Verified RealEstate™

REFERENCE
SWP/BPA/936139/2026

ISSUED
21 September 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

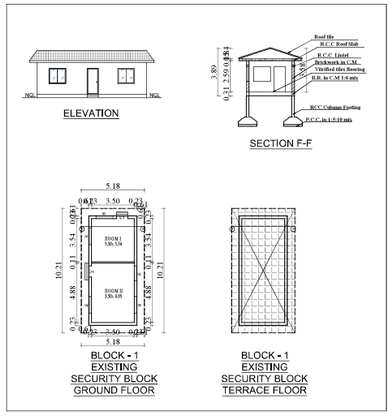
The approval as the planning authority issued it, reproduced in full behind this page.

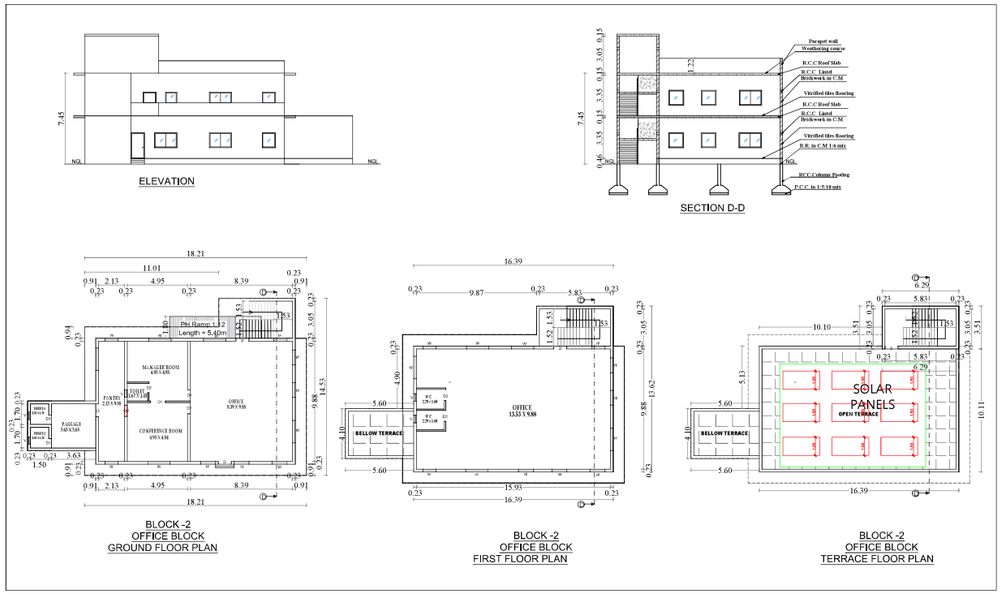
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

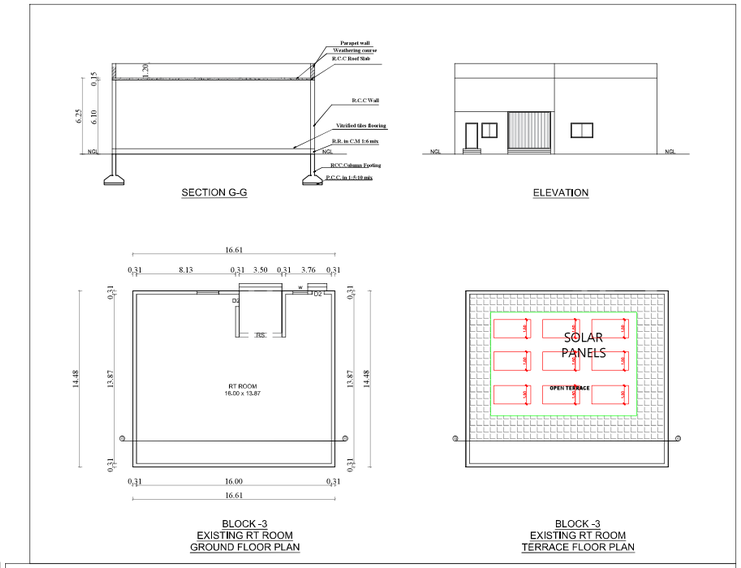
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD





