

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

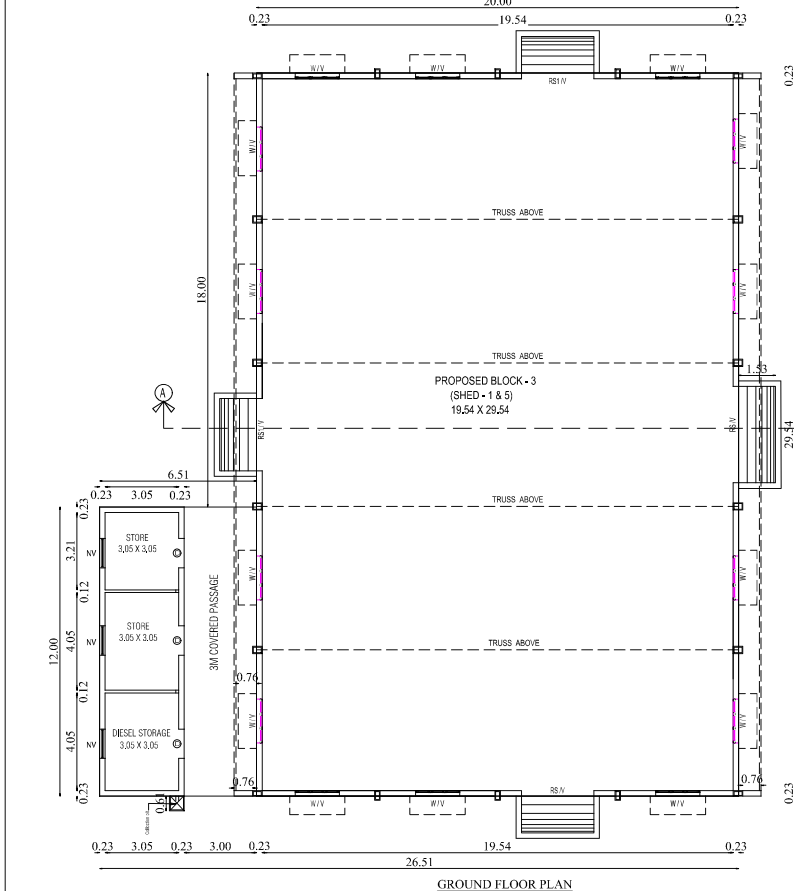
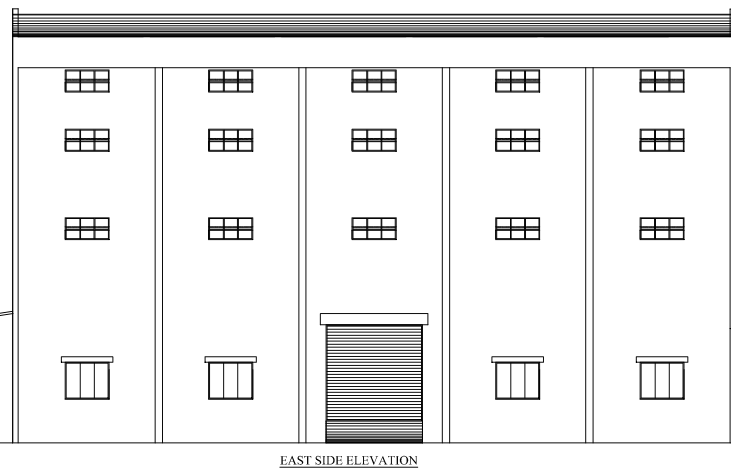
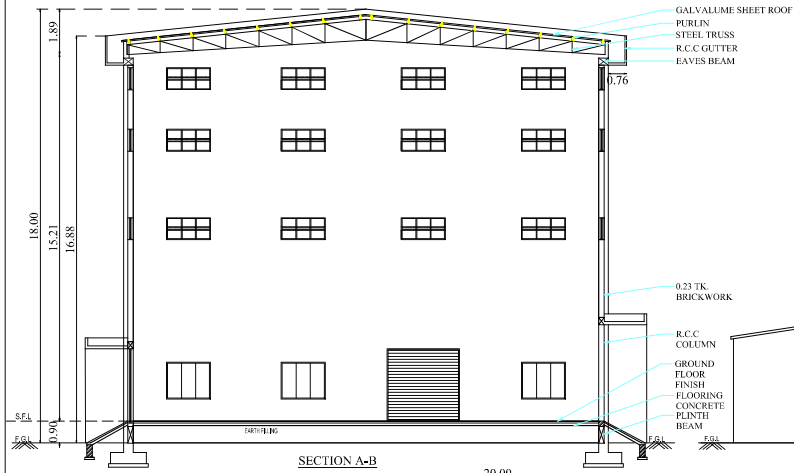
Building Plan

