

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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 PROPOSED
CONSTRUCTION OF INDUSTRIAL
BUILDING (PROPOSED PROCESSING AND
BLENDING OF TEA INCLUDING PACKING)
IN S.F.NO: 230/2 & 231/2 AT
KANIYALAMPALAYAM VILLAGE &
PANCHAYAT, KINATHUKKADAVU
TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s. E-star Foods Private Limited
Online Application No : SWP/BPA/0314170/2024



Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL BUILT UP AREA (in Sqm)
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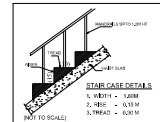
BLOCK-5 (INDUSTRIAL BUILDING)

MEZZANINE FLOOR	4921.63	-	4921.63
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JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.00 X 3.00
FD1	FIRE EXIT DOOR	1.80 X 3.00
D1	DOOR 1	1.80 X 3.00
W1	WINDOW	2.40 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.57 X 2.10
W2	WINDOW	1.57 X 1.50

M.V	MECHANICAL VENTILATION PROVIDED
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Architect

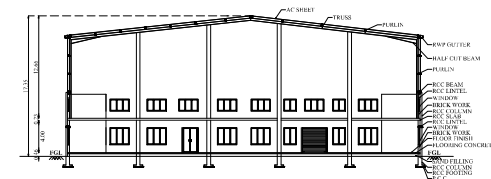

Ar. ANUPAM SHARMA
CA/94/17776
VIVEK CONSULTANTS
Architects Interior Engineers
1224, Sector 43-B, Chandigarh


Er. S. SURENDAR, BE, ME, (Structural)
 62, Alagampatti, Balakrishnapuram
 Dindigul - 624 005.
 Mob: 6379682087
REGISTERED STRUCTURAL ENGINEER
 DINDIGUL LPA REG. No. SE 01/2023 (Gr-I)

