

PP

APPROVAL RECORD

Planning Permission

Namakkal

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBGING AND MACHINING WORK) BUILDING IN SF.NOS.205/2A AND 3A OF KUPPEPALAYAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1" = 8' (or) 1 : 100



BLOCK-1, 5, 6 AND O.H.T

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM		
	F.S.I	Non-F.S.I	Total
Block-1 (GF)	98.16	---	98.16
Block-1 (FF)	98.16	---	98.16
Block-1 (Terrace)	---	18.75	18.75
Block-1 (Total)	196.32	18.75	215.07
Block-5	111.92	---	111.92
Block-6	51.24	---	51.24
O.H.T.	12.25	---	12.25

JOINERY DETAILS:-

Description	SYM	In Metre
Door	MD	1.52 x 2.13
Door	D	0.91 x 2.13
Door	D1	1.52 x 2.13
Door	D2	0.76 x 2.13
Window	W1	1.83 x 1.22
Ventilator	V	0.91 x 0.61
Ventilator	V1	2.40 x 0.61
Ventilator	V2	4.99 x 0.61

COLOUR INDEX:-

Proposed Construction	:	☐
Fire Extinguisher	:	● FE
Emergency Alarm	:	● EA

SITE APPROVAL

Application No.: SWP/BPA/048729/2023
Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / L.P./C.L.P.A) No. : 534 / 2023

PLANNING PERMISSION

Application No.: SWP/BPA/048729/2023
Planning Permission No. : 619/2023

For Hitec Pump Industries Pvt.Ltd.

Director

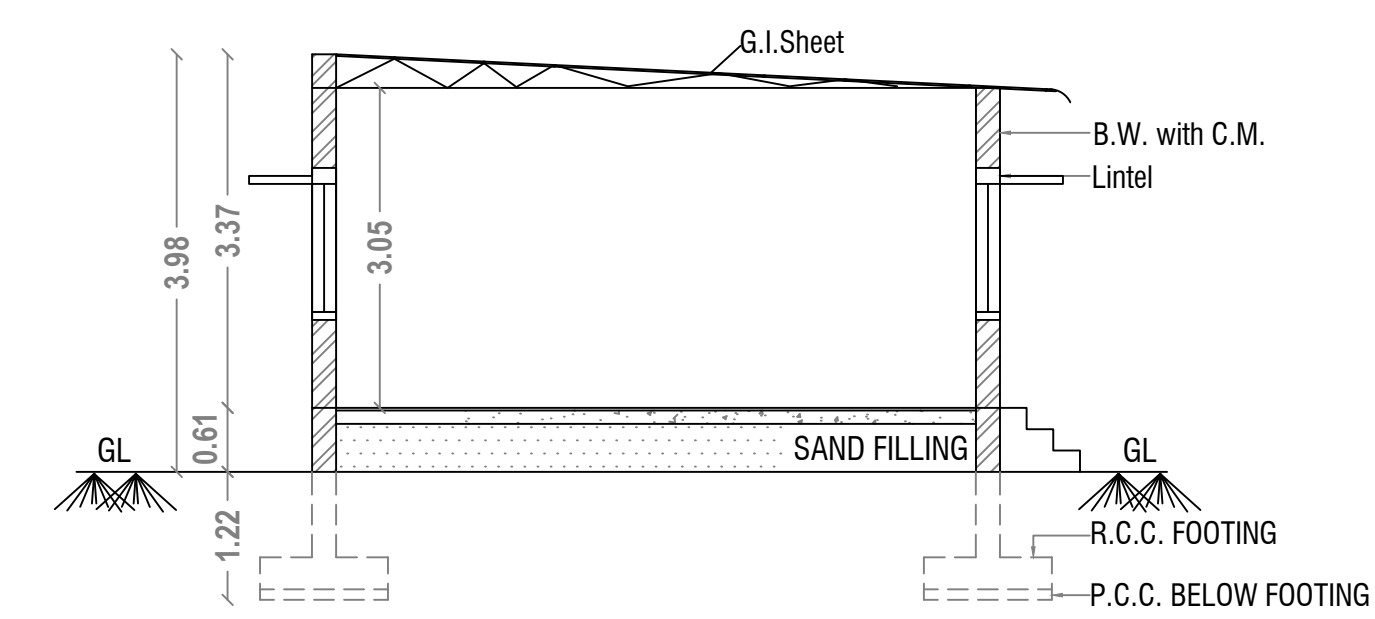
OWNER / APPLICANT

E. S. Kadirvel
Er. S. KADIRVEL, B.E. M.Sc.(REV), M.I.E.F.I.M.
 CHARTERED ENGINEER & APPROVED VALUER
 Regd. No:- M-124255, P-141059
 ENGINEER GRADE-(RE) CSE LPA/REGD/19/03/115
 STRUCTURAL ENGINEER GR-II (SE)
 CSE LPA/REGD/19/03/115
 #302, First Floor, Dr. Radhakrishnan Road
 Tambod, Coimbatore - 641 312

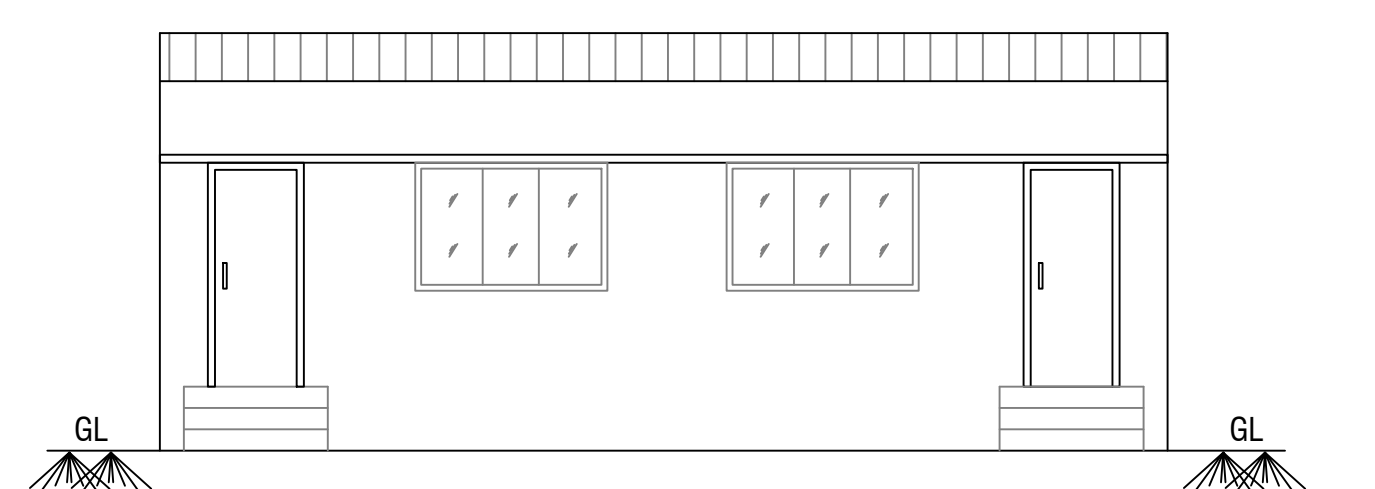
STRUCTURAL ENGINEER

E. S. Kadirvel
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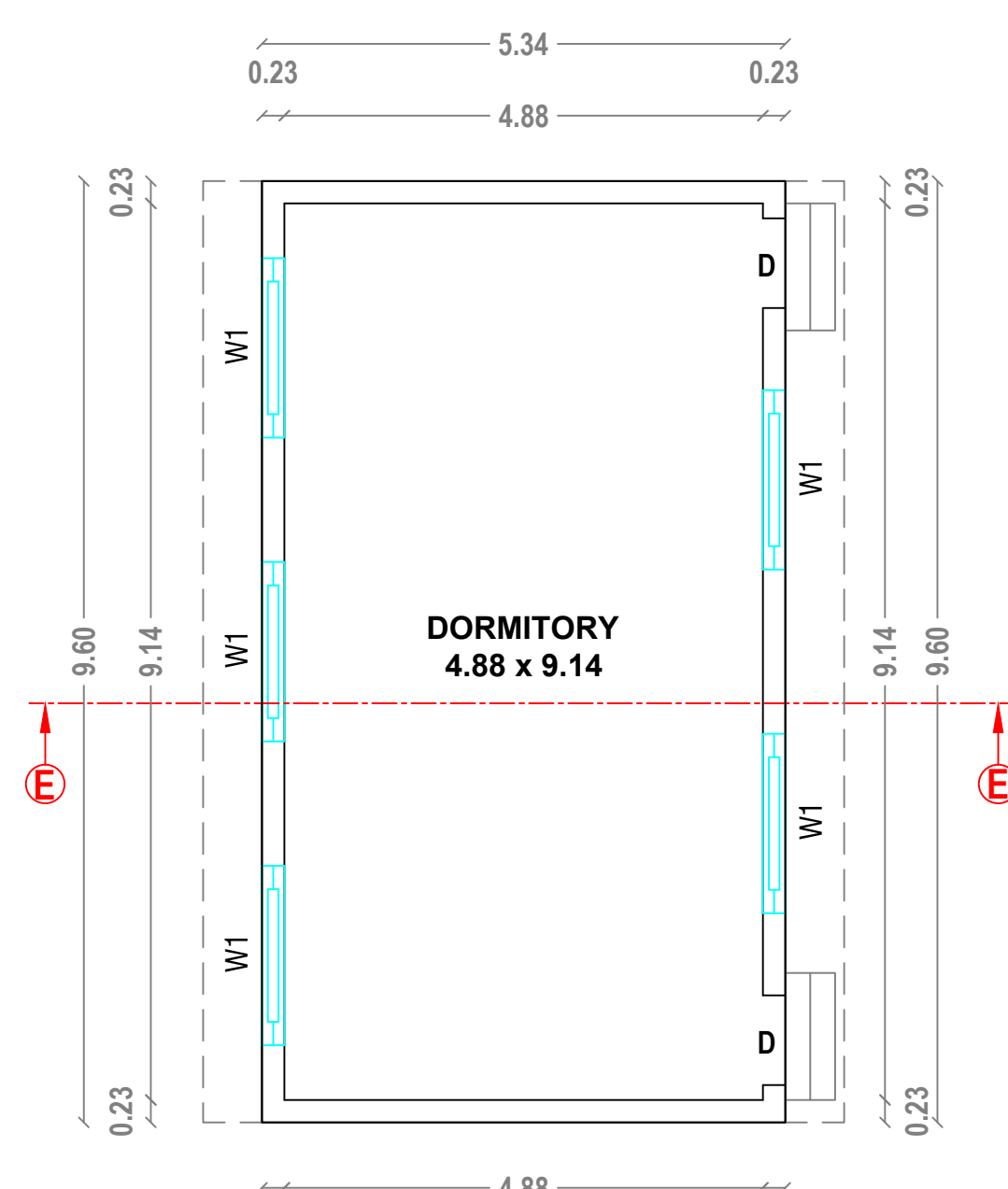
REGISTERED ENGINEER



