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.

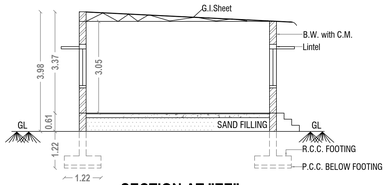
Verified RealEstate™

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

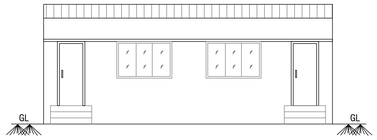
hello@verified.realestate

+91 9996 12 9996

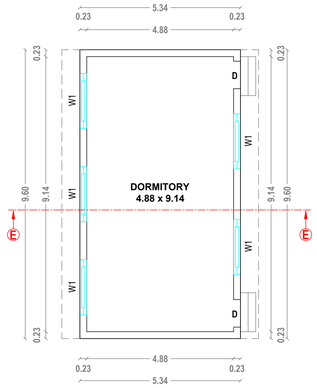
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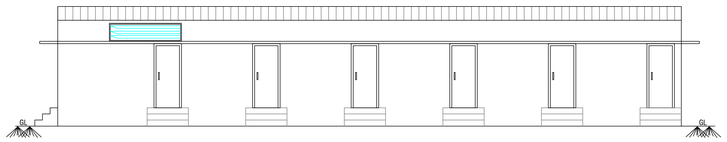
SECTION AT "EE"



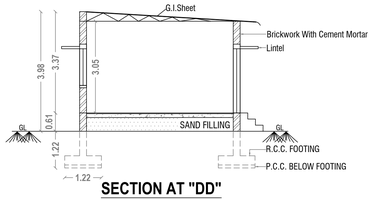
EAST SIDE ELEVATION



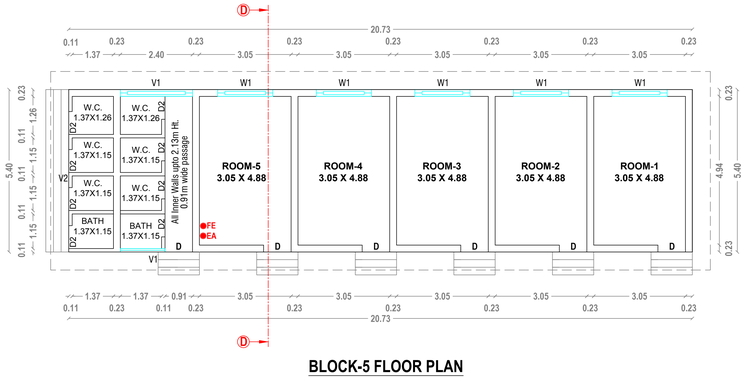
BLOCK-6 FLOOR PLAN



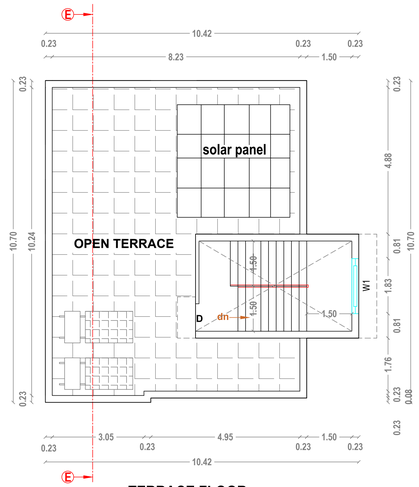
SOUTH SIDE ELEVATION



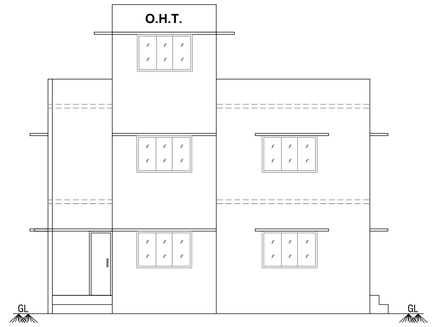
SECTION AT "DD"



