Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
30 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 230/2 and 2 more

Kaniyalampalayam

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.

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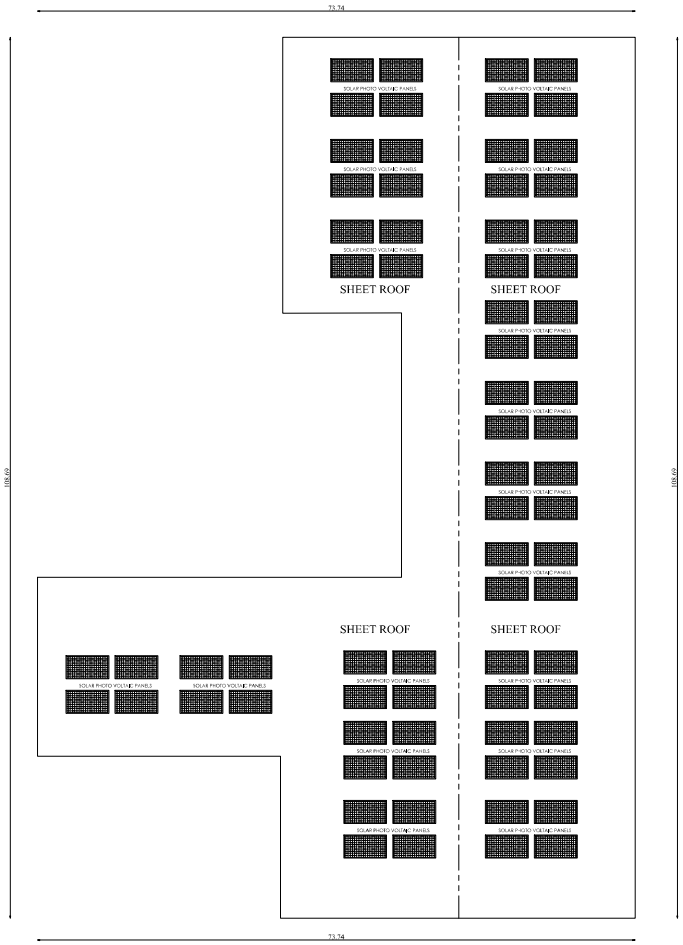
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

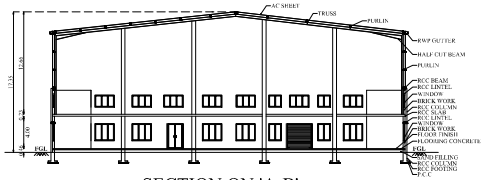
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DIGITALLY VERIFIED RECORD

