PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

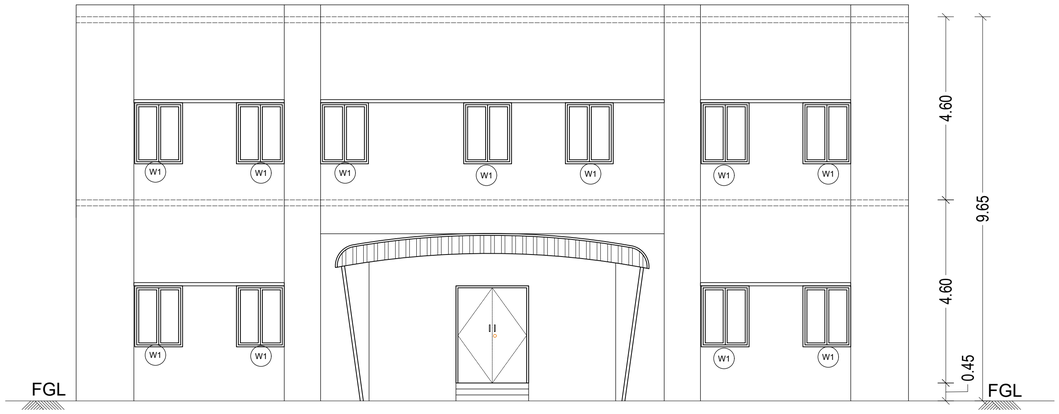
ISSUING AUTHORITY
DTCP

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

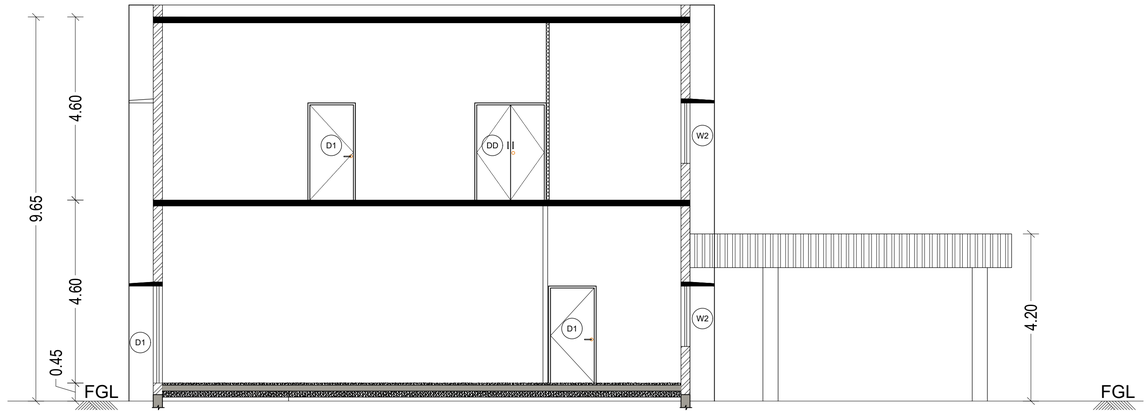
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Chennai 600 097, India

