

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

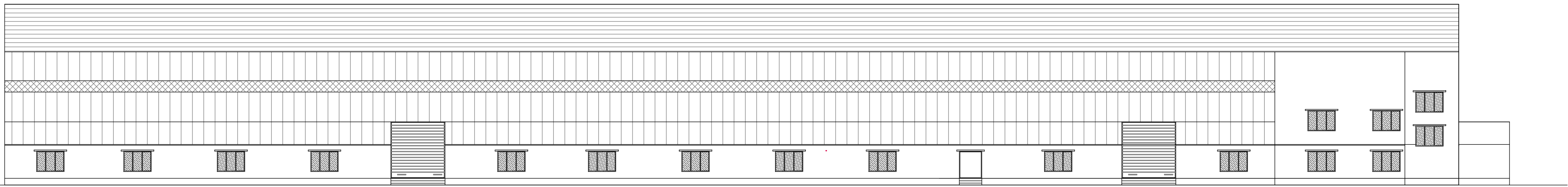
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Industrial

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

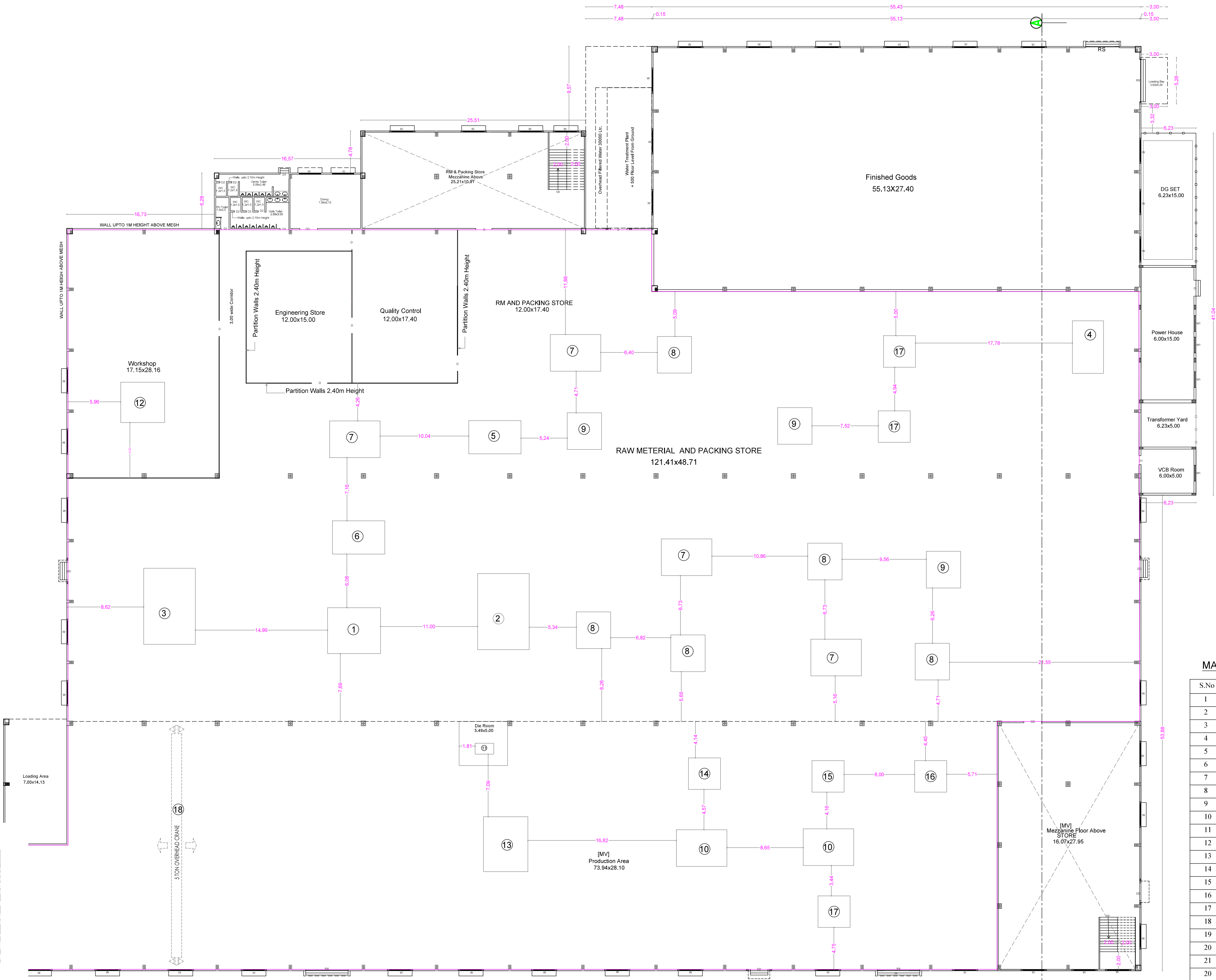
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL ELECTRICAL AND ELECTRONIC INDUSTRIAL BUILDING IN
S.F. No : 456/1,2,3,4,5A, 5B,6, 482/1A,1B,1C, 2A,2B, 3A,3B, 483/1,2,3 AT CHETTIPALAYAM VILLAGE AND
S.F. No : 405/ 1& 2, AT OTHAKKAL MANDAPAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

Scale: 1:200



SOUTH SIDE ELEVATION



GROUND FLOOR PLAN

Online Application No:
SWP/BPA/299263/2024

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	12396.42	-----	12396.42
MEZZANINE FLOOR	746.21	-----	746.21
TOTAL AREA	13142.63	-----	13142.63