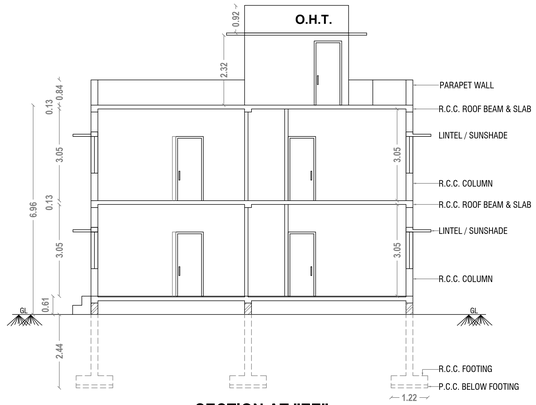
BLOCK-5 FLOOR PLAN



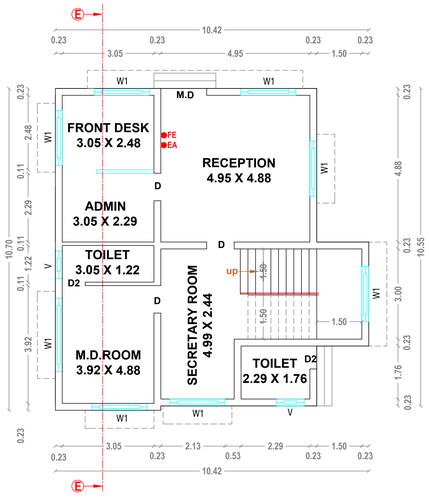
TERRACE FLOOR



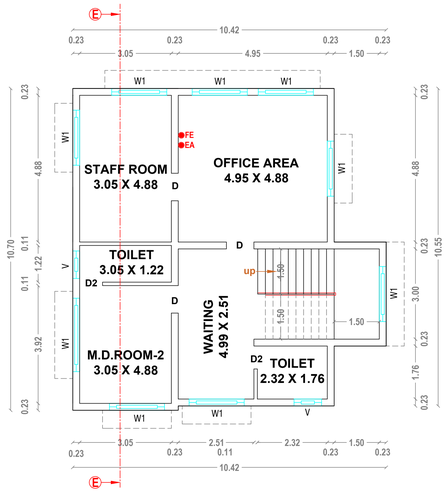
EAST SIDE ELEVATION



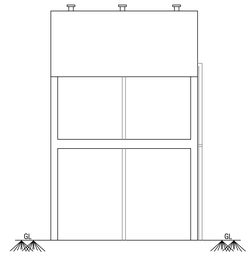
SECTION AT "EE"



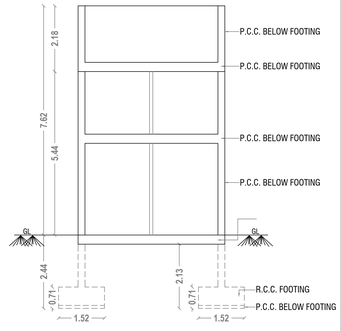
BLOCK-1 GROUND FLOOR



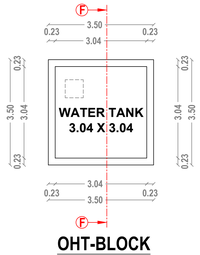
FIRST FLOOR



EAST SIDE ELEVATION



SECTION AT "FF"



OHT-BLOCK

SHEET NO.2/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBBING 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

N

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

Er. S. KADIRVEL, B.E.,M.Sc.(REV), M.I.E.F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-1294355, F-14058
ENGINEER GRADE-I (IRE) CBE LPA/RE/GR-I/19/03/111
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/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.V.
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REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBBING 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