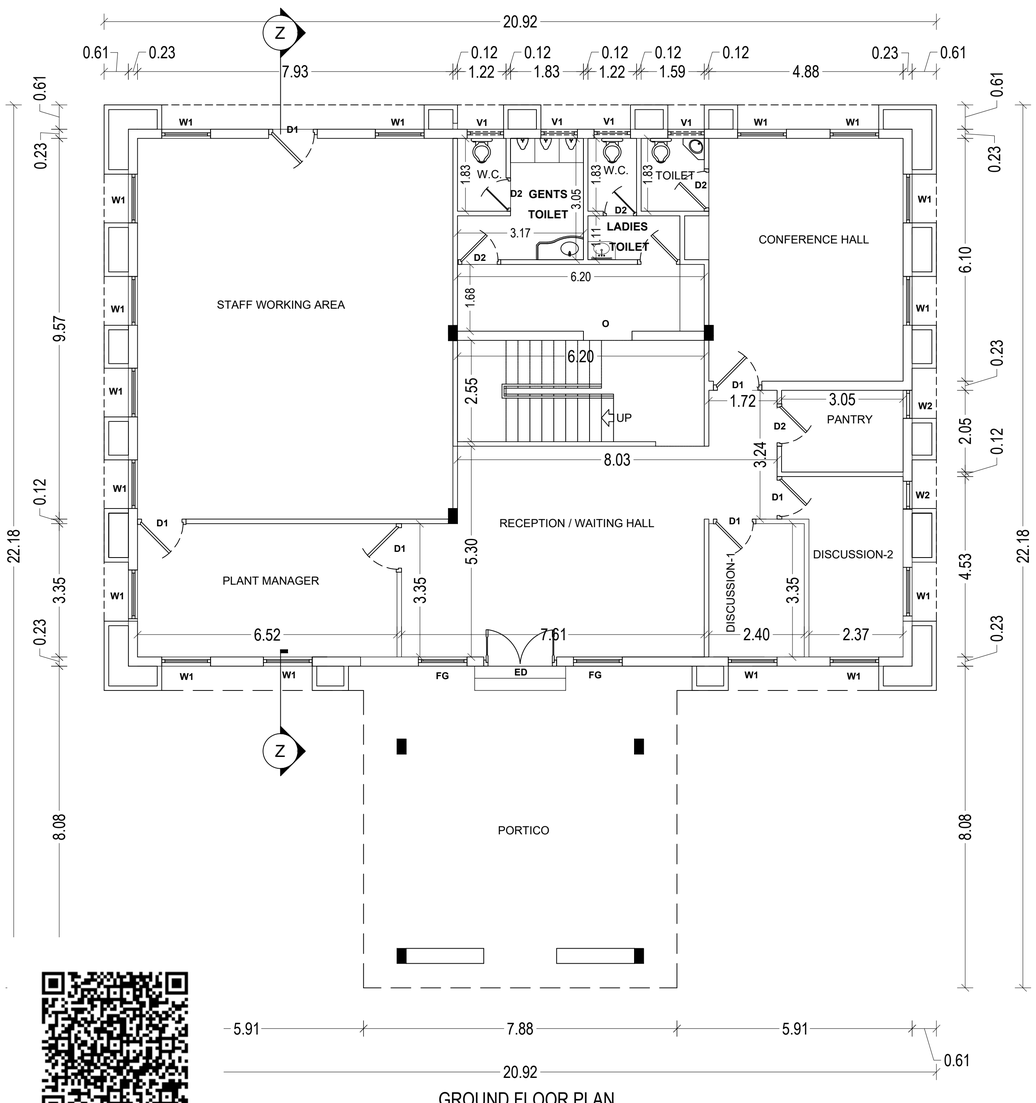
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+91 9996 12 9996
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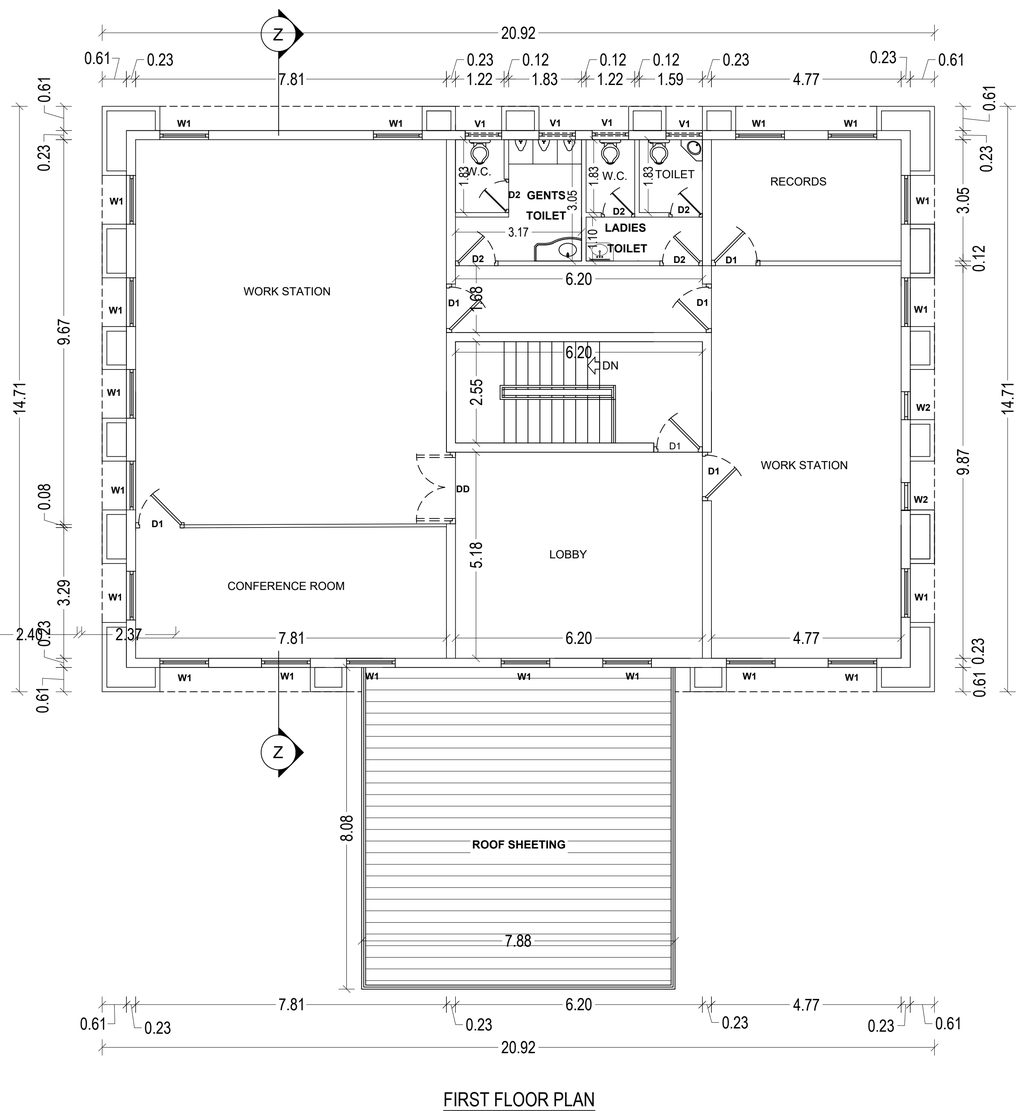
NORTH SIDE ELEVATION
ADMINISTRATIVE BLOCK



SECTION - ZZ
ADMINISTRATIVE BLOCK



GROUND FLOOR PLAN
ADMINISTRATIVE BLOCK



FIRST FLOOR PLAN
ADMINISTRATIVE BLOCK

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION IN THE EXISTING INDUSTRIAL BUILDING OF M/s.KIRLOSKAR BROTHERS LIMITED AT SURVEY NO.324/1, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

JOINERY SCHEDULE

DOOR/ WINDOW ID	WIDTH	HEIGHT	DESCRIPTION
ED	1800	2100	MAIN DOOR
DD	1800	2100	DOOR
D1	1200	2100	DOOR
D2	840	2100	DOOR
FG	1200	1800	FIXED GLAZING
W1	1200	1500	WINDOW
W2	700	1500	WINDOW
V1	900	600	VENTILATOR