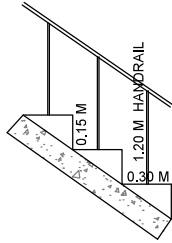
TOTAL F.S.I. AREA	13142.63 Sqm
HEIGHT OF THE BUILDING	16.00 m

JOINERY DETAILS

	Metre
RS - ROLLING SHUTTER	- 4.80 x 5.00
DD - DOOR	- 2.00 x 2.40
D - DOOR	- 1.83 x 2.40
D1 - DOOR	- 1.00 x 2.40
D2 - DOOR	- 0.76 x 2.10
W - WINDOW	- 2.44 x 1.80
V - VENTILATOR	- 5.00 x 1.00
V1 - VENTILATOR	- 3.00 x 1.00

STAIRCASE DETAILS

WIDTH	- 2.00 m
TREAD	- 0.30 m
RISE	- 0.15 m



S. Kadirvel
Dr. C. KADIRVEL, B.E., M.Sc. (REV), M.I.E., F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.: M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-1/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabed, Coimbatore - 641 012

STRUCTURAL ENGINEER

for Luker Electric Technologies Pvt. Ltd.
[Signature]
Authorised Signatory

APPLICANT

[Signature]
C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
#4, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-17 / 19 / 03 / 002

LBS/ REGISTERED ENGINEER

MACHINERY DETAILS

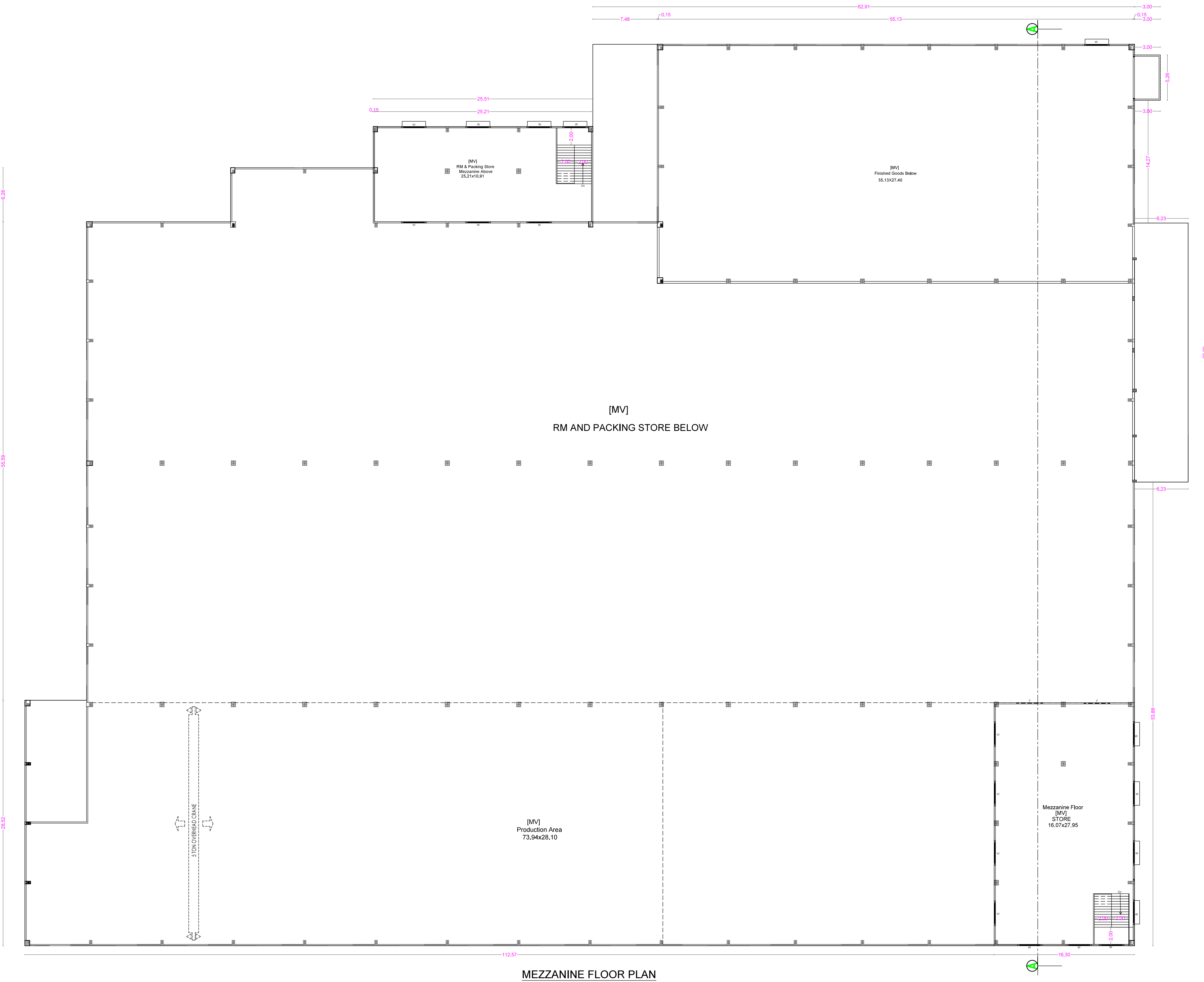
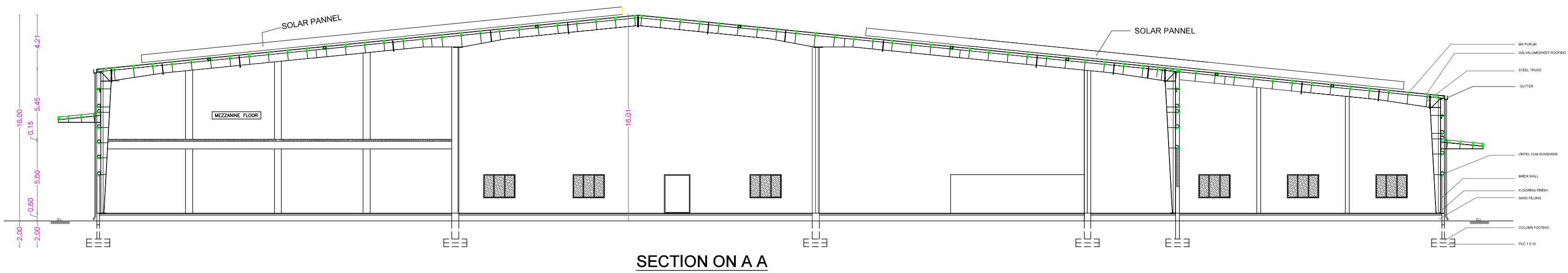
S.No	Machine Name	KW
1	RBD	250
2	Multi Wire Drawing 32 Wire	420
3	Buncher	25
4	Insulating Line 1	75
5	Insulating Line 2	75
6	Compound Conveying 1	4
7	Compound Conveying 2	4
8	Coiling Machine 5 Nos	25
9	Gluing Machines 3 Nos	6
10	Shrinkwrap Machines 2 Nos	44
11	Die Shop Machines	2
12	Workshop Machines	5
13	QC Equipment	10
14	Air Comp 1	30
15	Chiller 1	25
16	Chiller 2	25
17	Cooling Tower 3 Nos	18
18	Crane	5
19	Fire Hydrant	14
20	WTP/STP	20
21	Lighting	20
22	Bore Well	15
TOTAL		1117 KW [or] 1498 HP