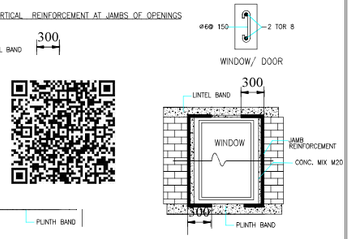


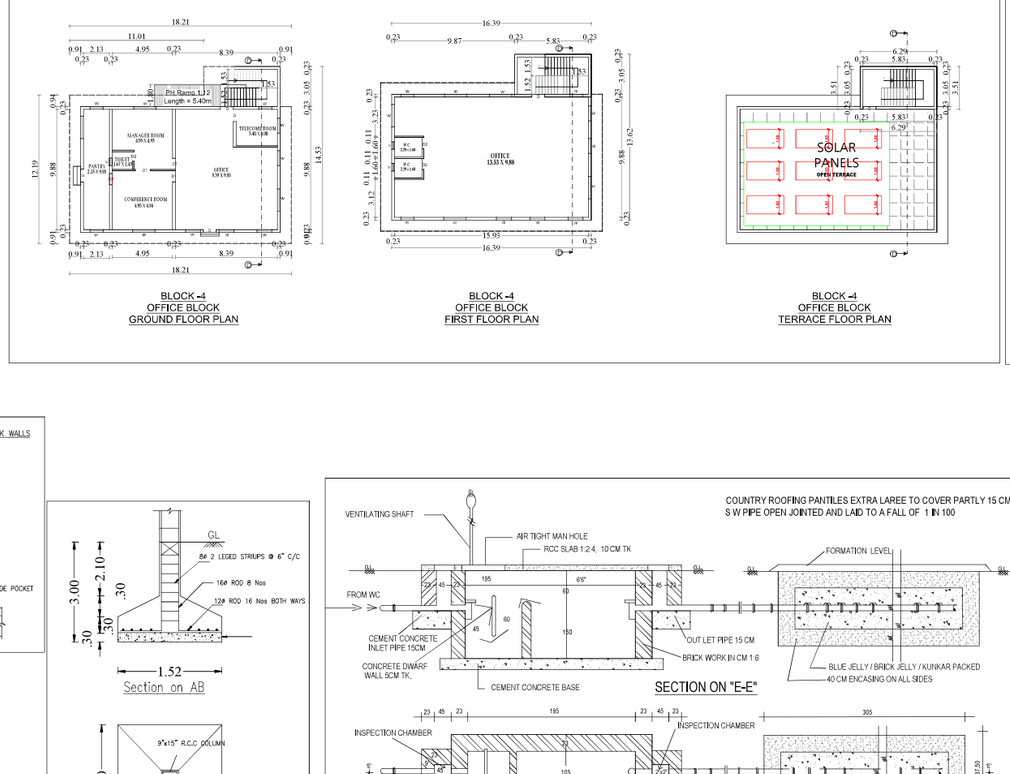
STAIRCASE DETAILS

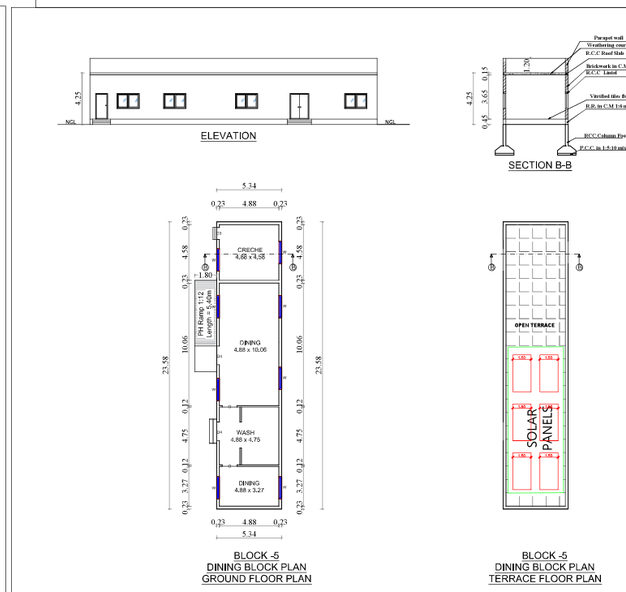
WIDTH - 1.52 m

TREAD - 0.30 m

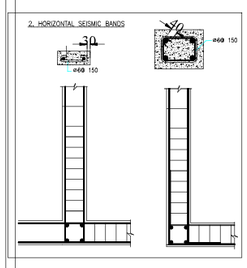
RISE - 0.150 m

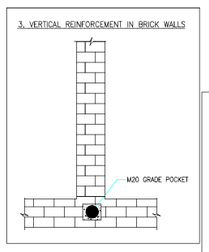


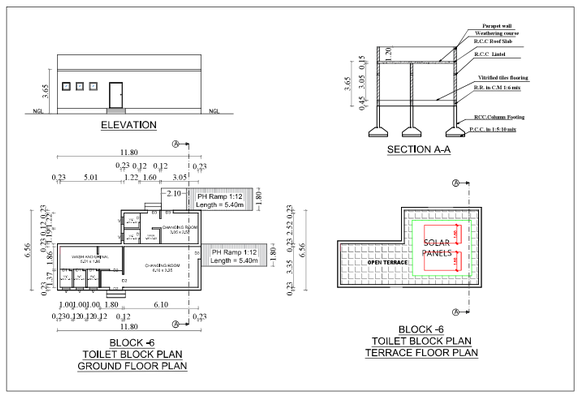




EARTHQUAKE SAFE DESIGN DETAILS







DETAIL PLAN - 1	SHEET NO - 01

SITE PLAN SHOWING THE PROPOSED REVISION OF APPROVED BUILDING PLAN & PROPOSED ADDITIONAL CONSTRUCTED R.C.C BUILDING, PROPOSED CONSTRUCTION OF LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING (GREEN INDUSTRIES) BUILDING IN S.F.No.168/2A, 168/1, 170/2, 170/3B2 & 171/5B OF PADUVAMPALLI VILLAGE & SULUR TALUK, COIMBATORE DISTRICT.

N

SCALE:
A1 - 1" - 16'

Online Application Number : SWP/BPA/00/2025

AREA DETAILS

AREA OF THE SITE(AS PER FMB / PATTA)			38475.48 Sqm
AREA OF THE SITE(AS PER SITE)			38401.27 Sqm
FLOOR AREA	FSI	NON FSI	TOTAL
REVISED BUILDING FLOOR DETAILS			
BLOCK-1 Ground Floor	52.89	—	52.89
BLOCK-2 Ground Floor	255.05	—	255.05
BLOCK-2 First Floor	235.82	—	235.82