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.



BLOCK - 3 (SHED NO:1&5, STORE) SHEET NO: 6/6

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING (FILTER ELEMENTS, FILTER ASSEMBLES, POWER PACK ASSEMBLY, BLOCKS & VALVES MANUFACTURING) FOR ARGO-HYTOS PVT LTD IN S.F.No.82B/2B & 85/2 AT SANDEGOUNDANPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT.



Scale 1:100

AREA DETAILS:

BLOCK - 3 (SHED NO:1.5 & CHEMICAL STORE)

FLOOR NAME	ALREADY APPROVED AREA	ADDITIONAL CONSTRUCTED AREA	PROPOSED AREA	TOTAL AREA
GROUND FLOOR	-	-	678.13	678.13

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00 x 4.00
RS1	ROLLING SHUTTER	3.00 x 3.00
	DOOR	1.22 x 2.44
W	STEEL GLAZED WINDOW	1.83 x 1.52
V	STEEL GLAZED VENTILATOR	1.83 x 0.91
NV	N TYPE VENTILATOR	1.22 x 0.60

Siddarth Gopala Sankar
SIDDARTH GOPALA SANKAR, MARCH, F.I.E.,
Registered Architect As
L.B.S. GRADIS-I
L.S. ARCHITECT No. CA/2005/362206
Coimbatore LPA/RA/GR-1/19/04/016