COLOUR INDEX :

PROPOSED

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07586
New No : 15, 54th Street,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840096428
E-mail : tjarchitects@gmail.com

STRUCTURAL ENGINEER :

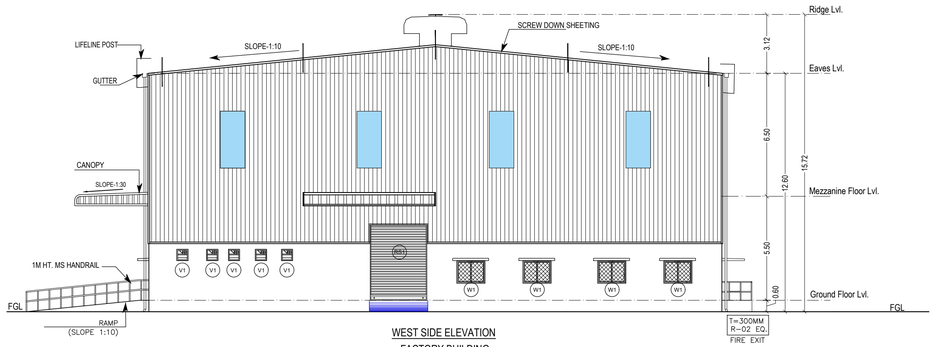
Dr. R.S.MURALITHARAN, B.E., M.E(Struc) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg. No. SE/GR-I/SR/2233
DTCP Reg. No. COLRGN / SE / Gr-I/ 2020/02/004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/25, Muthusamy Street,Perungalathur,Chennai-63.
✆ : 9489356800, Mail : rsmurali06@gmail.com

OWNER :

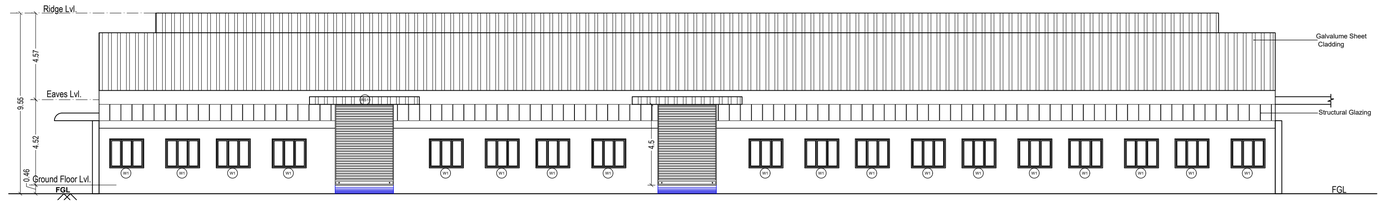
For KIRLOSKAR BROTHERS LIMITED
Authorised Signatory.