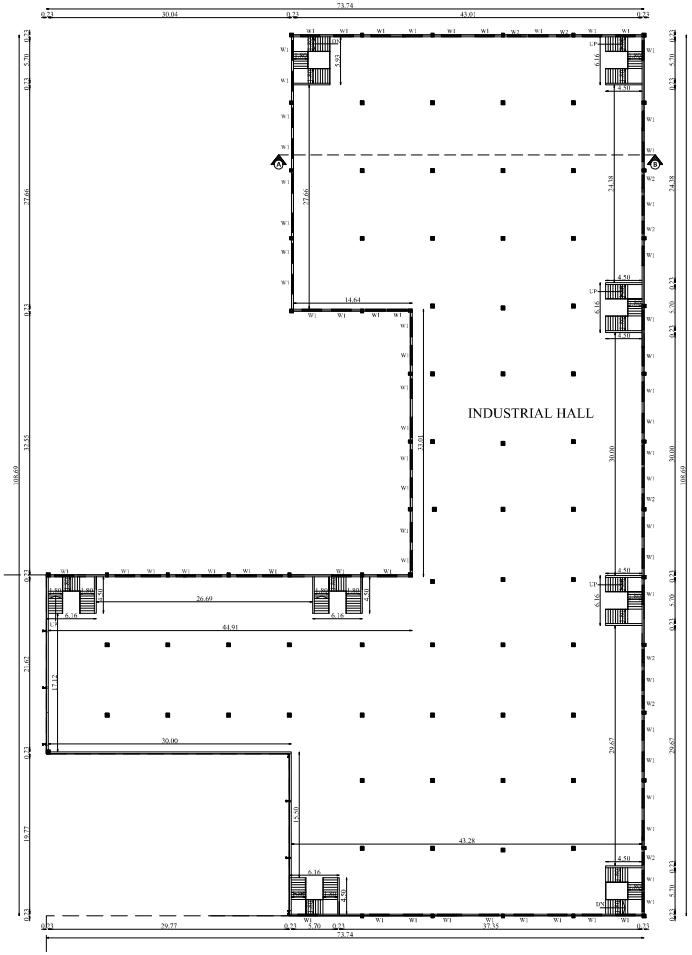


TERRACE FLOOR PLAN

BELOW GROUND FLOOR



SECTION ON 'A-B'



MEZZANINE FLOOR PLAN

BLOCK - 5	MEZZANINE FLOOR & SECTION	SHEET NO: 5/5

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, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

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

N

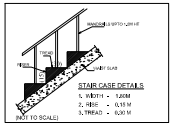
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AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL BUILT UP AREA (in Sqm)
BLOCK-5 (INDUSTRIAL BUILDING)			
MEZZANINE FLOOR	4921.63	-	4921.63

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	



Ar. ANURAM SHARMA
CA/94/17776
VIVEK CONSULTANTS
Architects Interior Engineers
1204, Sector 43-B, Chandigarh

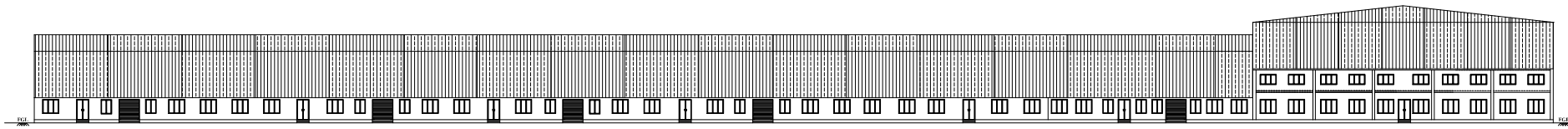
Architect

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)