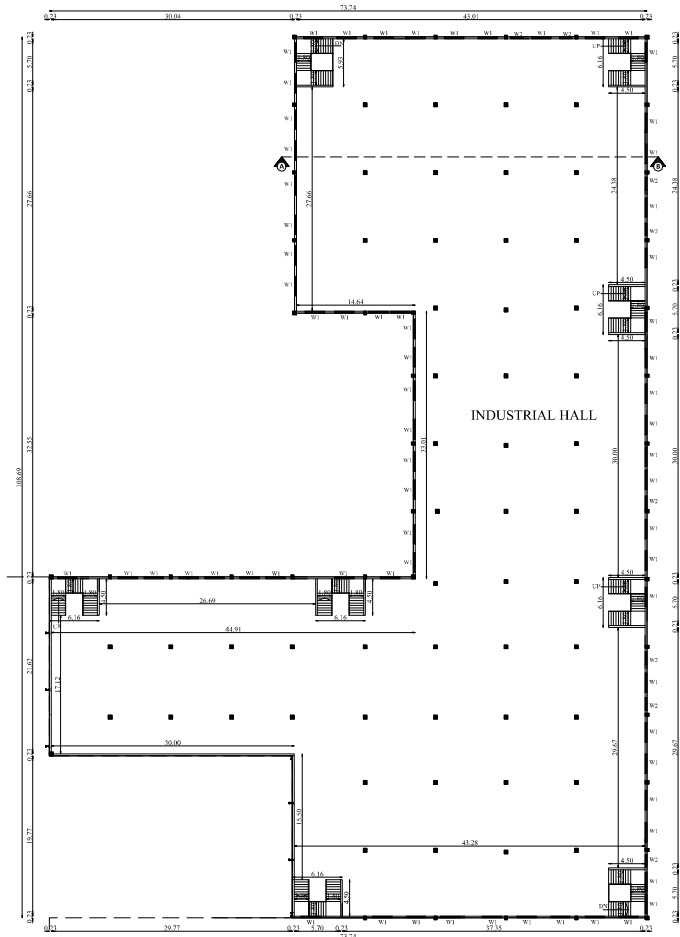
Structural Engineer

For E-Star Foods Pvt. Ltd.
[Signature]
Director

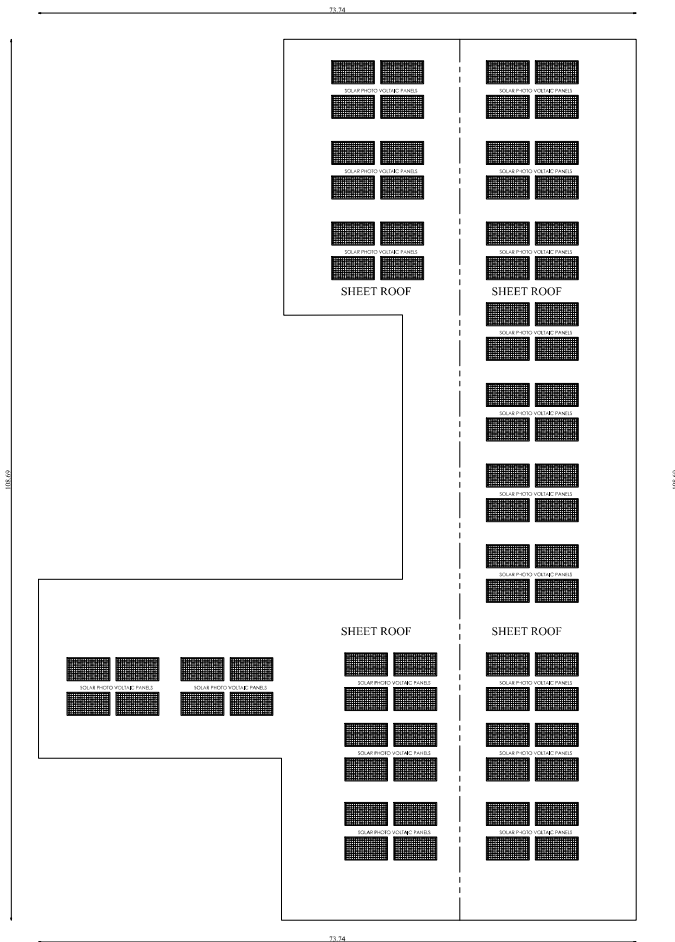
Applicant



SECTION ON 'A-B'



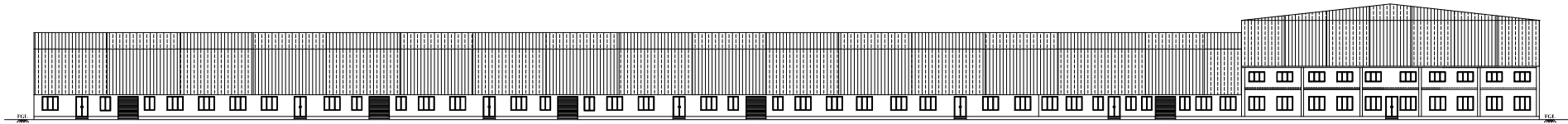
MEZZANINE FLOOR PLAN



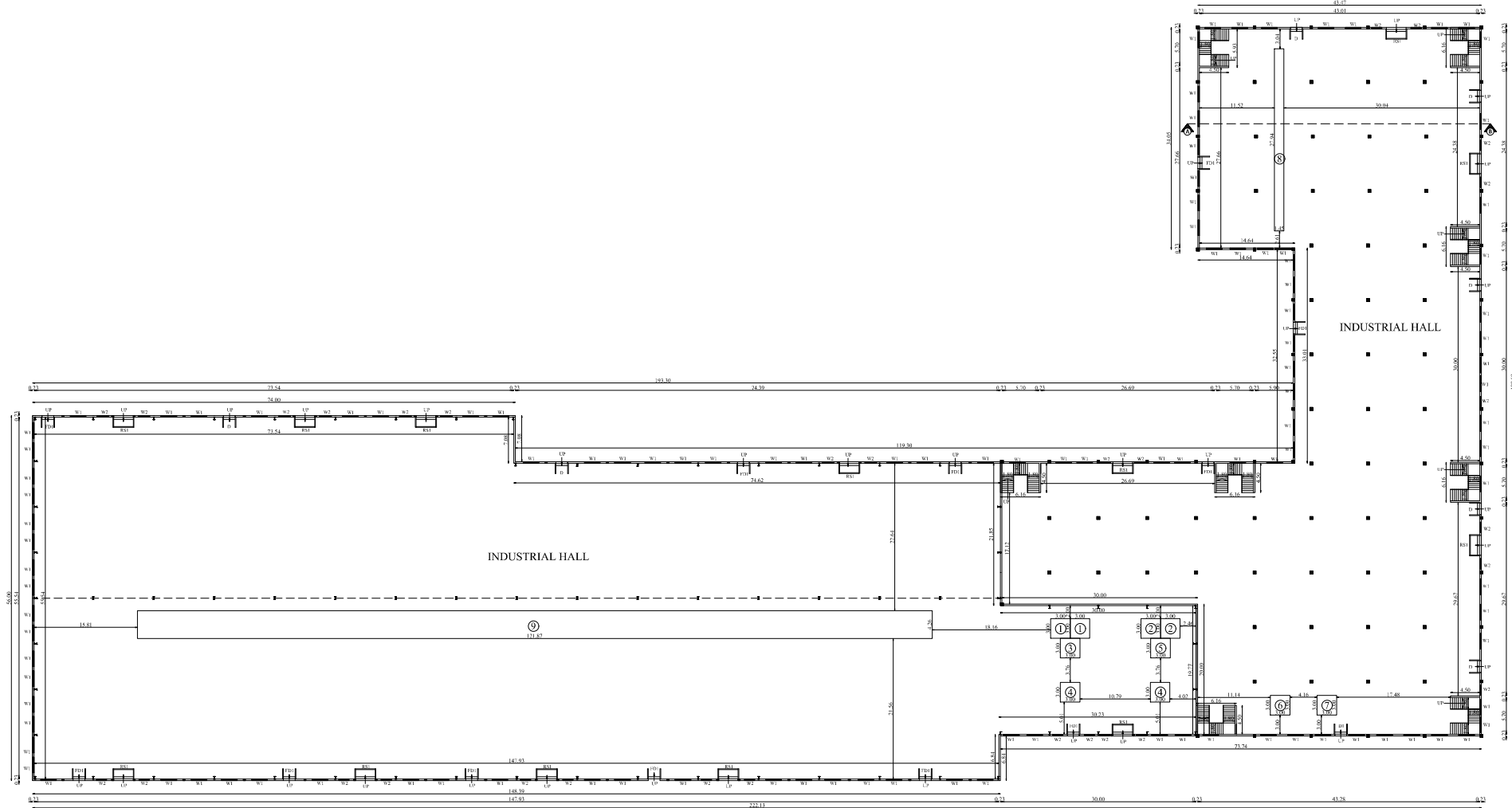
TERRACE FLOOR PLAN

BELOW GROUND FLOOR





SOUTH SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK - 5 GROUND FLOOR & ELEVATION SHEET NO: 4/5