PLAN SHOWING THE PROPOSED ADDITIONAL ELECTRICAL AND ELECTRONIC INDUSTRIAL BUILDING IN

S.F. No : 456/1,2,3,4,5A, 5B,6, 482/1A,1B,1C, 2A,2B, 3A,3B, 483/1,2,3 AT CHETTIPALAYAM VILLAGE AND

S.F. No : 405/ 1& 2, AT OTHAKKAL MANDAPAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

Scale: 1:200



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AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	12396.42	-----	12396.42
MEZZANINE FLOOR	746.21	-----	746.21
TOTAL AREA	13142.63	-----	13142.63

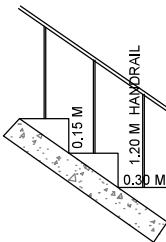
TOTAL F.S.I. AREA	13142.63 Sqm
HEIGHT OF THE BUILDING	15.40 m

JOINERY DETAILS

	Metre
RS - ROLLING SHUTTER	- 4.80 x 5.00
DD - DOOR	- 2.00 x 2.40
D - DOOR	- 1.83 x 2.40
D1 - DOOR	- 1.00 x 2.40
D2 - DOOR	- 0.76 x 2.10
W - WINDOW	- 2.44 x 1.80
V - VENTILATOR	- 5.00 x 1.00
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STAIRCASE DETAILS

WIDTH	- 2.00 m
TREAD	- 0.30 m
RISE	- 0.15 m



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STRUCTURAL ENGINEER

for Luker Electric Technologies Pvt. L

Authorised Signato

APPLICANT

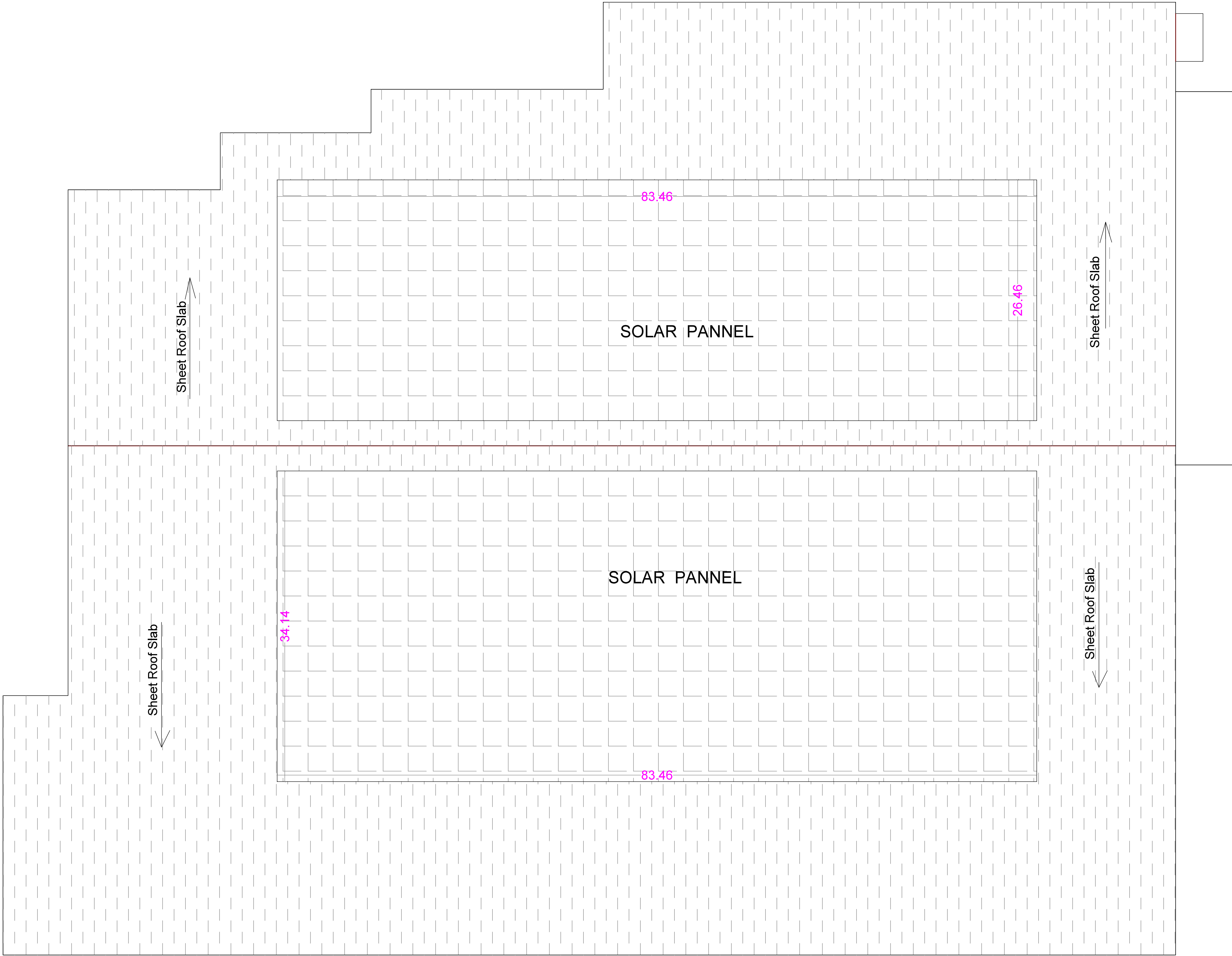
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GR-1 / 19 / 03 / 002