SECTION AT "EE"



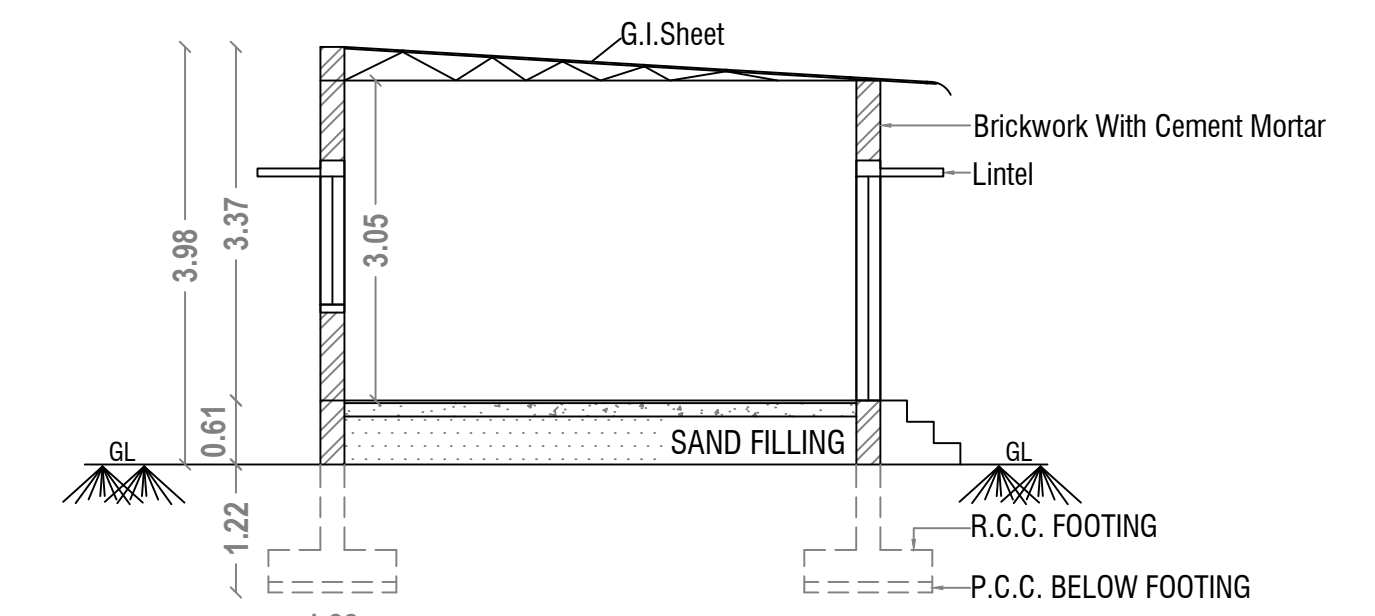
EAST SIDE ELEVATION



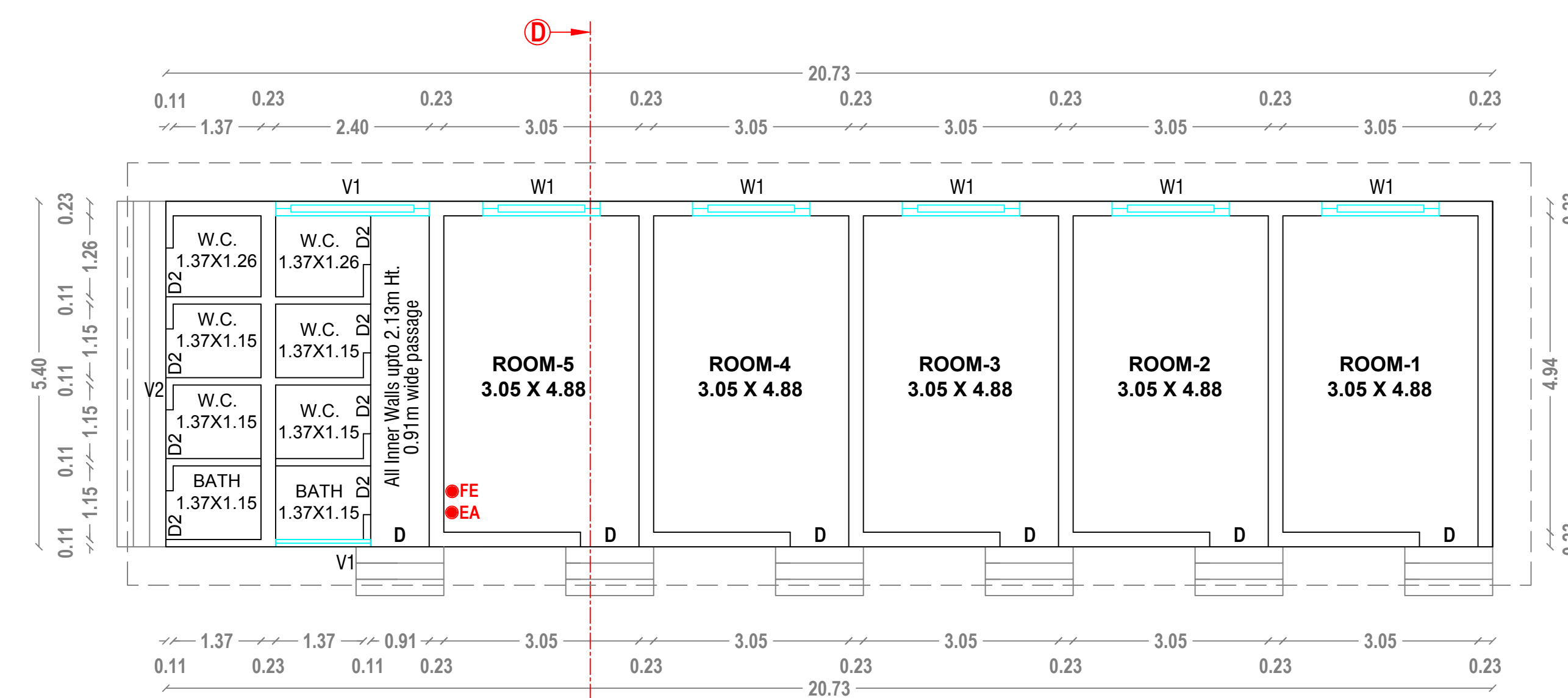
BLOCK-6 FLOOR PLAN



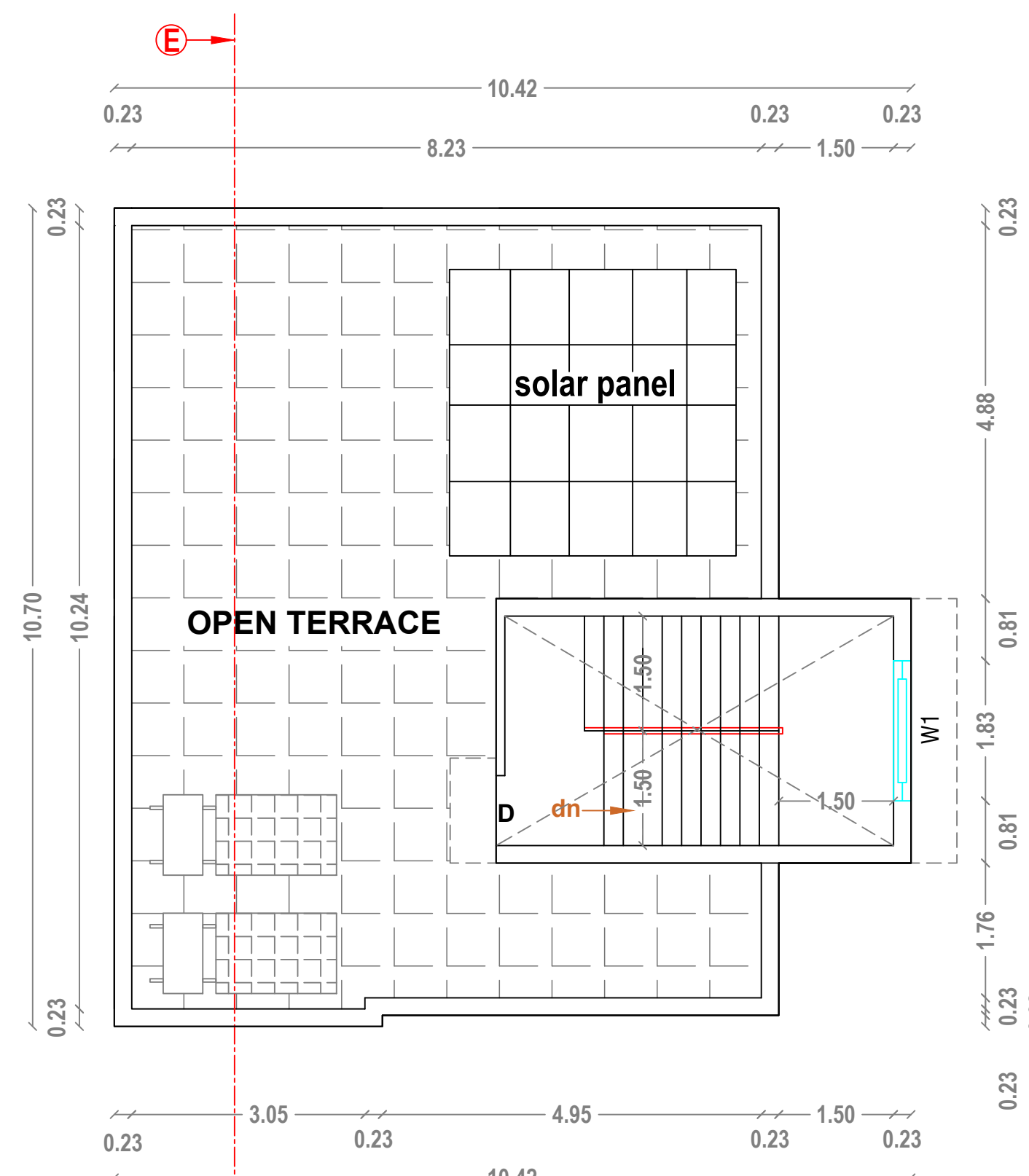
SOUTH SIDE ELEVATION



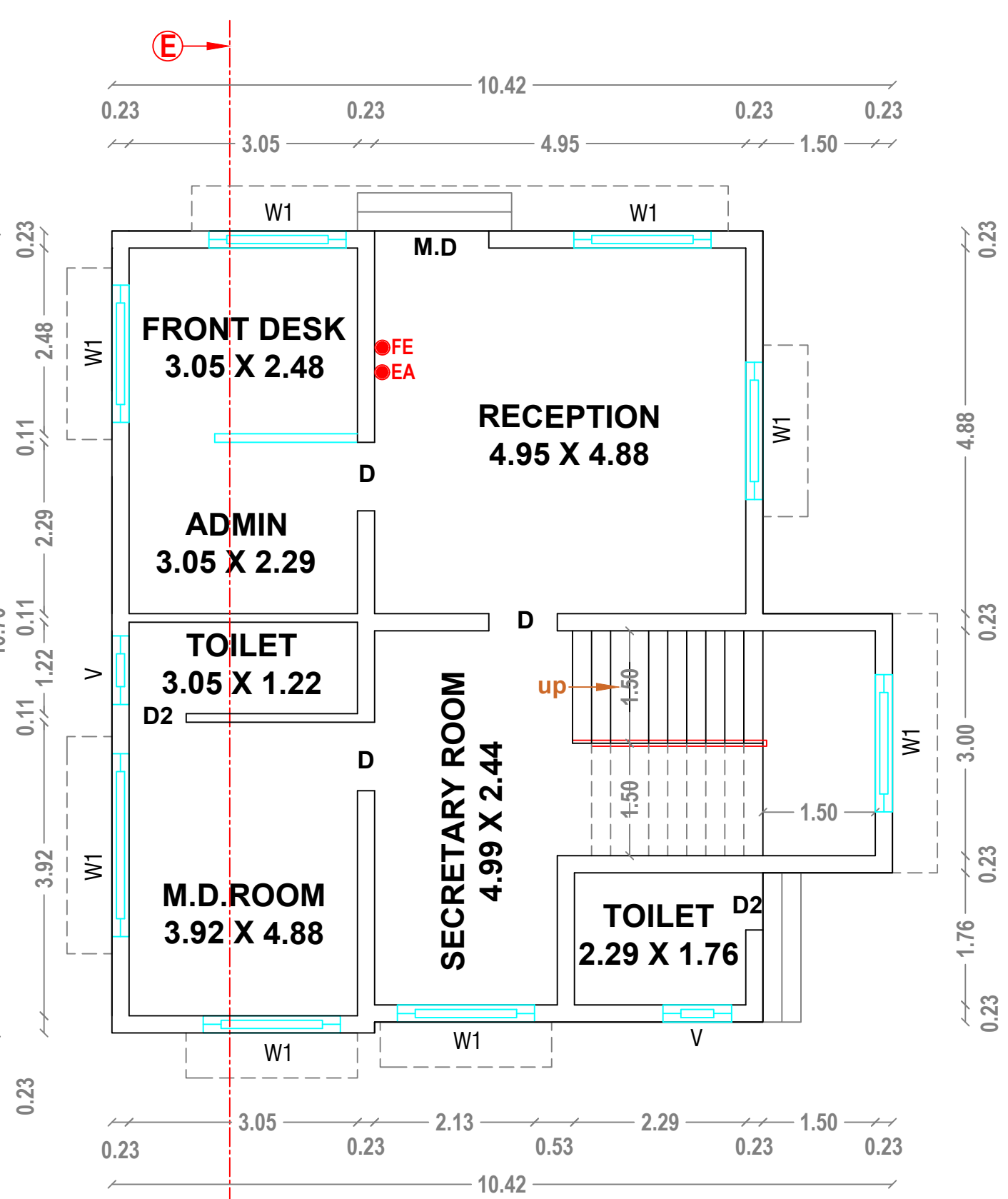
SECTION AT "DD"