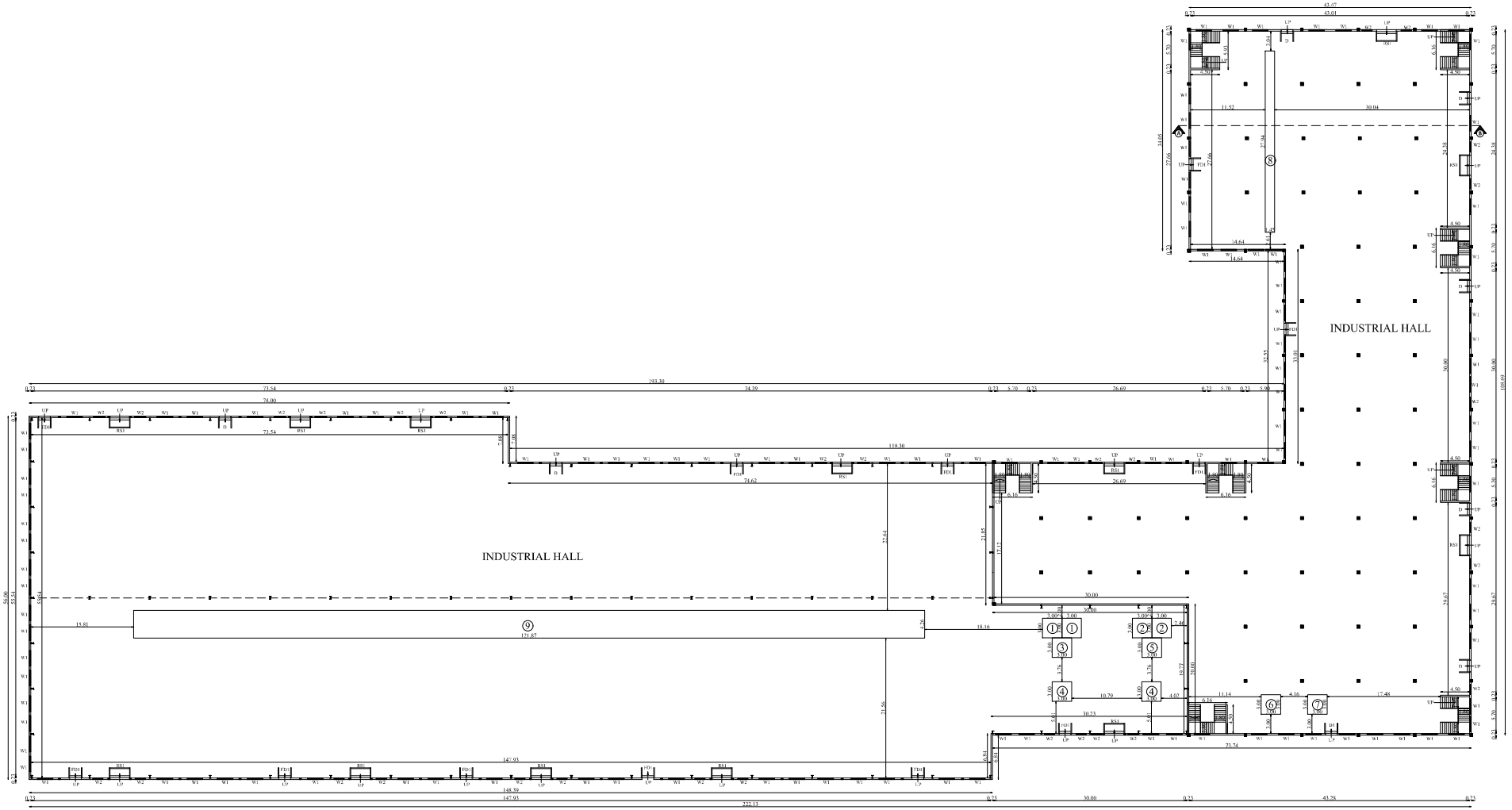
Structural Engineer

For E-Star Foods Pvt. Ltd.,
Director

Applicant



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, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

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

N

Scale 1:100

AREA DETAILS:

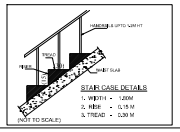
FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL BUILT UP AREA (in Sqm)
BLOCK - 5 (PRO. BUILDING)			
GROUND FLOOR	13304.58	-	13304.58

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	EOT crane	1	10	10
9	OT conveyor	8	8	64
Total				214



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

Architect

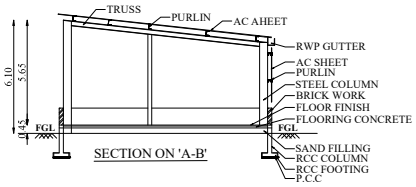
Er. S. SURENDAR, BE.,ME.,(Structres)
62, Alagempatti, Balakrishnapuram
Dindigul - 624 005
Mob: 6379682087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No. SE 01/2023 (Gr.-I)

Structural Engineer

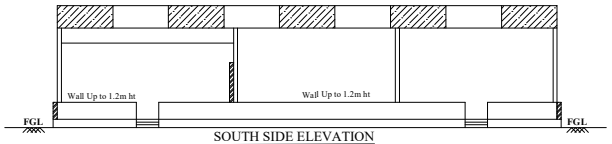
For E-Star Foods Pvt. Ltd.,
Director

Applicant

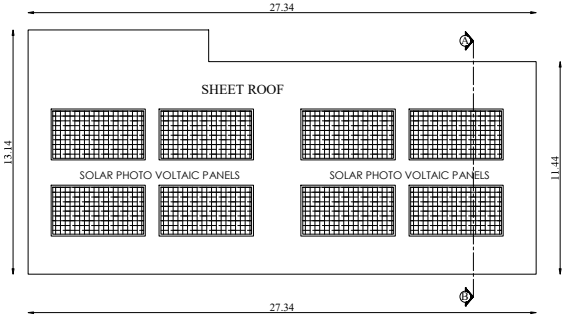
BLOCK - 2
BOILER & COMPRESSOR ROOM



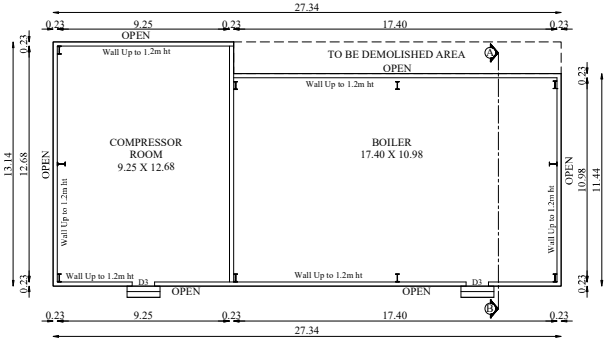
SECTION ON 'A-B'