LBS/ REGISTERD ENGINEER

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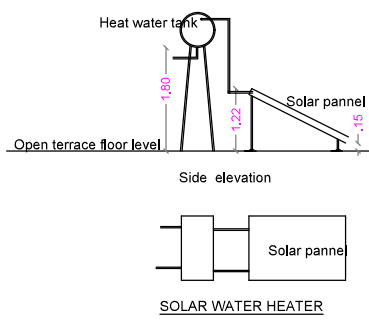
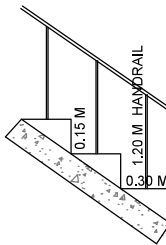
TOTAL F.S.I. AREA	13142.63 Sqm
HEIGHT OF THE BUILDING	15.40 m

JOINERY DETAILS

	Metre
RS - ROLLING SHUTTER	- 4.80 x 5.00
DD - DOOR	- 2.00 x 2.40
D - DOOR	- 1.83 x 2.40
D1 - DOOR	- 1.00 x 2.40
D2 - DOOR	- 0.76 x 2.10
W - WINDOW	- 2.44 x 1.80
V - VENTILATOR	- 5.00 x 1.00
V1 - VENTILATOR	- 3.00 x 1.00

STAIRCASE DETAILS

WIDTH	- 2.00 m
TREAD	- 0.30 m
RISE	- 0.15 m



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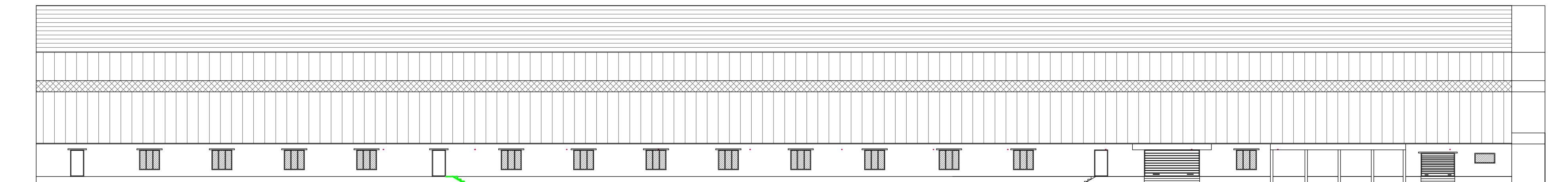
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PLAN SHOWING THE PROPOSED ADDITIONAL ELECTRICAL AND ELECTRONIC INDUSTRIAL BUILDING IN