ADMINISTRATIVE BLOCK - FLOOR PLANS, ELEVATION & SECTION

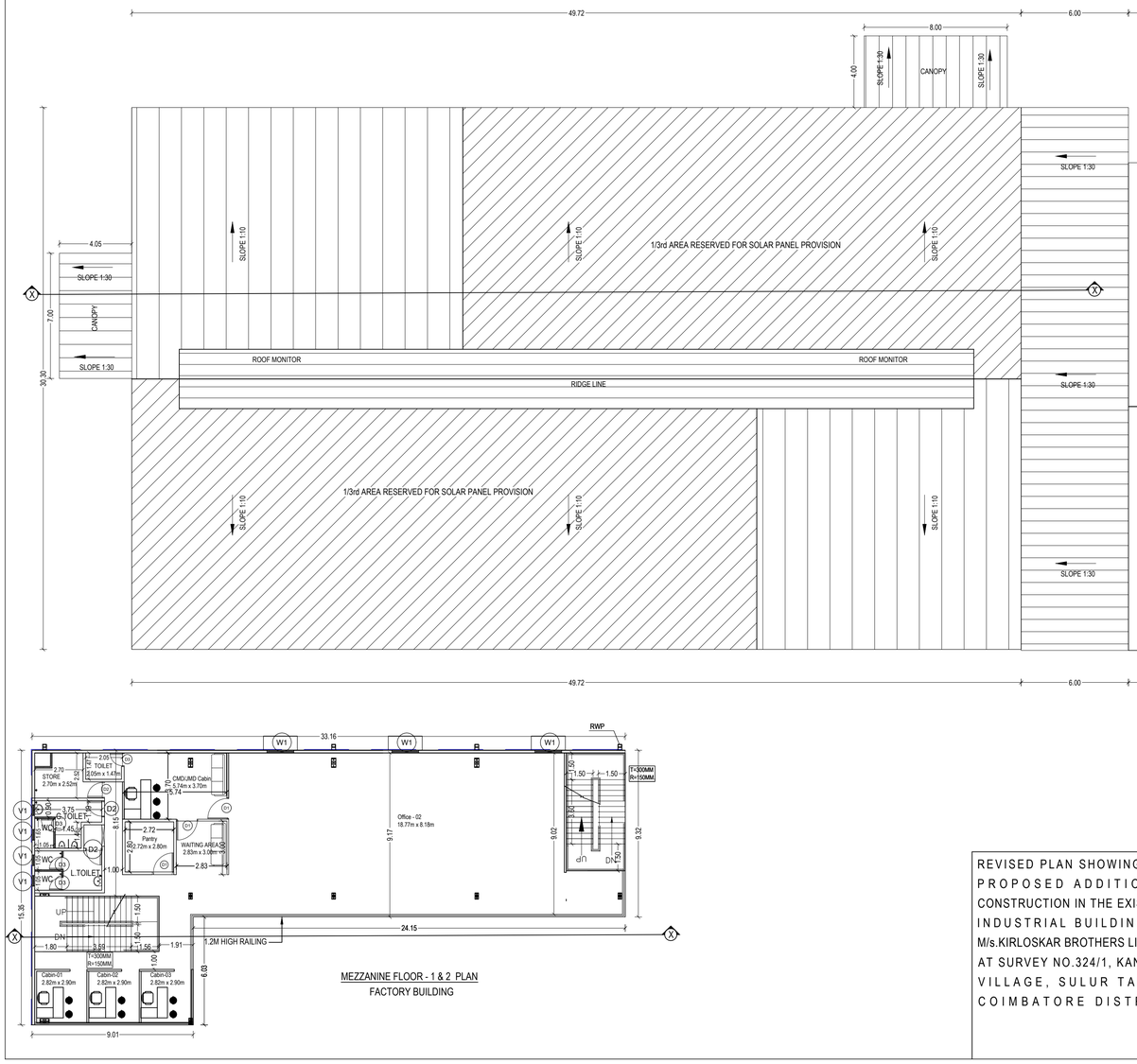
SCALE - 1:100 | SHEET NO.4/4

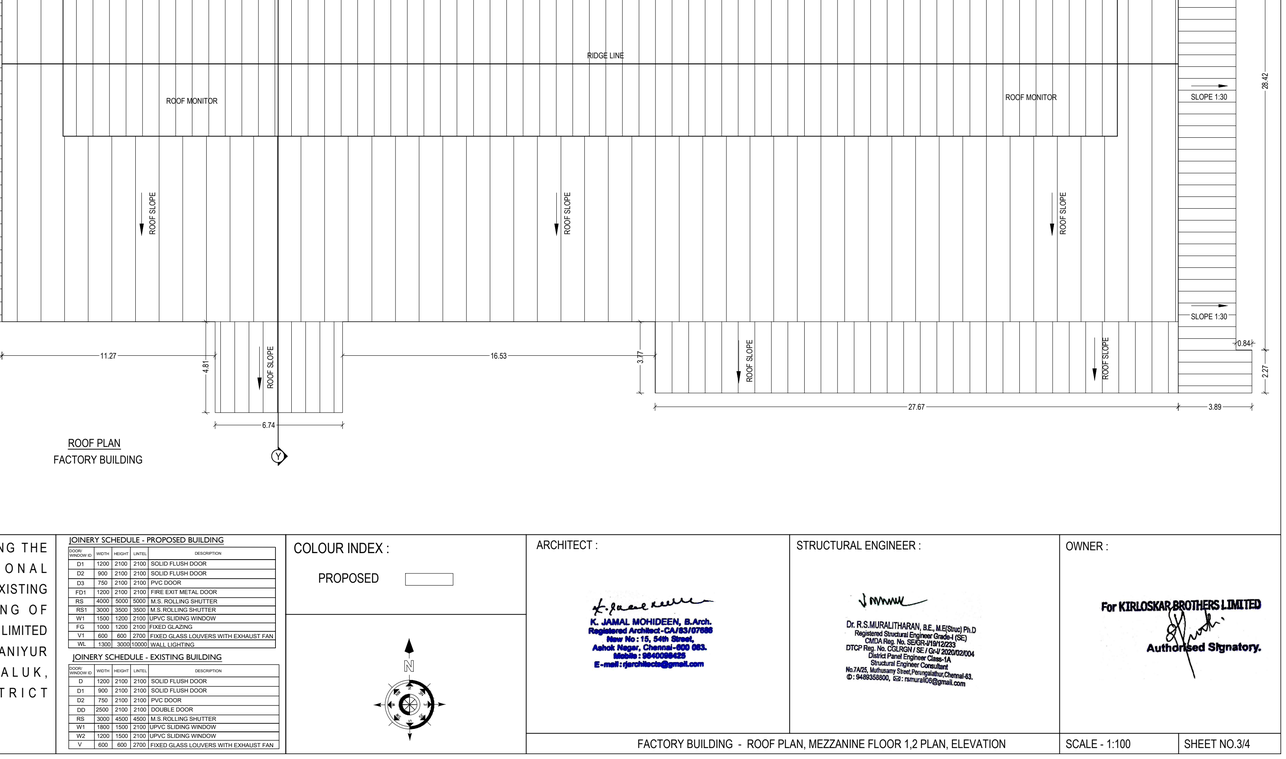


WEST SIDE ELEVATION
FACTORY BUILDING



NORTH SIDE ELEVATION
FACTORY BUILDING





ROOF PLAN
FACTORY BUILDING

MEZZANINE FLOOR - 1 & 2 PLAN
FACTORY BUILDING

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION IN THE EXISTING INDUSTRIAL BUILDING OF M/s.KIRLOSKAR BROTHERS LIMITED AT SURVEY NO.324/1, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

JOINERY SCHEDULE - PROPOSED BUILDING

DOOR/ WINDOW ID	WIDTH	HEIGHT	LINTEL	DESCRIPTION
D1	1200	2100	2100	SOLID FLUSH DOOR
D2	900	2100	2100	SOLID FLUSH DOOR
D3	750	2100	2100	PVC DOOR
FD1	1200	2100	2100	FIRE EXIT METAL DOOR
RS	4000	5000	5000	M.S. ROLLING SHUTTER
RS1	3000	3500	3500	M.S. ROLLING SHUTTER
W1	1500	1200	2100	UPVC SLIDING WINDOW
FG	1000	1200	2100	FIXED GLAZING
V1	600	600	2700	FIXED GLASS LOUVERS WITH EXHAUST FAN
WL	1000	3000	10000	WALL LIGHTING