SOUTH SIDE ELEVATION

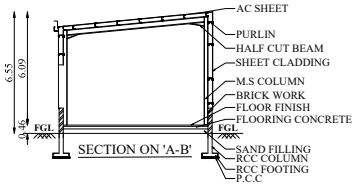


TERRACE FLOOR PLAN

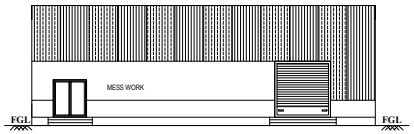


GROUND FLOOR PLAN

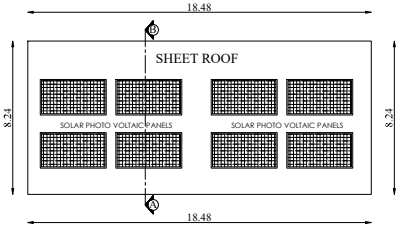
BLOCK - 3
DG ROOM



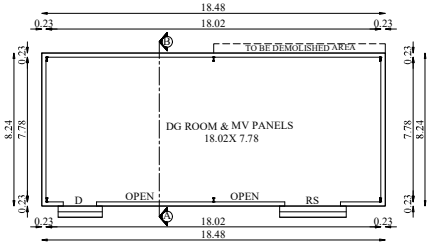
SECTION ON 'A-B'



SOUTH SIDE ELEVATION

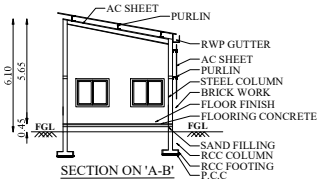


TERRACE FLOOR PLAN

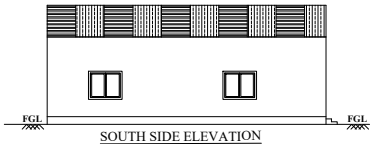


GROUND FLOOR PLAN

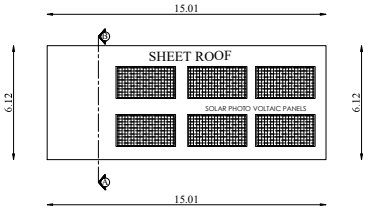
BLOCK - 4
R.O PLANT



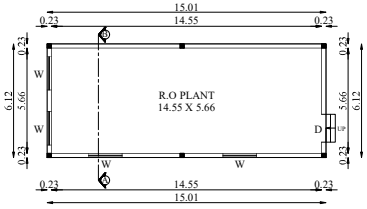
SECTION ON 'A-B'



SOUTH SIDE ELEVATION

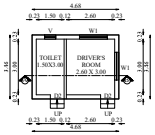


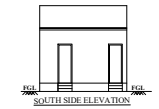
TERRACE FLOOR PLAN

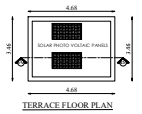


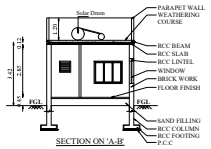
GROUND FLOOR PLAN

BLOCK - 6
DRIVER'S ROOM



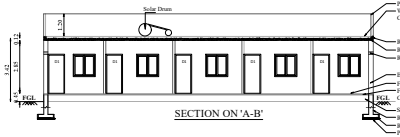






SECTION ON 'A-B'

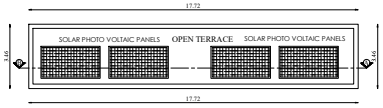
BLOCK - 7
TIME OFFICE



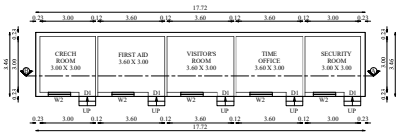
SECTION ON 'A-B'