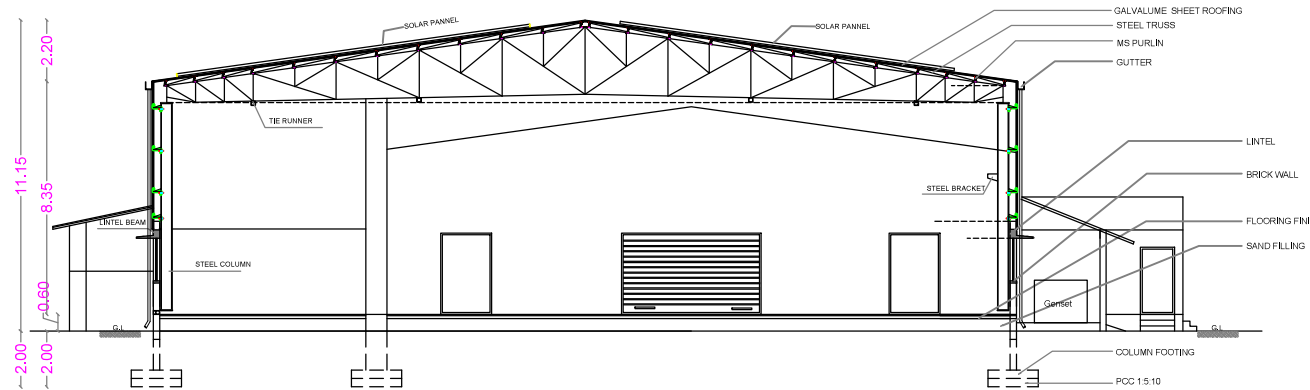
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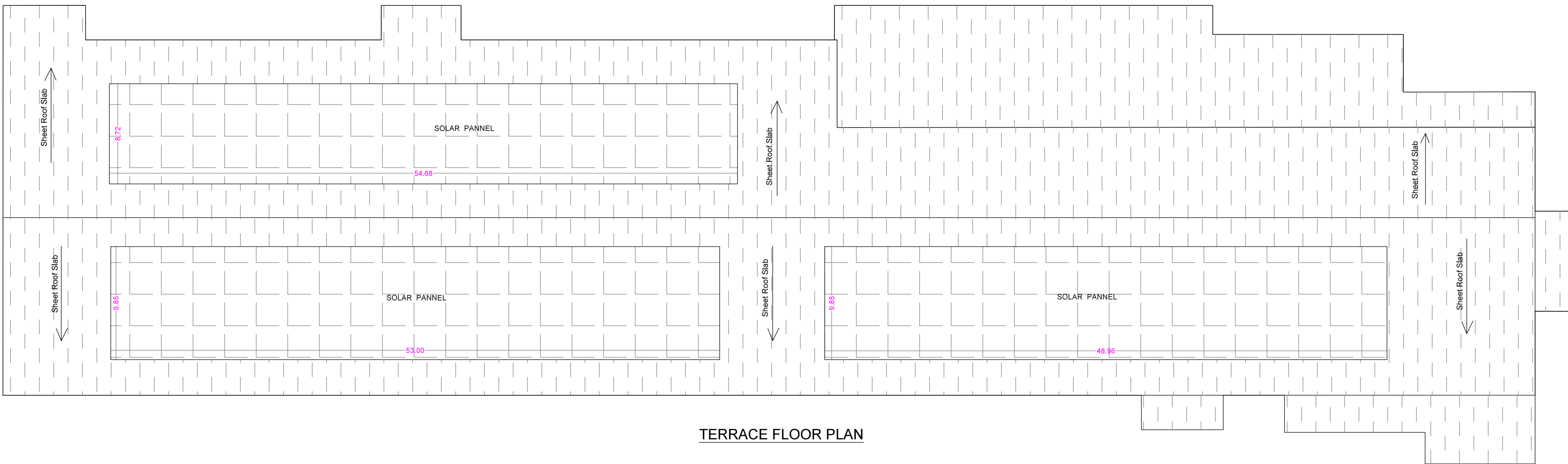
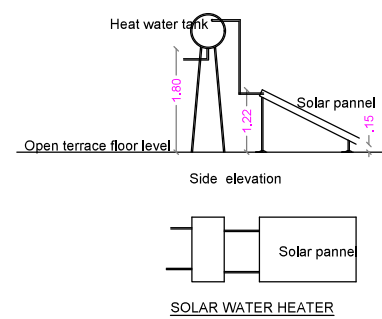
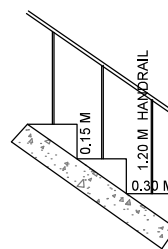
SOUTH SIDE ELEVATION



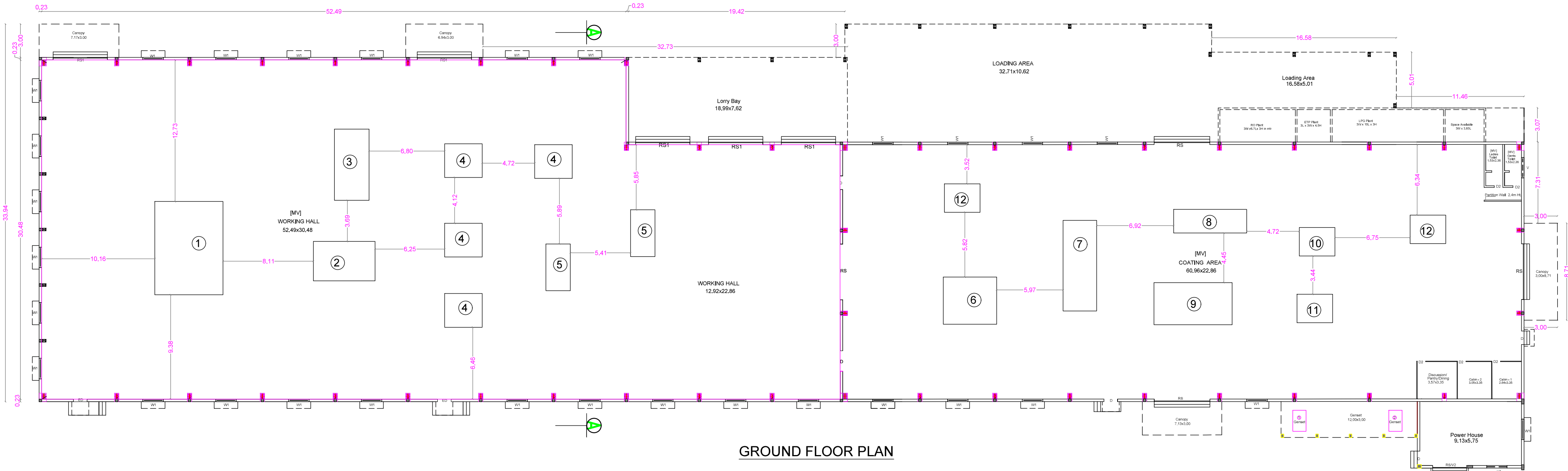
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STAIRCASE DETAILS