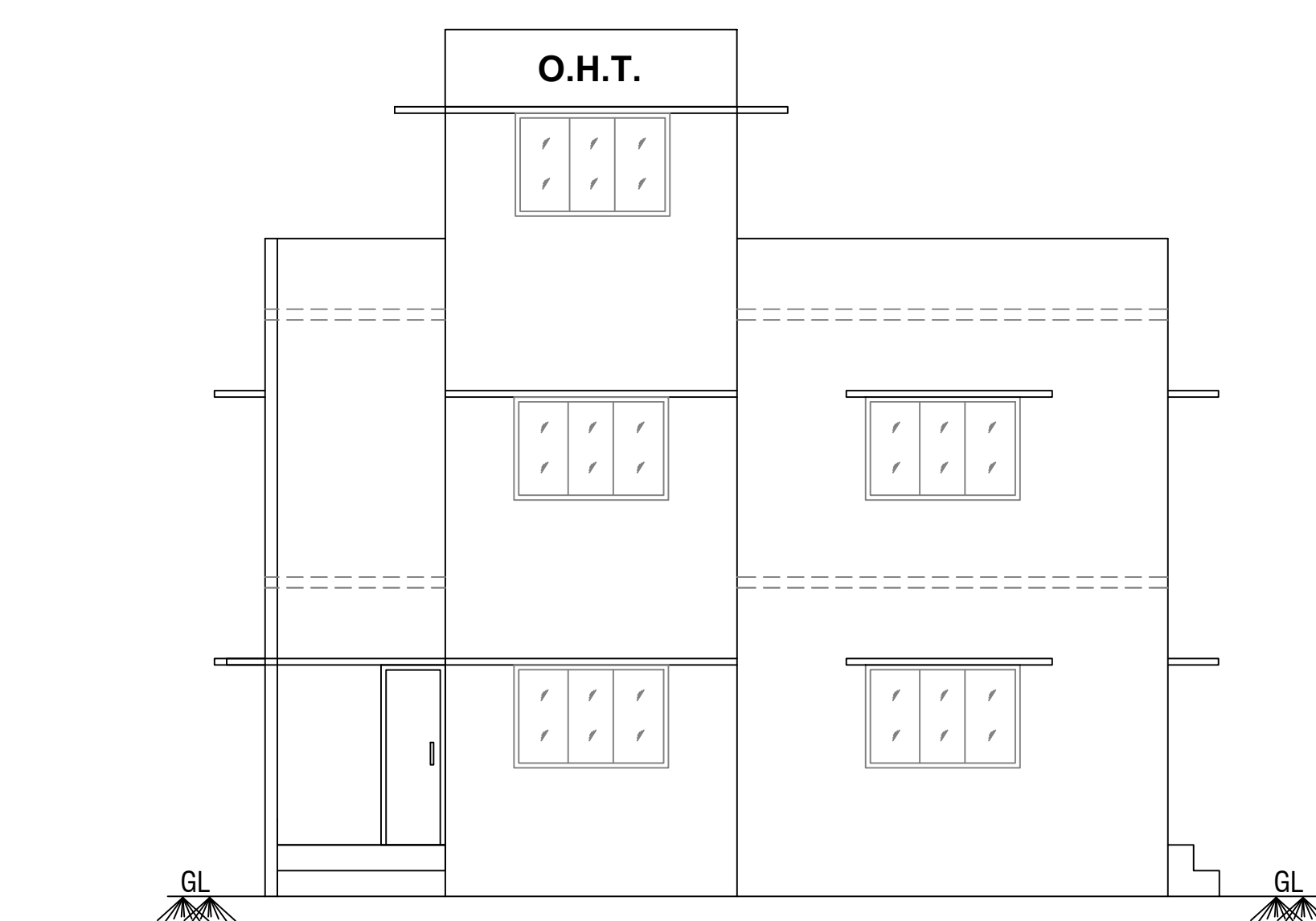
BLOCK-5 FLOOR PLAN



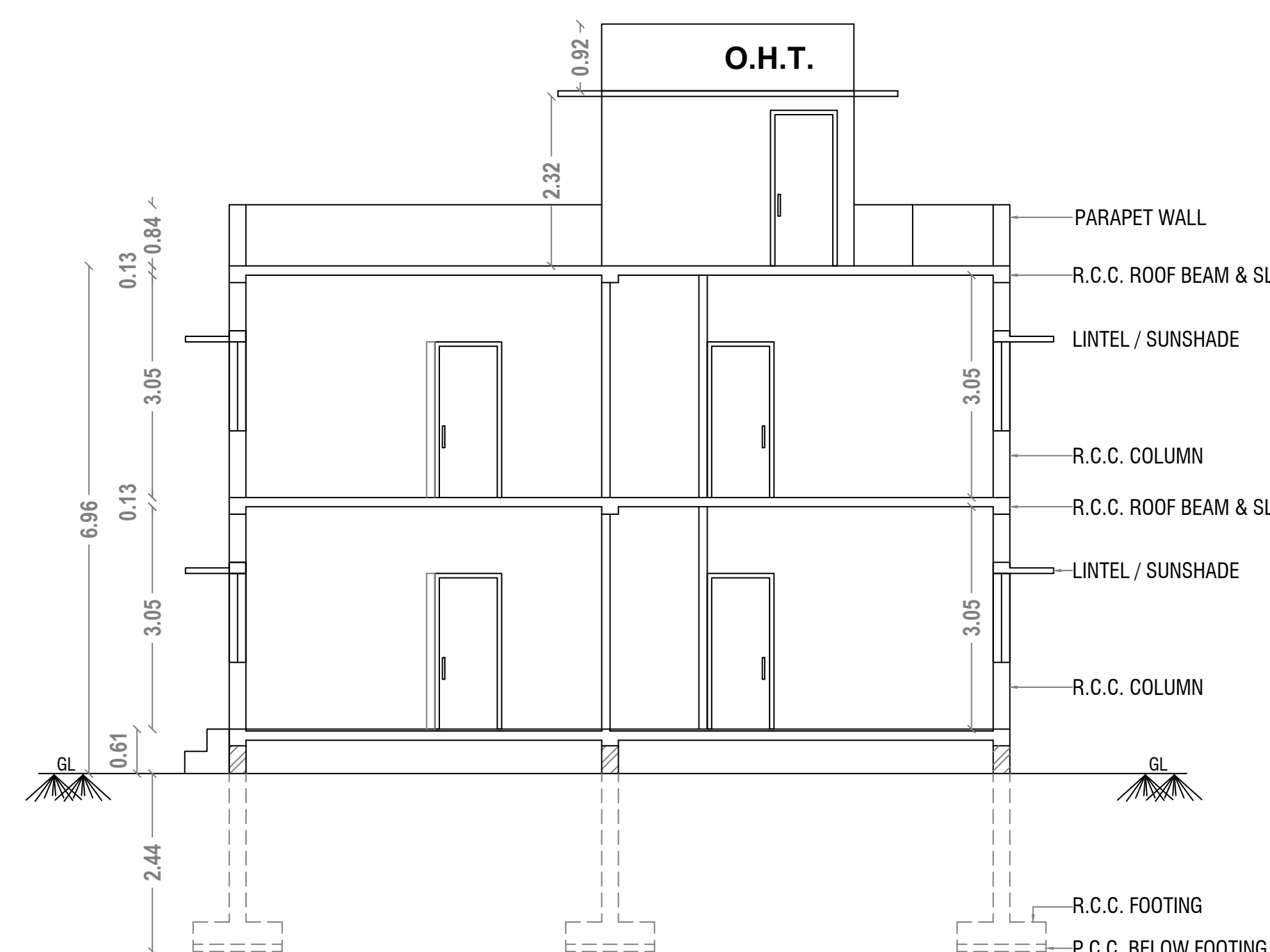
TERRACE FLOOR



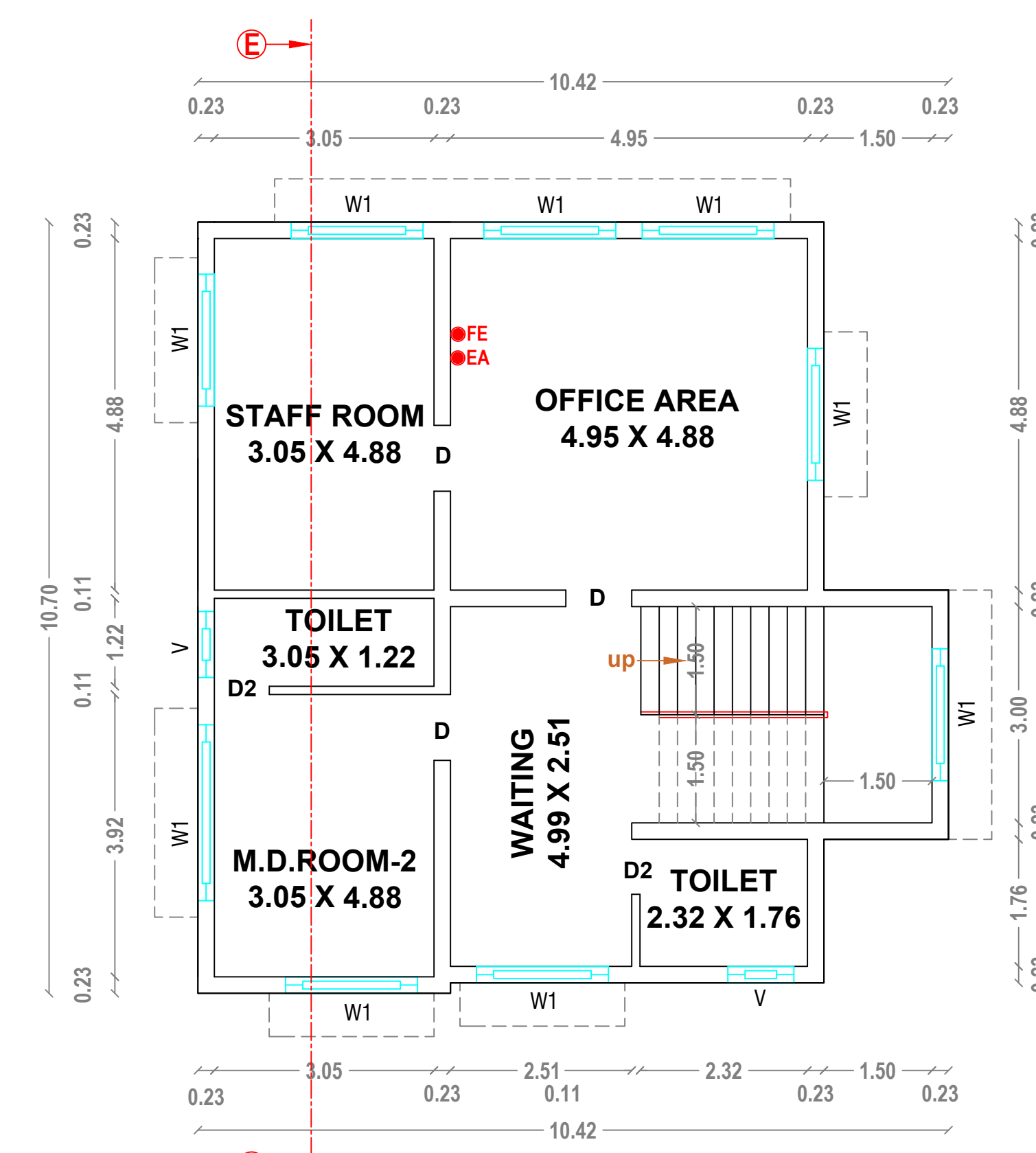
BLOCK-1 GROUND FLOOR



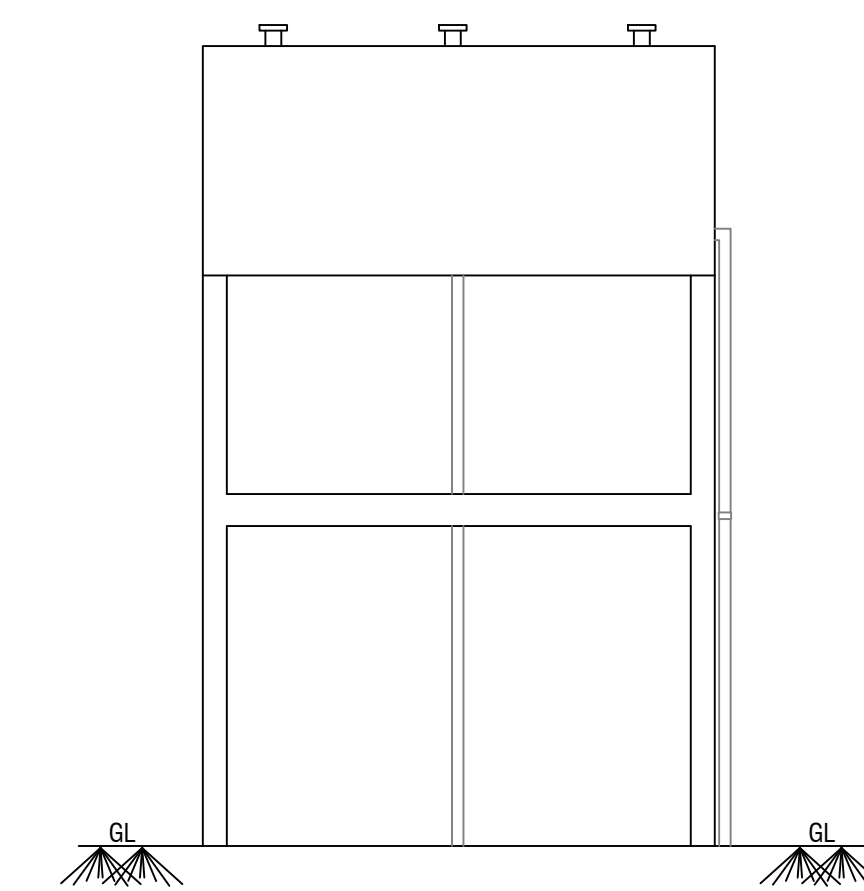
EAST SIDE ELEVATION



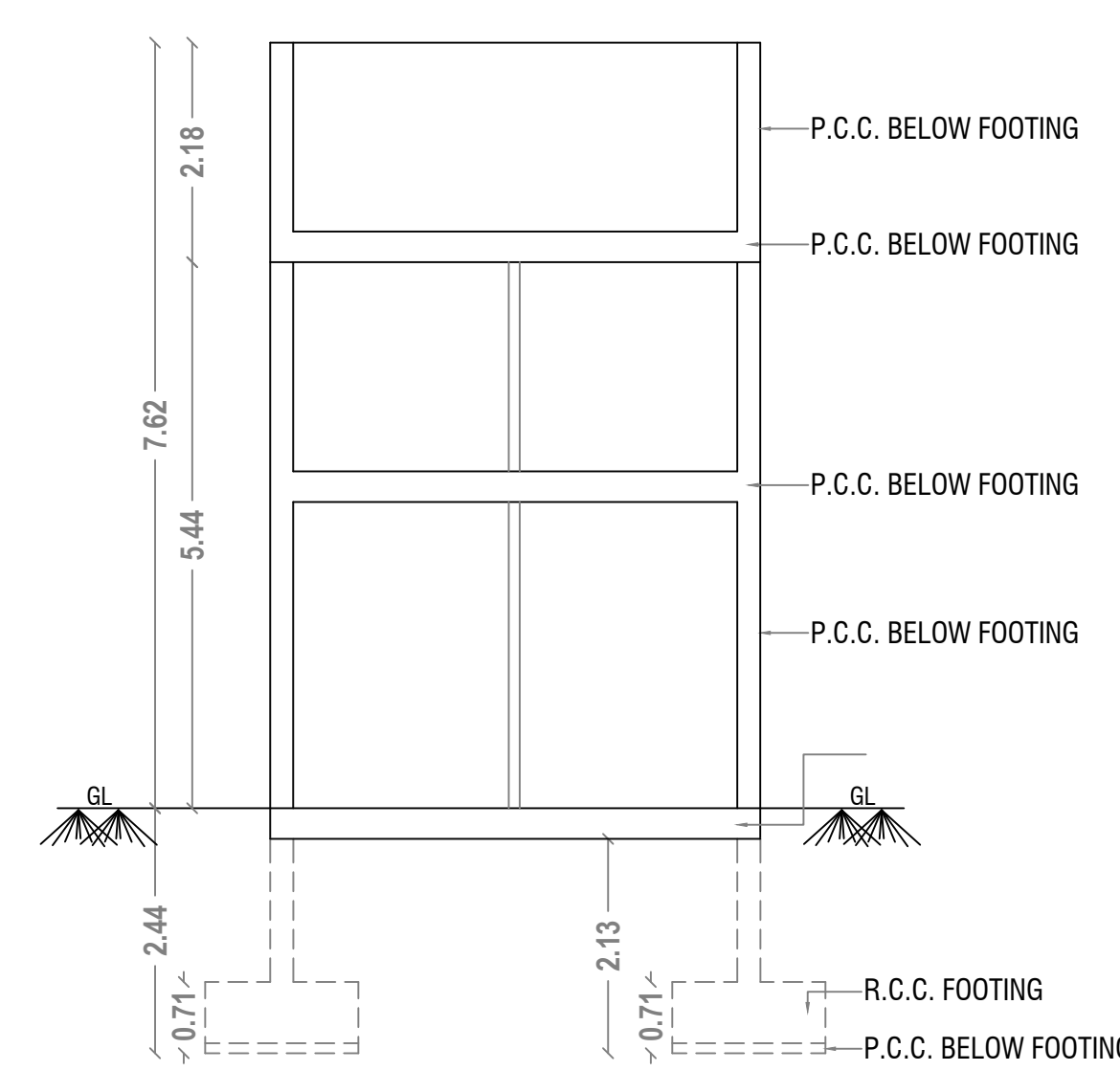
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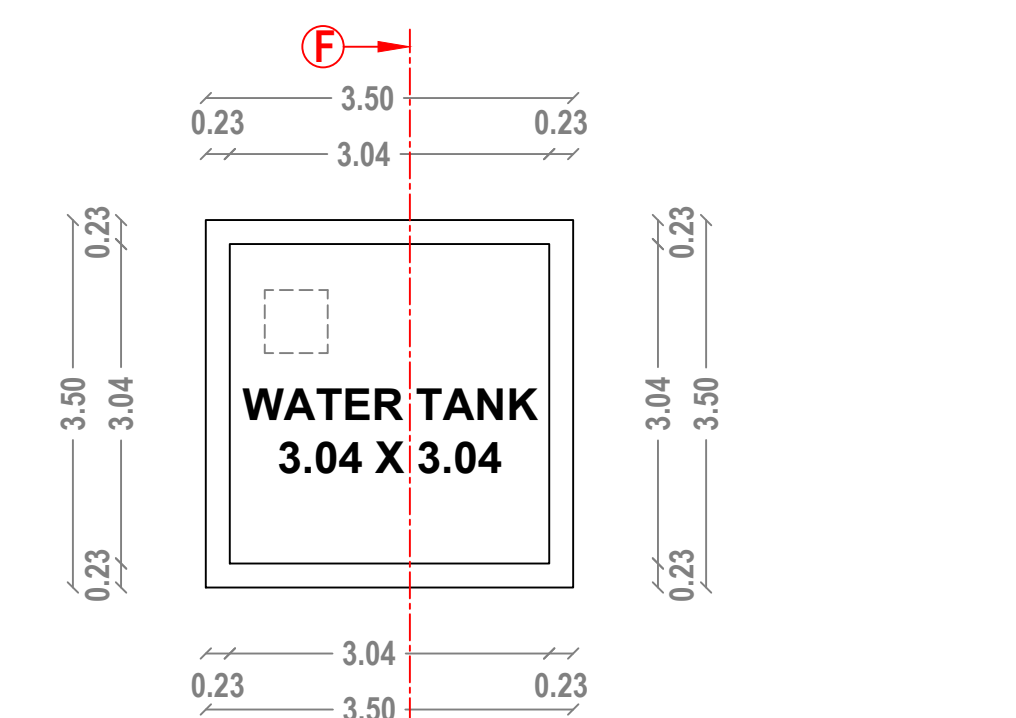