BLOCK-2 Head Room	—	22.06	22.06
BLOCK-3 Ground Floor	240.51	—	240.51
TOTAL	784.27	22.06	806.33
ADDITIONAL PROPOSED BUILDING FLOOR DETAILS			
BLOCK-4 Ground Floor	235.84	—	235.30
BLOCK-4 First Floor	190.11	—	190.11
BLOCK-4 Head Room	—	22.06	22.06
BLOCK-5 Ground Floor	125.92	—	125.92
BLOCK-6 Ground Floor	63.00	—	63.00
BLOCK-7 Ground Floor	372.16	—	372.16
BLOCK-7 First Floor	372.16	—	372.16
BLOCK-7 Head Room	—	24.58	24.58
BLOCK-8 Ground Floor	5615.13	—	5615.13
BLOCK-8 First Floor	726.67	—	726.67
BLOCK-8 Head Room	—	30.26	30.26
TOTAL	7700.99	76.90	7777.89
TOTAL (Existing and Proposed)	8485.26	98.96	8584.22

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 8485.26 SQ.M / 38401.27 SQ.M = 0.22 < 2

OSR = TOTAL SITE EXTENT x 10% = 38401.27 Sq.m x 10%

OSR = Required = 3840.12 Sq.m

OSR = Provided = 3861.91 Sq.m (or) 10.05%

Parking Details: (SERVICE INDUSTRIES)

1 car space for every 150 sq. m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 75 Sq.m of Workshop floor area or part thereof and 1 lorry space for every 750 sq. m of workshop floor area or part thereof.

