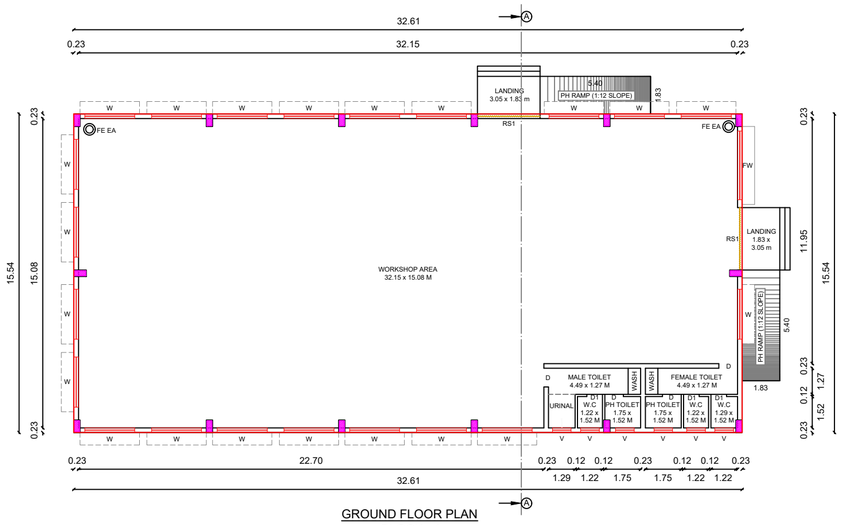




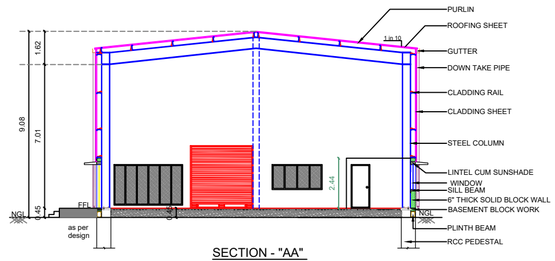


JOINERY DETAILS:-

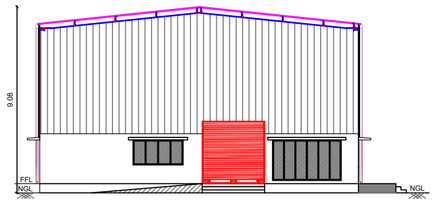
	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	4.88 x 3.05
RS1	ROLLING SHUTTER 01	3.05 x 3.05
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
FW	FRENCH WINDOW	3.35 x 1.98
W	WINDOW	2.44 x 1.37
W1	WINDOW	2.13 x 1.37
V	VENTILATOR	0.91 x 0.61