FIRST FLOOR



EAST SIDE ELEVATION



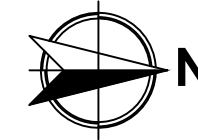
SECTION AT "FF"



OHT-BLOCK

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBING AND MACHINING WORK) BUILDING IN SF.NOS.205/2A AND 3A OF KUPPEPALAYAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1" = 8' (or) 1 : 100



BLOCK-2

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM	
	F.S.I	Non - F.S.I
Block-2	1430.71	---

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	3.66 x 3.66
Window	W	2.44 x 1.52

COLOUR INDEX:-

Proposed Construction	:	
Fire Extinguisher	:	
Emergency Alarm	:	

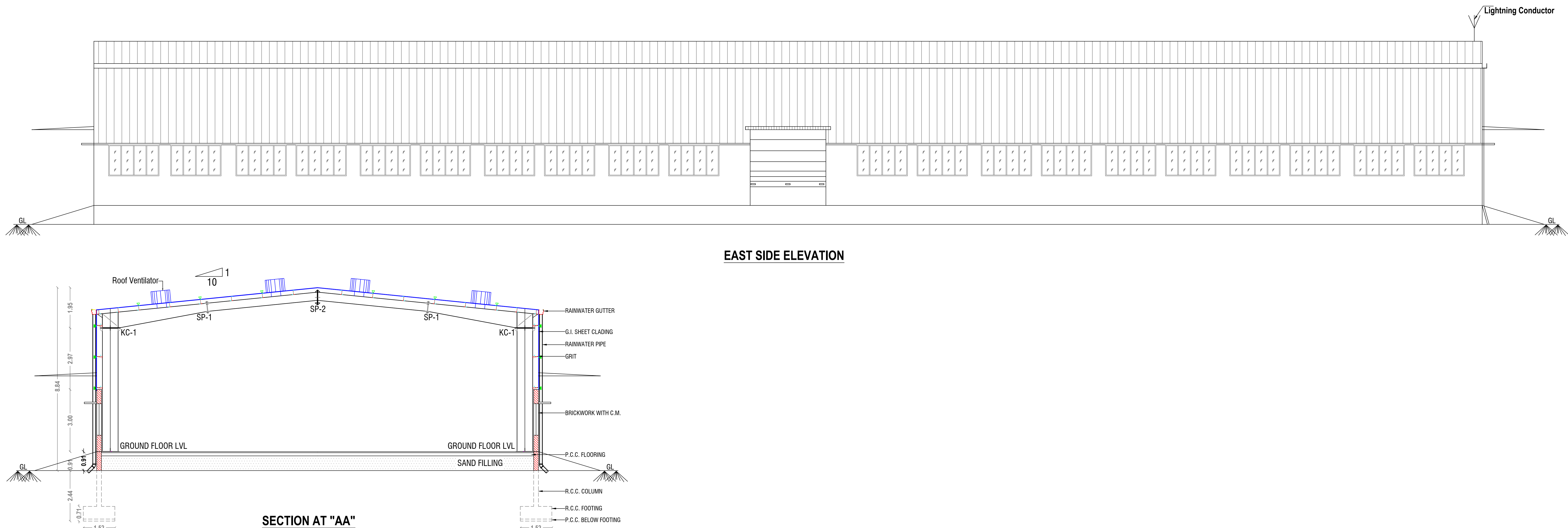
SITE APPROVAL

Application No.: SWP/BPA/048729/2023
Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / L.P./ (C.L.P.A) No. : 534 / 2023