N

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 : FE

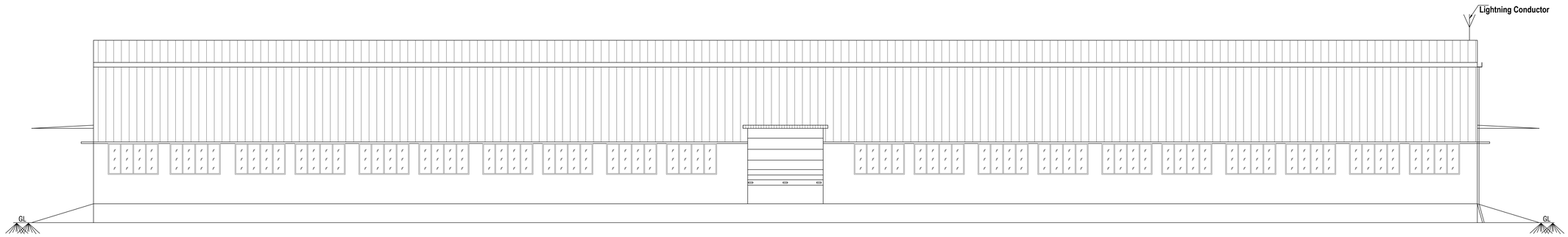
Emergency Alarm : EA

SITE APPROVAL

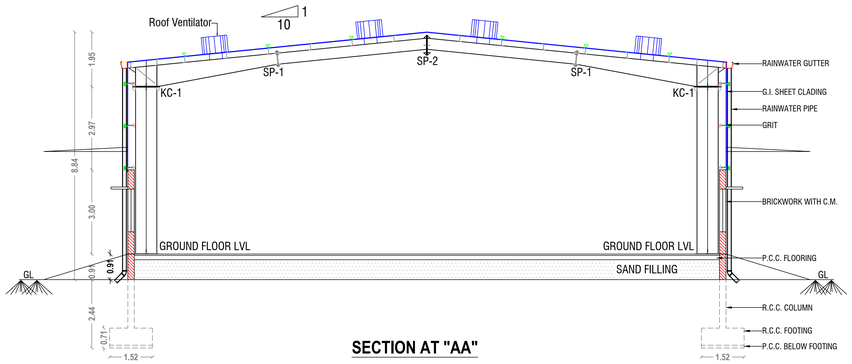
Application No.: SWP/BPA/048729/2023
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PLANNING PERMISSION

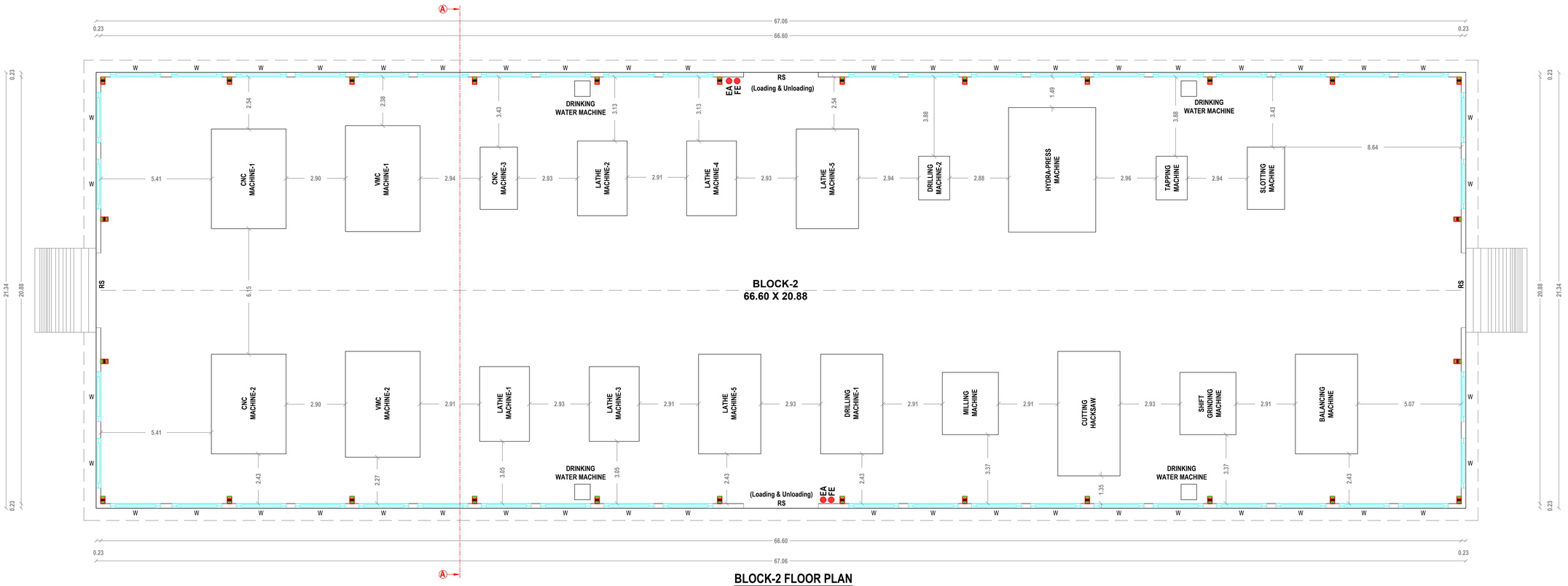
Application No.: SWP/BPA/048729/2023
Planning Permission No. : 619/2023