JOINERY SCHEDULE - EXISTING BUILDING

DOOR/ WINDOW ID	WIDTH	HEIGHT	LINTEL	DESCRIPTION
D	1200	2100	2100	SOLID FLUSH DOOR
D1	900	2100	2100	SOLID FLUSH DOOR
D2	750	2100	2100	PVC DOOR
DD	2500	2100	2100	DOUBLE DOOR
RS	3000	4500	4500	M.S. ROLLING SHUTTER
W1	1800	1500	2100	UPVC SLIDING WINDOW
W2	1200	1500	2100	UPVC SLIDING WINDOW
V	600	600	2700	FIXED GLASS LOUVERS WITH EXHAUST FAN

COLOUR INDEX :

PROPOSED

N

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect -CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai -600 083.
Mobile : 9840084625
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STRUCTURAL ENGINEER :

Dr. R.S.MURALITHARAN, B.E., M.S(Struct) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg. No. SE/GR-I/181/2023
DTCP Reg. No. CC/RSN / I SE / GI-I/ 2020/02/004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/25, Muthusamy Street,Poongavanthur,Chennai-63.
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OWNER :

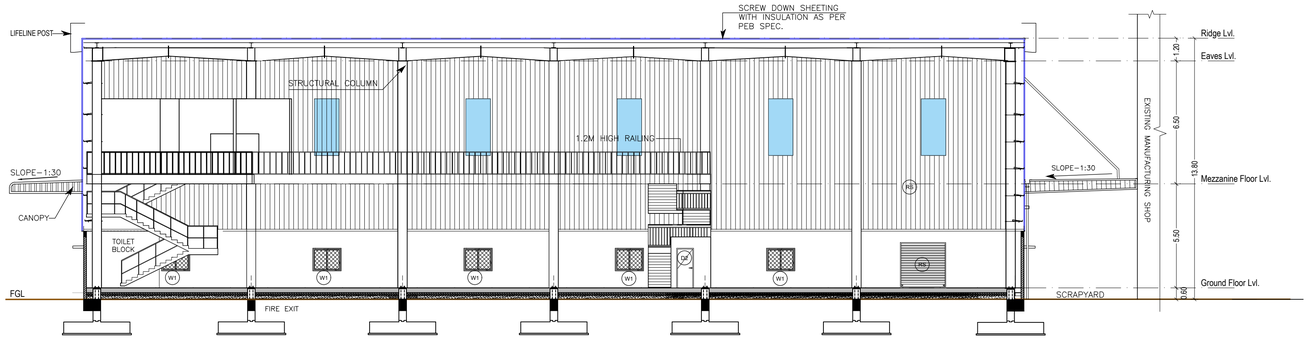
For KIRLOSKAR BROTHERS LIMITED

Authorised Signatory.