PLANNING PERMISSION

Application No.: SWP/BPA/048729/2023
Planning Permission No. : 619/2023

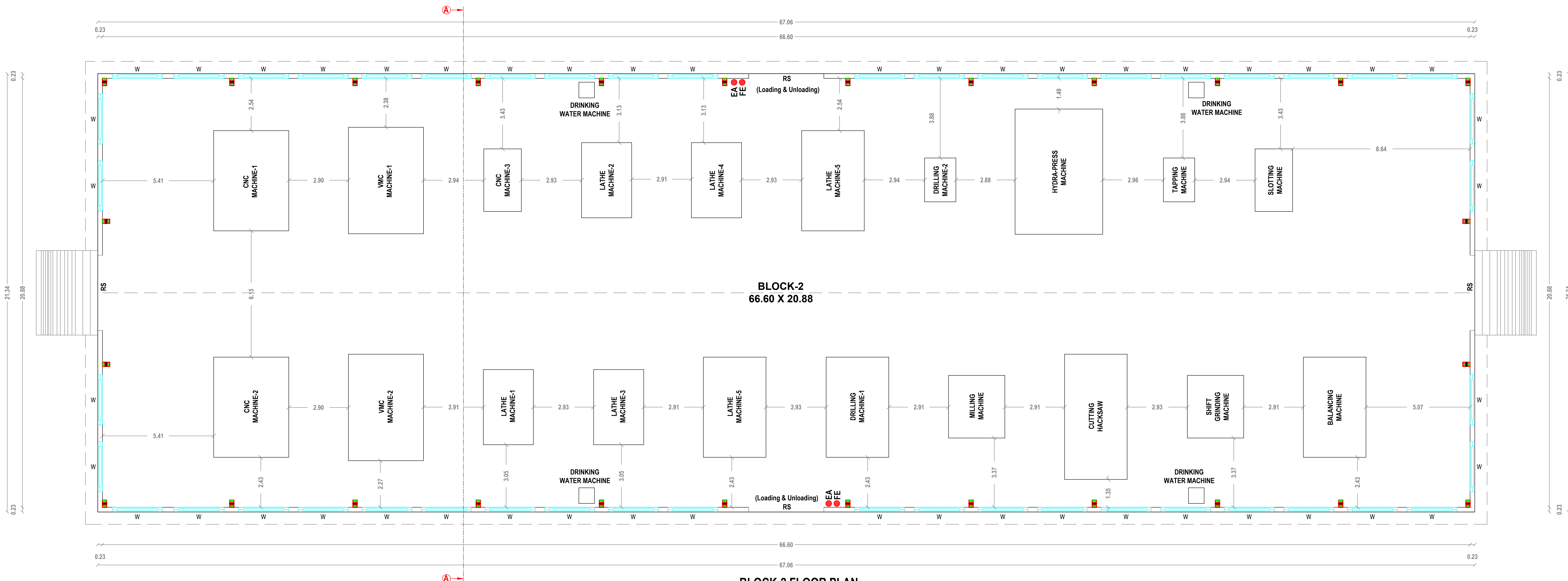
EAST SIDE ELEVATION



SECTION AT "AA"

**BLOCK-2
66.60 X 20.88**

BLOCK-2 FLOOR PLAN



For Hitec Pump Industries Pvt. Ltd.

Director

OWNER / APPLICANT

Er. S. KADIRVEL, B.E. M.Sc./REV. M.I.E. F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No. - KA-524265, F-14559
ENGINEER GRADE-I (REG. CSE LP/REG-11903011)
STRUCTURAL ENGINEER (C.I. REG.)
CSE LP/REG-11903011
#302, First Floor, Dr. Rajalakshmi Road,
Tolabadi, Coimbatore - 641 012

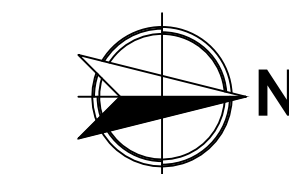
STRUCTURAL ENGINEER

Er. S. KADIRVEL, B.E. M.Sc./REV. M.I.E. F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No. - KA-524265, F-14559
ENGINEER GRADE-I (REG. CSE LP/REG-11903011)
STRUCTURAL ENGINEER (C.I. REG.)
CSE LP/REG-11903011
#302, First Floor, Dr. Rajalakshmi Road,
Tolabadi, Coimbatore - 641 012

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBGING AND MACHINING WORK) BUILDING IN SF.NOS.205/2A AND 3A OF KUPPEPALAYAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1" = 8' (or) 1 : 100



BLOCK-3

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM	
	F.S.I	Non - F.S.I
Block-3	848.30	---

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	3.66 x 3.66
Window	W	2.44 x 1.52

COLOUR INDEX:-

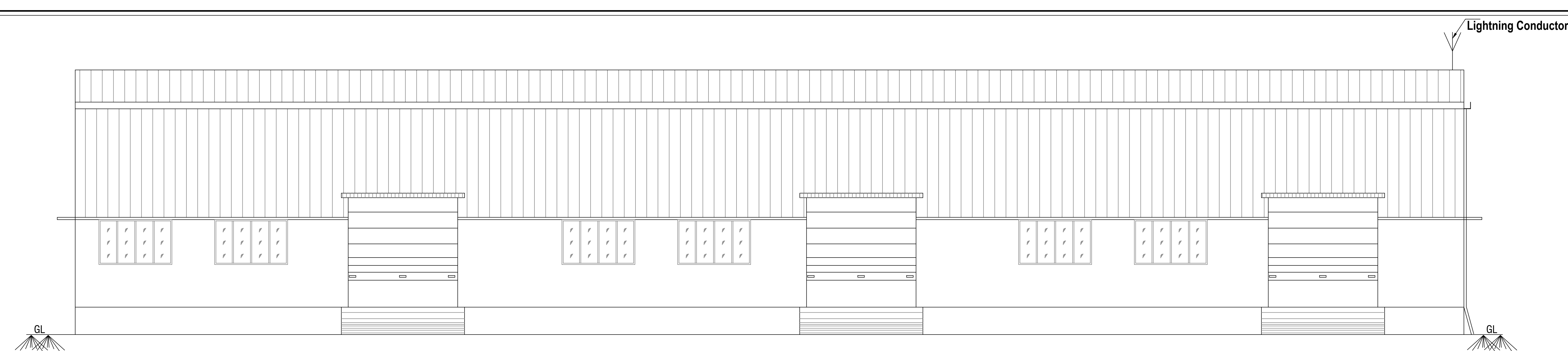
Proposed Construction	:	
Fire Extinguisher	:	● FE
Emergency Alarm	:	● EA

SITE APPROVAL

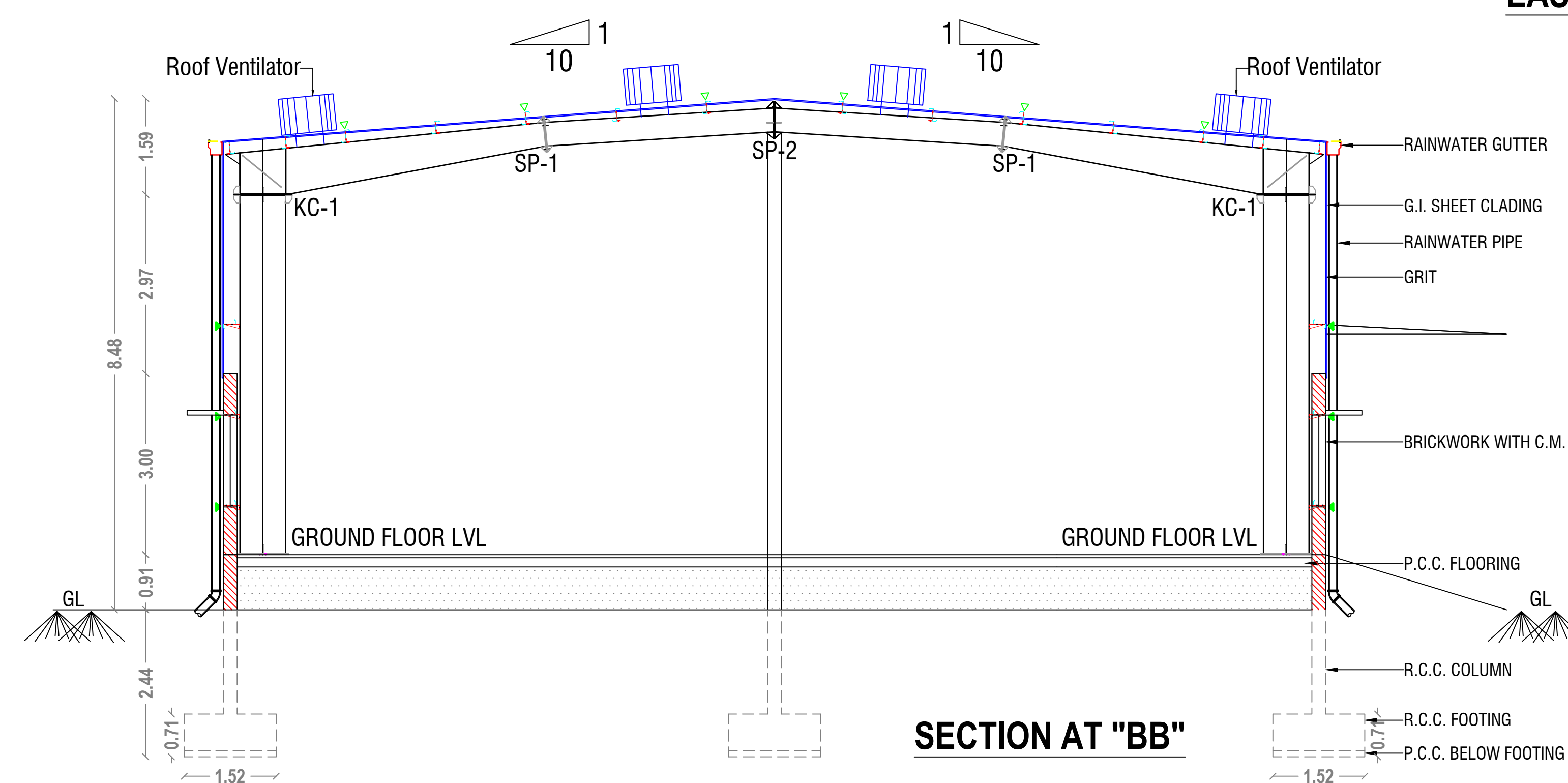
Application No.: SWP/BPA/048729/2023
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PLANNING PERMISSION