PLAN SHOWING PROPOSED
CONSTRUCTION OF INDUSTRIAL
BUILDING (PROPOSED PROCESSING AND
BLENDING OF TEA INCLUDING PACKING)
IN S.F.NO: 230/2 & 231/2 AT
KANIYALAMPALAYAM VILLAGE &
PANCHAYAT, KINATHUKADAVU
TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s. E-star Foods Private Limited
Online Application No : SWP/BPA/0314170/2024



Scale 1:100

AREA DETAILS:

FLOOR NAME	PSI AREA (in Sqm)	NON-PSI AREA (in Sqm)	TOTAL BUILT UP AREA (in Sqm)
BLOCK - 5 (PRO. BUILDING)			
GROUND FLOOR	13304.58	-	13304.58

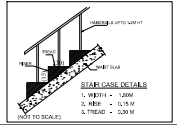
JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.00 X 3.00
FD1	FIRE EXIT DOOR	1.80 X 3.00
D1	DOOR 1	1.80 X 3.00
W1	WINDOW	2.40 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.57 X 2.10
W2	WINDOW	1.57 X 1.50

M.V. MECHANICAL VENTILATION PROVIDED

MACHINERY DETAILS:

S.No	LIST OF MACHINES	Qty	HP	Total (HP)
1	Dump station - 1	2	10	20
2	Dump station - 2	2	10	20
3	Bucket elevator - 1	2	10	20
4	Tower	2	10	20
5	Bucket elevator - 2	2	10	20
6	Air compressor	1	20	20
7	Dust collector	1	20	20
8	DOT crane	1	10	10
9	OT conveyor	8	8	64
Total				214



Ac. ANUBHAM SHARMA
CA/0417776

VIVEK CONSULTANTS
Architects, Interior, Engineers
+ 1235, Sector #1-B, Chavakkal

Architect

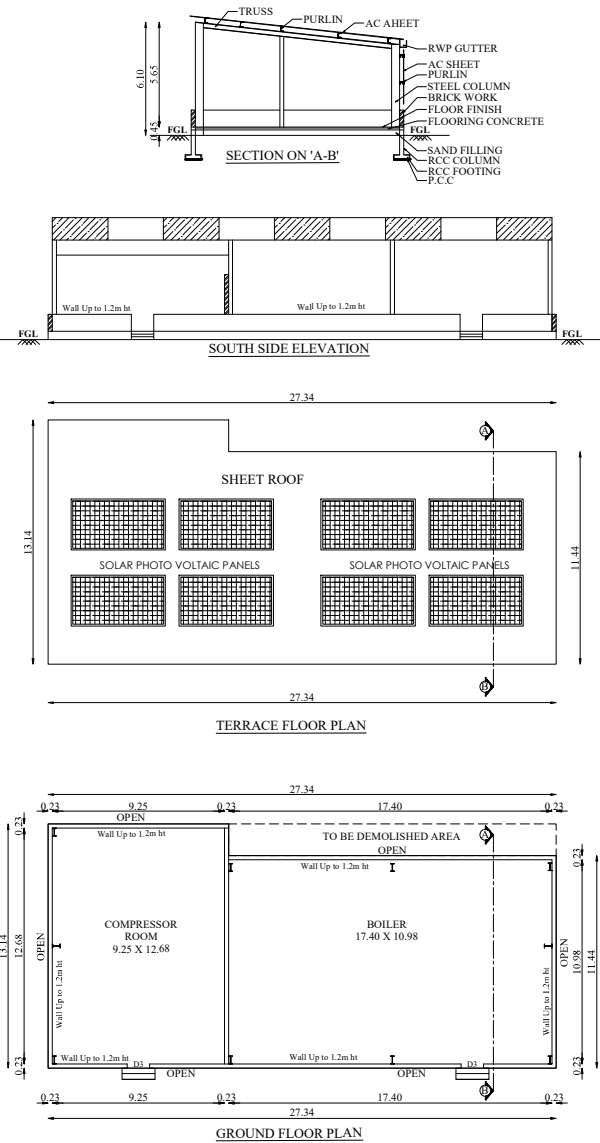
Dr. S. SURENDAR, M.E. (Structural)
62, Aiyampatti, Balaichangapuram
Chennai - 600 005
Mob: 9379882087
REGISTERED STRUCTURAL ENGINEER
INDIAN IN REG. No. SE 02/0002 (CSE-1)