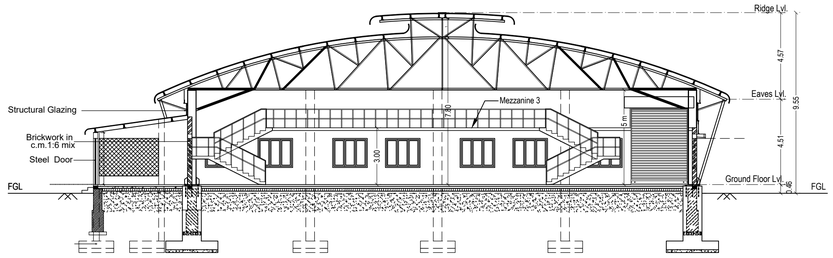
FACTORY BUILDING - ROOF PLAN, MEZZANINE FLOOR 1,2 PLAN, ELEVATION

SCALE - 1:100

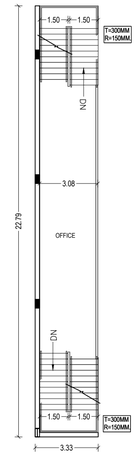
SHEET NO.3/4



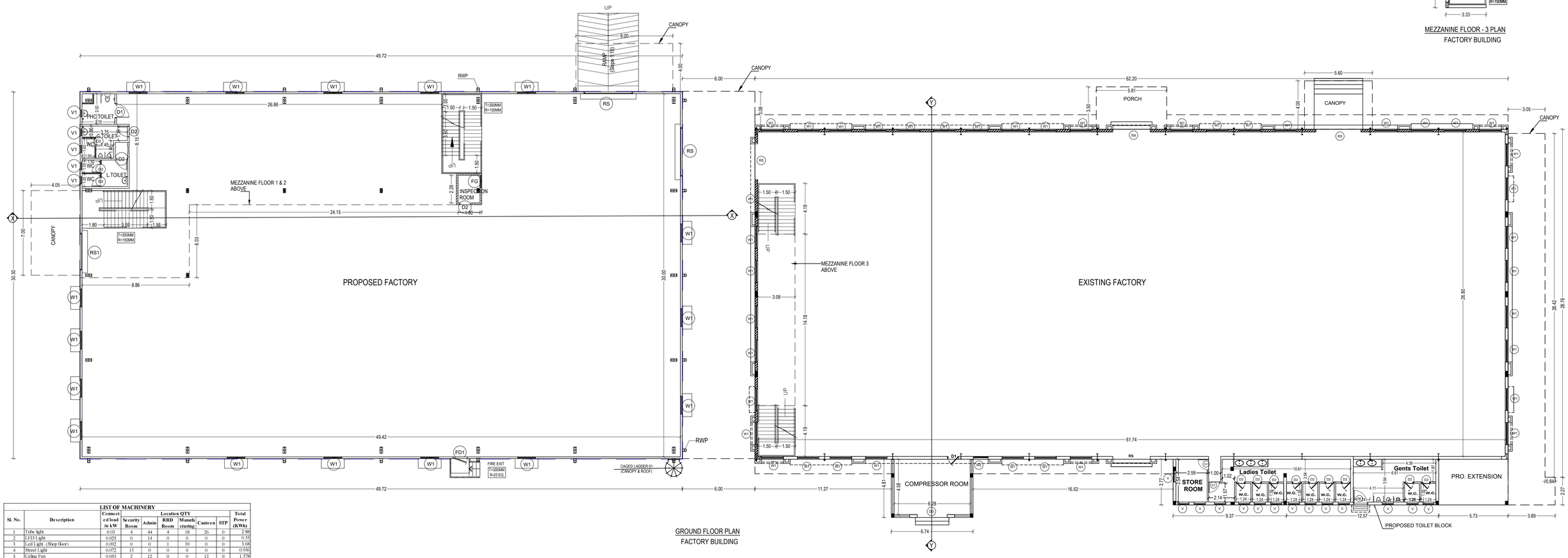
SECTION - XX
FACTORY BUILDING



SECTION - YY
FACTORY BUILDING



MEZZANINE FLOOR - 3 PLAN
FACTORY BUILDING



LIST OF MACHINERY

Sl. No.	Description	Connected load in kW	Location QTY: Security Room	Admin	RRD Room	Manufacturing	Canteen	STP	Total Power (KWh)
1	Tube light	0.03	4	44	4	18	26	0	2.88
2	LED Light	0.025	0	14	0	0	0	0	0.35
3	Led Light (Shop floor)	0.092	0	0	1	39	0	0	3.68
4	Street Light	0.072	13	0	0	0	0	0	0.936
5	Celing Fan	0.053	2	12	0	0	12	0	1.378
6	Wall mounting fan	0.05	0	5	0	11	0	0	0.8
7	Industrial wall mounting fan	1	0	0	1	8	0	0	9
8	HVLS Fan	1.5	0	0	0	2	0	0	3
9	LED TV	0.05	1	5	0	0	2	0	0.4
10	Computer/Monitor	0.08	2	5	0	12	0	0	1.52
11	Printer	0.02	1	2	0	2	0	0	0.096
12	Projector	1	0	1	0	0	1	0	2
13	finger Attendance machine	0	0	1	0	3	0	0	0
14	Refridgetor	1.1	0	1	0	0	0	0	1.1
15	Tea making machine	1	0	1	0	0	0	0	1
16	Induction stove	0.8	0	1	0	0	0	0	0.8
17	Air Conditioner (1 ton)	1	0	4	0	0	2	0	6
18	Air Conditioner (1.5 ton)	1.5	0	7	0	0	0	0	10.5
19	Carton sealing machine	0.37	0	0	0	2	0	0	0.74
21	Fully automatic strapping machine	2	0	0	0	2	0	0	4
22	Shink wrap machine	18	0	0	0	2	0	0	18
23	Laser marking machine	0.04	0	0	0	2	0	0	0.04
24	Oven	6	0	0	0	2	0	0	12
25	Moving rack	2.25	0	0	0	4	0	0	9
26	Screw compressor	11	0	0	0	2	0	0	11
27	Water Pump (0.5 HP)	0.37	1	0	0	0	0	0	0.37
28	Water Pump (1.02 HP)	0.76	1	0	0	0	0	1	1.52
29	Cutter Pump	1.2	0	0	0	1	0	0	1.2
30	Water Pump (3 HP)	2.2	0	0	0	1	1	0	4.4
31	Sewage & Shge Transfer pump (1HP)	0.73	0	0	0	0	0	2	1.46
32	Air blower with bare pump (2HP)	1.47	0	0	0	0	0	2	1.47
	Total Load in kW								110.64

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION IN THE EXISTING INDUSTRIAL BUILDING OF M/s.KIRLOSKAR BROTHERS LIMITED AT SURVEY NO.324/1, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT .

JOINERY SCHEDULE - PROPOSED BUILDING

DOOR/ WINDOW ID	WIDTH	HEIGHT	LINTEL	DESCRIPTION
D1	1200	2100	2100	SOLID FLUSH DOOR
D2	900	2100	2100	SOLID FLUSH DOOR
D3	750	2100	2100	PVC DOOR
FD1	1200	2100	2100	FIRE EXIT METAL DOOR
RS	4000	5000	5000	M.S. ROLLING SHUTTER
RS1	3000	3500	3500	M.S.ROLLING SHUTTER
W1	1500	1200	2100	UPVC SLIDING WINDOW
FG	1000	1200	2100	FIXED GLAZING
V1	600	600	2700	FIXED GLASS LOUVERS WITH EXHAUST FAN
WL	1300	3000	10000	WALL LIGHTING

JOINERY SCHEDULE - EXISTING BUILDING

DOOR/ WINDOW ID	WIDTH	HEIGHT	LINTEL	DESCRIPTION
D	1200	2100	2100	SOLID FLUSH DOOR
D1	900	2100	2100	SOLID FLUSH DOOR
D2	750	2100	2100	PVC DOOR
DD	2500	2100	2100	DOUBLE DOOR
RS	3000	4500	4500	M.S.ROLLING SHUTTER
W1	1800	1500	2100	UPVC SLIDING WINDOW
W2	1200	1500	2100	UPVC SLIDING WINDOW
V	600	600	2700	FIXED GLASS LOUVERS WITH EXHAUST FAN

COLOUR INDEX :

PROPOSED

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect -CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai -600 083.
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E-mail : jamalkkcte@gmail.com

STRUCTURAL ENGINEER :

Dr. R.S.MURALITHARAN, B.E., M.ISt(Stud) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg. No. SE/SR-I/N/12/2233
DTCP Reg. No. CGLRGN / SE / GrA/ 2020/02004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/26, Muthusamy Street,Perungalathur,Chennai-63.
✆ : 9489358800, ✉ : rsmurali06@gmail.com

OWNER :

For KIRLOSKAR BROTHERS LIMITED
Authorised Signatory.