WIDTH - 2.00 m
TREAD - 0.30 m
RISE - 0.15 m



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

SHEET No : 5

2. EXTRUSION AND POWER COATING UNIT - II

Online Application No:
SWP/BPA/299263/2024

AREA STATEMENT

2. EXTRUSION AND POWDER COATING UNIT-II	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	4366.90	-----	4366.90

TOTAL F.S.I. AREA 4366.90 Sqm

HEIGHT OF THE BUILDING 11.15 m

JOINERY DETAILS

Metre

RS - ROLLING SHUTTER	-	5.00 x 5.00
RS1 - ROLLING SHUTTER	-	4.80 x 5.00
D - DOOR	-	1.80 x 2.40
D1 - DOOR	-	1.20 x 2.40
D2 - DOOR	-	0.76 x 2.40
W - WINDOW	-	1.80 x 1.80
W1 - WINDOW	-	1.80 x 1.80
V1 - VENTILATOR	-	1.80 x 1.00

MACHINERY DETAILS

S.No	Machine	KW
1	Multi Wire Drawing 28 Wire	300
2	Insulating Line 3	75
3	Compound Conveying 3	4
4	Coiling Machine 4 Nos	20
5	Gluing Machines 2 Nos	4
6	Core Rewinding	20
7	Core Stranding Line	24
8	Sheathing Line	80
9	Coiling Line Multi Core	10
10	Air Comp 2	30
11	Chiller 3	25
12	Cooling Tower 2 Nos	12
	TOTAL	604 KW [or] 810 HP

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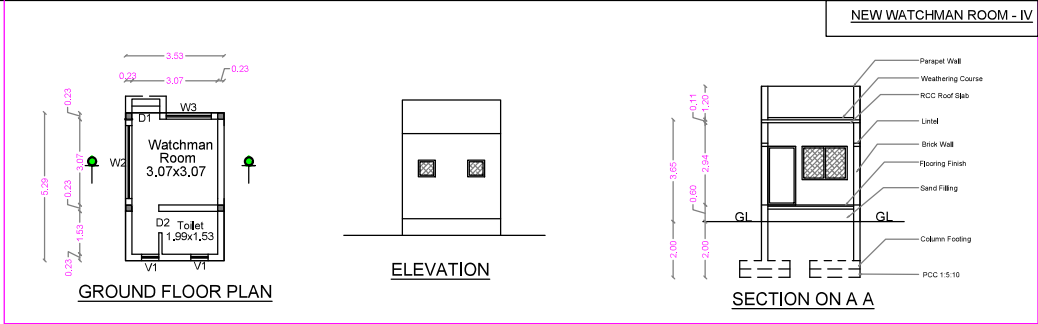
APPLICANT

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GR-1/19/03/002

LBS/REGISTERED ENGINEER

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S.F. No : 456/1,2,3,4,5A, 5B,6, 482/1A,1B,1C, 2A,2B, 3A,3B, 483/1,2,3 AT CHETTIPALAYAM VILLAGE AND
S.F. No : 405/ 1& 2, AT OTHAKKAL MANDAPAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

Scale: 1:200



SHEET No : 6

OFFICE - III & NEW WATCHMAN ROOM - IV

Online Application No:
SWP/BPA/299263/2024

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	4021.48	-----	4021.48
FIRST FLOOR	3968.26	-----	3968.26
SECOND FLOOR	3968.26	-----	3968.26
THIRD FLOOR	3968.26	-----	3968.26
TERRACE FLOOR	-----	313.44	313.44
TOTAL AREA	15926.26	313.44	16239.70

TOTAL F.S.I. AREA 15926.26 Sqm

HEIGHT OF THE BUILDING 16.60 Sqm

NEW WATCHMAN ROOM -IV	FSI Area SQM	Non FSI Area SQM	Total Area SQM
GROUND FLOOR	18.66	-----	18.66

TOTAL F.S.I. AREA 18.66 Sqm

HEIGHT OF THE BUILDING 3.65m

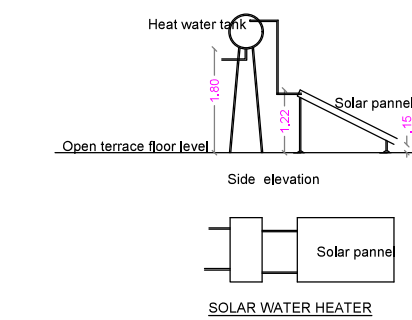
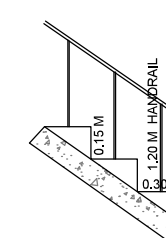
JOINERY DETAILS

Metre

RS - ROLLING SHUTTER	-	3.00 x 3.00
D1 - DOOR	-	0.90 x 2.10
D2 - DOOR	-	0.76 x 2.10
W1 - WINDOW	-	1.80 x 1.80
W2 - WINDOW	-	2.60 x 1.20
W3 - WINDOW	-	1.60 x 1.20
V - VENTILATOR	-	1.20 x 0.60
V1 - VENTILATOR	-	1.00 x 0.60

STAIRCASE DETAILS

WIDTH	-	2.00 m
TREAD	-	0.30 m
RISE	-	0.15 m



TERRACE FLOOR PLAN

STRUCTURAL ENGINEER

APPLICANT

LBS/ REGISTERED ENGINEER

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S. KADIRVEL, B.E., M.Sc.(REV), M.I.E., F.I.V.
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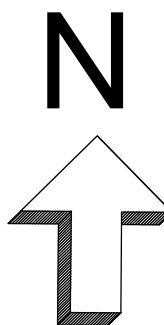
C. Natarajan
C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
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COIMBATORE LPA / RE /
GR-1/19/03/002