Structural Engineer

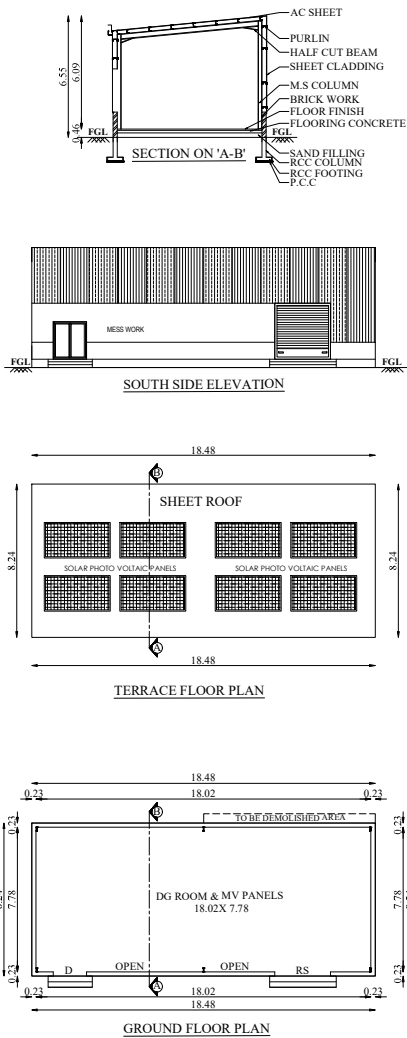
For E-Star Foods Pvt. Ltd.,
Director

Applicant

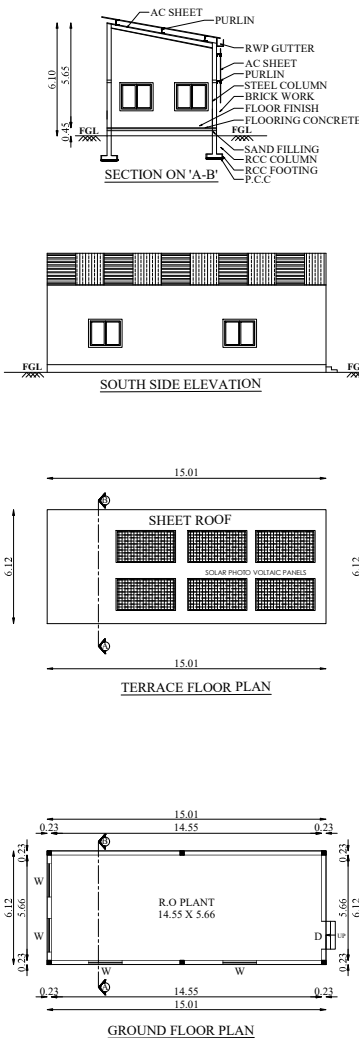
BLOCK - 2
BOILER &
COMPRESSOR ROOM



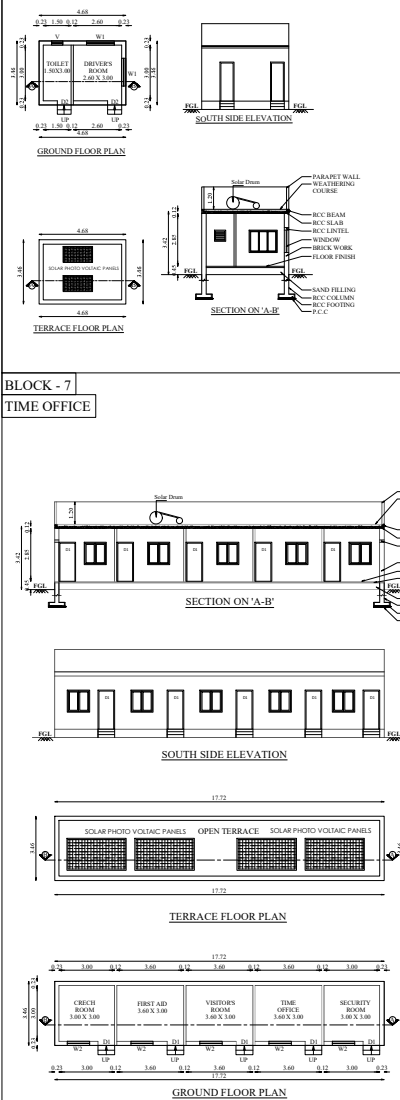
BLOCK - 3
DG ROOM



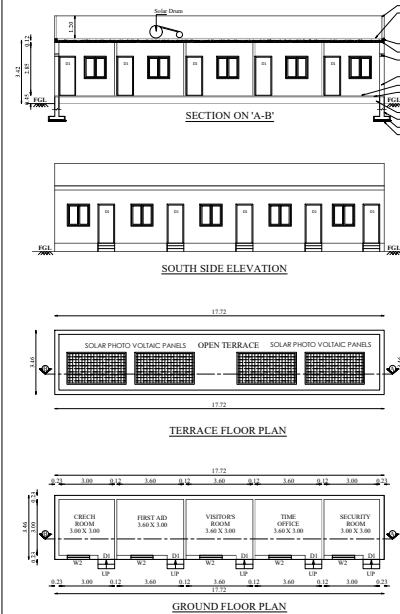
BLOCK - 4
R.O PLANT



BLOCK - 6
DRIVER'S ROOM



BLOCK - 7
TIME OFFICE



BLOCK - 2,3,4,6 & 7 SHEET NO : 3/5

PLAN SHOWING THE EXISTING APPROVED, ADDITIONAL CONSTRUCTED & PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING EXISTING SOFT DRINK BOTTLING UNIT, BEVERAGE & PROPOSED PROCESSING AND BLENDING OF TEA INCLUDING PACKING IN S.F. NO. 230/2 & 231/2 AT KANIALAMPALAYAM VILLAGE & PANCHAYAT, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s. E-star Foods Private Limited
Online Application No : SWP/BPA/0314170/2024