Application No.: SWP/BPA/048729/2023
Planning Permission No. : 619/2023



EAST SIDE ELEVATION



SECTION AT "BB"



BLOCK-3 FLOOR PLAN

For Hitec Pump Industries Pvt. Ltd.
Director

OWNER / APPLICANT

Er. S. KADIRVEL, B.E., M.Sc. (REV), M.I.E., F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.: M-1284355, F-141059
ENGINEER GRADE-I (RE) CSE LP/RE/GR-II/9030111
STRUCTURAL ENGINEER GR-II (SE)
CSE LP/RE/GR-II/9030107
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore - 641 012

STRUCTURAL ENGINEER

Er. S. KADIRVEL, B.E., M.Sc. (REV), M.I.E., F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.: M-1284355, F-141059
ENGINEER GRADE-I (RE) CSE LP/RE/GR-II/9030111
STRUCTURAL ENGINEER GR-II (SE)
CSE LP/RE/GR-II/9030107
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore - 641 012

REGISTERED ENGINEER

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SCALE:- 1" = 8' (or) 1 : 100



BLOCK-4

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM	
	F.S.I	Non - F.S.I
Block-4	1052.12	---

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	3.66 x 3.66
Window	W	2.44 x 1.52

COLOUR INDEX:-

Proposed Construction	:
Fire Extinguisher	:
Emergency Alarm	:

SITE APPROVAL

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Application No.: SWP/BPA/048729/2023
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For Hitec Pump Industries Pvt. Ltd.

Director

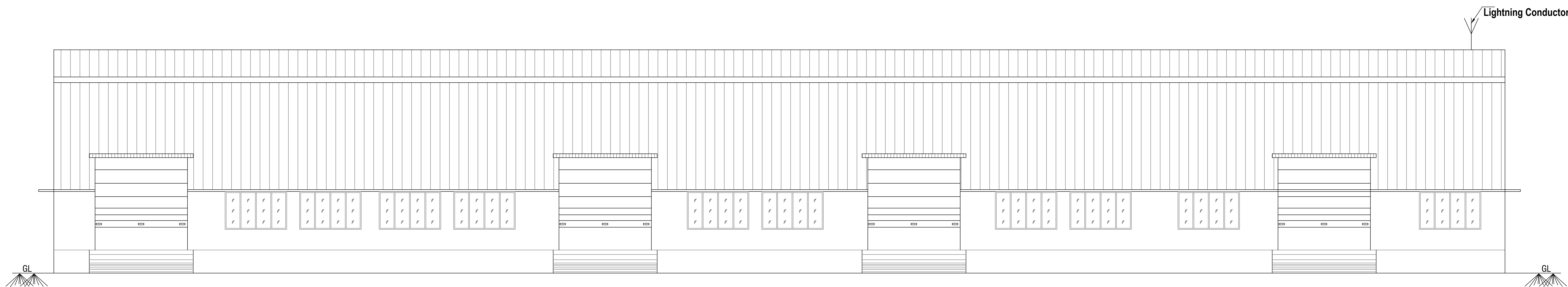
OWNER / APPLICANT

Er. S. KADIRVEL, B.E., M.Sc. (REV.), M.I.E., F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No. - M-1254255, F-14159
ENGINEER GRADE-I (RE) CSE LPARE/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CSE LPARE/GR-I/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore - 641 012

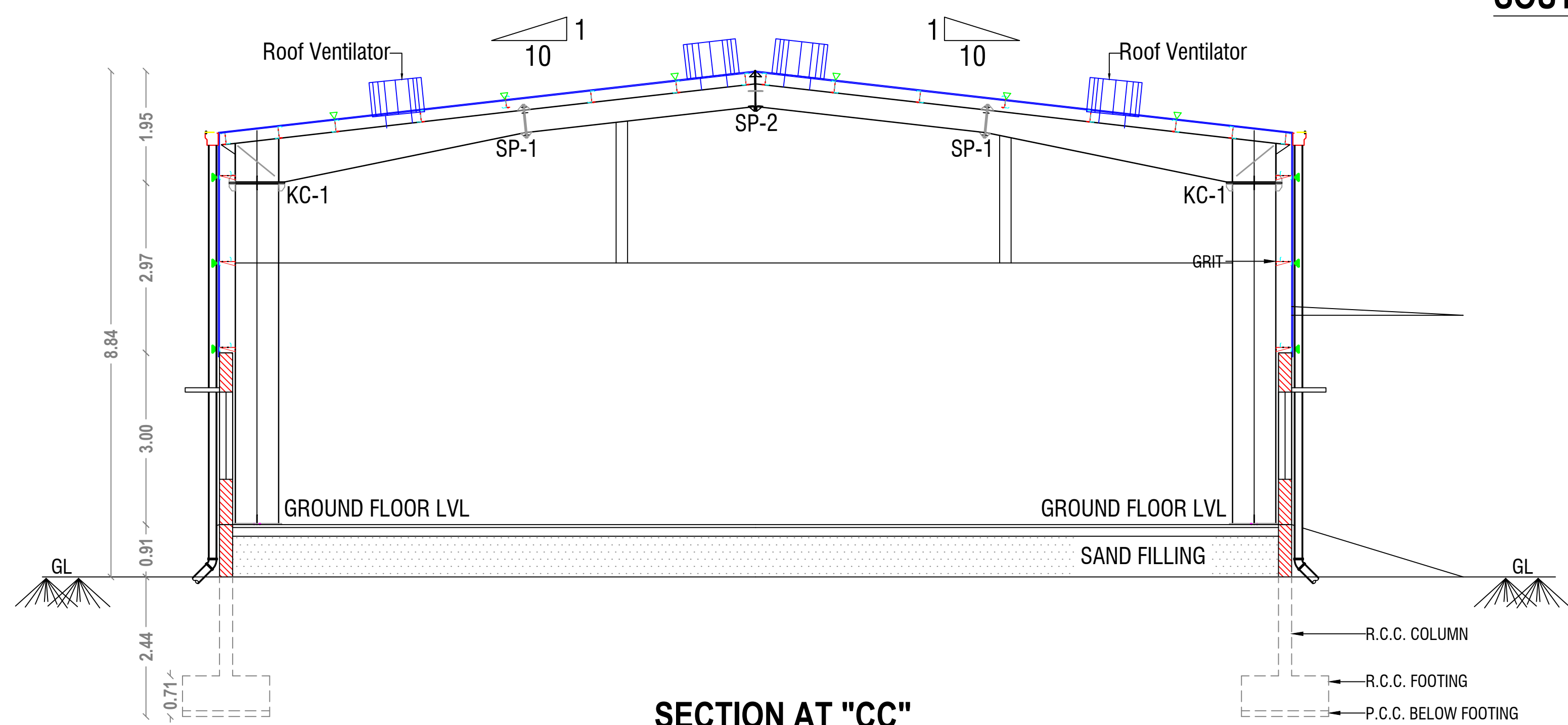
STRUCTURAL ENGINEER

Er. S. KADIRVEL, B.E., M.Sc. (REV.), M.I.E., F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No. - M-1254255, F-14159
ENGINEER GRADE-I (RE) CSE LPARE/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
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#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore - 641 012