SITE PLAN SHOWING THE EXISTING & PROPOSED ADDITIONAL ELECTRICAL AND ELETRONIC INDUSTRIAL BUILDING IN S.F. No : 456/1,2,3,4,5A, 5B,6, 482/1A,1B,1C, 2A,2B, 3A, 3B, 483/1,2,3 AT CHETTIPALAYAM VILLAGE, AND S.F. No : 405/1 & 2, AT OTHAKKAL MANDAPAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT. Scale: 1:1000

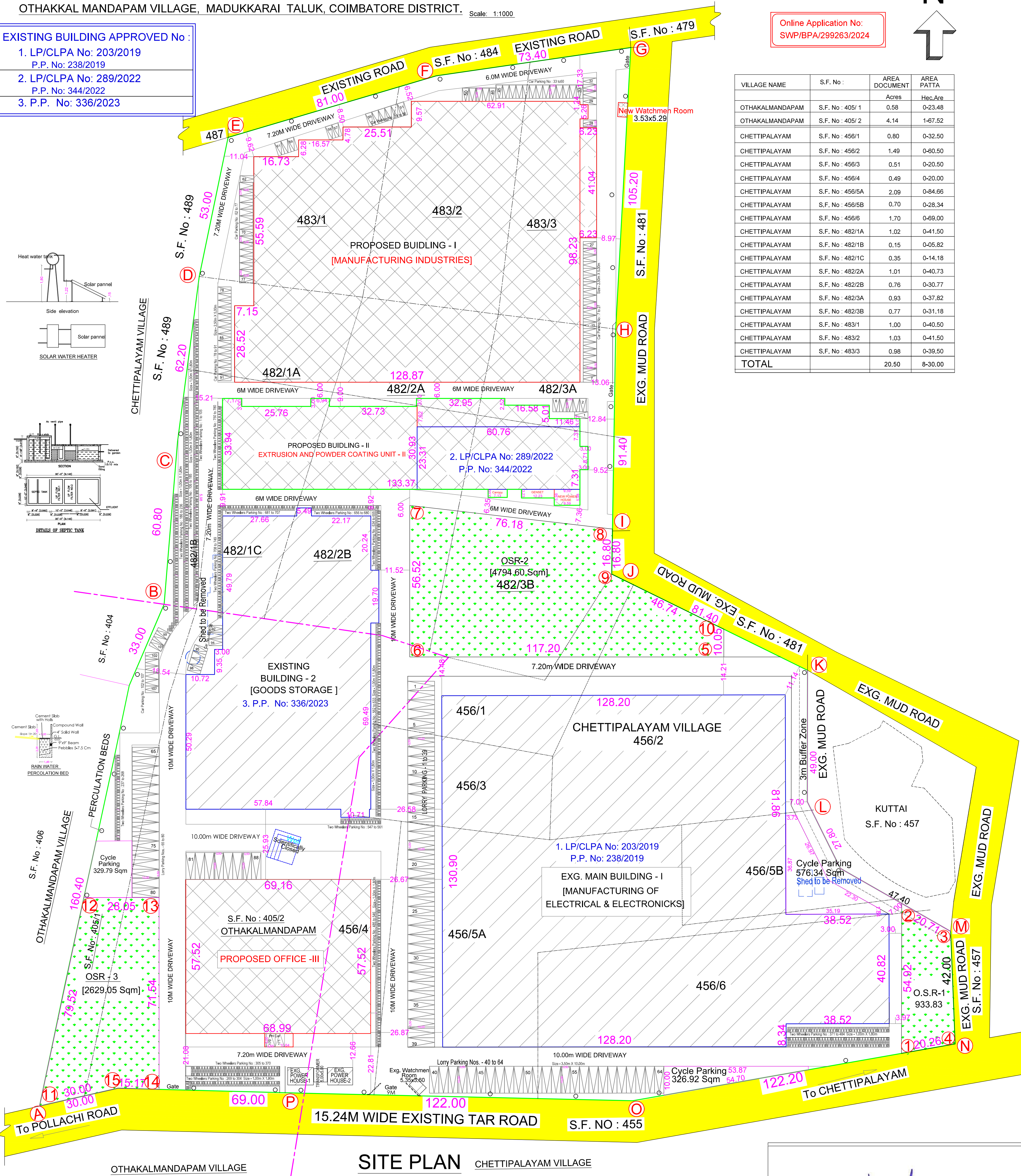
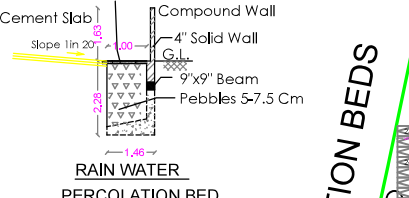
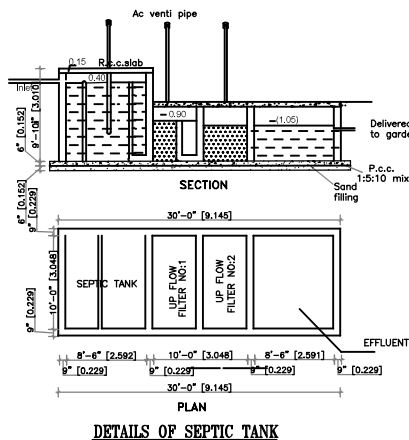
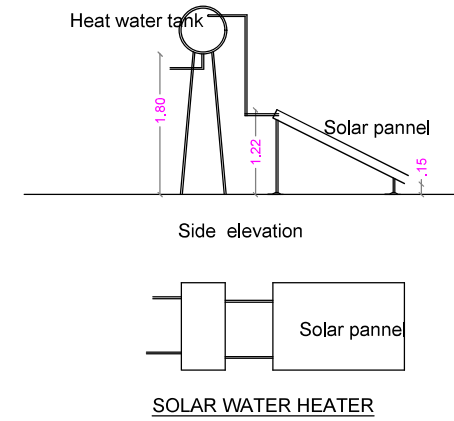
EXISTING BUILDING APPROVED No :