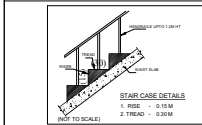
North
Scale 1 : 100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 2 (BOILER & COMPRESSOR ROOM)			
GROUND FLOOR	329.28	-	329.28
BLOCK - 3 (DG ROOM)			
GROUND FLOOR	152.28	-	152.28
BLOCK - 4 (R.O PLANT)			
GROUND FLOOR	91.88	-	91.88
BLOCK - 6 (DRIVER'S ROOM)			
GROUND FLOOR	16.18	-	16.18
BLOCK - 7 (TIME OFFICE)			
GROUND FLOOR	61.31	-	61.31

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 X 3.00
D	DOOR	1.80 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.76 X 2.10
D3	DOOR 3	1.20 X 2.10
W	WINDOW	1.80 X 1.52
W1	WINDOW 1	1.50 X 1.20
W2	WINDOW 2	1.20 X 1.20
V	VENTILATOR	0.60 X 0.90

All metric dimensions are in metre



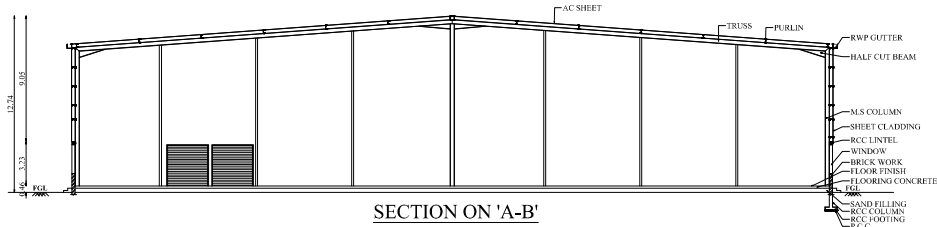
Ar. ANURAM SHARMA
CA/94/17776
VIVEK CONSULTANTS
Architects Interior Engineers
+123, Sector 43-B, Chandigarh

Er. S. SURENDAR, BE, ME (Structural)
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Mob: 6379682087
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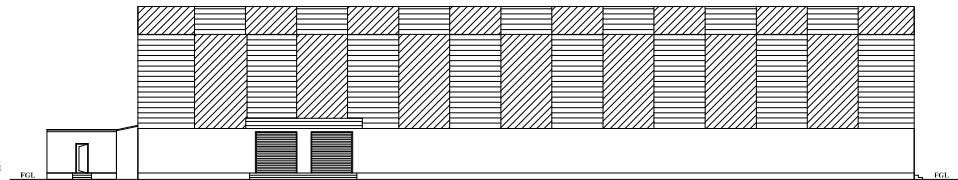
Structural Engineer