EAST SIDE ELEVATION



SECTION AT "AA"



BLOCK-2 FLOOR PLAN

For Hitec Pump Industries Pvt. Ltd.

Director

OWNER / APPLICANT

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CSE LPA/SE/GR-II/19/3/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012

STRUCTURAL ENGINEER

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CSE LPA/SE/GR-II/19/3/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBBING 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

N

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

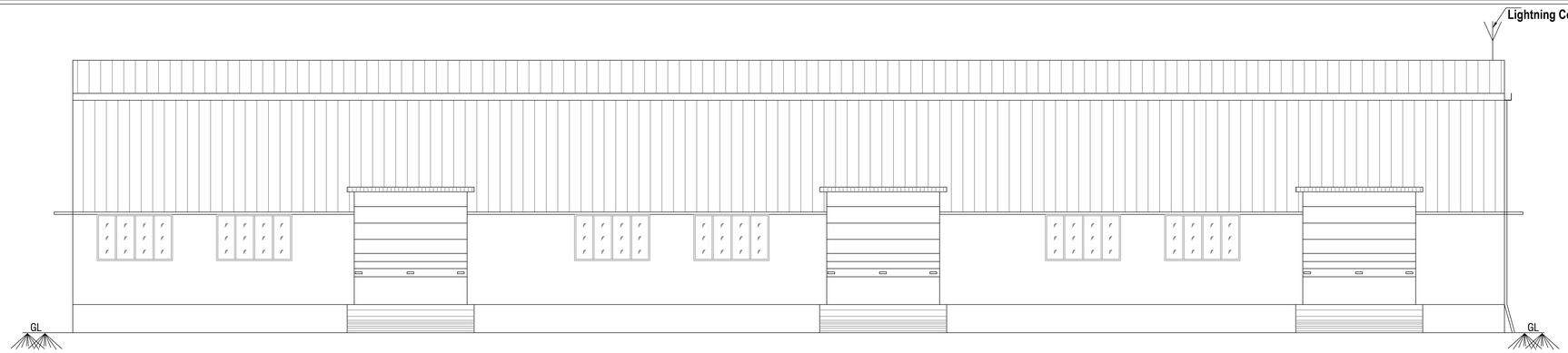
Emergency Alarm : EA

SITE APPROVAL

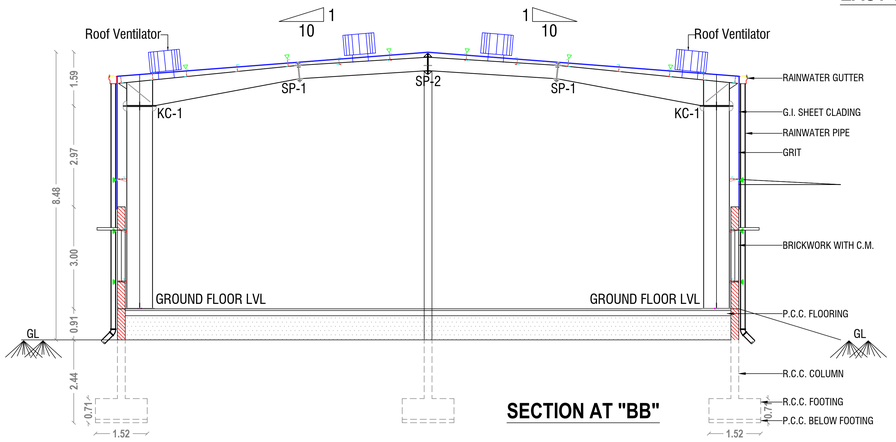
Application No.: SWP/BPA/048729/2023
Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / L.P./(C.L.P.A) No. : 534 / 2023