	Required	Provided
Lorry	8 NOS	13 NOS
Car Parking	19 NOS	43 NOS
Two Wheeler & Cycle Parking	150 NOS	200 NOS

Joinery's Details

	In Meter
RS- ROLLING SHUTTER	4.88 X 6.10
DD - DOUBLE DOOR	1.50 X 2.13
D1 - TOILET DOOR	0.76X 2.13
D2 - DOOR	0.91 X 2.13
D3 - DOOR	1.07 X 2.13
O - OPEN	1.07 X 2.13
O1 - OPEN	1.83 X 2.13
O2 - OPEN	0.76 X 2.13
W - WINDOW	1.80 x 1.20
W/W - WINDOW	1.80 x 1.20
W1 - WINDOW	2.44x 1.50
W2 - WINDOW	1.20 x 1.20
W3 - WINDOW	0.91 x 1.20
V - VENTILATOR	0.61 x 0.61

Note

All metric dimensions are in metre

Capacity of the septic tank-450 Glns

Horizontal Distance From Elec If Any - Nil

REFERENCE:

SITE BOUNDARY

EXISTING ROAD

DRIVE WAY

PROPOSED BUILDING

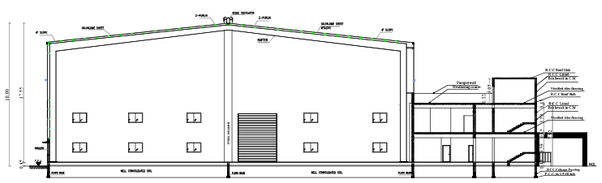
P. SENTHIL KUMAR M.E.,(STRUCT),AMIE
Reg.No:CBE LPA/SE/GR-I/050/2024
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478

Structural Engineer

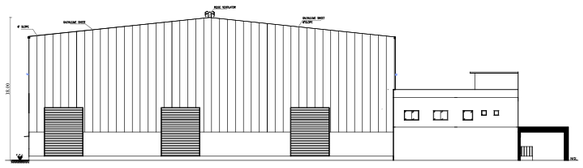
Applicant

Er. BA. KANNA CHOCKKALINGAM
M.E(Structural), AIV., MIE., MISTE
REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 006 / 2022
D. No. 400, Bharathiyar Road
New Sidhapudur, Coimbatore - 641 044.