For E-Star Foods Pvt. Ltd.,
Director

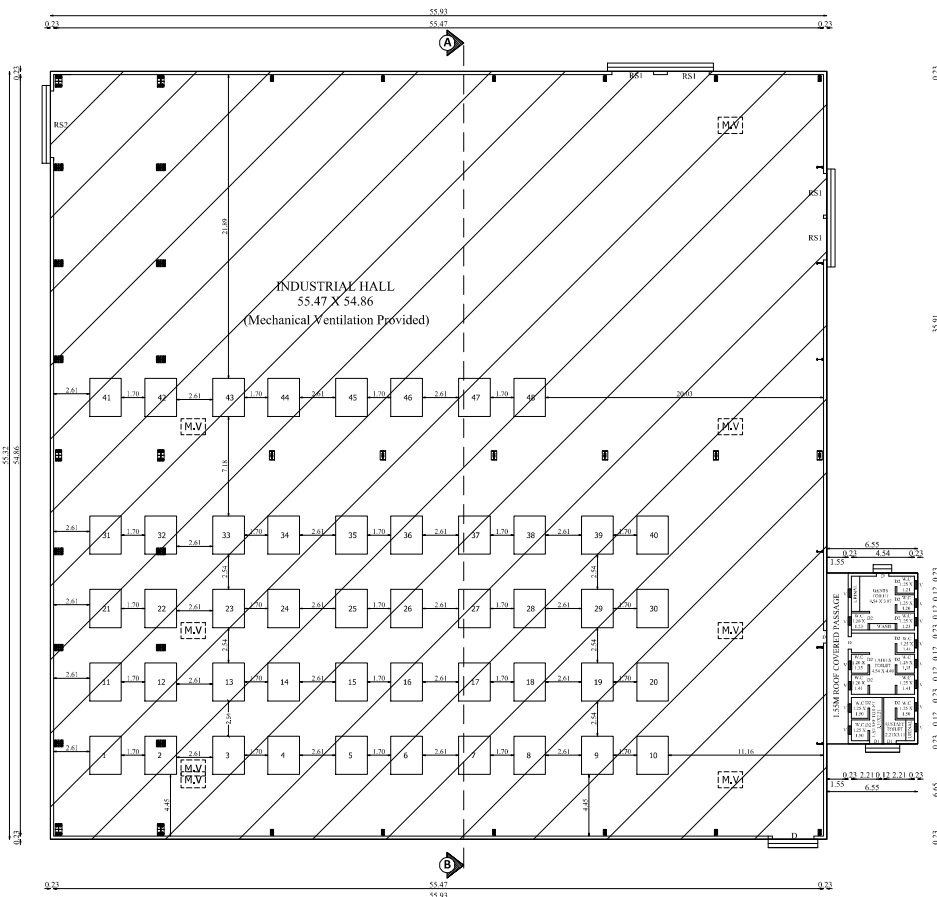
Applicant



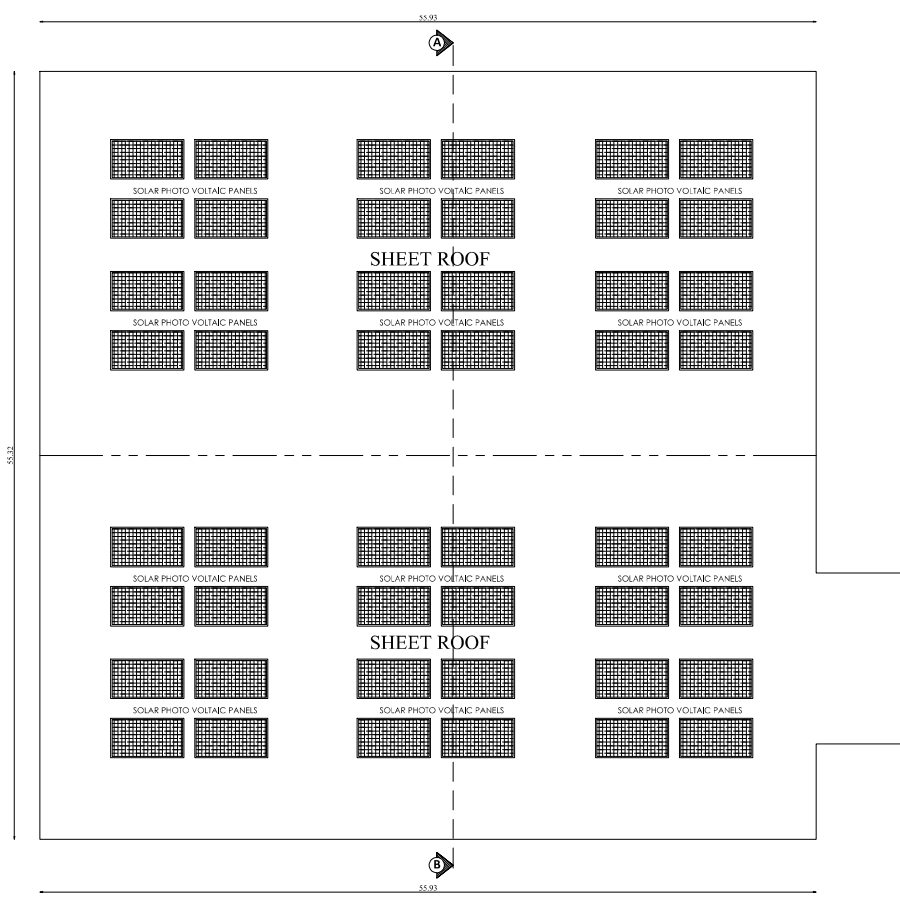
SECTION ON 'A-B'



NORTH SIDE ELEVATION



EXISTING APPROVED & ADDITIONAL PROPOSED GROUND FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 1

SHEET NO. 25

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED INDUSTRIAL BUILDING EXISTING SOFT DRINK BOTTLING UNIT BEVERAGE IN S.F. NO. 230.2 & 231.2 AT KANYALAMPALAYAM VILLAGE & PANCHAYAT, KANAKSHESADAVU TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s. Estar Foods Private Limited
Online Application No : SWP/BPA/0314170/2024

Scale 1:100

AREA DETAILS:

FLOOR NAME	ISI AREA (in Sqm)	NON-ISI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 1 INDUSTRIAL BUILDING	3174.93	-	3174.93

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.00 X 3.00
RS2	ROLLING SHUTTER 1	4.50 X 3.00
D	DOOR	3.00 X 2.44
W	WINDOW	1.50 X 2.10
MV	MECHANICAL VENTILATION PROVIDED	