PLANNING PERMISSION

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



EAST SIDE ELEVATION



SECTION AT "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.V.
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CBE LPA/SE/GR-II/19/03/007
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Tatabad, Coimbatore – 641 012

STRUCTURAL ENGINEER

Er. S. KADIRVEL, B.E.,M.Sc.(REV)., M.I.E.,F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-1284355/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBBING 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

N

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 : FE

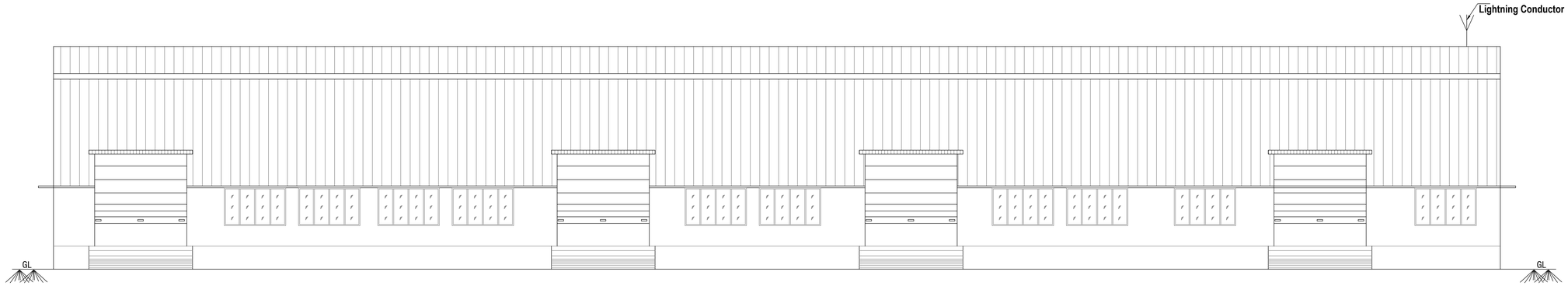
Emergency Alarm : EA

SITE APPROVAL

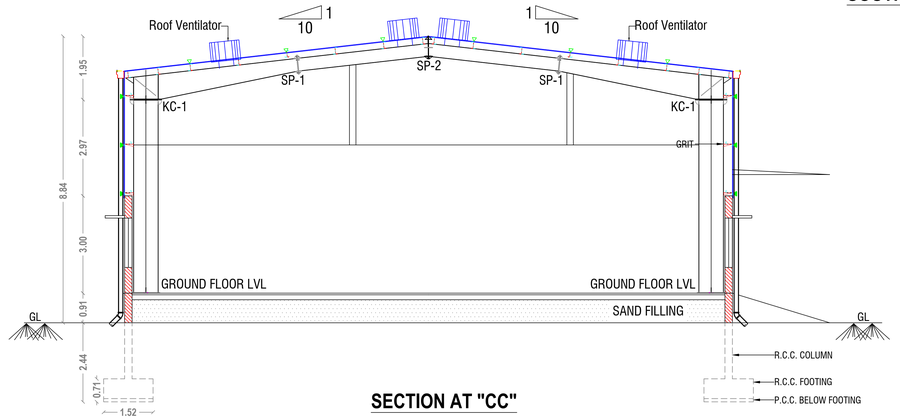
Application No.: SWP/BPA/048729/2023
Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / L.P./(C.L.P.A) No. : 534 / 2023