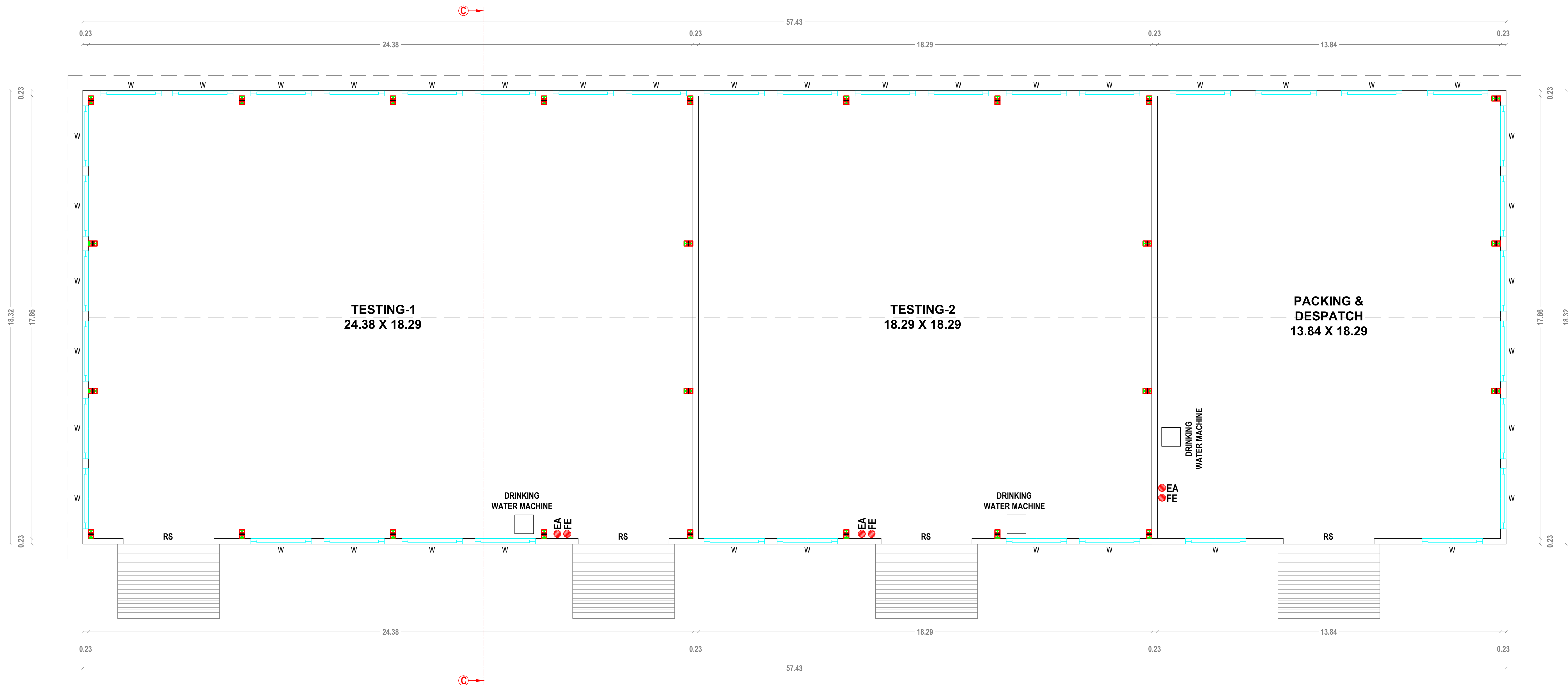
REGISTERED ENGINEER



SOUTH SIDE ELEVATION



SECTION AT "CC"

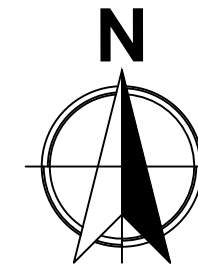


BLOCK-4 FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBGING AND MACHINING WORK) BUILDING IN SF.NOS.205/2A AND 3A OF KUPPEPALAYAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1" = 33' (or) 1 : 400

INDUSTRIAL TYPE: GREEN

**AREA DETAILS:-**

Description	Area in Sqm		
	Patta Area	Doc. Area	S. Imposed
SF.No.205/2A	2175.00	2175.00	2242.52
SF.No.205/3A	9226.00	9226.00	9126.52
TOTAL	11401.00	11401.00	11369.04

Least Plot Extent = 11369.04 Sqm

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM		
	F.S.I	Non-F.S.I	Total
Block-1 (GF)	98.16	---	98.16
Block-1 (FF)	98.16	---	98.16
Block-1 (Terrace)	---	18.75	18.75
Block-2	1430.71	---	1430.71
Block-3	848.30	---	848.30
Block-4	1052.12	---	1052.12
Block-5	111.92	---	111.92
Block-6	51.24	---	51.24
O.H.T.	12.25	---	12.25
Total	3702.86	18.75	3721.61

Available Site Open Space = 7796.30 Sqm

F.S.I = (3702.86/11369.04) = 0.326

O.S.R. CALCULATION:-

Site Area X 10% = (1369.04 x 10%) = 1137 Sqm
OSR Provided = 1141.00 Sqm (10.04%)

MACHINERY DETAILS:-

Sl.No.	Description	QTY	HP	Total
1	Centre Lathe	6	5	30
2	LMW CNC Machine	3	15	45
3	VMC Machine	2	15	30
4	Drilling Machine	2	2	4
5	Milling Machine	1	2	2
6	Grinding Machine	1	3	3
7	Hydropress Machine	1	5	5
8	Hacksaw Cutting Machine	1	1.5	1.5
9	Tapping Machine	1	2	2
10	Compress Machine	1	1	1
11	Bench Polisher	1	2	2
12	SP Pillar Drilling Machine	2	3	6
13	Slot Machine	1	2	2
14	Drying Oven Kerone	1	3	3
15	Dynamic Balancing Machine	1	1.5	1.5
Total Horse Power				138

PARKING REQUIREMENT:-

	Req.	pro.	MEMBERS:-
Lorry	= 8	8	Staffs = 5
Car	= 5	5	Workers (M) = 10
Two Wheeler	= 65	99	Workers (F) = 5
Cycle	= 65	100	Total = 20

NOTE:-

- * All measurements are in Metre
- * All round compound wall provided.
- * Sump, Fire Sump & S.T.P. provided.
- * Fire extinguisher & Emergency alarm provided.
- * Lightning conductor provided in the terrace floor.
- * Rainwater percolation pits provided.
- * O.H.T. and Solar panel provided in the terrace floor.

COLOUR INDEX:-

Boundary of the Site	:	
Existing Roads	:	
Proposed Construction	:	
Rainwater Percolation Trench	:	

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Director

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E. S. Kadirvel
E. S. KADIRVEL, B.E., M.Sc. (REV), M.I.E. F.I.A.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.: M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/REG/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
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Kosabadi, Coimbatore - 641 012

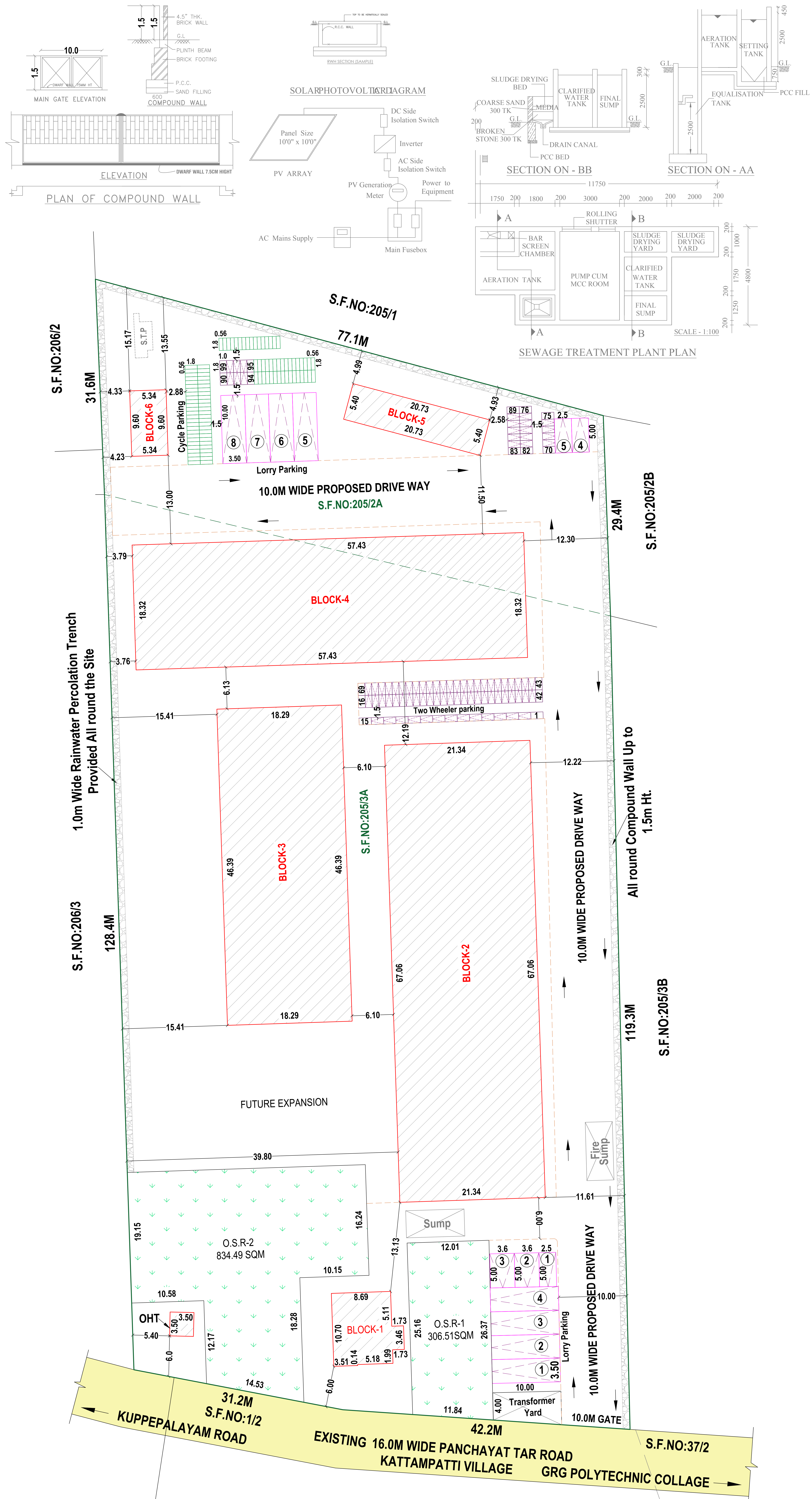
STRUCTURAL ENGINEER

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ENGINEER GRADE-I (RE) CBE LPA/REG/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Kosabadi, Coimbatore - 641 012

REGISTERED ENGINEER

K.GOWTHAMI
SURVEYOR / ASSISTANT DRAUGHTSMAN

K.BALAMURUGAN
DRAUGHTSMAN GRADE-III



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

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



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.