SOUTH SIDE ELEVATION



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

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 KANIYALAMPALAYAM 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

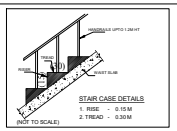
AREA DETAILS:

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
† 1224, Sector 43-B, Chandigarh

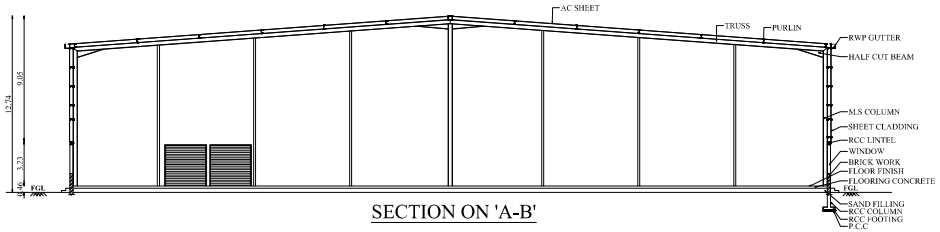
Architect

Er. S. SURENDAR, BE.,ME.,(Structures)
62, Alagampatti, Balakrishnapuram
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REGISTERED STRUCTURAL ENGINEER
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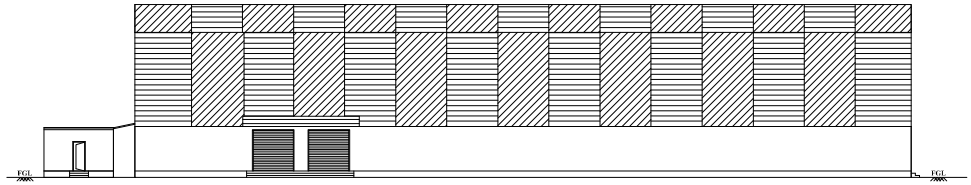
Structural Engineer