PLANNING PERMISSION

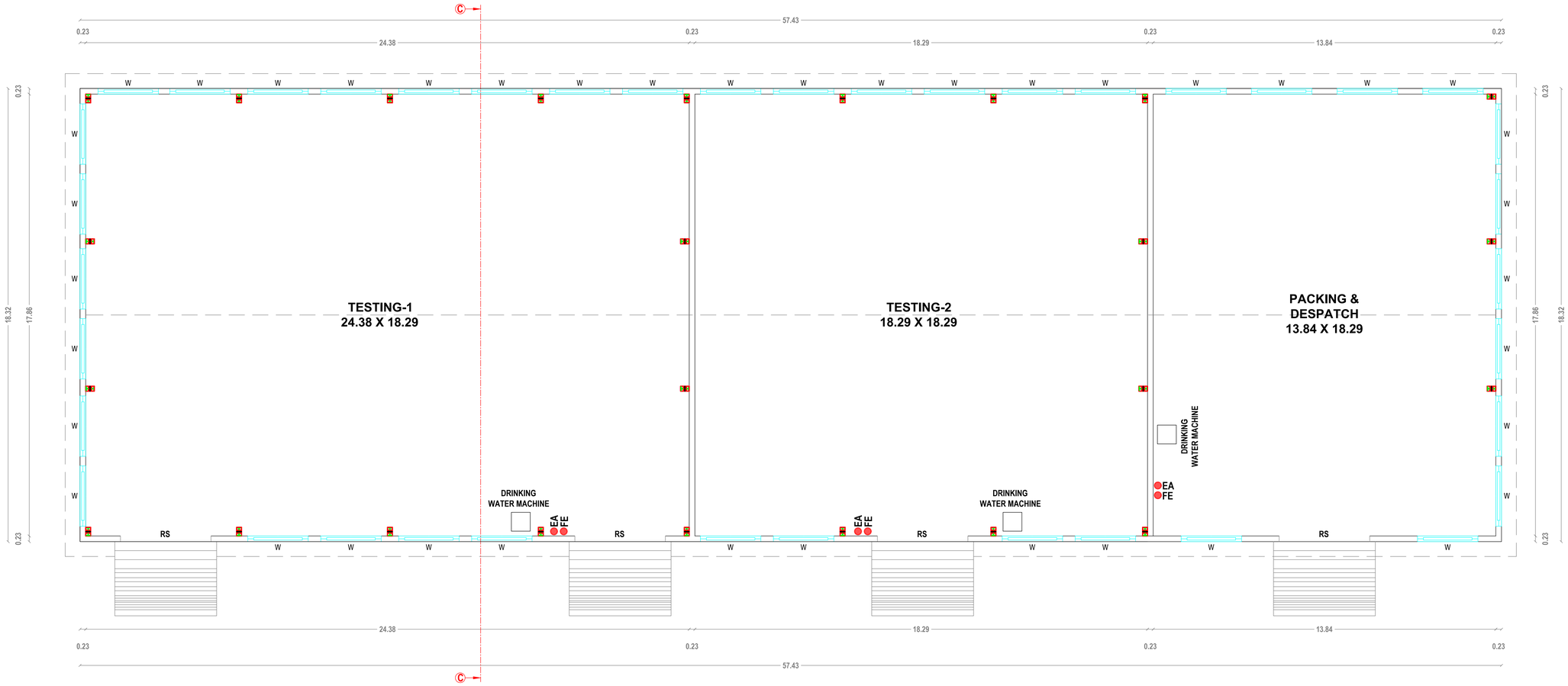
Application No.: SWP/BPA/048729/2023
Planning Permission No. : 619/2023



SOUTH SIDE ELEVATION



SECTION AT "CC"