MACHINERY AND POWER DETAILS

Machine No	Machine Name	Power in HP
1 & 2	Proforma Injection Moulding Machine	41.24
3 & 4	Proforma Discharge Conveyor	0.48
5 & 6	Dehumidifier	83.14
7 & 8	HP Chiller	81.29
9 to 14	SPR	12.67
15	SPR Chiller	10.06
16	Air Conveyor with manual feeding operation	0.05
17	Filling Machine	7.24
18	Hot Filling Machine	0.03
19	Cooling Tunnel	0.03
20	Bottle Accumulator	0.03
21	Line Conveyor	12.67
22	BCPP Labeler	15.42
23 & 24	Stick Shipping Machine	1.43
25	Pulp Unloading Section	3.02
26	Protein Mixing Tank	1.21
27	Sugar Syrup Preparation system	15.06
28 & 29	Boiling/Blending Tanks	4.02
30	High Pressure Homogenizer	24.14
31	Skid Mounted Tubular Pasteurizer	5.03
32	CIP System	4.02
33	Generator	10.06
34	Chiller for CIP Machine	10.06
35 to 37	SS Tanks 3 KL SL	9.05
38 to 41	SS Tanks 5 KL SL	6.03
42	SS Tanks 5 KL with Jacket	6.03
43 to 48	RO Water Storage	5.36
49	LP Compressor	20.12
50	HP Compressor	40.24
51	Boiler	18.10
52	CSD Storage with Distribution tank	6.71
53 & 54	Cooling Tower	6.71
55	Skid-Mounted D/E	89.85
56	RO Plant	12.41
Total Power = 702.83 HP		

STAKE OUT DETAIL

1:1000 - 1:500
A: 1:1000 - 1:500

Architect

Dr. S. SURESH K. M. J. SHARMA
CA/5417776
VIVEK CONSULTANTS
Architects, Interior, Engineers
1155, Sector 43-B, Gurgaon

Structural Engineer

For E-Star Foods Pvt. Ltd.,
Director

Applicant

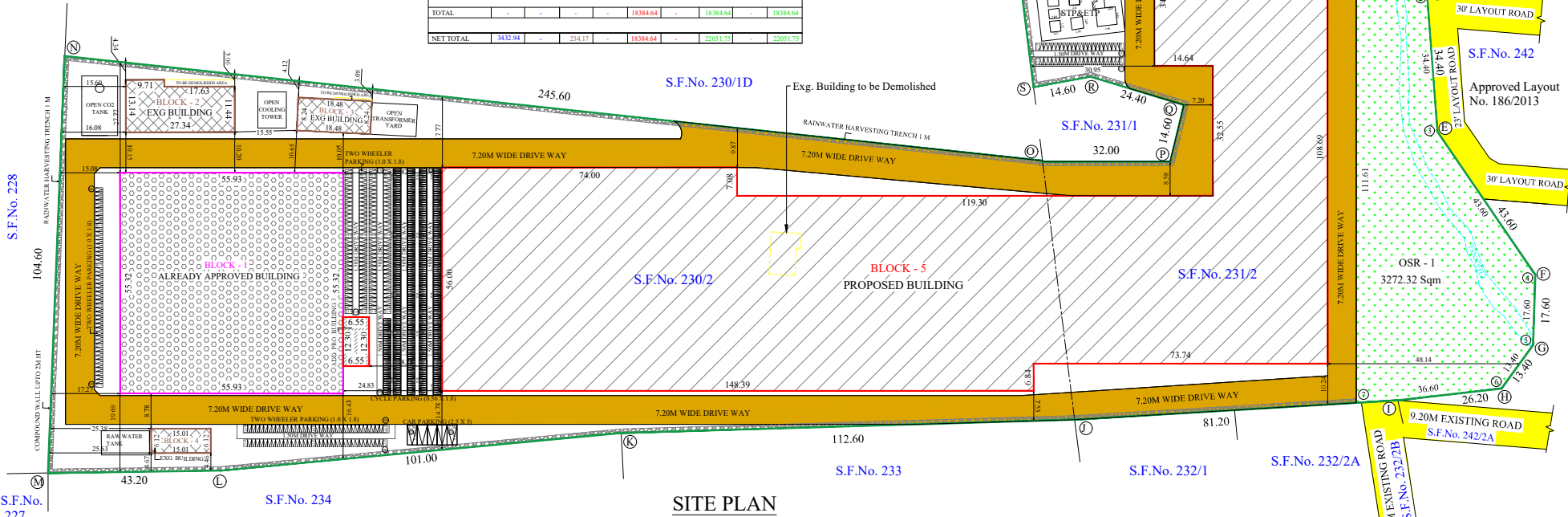
Existing Approved Buildings Area					
Block	Building Use	Floor	Built up Area	Non FSI Area	FSI Area
Block - 1	Industrial	Ground	3093.67	0.00	3093.67
Block - 2	Co2 Plant	Ground	267.12	0.00	267.12
Block - 3	Compressor Room	Ground	72.15	0.00	72.15
Block - 4	Boiler Room	Ground	117.88	0.00	117.88
Block - 5	Toilet	Ground	27.00	0.00	27.00
Security Room	Ground	Ground	6.25	6.25	0.00
Total			3584.07	6.25	3577.82

EXISTING APPROVED DETAILS

Coimbatore DTCP:
Building Online Application Number-SWP/BPA/016444/2023
Site Approval No:SWP/SITE APPROVAL/LP/R(C) No:333/2023
Building Plan No:SWP/BP/DTCP R(C) No:56/2023 Dated :02.11.2023

Kaniyalampalayam Panchayat:
Proceeding Order: File No:15/2023-2024 Dated:24.01.2024