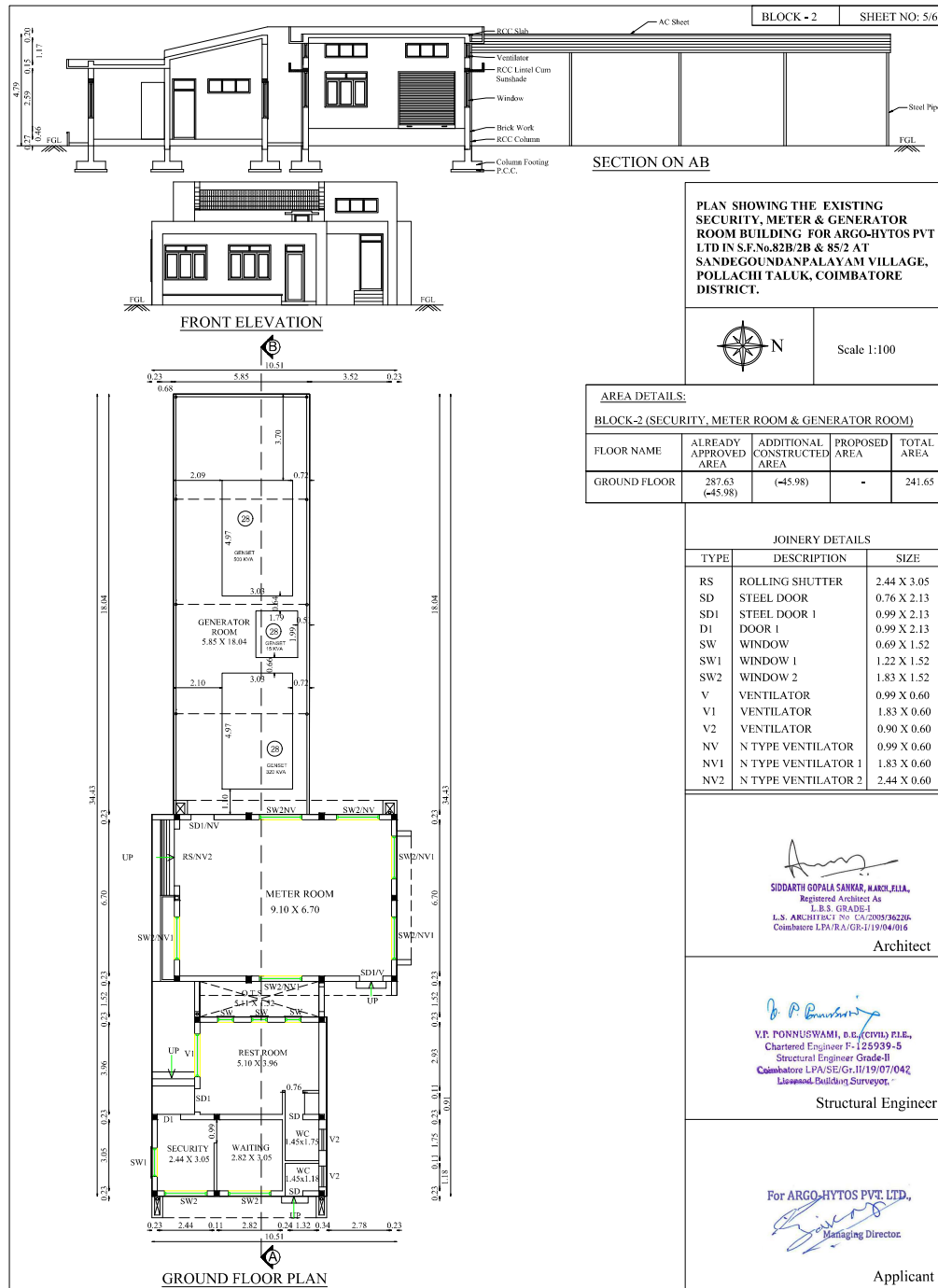
Architect

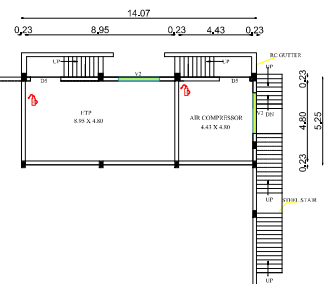
V.P. Ponnuswami
V.P. PONNUSWAMI, B.E. (CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr-II/19/07/042
Licensed Building Surveyor.

Structural Engineer

For ARGO-HYTOS PVT. LTD.
Managing Director
Managing Director.

Applicant





EARTH FILLING

PROPOSED LOWER GROUND FLOOR PLAN

BLOCK - 1 (SHED NO : 2, 3 & 4)	SHEET NO: 2/6
LOWER GROUND FLOOR	

PLAN SHOWING THE EXISTING AND ADDITIONAL PROPOSED INDUSTRIAL BUILDING (FILTER ELEMENTS, FILTER ASSEMBLES, POWER PACK ASSEMBLY, AND OTHERS) AT THE SITE OF THE PROJECT.

PLAN SHOWING THE EXISTING AND ADDITIONAL PROPOSED INDUSTRIAL BUILDING (FILTER ELEMENTS, FILTER ASSEMBLES, POWER PACK ASSEMBLY, BLOCKS & VALVES MANUFACTURING) FOR ARGO-HYTOS PVT LTD IN S.F.No.82B/2B & 85/2 AT SANDEGOUNDANPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT.