BLOCK-4 FLOOR PLAN

For Hitec Pump Industries Pvt. Ltd.
Director

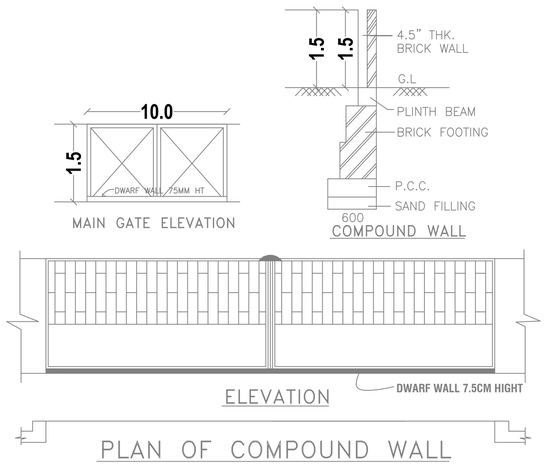
OWNER / APPLICANT

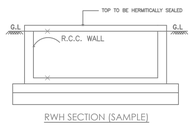
Er. S. KADIRVEL, B.E.,M.Sc.(REV)..M.I.E.F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-1234265/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-I/19/03/011
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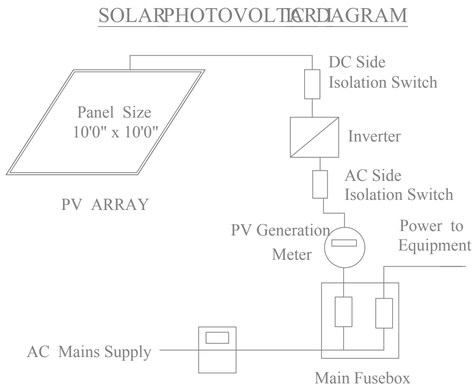
STRUCTURAL ENGINEER