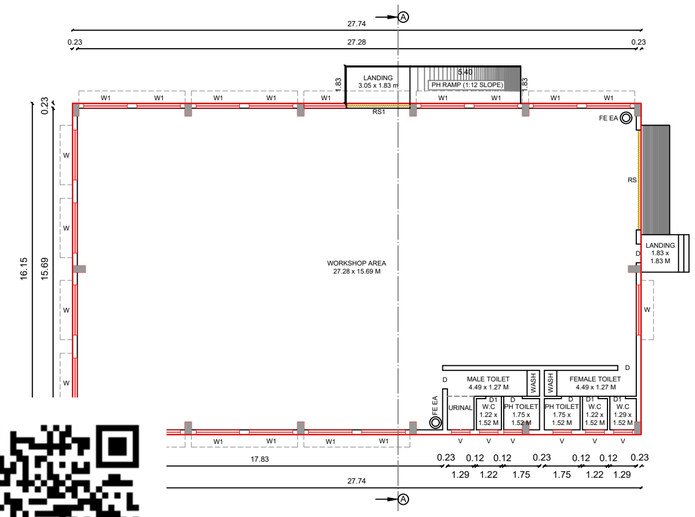
GROUND FLOOR PLAN
BLOCK - 1



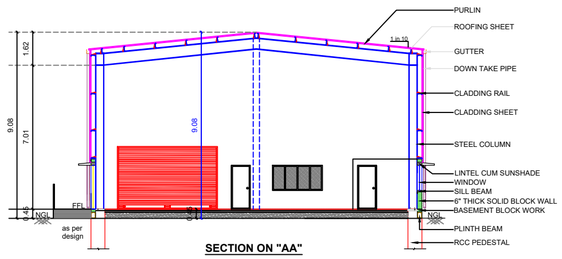
SECTION - "AA"
BLOCK - 1



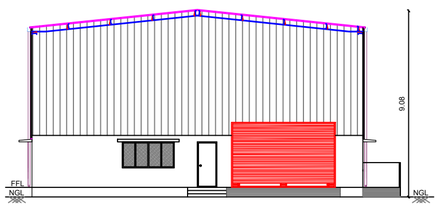
FRONT ELEVATION @ EAST SIDE VIEW
BLOCK - 1



GROUND FLOOR PLAN
BLOCK - 2



SECTION ON "AA"
BLOCK - 2



FRONT ELEVATION @ EAST SIDE VIEW

Special Condition: Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

ONLINE APPLICATION NO:SWP/BPA/921930/2026
SWP/SITE APPROVAL : LP/CLPA.NO: 652/2026
SWP/PLANNING PERMISSION NO:823/2026
PLANNING PERMISSION PERIOD: 18.11.2026 to 17.11.2034

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (ORANGE CATEGORY - S.No : 97 _ MISCELLANEOUS ORANGE) IN S.F.No : 322 / 3 AT VELLANAIPATTI VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

N

ONLINE APPLICATION No : SWP / BPA / 921930 / 2026

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

SITE AREA DETAILS : (A B C D E)	S.F.No	AREA DETAILS	
AREA DETAILS AS PER DOCUMENT	322 / 3	4650.00 Sq.m	4650.00 Sq.m
AREA DETAILS AS PER PATTA	322 / 3	4650.00 Sq.m	

10% OSR CALCULATION :-	OSR Required	OSR Provided
OSR AREA = 4650.00 Sq.m x 10% (1 2 3 4) = 465.00 Sq.m	465.00 Sq.m	465.47 Sq.m

PROPOSED BUILDING AREA :- (BLOCK-1)

S.NO	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILDUP AREA (SQM)
1	GROUND FLOOR	506.97	---	506.97
	TOTAL AREA	506.97	---	506.97

PROPOSED BUILDING AREA :- (BLOCK-2)

S.NO	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILDUP AREA (SQM)
1	GROUND FLOOR	448.07	---	448.07
	TOTAL AREA	448.07	---	448.07
GRAND TOTAL AREA (BLOCK 01 & BLOCK 02)		955.04	---	955.04

FSI CALCULATION :- FSI : $\frac{955.04}{4650.00} = 0.205 < 2.0$

NOTE I:-

1. ALL DIMENSIONS ARE IN METRE.
2. ALL THE DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY.
3. ALL THE MACHINERIES ARE PLACED 0.91 M AWAY FROM THE WALLS.
4. MINIMUM MOVING SPACE IS 0.61 M LEFT AROUND ALL THE MACHINERIES.
5. ALL WINDOWS ARE PLACED 0.91 M ABOVE FLOOR LEVEL.
6. SCALE 1:100

K. SELVAM, M.E (Struct)., M.I.E., F.I.V.,
Registered Structural Engineer
Reg. No: Coimbatore District/SE/GR-I/09/2025
Chartered Civil Engineer & Approved Valuer
Reg. No: M-140530-0 & F-19906
SWETHA STRUCTURES PVT. LTD.
44, Alagu Nagar, Kalapatti Main Road,
Saravanampatti, Coimbatore - 641 035.