POHONY DETAILS		
TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.98 X 2.44
ED1	ENTRANCE DOOR	1.07 X 2.44
RS	ROLLING SHUTTER	3.05 X 5.58
RS2	ROLLING SHUTTER	3.05 X 5.58
A	ALUMINUM DOOR	3.05 X 2.44
D	DOOR	0.76 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	0.99 X 2.13
D3	DOOR	1.07 X 2.44
D4	DOOR	1.07 X 2.44
D5	DOOR	1.83 X 2.59
D6	DOOR	3.05 X 2.44
D7	DOOR	1.83 X 2.44
S1	STEEL DOOR	0.76 X 2.13
S2	STEEL DOOR	0.99 X 2.44
S3	STEEL DOOR	0.99 X 2.44
S4	STEEL DOOR	0.99 X 2.44
W	WINDOW	1.22 X 1.68
W1	WINDOW	1.83 X 1.68
W2	WINDOW	2.44 X 1.68
W3	WINDOW	3.05 X 1.68
SW	WINDOW	0.61 X 1.52
SW2	WINDOW	2.44 X 1.68
V1	VENTILATOR	1.83 X 0.61
V2	VENTILATOR	2.44 X 0.61
V3	VENTILATOR	3.66 X 0.61
V4	VENTILATOR	1.86 X 0.61
V5	VENTILATOR	1.86 X 0.61


SIDDARTH GOPALA SANKAR, MARCH, ELIA,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220/
Coimbatore LPA/RA/GR-L/19/04/016

Architect

V.P. PONNUSWAMI, B.E. (CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor,

Structural Engineer

For ARGON-HYTOS PVT. LTD.,

Managing Director

Applicant

Online Application No : SWP/BPA/0007170/2023
Site Boundary Shown as "A to J"

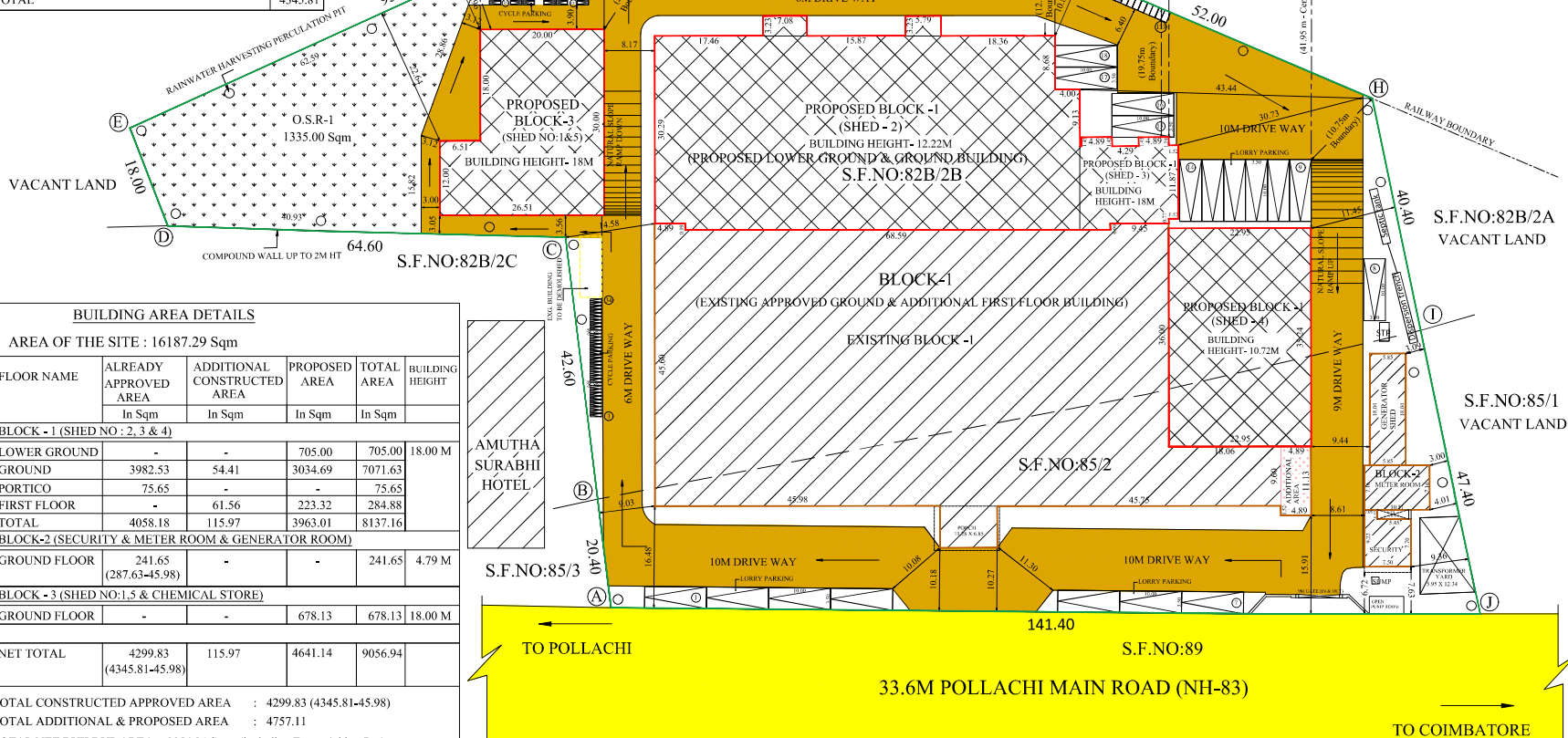
EXISTING BUILDING APPROVED DETAILS:

COIMBATORE RDD REFERENCE
FILE NO: 550/2007, DATED : 26/03/2007

SANDEGOUNDANPALAYAM PANCHAYAT
APPROVED NO:
REFERENCE FILE NO: 02/2006-07, DATED :28/03/2007

EXG. APPROVED BUILDINGS AREA DETAILS:

BUILDING NAME:	in Sqm
AREA OF THE M.C. HALL	3982.53
AREA OF THE POWER & GENSET, WORKSHOP	244.25
AREA OF THE SECURITY & WAITING	43.38
AREA OF THE PORTICO	75.65
TOTAL	4345.81



BUILDING AREA DETAILS

AREA OF THE SITE : 16187.29 Sqm

FLOOR NAME	ALREADY APPROVED AREA In Sqm	ADDITIONAL CONSTRUCTED AREA In Sqm	PROPOSED AREA In Sqm	TOTAL AREA In Sqm	BUILDING HEIGHT
BLOCK - 1 (SHED NO : 2, 3 & 4)					
LOWER GROUND	-	-	705.00	705.00	18.00 M
GROUND	3982.53	54.41	3034.69	7071.63	
PORTICO	75.65	-	-	75.65	
FIRST FLOOR	-	61.56	223.32	284.88	
TOTAL	4058.18	115.97	3963.01	8137.16	
BLOCK-2 (SECURITY & METER ROOM & GENERATOR ROOM)					
GROUND FLOOR	241.65 (287.63-45.98)	-	-	241.65	4.79 M
BLOCK - 3 (SHED NO:1,5 & CHEMICAL STORE)					
GROUND FLOOR	-	-	678.13	678.13	18.00 M
NET TOTAL	4299.83 (4345.81-45.98)	115.97	4641.14	9056.94	