1. LP/CLPA No: 203/2019
P.P. No: 238/2019
2. LP/CLPA No: 289/2022
P.P. No: 344/2022
3. P.P. No: 336/2023

Online Application No:
SWP/BPA/299263/2024



VILLAGE NAME	S.F. No :	AREA DOCUMENT	AREA PATTA
OTHAKALMANDAPAM	S.F. No : 405/ 1	Acres	Hec.Are
OTHAKALMANDAPAM	S.F. No : 405/ 2	4.14	1-67.52
CHETTIPALAYAM	S.F. No : 456/1	0.80	0-32.50
CHETTIPALAYAM	S.F. No : 456/2	1.49	0-60.50
CHETTIPALAYAM	S.F. No : 456/3	0.51	0-20.50
CHETTIPALAYAM	S.F. No : 456/4	0.49	0-20.00
CHETTIPALAYAM	S.F. No : 456/5A	2.09	0-84.66
CHETTIPALAYAM	S.F. No : 456/5B	0.70	0-28.34
CHETTIPALAYAM	S.F. No : 456/6	1.70	0-69.00
CHETTIPALAYAM	S.F. No : 482/1A	1.02	0-41.50
CHETTIPALAYAM	S.F. No : 482/1B	0.15	0-05.82
CHETTIPALAYAM	S.F. No : 482/1C	0.35	0-14.18
CHETTIPALAYAM	S.F. No : 482/2A	1.01	0-40.73
CHETTIPALAYAM	S.F. No : 482/2B	0.76	0-30.77
CHETTIPALAYAM	S.F. No : 482/3A	0.93	0-37.82
CHETTIPALAYAM	S.F. No : 482/3B	0.77	0-31.18
CHETTIPALAYAM	S.F. No : 483/1	1.00	0-40.50
CHETTIPALAYAM	S.F. No : 483/2	1.03	0-41.50
CHETTIPALAYAM	S.F. No : 483/3	0.98	0-39.50
TOTAL		20.50	8-30.00



SITE PLAN CHETTIPALAYAM VILLAGE

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	59827.23 / 82967.48	1.50	0.721

PARKING DETAILS	Lorry	Car	Two Wheelers	Cycle
EXISTING BUILDING	65	---	556	528
PRO. ADDL. BUILDING	23	107	224	224
TOTAL PARKING PROVIDED PARKING	88	107	780	752

AREA OF THE O.S.R. - 1	① - ④	933.83 Sqm
AREA OF THE O.S.R. - 2	⑤ - ⑩	4794.60 Sqm
AREA OF THE O.S.R. - 3	⑪ - ⑮	2629.05 Sqm
TOTAL O.S.R.		8357.48 Sqm

AREA STATEMENT

DESCRIPTION	AREA	SQM
AREA OF THE SITE [20.50 Acres] [As per Document]		82967.48
AREA OF THE SITE [As per PATTA] ① - ⑮		83000.00

AREA DETAILS	FSI Area SQM	Non FSI Area SQM	Total Area SQM
EXISTING F.S.I. AREA	26372.78	148.20	26520.98
PROPOSED F.S.I. AREA	33454.45	313.44	33767.89
TOTAL F.S.I. AREA	59827.23	461.64	60288.87

TOTAL F.S.I. AREA 59827.23 Sqm

EXISTING AREA DETAILS	FSI Area SQM	Non FSI Area SQM	Total Area SQM
[MANUFACTURING OF ELECTRICAL & ELECTRONICS - I]	19349.88	148.20	19498.08
[GOODS STORAGE - 2]	6880.14	---	6880.14
WATCHMAN ROOM	19.26	---	19.26
POWER HOUSE - 1	62.40	---	62.40
POWER HOUSE - 2	61.10	---	61.10
EXISTING TOTAL AREA	26372.78	148.20	26520.98

PROPOSED ADDITIONAL BUILDING AREA DETAILS

BUILDING NAME	GROUND FLOOR	MEZZANINE FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE FLOOR	TOTAL
1. MANUFACTURING INDUSTRIES - I	12396.42	746.21	---	---	---	---	13142.63
2. EXTRUSION AND POWER COATING UNIT - II	4366.90	---	---	---	---	---	4366.90
3. OFFICE - III	4021.48	---	3968.26	3968.26	313.44	15926.26	313.44
4. NEW WATCHMAN ROOM - IV	18.66	---	---	---	---	---	18.66
TOTAL	20803.46	746.21	3968.26	3968.26	313.44	33454.45	313.44

COLOUR INDEX

SITE BOUNDARY	-	---
EXISTING ROAD	-	---
PROPOSED BUILDING	-	---
EXISTING BUILDING	-	---
EXISTING BUILDING TO BE REMOVED	-	---
VILLAGE BOUNDARY	-	---
FIRE HYDRANT	-	---

S. Badrul
E. S. KADIRVEL, B.E., M.Sc.(REV), M.I.E., F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.: M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/REG-1/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabed, Coimbatore - 641 012

STRUCTURAL ENGINEER

for Luker Electric Technologies Pvt. L.
Authorised Signato

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAYEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

LBS/REGISTRED ENGINEER

Signature valid Signature valid

Signed by: Director
Location: Pollachi
Date: 20/03/2024

Signed by: Joint Director
Location: Coimbatore
Date: 20/03/2024

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.