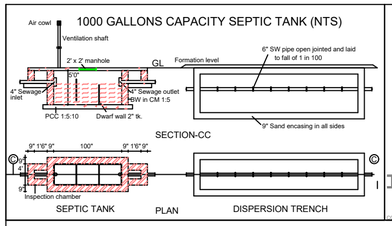
REGISTERED STRUCTURAL ENGINEER

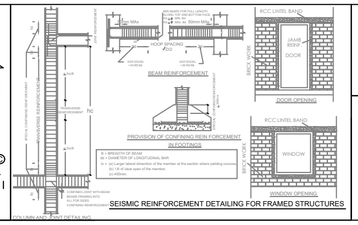
S.Samyuktha, B.E., (Civil)
Registered Engineer
Regd No:COIMBATORE DISTRICT/RE/GR.II/50/2025
3/470, NGGO COLONY COIMBATORE - 641 022
Mob:63852 00000

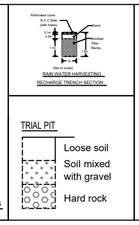
REGISTERED ENGINEER

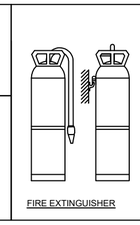
APPLICANT

SHEET No : 02 / 02



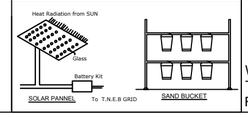




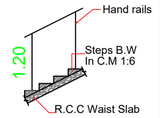


FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



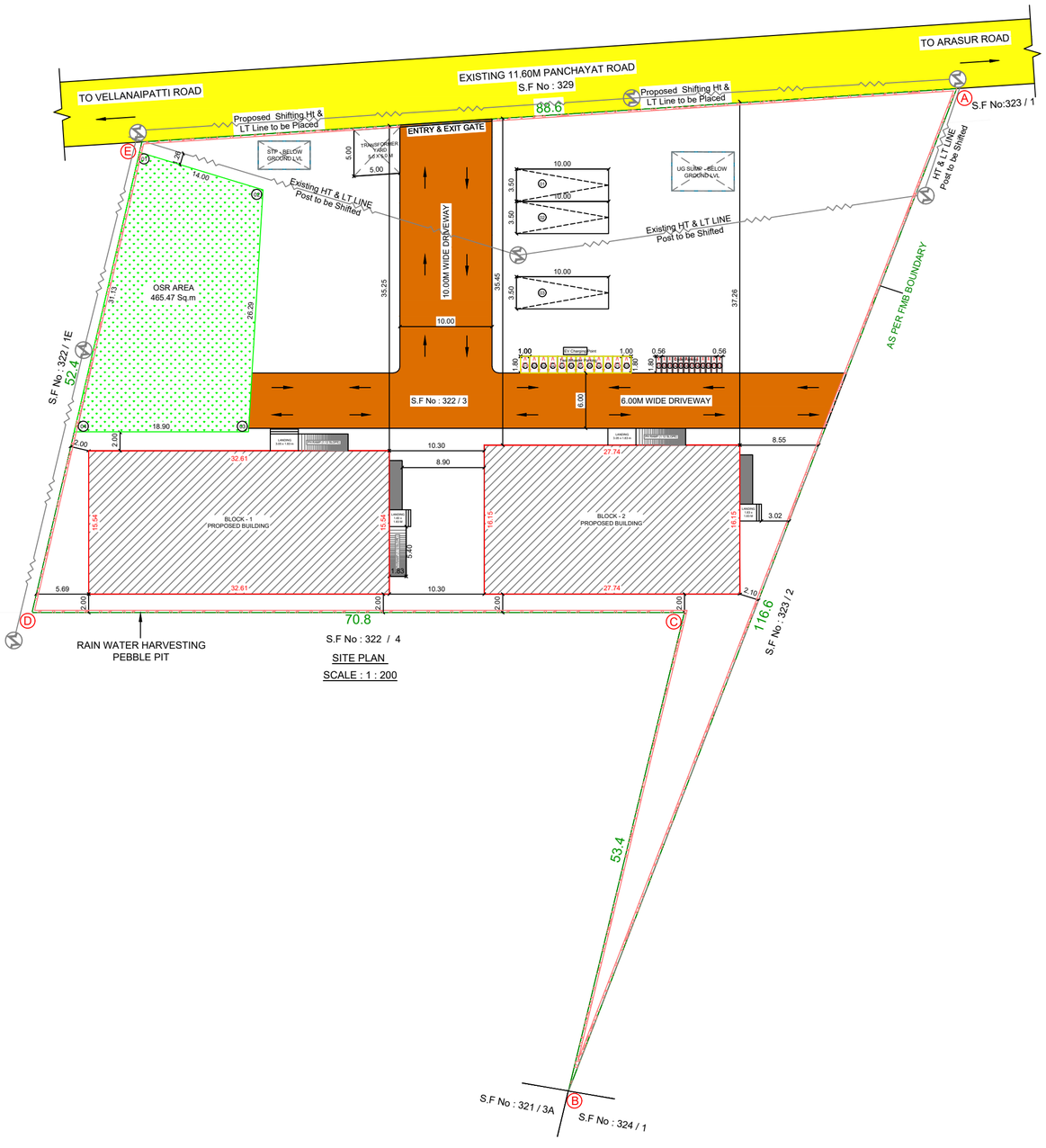
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.50
TREAD : 0.30
RISE : 0.15