For E-Star Foods Pvt. Ltd.,
Director

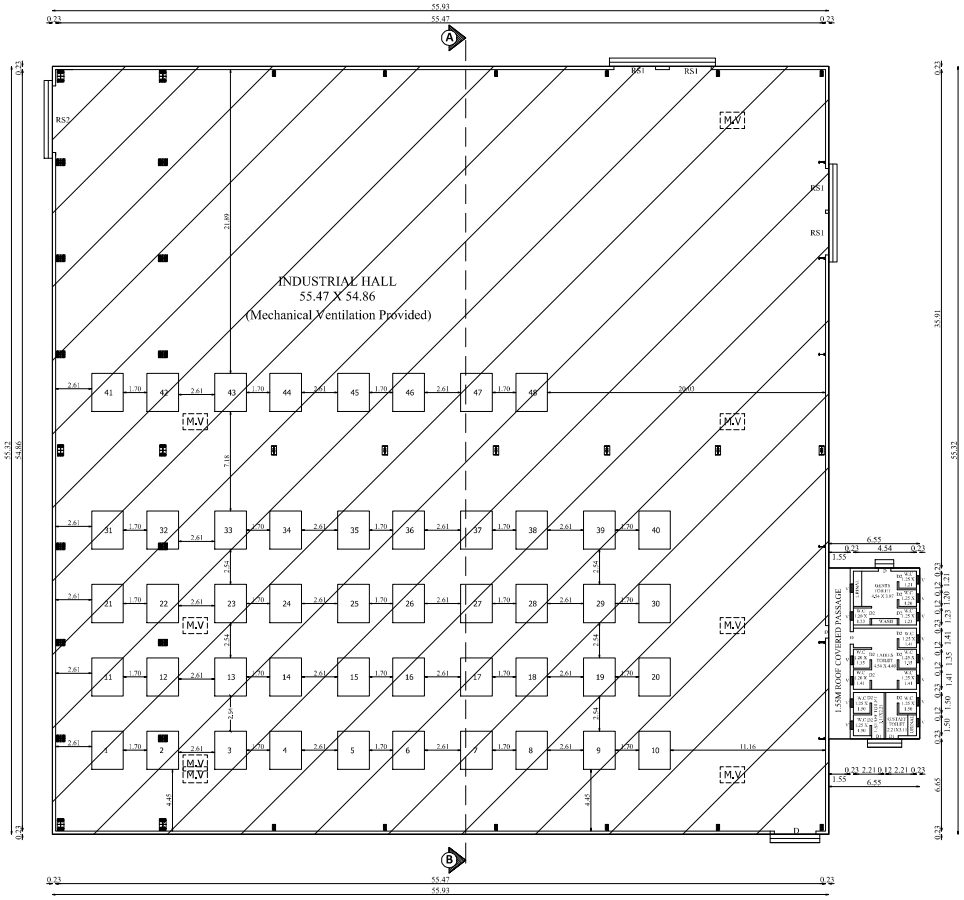
Applicant



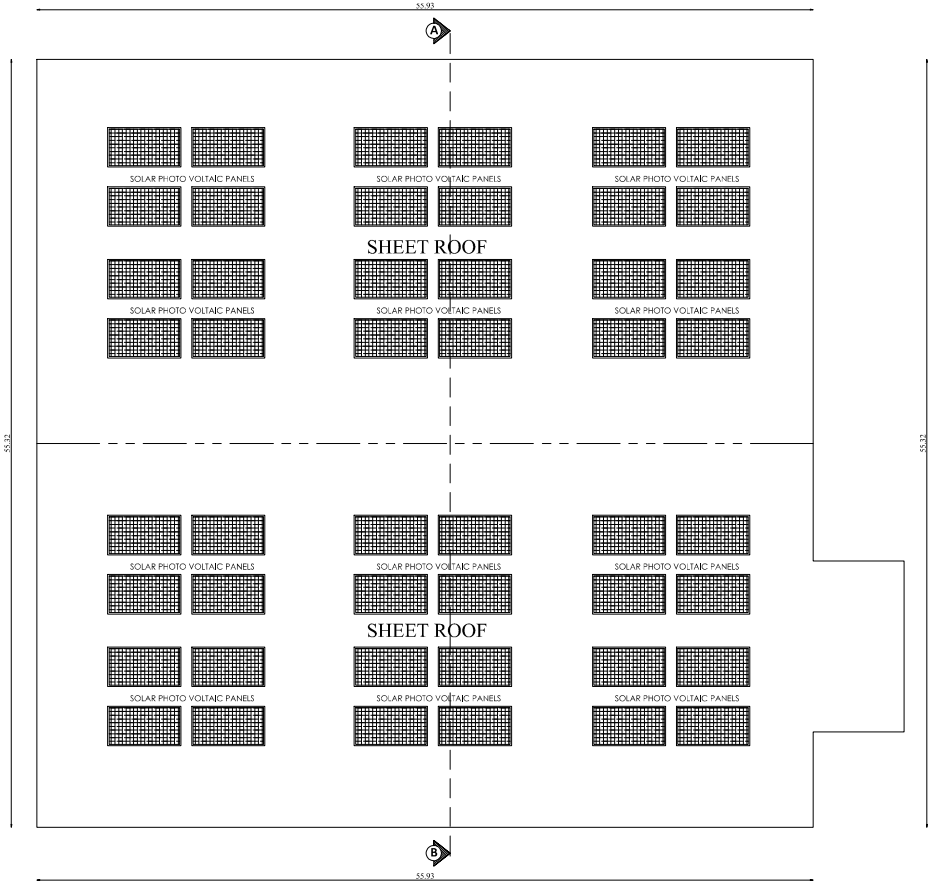
SECTION ON 'A-B'



NORTH SIDE ELEVATION



EXISTING APPROVED & ADDITIONAL PROPOSED GROUND FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 1 | SHEET NO: 2/5

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED INDUSTRIAL BUILDING (EXISTING SOFT DRINK BOTTLING UNIT / BEVERAGE) 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

N

Scale 1:100

AREA DETAILS:

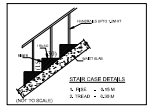
FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 1 (INDUSTRIAL BUILDING)			
GROUND FLOOR	3174.61	-	3174.61