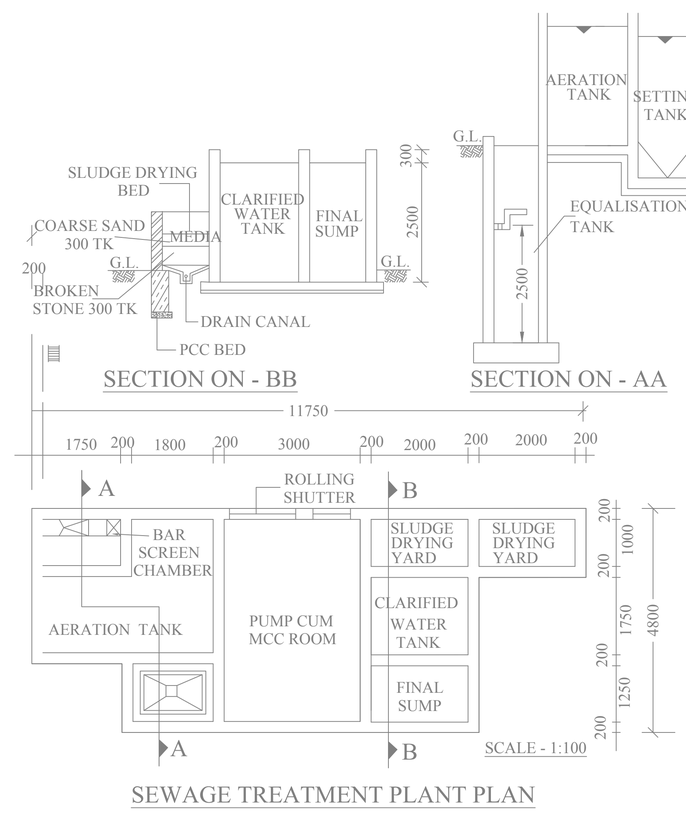
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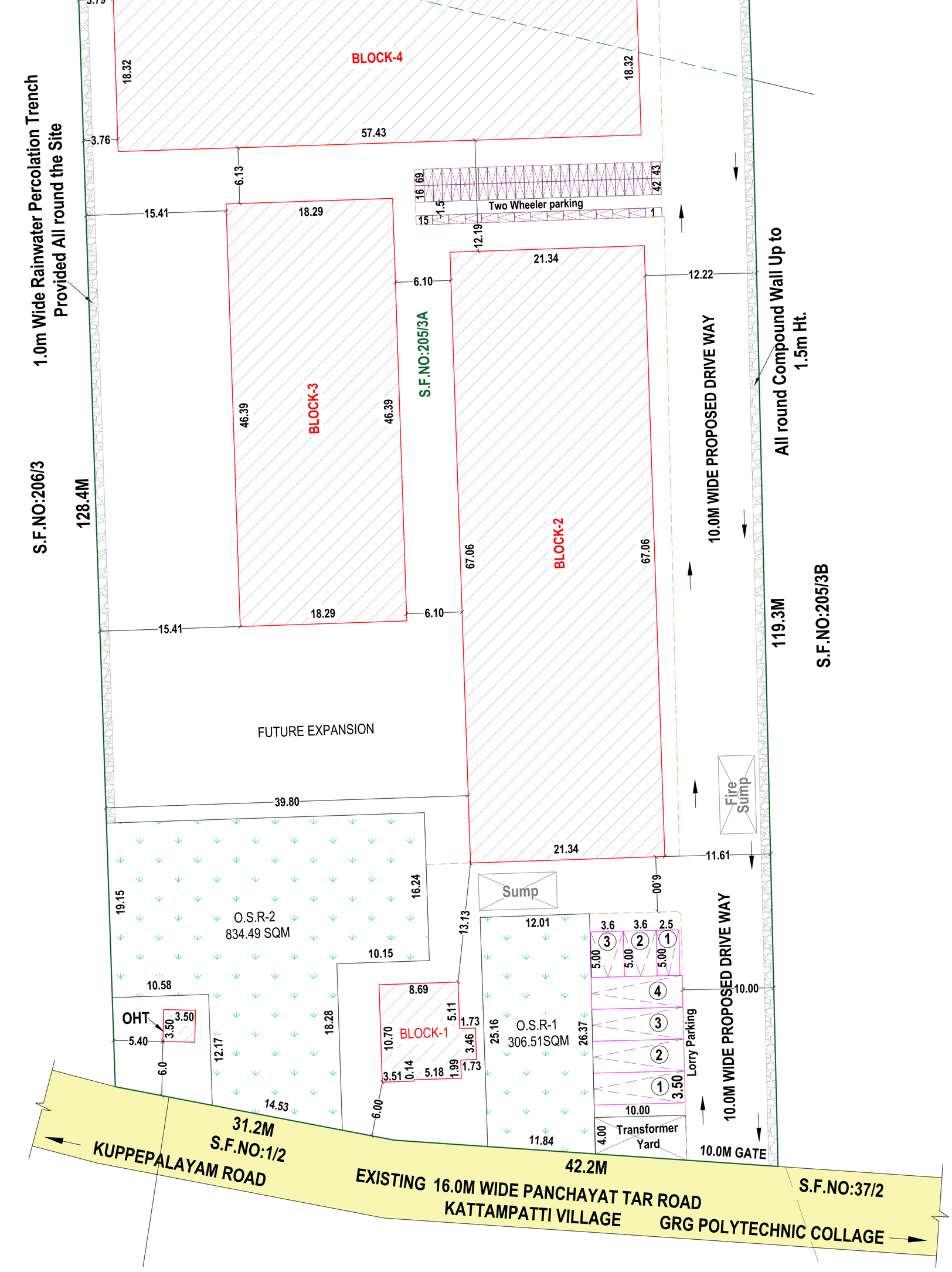
REGISTERED ENGINEER











SHEET NO.1/5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL (JOBBING 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

N

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.
Lorry	=	8	8
Car	=	5	5
Two Wheeler	=	65	99
Cycle	=	65	100

MEMBERS:-

Staffs	= 5
Workers (M)	= 10
Workers (F)	= 5
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 :

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

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For Hitec Pump Industries Pvt. Ltd.,
Director

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STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012

STRUCTURAL ENGINEER

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CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
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REGISTERED ENGINEER

K.GOWTHAMI
SURVEYOR / ASSISTANT DRAUGHTSMAN

K.BALAMURUGAN
DRAUGHTSMAN GRADE-III

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

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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.