JOINERY DETAILS:-

	DESCRIPTION	IN METER
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MACHINERY DETAILS :

Sl.No	DESCRIPTION	Qty	Total HP
01	RADIAL DRILLING	01	08.00
02	RADIAL DRILLING	01	2.50
03	CYLINDERICAL GRINDER	01	5.00
04	SURFACE GRINDING	01	4.00
05	SURFACE GRINDING	01	5.00
06	HORIZONTAL BORING M/C	01	5.00
07	SPARKING M/C	01	6.50
08	EDM WIRE CUTTING M/C	01	2.00
09	VMC M/C	01	10.00
	TOTAL		48.00
	TOTAL NUMBER OF WORKERS		10.00 No's

Special Condition: Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

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ALL DIMENSIONS ARE IN METER
SCALE - 1:200

N

ONLINE APPLICATION No : SWP / BPA / 921930 / 2026

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
Rainwater Harvesting
DRIVE WAY
PROPOSED BUILDING

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GRAND TOTAL AREA (BLOCK 01 & BLOCK 02)		955.04	---	955.04

FSI CALCULATION :- FSI : $\frac{955.04}{4650.00} = 0.205 < 2.0$

PARKING AREA DESCRIPTION :-	REQUIRED	PROVIDED
LORRY PARKING _ (853.88 / 750.00 SQM @ WORK SPACE AREA)	02 No's	03 No's
TWO WHEELER PARKING _ (853.88 / 75.00 SQM @ WORK SPACE AREA)	12 No's	12 No's
CYCLE PARKING _ (853.88 / 75.00 SQM @ WORK SPACE AREA)	12 No's	12 No's

NOTE : ALL DIMENSIONS ARE IN METRE
SCALE - 1 : 200

NOTE 1:-

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6. SCALE 1:200

B.Samyuktha, B.E., (Civil)
Registered Engineer
Regd No:COIMBATORE DISTRICT/RE/GR.II/30/2025
3/470, NGGO COLONY COIMBATORE - 641 022
Mob:83052 00888

REGISTERED ENGINEER

K. SELVAM, M.E (Struct)., M.I.E., F.I.V.,
Registered Structural Engineer
Reg. No: Coimbatore District/SE/GR-I/09/2025
Chartered Civil Engineer & Approved Valuer
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SWETHA STRUCTURES PVT. LTD.
44, Alagu Nagar, Kalapatti Main Road,
Saravanampatti, Coimbatore-641 035.

REGISTERED STRUCTURAL ENGINEER

APPLICANT

SHEET No : 01 / 02

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.