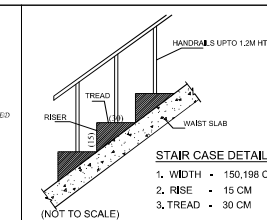
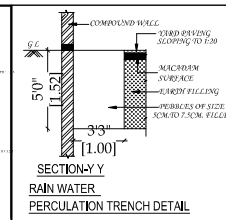
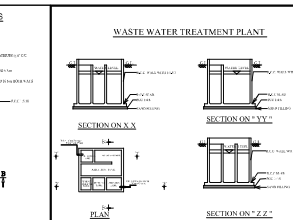
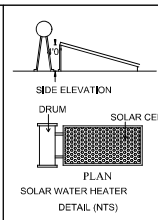
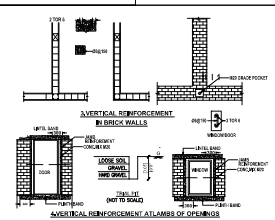
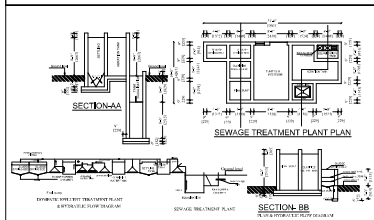
TOTAL CONSTRUCTED APPROVED AREA : 4299.83 (4345.81-45.98)

TOTAL ADDITIONAL & PROPOSED AREA : 4757.11

TOTAL NET BUILDUP AREA = 9056.94 Sqm (including Exg + Add. + Pro)

NOTE:-

IN EXISTING APPROVED AREA IS 4345.81 Sqm OUT OF THIS 45.98 Sqm IS NOT CONSTRUCTED.



SITE PLAN

SHEET NO: 1/6

PLAN SHOWING THE EXISTING AND ADDITIONAL PROPOSED INDUSTRIAL BUILDING (FILTER ELEMENTS, FILTER ASSEMBLY, POWER PACK ASSEMBLY, BLOCKS & VALVES MANUFACTURING) FOR ARGOMHYTOS PVT LTD IN S.F.NO:82B/2B & 85/2 AT SANDEGOUNDANPALAYAM VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE

TOTAL HP : 1256.664 HP

NO. OF WORKERS : 150 Nos.

Scale 1:400

AREA DETAILS:-

LAND AREA DETAILS:-			
S.F.NO:	AS PER PATTA AREA (in Sqm)	AS PER DOCUMENT AREA (in Sqm)	
82B/2B	12500.00	3.09	
85/2	3700.00	0.91	
TOTAL	16200.00	4.00 (or)	16187.29 Sqm

AREA OF THE SITE : 16187.29 Sqm

FLOOR SPACE INDEX = $\frac{9056.94}{16187.29} = 0.56$

PARKING DETAILS:-

WORKSHOP AREA = 6255.31 Sqm

	REQUIRED	PROVIDED
1 LORRY SPACE FOR EVERY 500 Sqm	13	18
1 TWO WHEELER SPACE FOR EVERY 50 Sqm	126	133
1 CYCLE PARKING SPACE FOR EVERY 50 Sqm	126	133

O.S.R 10%

O.S.R REQUIRED : 1618.72 Sqm (10%)

O.S.R PROVIDED :-

O.S.R-1 : 1335.00 Sqm

O.S.R-2 : 292.96 Sqm

TOTAL : 1627.96 Sqm (10.04%)

ALL DIMENSIONS ARE IN METERS

REFERENCE:

- EXISTING ROAD
- SITE BOUNDARY (A,B,C,D...J)
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- ADDITIONAL AREA
- EXG. BUILDING TO BE DEMOLISHED

SIDDHARTH GOPALA SANKAR, MARCH 2024,

Registered Architect As

L.B.S. GRADE-I

L.S. ARCHITECT No: CA-200562620

Coimbatore LPA/PA/08-1/09/04/096

Architect

P. P. Ponnuswami, B.E., CIVIL, P.E.,

Chartered Engineer P-125595-S

Structural Engineer Grade-II

Coimbatore LPA/SE/08-1/19/07/042

Licensed Building Surveyor

Structural Engineer

For ARGOMHYTOS PVT. LTD.,

Managing Director

Applicant

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](#)



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

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

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

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



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.