FACTORY BUILDING - GROUND FLOOR PLAN, MEZZANINE FLOOR 3 PLAN, SECTION

SCALE - 1:100

SHEET NO.2/4

ELEVATION
TOILET BLOCK

SECTION-DD
TOILET BLOCK

SECTION - EE
LT & DG ROOM

NORTH SIDE ELEVATION
LT & DG ROOM

SECTION -CC
CRECHE

EAST SIDE ELEVATION
CRECHE

GROUND FLOOR PLAN
TOILET BLOCK
(Scale 1:100)

GROUND FLOOR PLAN
LT & DG ROOM
(Scale 1:150)

GROUND FLOOR PLAN
CRECHE
(Scale 1:100)

WEST SIDE ELEVATION
PUMP ROOM

SECTION - YY
PUMP ROOM

GROUND FLOOR PLAN
PUMP ROOM
(Scale 1:200)

SECTION "B-B"
SECURITY & GRN OFFICE

WEST SIDE ELEVATION
SECURITY & GRN OFFICE

GROUND FLOOR PLAN
SECURITY & GRN OFFICE
(Scale 1:100)

ELEVATION
COMPOUND WALL DETAIL
N.T.S

SECTION
COMPOUND WALL DETAIL
N.T.S

SECTION - X-X
SOLAR PANELS SECTION

PLAN
SOLAR PANELS
(N.T.S)

SECTION A-A

PLAN
RAIN WATER HARVESTING
PIT DETAIL

SECTION - GG
TWO WHEELER PARKING SHED

ELEVATION
TWO WHEELER PARKING SHED

GROUND FLOOR PLAN
TWO WHEELER PARKING SHED
(Scale 1:150)

SECTION "A-A"
DRESS CHANGE ROOM

ELEVATION
DRESS CHANGE ROOM

GROUND FLOOR PLAN
DRESS CHANGE ROOM
(Scale 1:100)

SECTION - FF
CAR PARKING SHED

ELEVATION
CAR PARKING SHED

GROUND FLOOR PLAN
CAR PARKING SHED
(Scale 1:150)

GATE ELEVATION

GATE PLAN
N.T.S

GATE ELEVATION

GATE PLAN
N.T.S

SECTION
FOUNDATION DETAILS

PLAN
FOUNDATION DETAILS

KEY PLAN
(NTS)

EAST SIDE ELEVATION
CANTEEN BLOCK

SECTION - XX
CANTEEN BLOCK

GROUND FLOOR PLAN
CANTEEN BLOCK
(Scale 1:150)

FIRST FLOOR PLAN
CANTEEN BLOCK
(Scale 1:150)

TERRACE FLOOR PLAN
CANTEEN BLOCK
(Scale 1:150)

EARLIER APPROVED DETAILS :

1. COIMBATORE LOCAL PLANING AUTHORITY, PROCEEDING NO. 296/2010, LETTER NO.4096/2010, Dated : 23.09.2010.
2. KANIYUR PANCHAYAT UNION, APPROVED NO. 67/2010-2011, DATED :16.11.2010

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION IN THE EXISTING INDUSTRIAL BUILDING OF M/s.KIRLOSKAR BROTHERS LIMITED AT SURVEY NO.324/1, KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT

INDUSTRY TYPE : GREEN
MANUFACTURING OF : ELECTRIC MOTOR & PUMP

AREA STATEMENT

A PLOT AREA - 16750.00 SQ.M (4.14 ACRES)

B BUILDING HEIGHT

RIDGE HEIGHT	15.72 M
EAVES HEIGHT	12.60 M

C SET BACK DETAILS

NORTH	11.33 M
SOUTH	3.13 M
EAST	6.00 M
WEST	4.52 M

COLOUR INDEX :
PROPOSED
EXISTING
SITE BOUNDARY
ROAD
OSR

D BUILDING AREA STATEMENT

S.No	BLOCK NAME	EARLIER APPROVED AREA		PROPOSED ADDITIONAL AREA					Not Constd. Area (Deletion)	TOTAL FSI / BUILT-UP AREA	BUILDING HEIGHT
		Ground Floor	First Floor	Ground Floor	Mezz. Floor 1	Mezz. Floor 2	Mezz. Floor 3	First Floor	Ground Floor		
1A	Existing Factory Building	2029.92	-	-	-	-	75.94	-	(-) 223.42	1882.44	9.55
1B	Administrative Block	340.70	66.07	-	-	-	-	199.63	(-) 11.36	595.04	9.65
1C	Dress Change Room	39.96	-	9.19	-	-	-	-	-	49.15	4.28
1D	Two wheeler parking shed	91.35	-	-	-	-	-	-	(-) 4.36	86.99	3.28
1E	Car parking shed	134.94	-	7.41	-	-	-	-	-	142.35	3.28
1F	LT & DG Room	85.78	-	8.57	-	-	-	-	-	94.35	4.40
1G	Proposed Factory Building	-	-	1748.64	363.38	363.38	-	-	-	2475.40	15.72
1H	Proposed Toilet Block	-	-	47.39	-	-	-	-	-	47.39	4.14
1I	Proposed Extension	-	-	21.63	-	-	-	-	-	21.63	4.14
1J	Proposed Canopy	-	-	95.52	-	-	-	-	-	95.52	4.14
2A	Canteen Block (GF)	214.96	-	-	-	-	-	-	(-) 25.29	189.67	8.10
2B	Canteen Block (FF)	-	-	-	-	-	-	48.07	-	48.07	
3	Toilet Block	38.84	-	12.33	-	-	-	-	-	51.17	3.90
4	Security & GRN Office	55.20	-	-	-	-	-	-	(-) 13.06	42.14	4.28
5	Creche	-	-	21.53	-	-	-	-	-	21.53	4.35
6	Pump Room	-	-	140.00	-	-	-	-	-	140.00	5.35
7	Fire Water Tank	-	-	128.68	-	-	-	-	-	128.68	8.50
	TOTAL	3031.65	66.07	2240.89	363.38	363.38	75.94	247.70	(-) 277.49	6111.52	