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.00 X 3.00
RS2	ROLLING SHUTTER 1	4.80 X 3.00
D	DOOR	3.00 X 2.44
W	WINDOW	1.80 X 2.10
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY AND POWER DETAILS

Machine No	Machine Name	Power in HP
1 & 2	Preforms Injection Moulding Machine	41,24
3 & 4	Preform Discharge Conveyor	0,98
5 & 6	Dehumidifier	83,14
7 & 8	TH Chiller	81,29
9 to 14	SRM	120,29
15	SRM Chiller	10,26
16	Air Conveyor with manual feeding provision	8,05
17	Filling Machine	7,54
18	Hot Filling Machine	6,03
19	Cooling Tunnel	6,03
20	Bottle Accumulator	6,03
21	Line Conveyor	12,07
22	BOPP Labeller	15,42
23 & 24	Shrink Wrapping Machine	5,03
25	Pulp Unloading Section	7,02
26	Pectin Mixing Tank	1,01
27	Sugar Syrup Preparation system	10,06
28 & 29	Beverage Blending Tanks	4,02
30	High Pressure Homogenizer	24,14
31	Skid Mounted Tubular Pasteriser	5,03
32	CIP System	4,02
33	Carbonator	10,06
34	Chiller for CSD 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	66,94
51	Boiler	16,10
52	CO2 storage with Distribution tank	6,71
53 & 54	Cooling Tower	6,71
55	Disinfection Unit	89,85
56	RO Plant	13,43
	Total Power - 702.83 HP	



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CA/94/17776
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1324, Sector 43-B, Chandigarh

Architect

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Erode - 624 005
Mob: 6379682087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No. SE 01/2023 (SG-I)

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	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

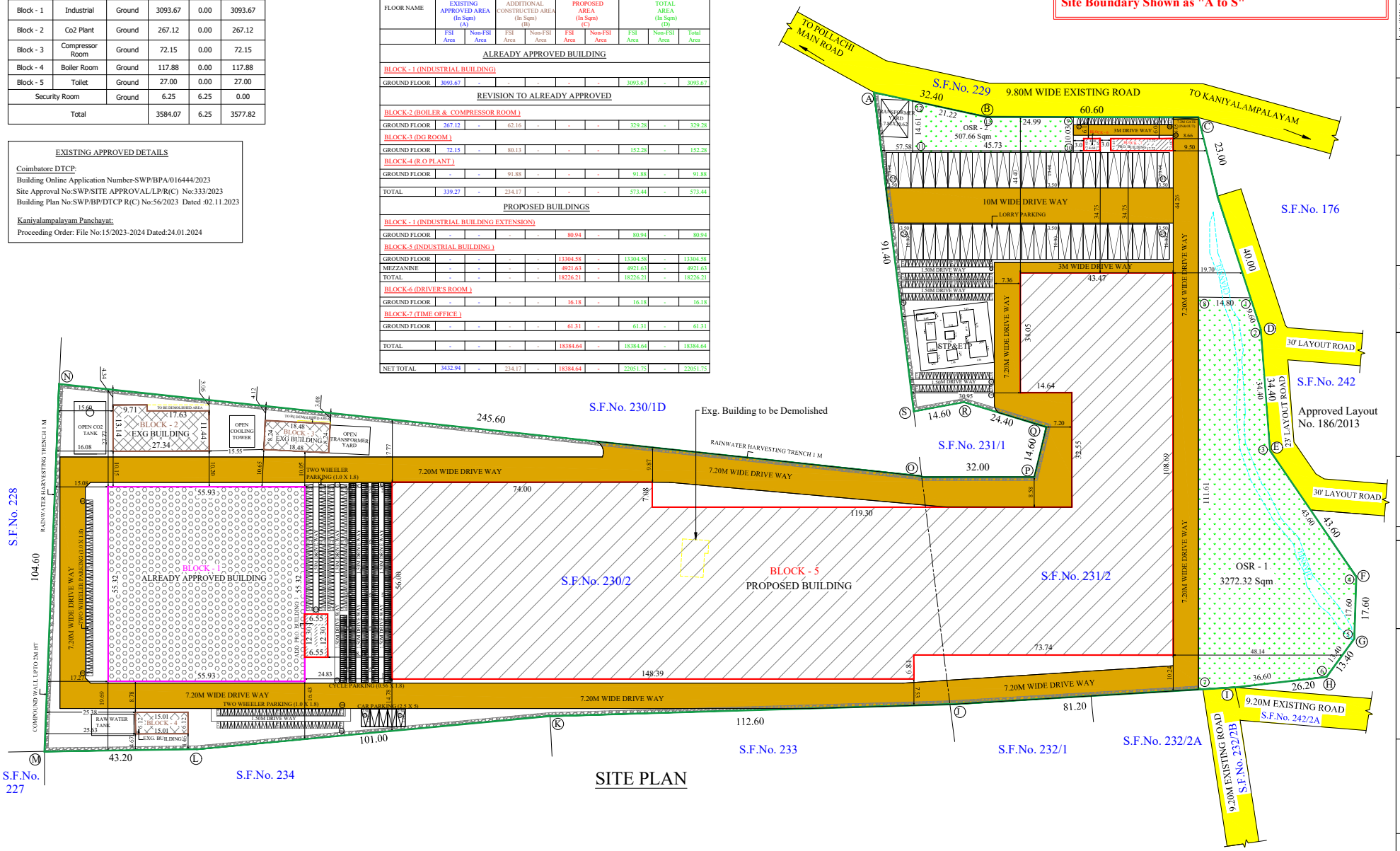
Kaniyalampalayam Panchayat:
Proceeding Order: File No:15/2023-2024 Dated:24.01.2024