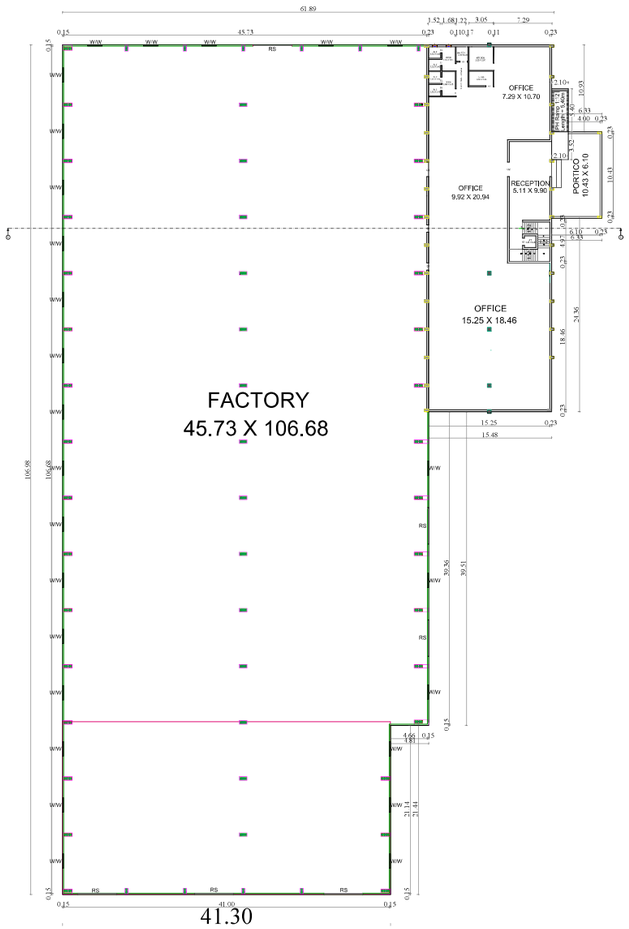
Registered Engineer



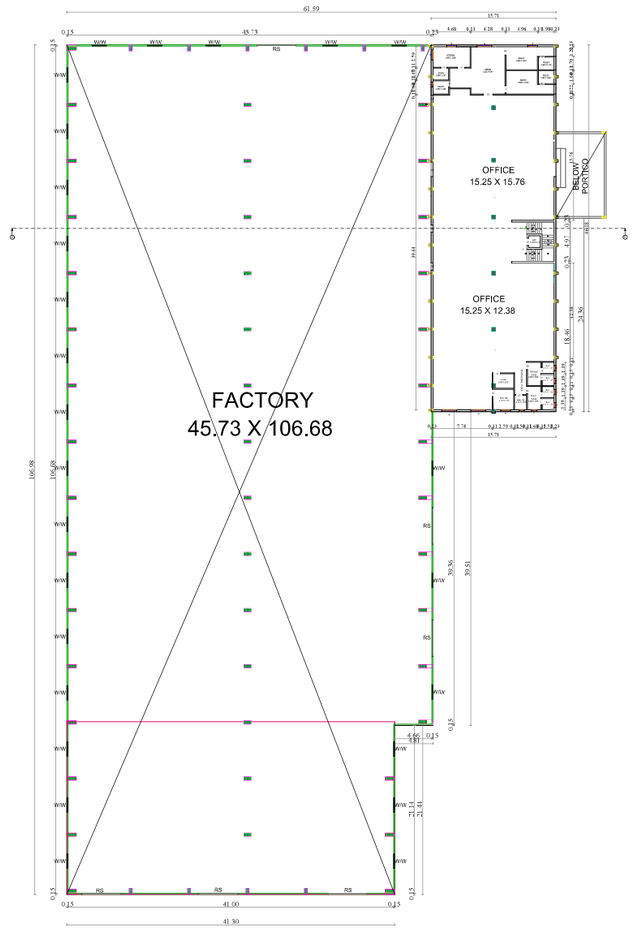
FACTORY BUILDING
SECTION E-E



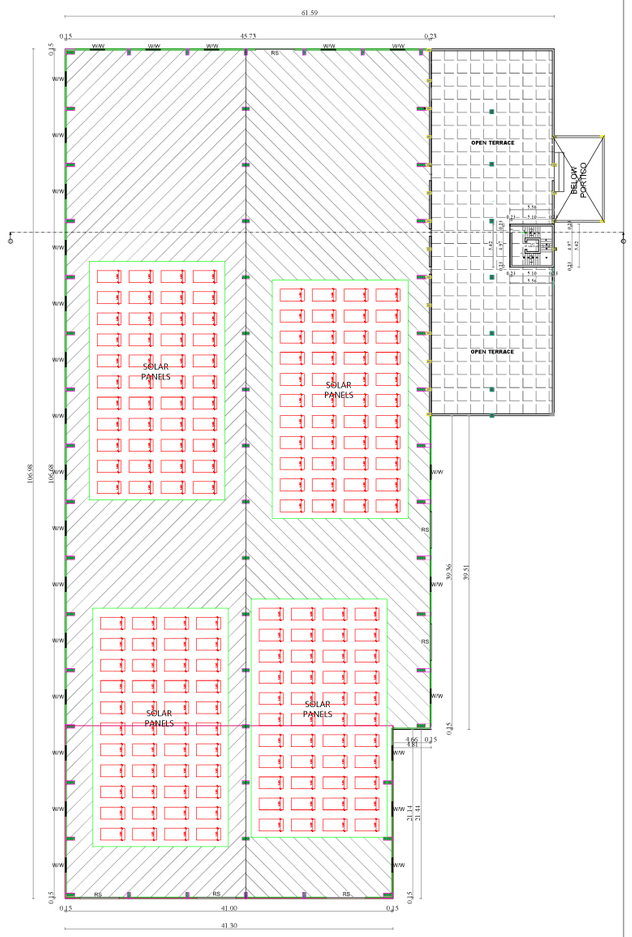
FACTORY BUILDING
ELEVATION



BLOCK -8
FACTORY BUILDING
GROUND FLOOR
PLAN

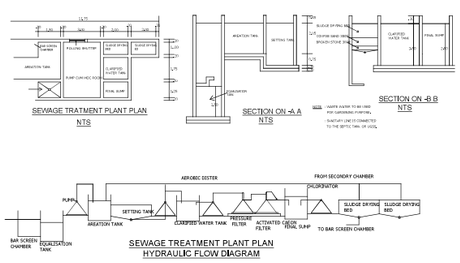


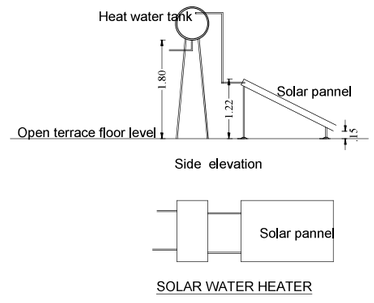
BLOCK -8
FACTORY BUILDING
FIRST FLOOR PLAN



BLOCK -8
FACTORY BUILDING
TERRACE FLOOR
PLAN







DETAIL PLAN - 2	SHEET NO - 02

SITE PLAN SHOWING THE PROPOSED REVISION OF APPROVED BUILDING PLAN & PROPOSED ADDITIONAL CONSTRUCTED R.C.C BUILDING, PROPOSED CONSTRUCTION OF LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING (GREEN INDUSTRIES) BUILDING IN S.F.No.168/2A, 168/1, 170/2, 170/3B2 & 171/5B OF PADUVAMPALLI VILLAGE & SULUR TALUK, COIMBATORE DISTRICT.

N

SCALE:
A1 - 1" - 16'

Online Application Number : SWP/BPA/00/2025

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TOTAL	7700.99	76.90	7777.89
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Note
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Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

P. SENTHIL KUMAR M.E.(STRUCT),AM
Reg. No:CBE L.PA/SE/GR-I/050/2024
30-A, 1st Floor, Kalidas Street,
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Cell: 97866 00478