E PLOT COVERAGE = BUILT-UP AREA OF GF X 100 / TOTAL PLOT AREA = (3031.65 + 2240.89 - 277.49) X 100 / 16750.00 = 29.82%

F F.S.I = FSI AREA / TOTAL PLOT AREA = 6111.52 / 16750.00 = 0.36

NOTE :
VENTILATION — 20 % OF FLOOR AREA VENTILATION PROVIDED
(FLOOR AREA OF WORKSHOP) - X 20 % = 4522.38 X 20 % = 905 SQ.M

MAN POWER DETAILS

EMPLOYMENT	300 Nos (Existing Male - 80, Female - 220, Proposed - 0)
TOTAL HORSEPOWER	167 (Existing - 167, Proposed - 0)

PARKING AREA REQUIRED & PROVIDED

G WORKSHOP AREA = 4522.38 - 363.38 - 363.38 - 75.94 = 3719.68 SQ.M
LORRY PARKING (REQUIRED) = 3719.68 / 500 = 7.44 = 8 NOS
LORRY PARKING (PROVIDED) = 8 NOS
LORRY PARKING AREA = 35 SQ.M X 8 NOS = 280 SQ.M

H TWO WHEELER PARKING (REQUIRED) = 3719.68 / 50 = 74.39 = 75 NOS
TWO WHEELER PARKING (PROVIDED) = 75 NOS
TWO WHEELER PARKING AREA = 1.80 SQ.M X 75 NOS = 135.00 SQ.M

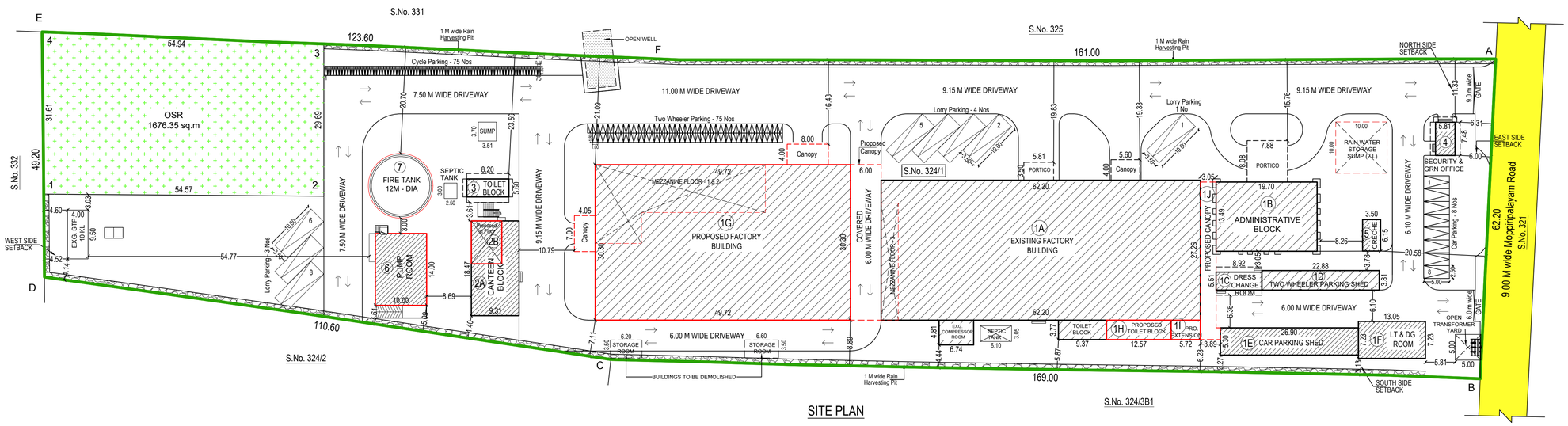
I CYCLE PARKING (REQUIRED) = 3719.68 / 50 = 74.39 = 75 NOS
CYCLE PARKING (PROVIDED) = 75 NOS
CYCLE PARKING AREA = 1.00 SQ.M X 75 NOS = 75 SQ.M

J OFFICE AREA = 595.04 + 363.38 + 363.38 + 75.94 = 1397.74 SQ.M
CAR PARKING (REQUIRED) = OFFICE AREA / 100 = 1397.74 / 100 = 13.98 = 14 NOS
CAR PARKING (PROVIDED) = 14 NOS
CAR PARKING AREA = 12.50 SQ.M X 14 NOS = 175 SQ.M

K INTERNAL DRIVEWAY WIDTH - 6.00 M / 7.50 M / 9.15 M / 11.00 M

L EXTERNAL ROAD WIDTH - 9.00 M

M OSR
OSR 10 % OF SITE AREA REQUIRED = 1675.00 sq.m
OSR 10 % PROVIDED = 1676.35 sq.m



SITE PLAN

SCALE - 1:300 | SHEET NO - 1/4

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect -CA/93/07088
New No : 15, 54th Street,
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STRUCTURAL ENGINEER :

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No.7A/29, Mahavaasy Street,Perungalathur,Chennai-63.
Ph : 9488508800, Mail : rsmurali06@gmail.com

OWNER :

For KIRLOSKAR BROTHERS LIMITED
Authorised Signatory.

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.