EXISTING & PROPOSED BUILDING AREA DETAILS

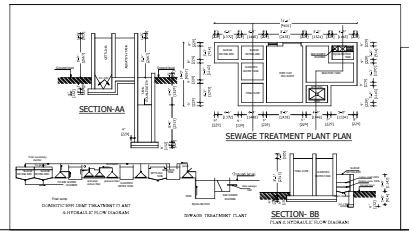
AREA OF THE SITE : 37400.00 Sqm

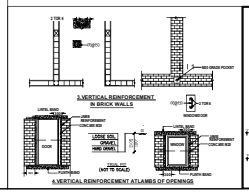
FLOOR NAME	EXISTING APPROVED AREA (In Sqm) (A)		ADDITIONAL CONSTRUCTED AREA (In Sqm) (B)		PROPOSED AREA (In Sqm) (C)		TOTAL AREA (In Sqm) (D)		
	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	Total Area
ALREADY APPROVED BUILDING									
BLOCK - 1 (INDUSTRIAL 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	-	80.13	-	-	-	152.28	-	152.28
BLOCK-4 (R.O PLANT)									
GROUND FLOOR	-	-	91.88	-	-	-	91.88	-	91.88
TOTAL	339.27	-	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

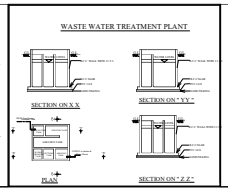
Applicant Name : M/s. E-star Foods Private Limited
Online Application No : SWP/BPA/0314170/2024
Site Boundary Shown as "A to S"

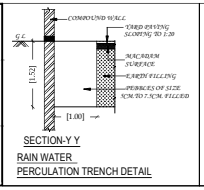


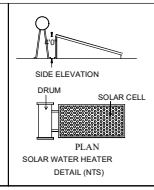
SITE PLAN

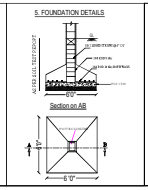


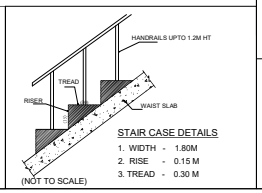












Signature valid

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.

N

Scale 1:400

SITE AREA DETAILS:

S.F.NO:	AS PER PATTA (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 = 21400.82 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 500 Sqm	43	45
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

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

Er. S. SURENDAR, BE.,ME.,(Structure)
62, Alagampatti, Balasiranapuram
Dindigul - 624 006.
Mob: 6379682087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No. SE 01/2023 (Gr.-I)
Structural Engineer

For E-Star Foods Pvt. Ltd.,
Director
Applicant

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

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.