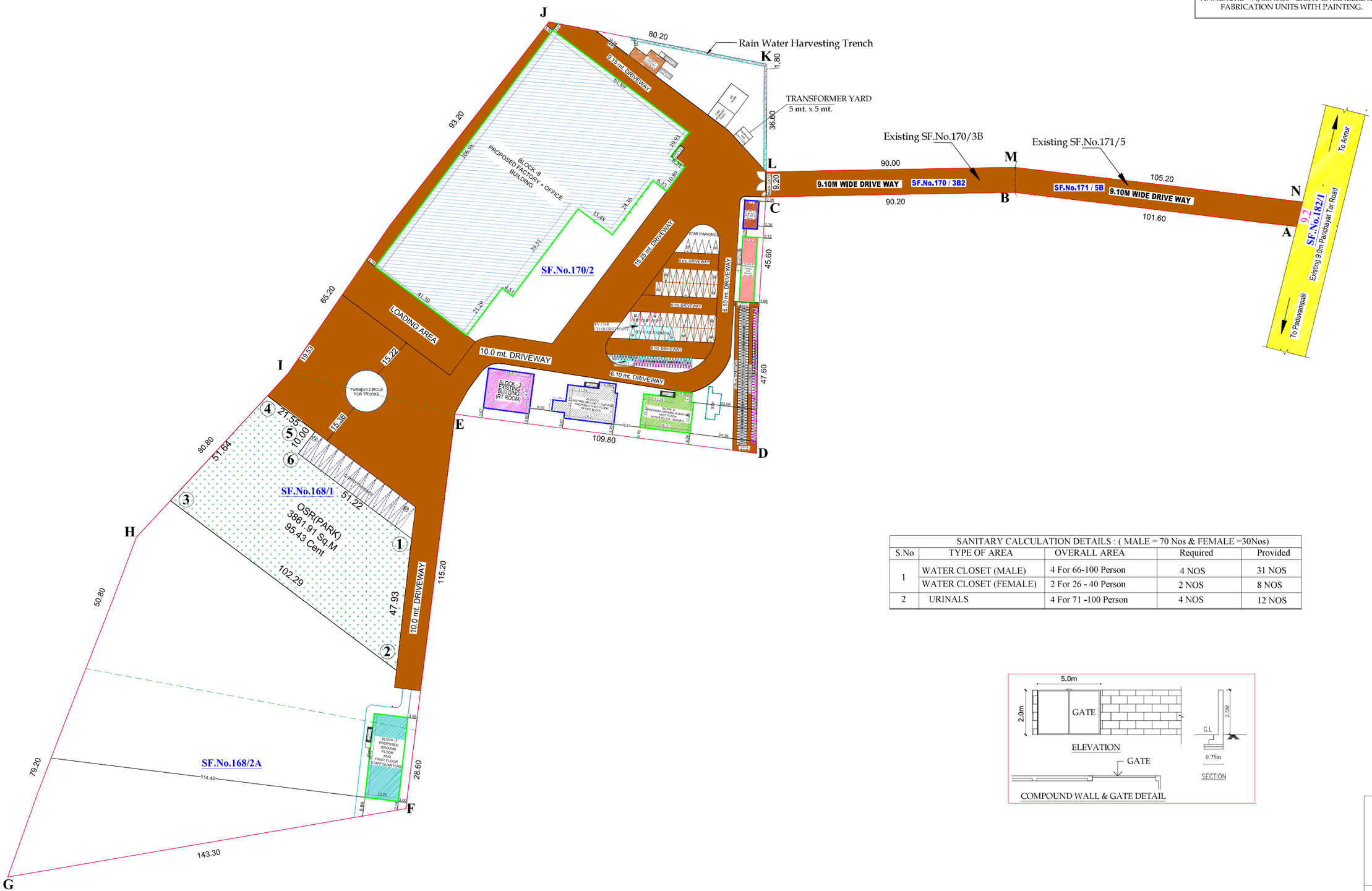
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REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 005 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.

Registered Engineer

CATEGORY OF INDUSTRY : GREEN AS PER ANNEXURE - VI, Sl.No.66 - LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING.



SITE PLAN
(SCALE = 1:100)

SITE PLAN	SHEET NO - 03

SITE PLAN SHOWING THE PROPOSED REVISION OF APPROVED BUILDING PLAN & PROPOSED ADDITIONAL CONSTRUCTED R.C.C BUILDING, PROPOSED CONSTRUCTION OF LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING (GREEN INDUSTRIES) BUILDING IN S.F.No.168/2A, 168/1, 170/2, 170/3B2 & 171/5B OF PADUVAMPALLI VILLAGE & SULUR TALUK, COIMBATORE DISTRICT.

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W3 - WINDOW	0.91 x 1.20
V - VENTILATOR	0.61 x 0.61

SANITARY CALCULATION DETAILS : (MALE = 70 Nos & FEMALE =30Nos)

S.No	TYPE OF AREA	OVERALL AREA	Required	Provided
1	WATER CLOSET (MALE)	4 For 66-100 Person	4 NOS	31 NOS
	WATER CLOSET (FEMALE)	2 For 26 - 40 Person	2 NOS	8 NOS
2	URINALS	4 For 71 -100 Person	4 NOS	12 NOS

Note
All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

COLOUR INDEX

SITE BOUNDARY		PROPOSED BUILDING	
EXISTING ROAD		DRIVE WAY	
EXISTING BUILDING		OSR	

P. SENTHIL KUMAR M.E.(STRUCT).AIV
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REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 006 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.

Registered Engineer

Signature valid
Signed by: Director
Location: IN
Date: 2025.07.31

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.