EXISTING & PROPOSED BUILDING AREA DETAILS									
AREA OF THE SITE : 37400.00 Sqm									
FLOOR NAME	EXISTING APPROVED AREA (In Sqm) (A)	ADDITIONAL CONSTRUCTED AREA (In Sqm) (B)	PROPOSED AREA (In Sqm) (C)	TOTAL AREA (In Sqm) (D)					
	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	Total Area
ALREADY APPROVED BUILDING									
BLOCK - 1 (INDUSTRIAL BUILDING)									
GROUND FLOOR	3093.67	-	-	-	-	-	3093.67	-	3093.67
REVISION TO ALREADY APPROVED									
BLOCK-2 (BOILER & COMPRESSOR ROOM)									
GROUND FLOOR	267.12	-	62.16	-	-	-	329.28	-	329.28
BLOCK-3 (DG ROOM)									
GROUND FLOOR	72.15	-	80.11	-	-	-	152.26	-	152.26
BLOCK-4 (R.O PLANT)									
GROUND FLOOR	-	-	91.88	-	-	-	91.88	-	91.88
TOTAL	3589.27	-	234.17	-	-	-	573.44	-	573.44
PROPOSED BUILDINGS									
BLOCK - 1 (INDUSTRIAL BUILDING EXTENSION)									
GROUND FLOOR	-	-	-	-	80.94	-	80.94	-	80.94
BLOCK-5 (INDUSTRIAL BUILDING)									
GROUND FLOOR	-	-	-	-	13304.58	-	13304.58	-	13304.58
MEZZANINE	-	-	-	-	4921.63	-	4921.63	-	4921.63
TOTAL	-	-	-	-	18226.21	-	18226.21	-	18226.21
BLOCK-6 (DRIVER'S ROOM)									
GROUND FLOOR	-	-	-	-	16.18	-	16.18	-	16.18
BLOCK-7 (TIME OFFICE)									
GROUND FLOOR	-	-	-	-	61.31	-	61.31	-	61.31
TOTAL	-	-	-	-	18384.64	-	18384.64	-	18384.64
NET TOTAL	3432.94	-	234.17	-	18384.64	-	22051.75	-	22051.75



S.F.No. 228

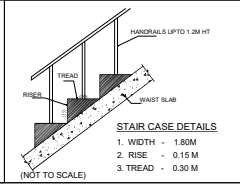
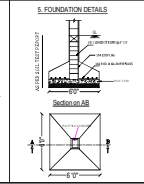
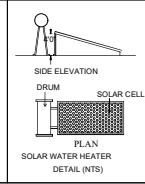
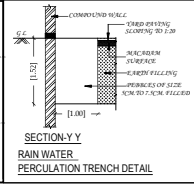
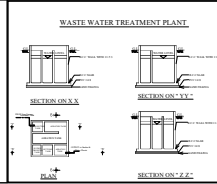
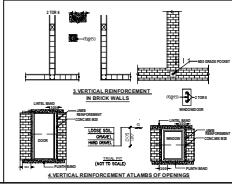
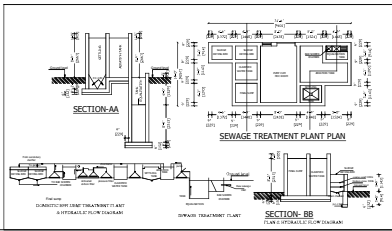
S.F.No. 234

SITE PLAN

S.F.No. 233

S.F.No. 232/1

S.F.No. 232/2A



Applicant Name : M/s. E-star Foods Private Limited
Online Application No : SWP/BPA/0314170/2024
Site Boundary Shown as "A to S"

SITE PLAN

SHEET NO: 1/5

PLAN SHOWING THE EXISTING APPROVED, ADDITIONAL CONSTRUCTED & PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (EXISTING SOFT DRINK BOTTLING UNIT - BEVERAGE & PROPOSED PROCESSING AND BLENDING OF TEA INCLUDING PACKING IN S.F.No. 230/2 & 231/2 AT KANIYALAMPALAYAM VILLAGE & PANCHAYAT, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE:
EXISTING BUILDING - ORANGE CATEGORY
PROPOSED BUILDING - WHITE CATEGORY

TOTAL HP = 916.83 HP
NO. OF WORKERS = 180 Nos.

Scale 1:400

SITE AREA DETAILS:

S.F.No.	AS PER PATA (In Sqm)
230/2	21300.00
231/2	16100.00
TOTAL	37400.00

NOTE:

FSI AREA : (A + B + C) = D
(3432.94 + 234.17 + 18384.64) = 22051.75

FSI = 22051.75 / 37400.00 = 0.590

PARKING DETAILS:

WORKSHOP AREA - 21400.92 Sqm	REQUIRED	PROVIDED
1 LOBBY PARKING SPACE FOR EVERY 500 Sqm	43	43
1 TWO WHEELER PARKING SPACE FOR EVERY 50 Sqm	429	441
1 CYCLE PARKING SPACE FOR EVERY 50 Sqm	429	438
CAR PARKING	0	5

O.S.R REQUIRED:
O.S.R REQUIRED : 3740.00 Sqm (10%)

O.S.R PROVIDED:
O.S.R 1 = 3272.32 Sqm (1 to 8)
O.S.R 2 = 507.66 Sqm (9 to 13)
TOTAL = 3779.98 Sqm (10.10%)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY (A.B.C.....S)
- EXISTING APPROVED BUILDING
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXG. BUILDING TO BE DEMOLISHED
- EXISTING ROAD

Architect

For E-star Foods Pvt. Ltd.,
Director

Structural Engineer

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.

