PP APPROVAL RECORD

Planning Permission

Coimbatore

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™

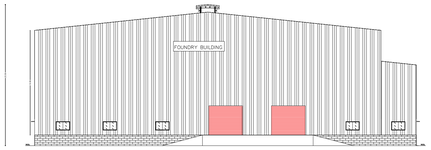
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

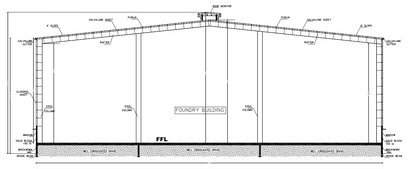
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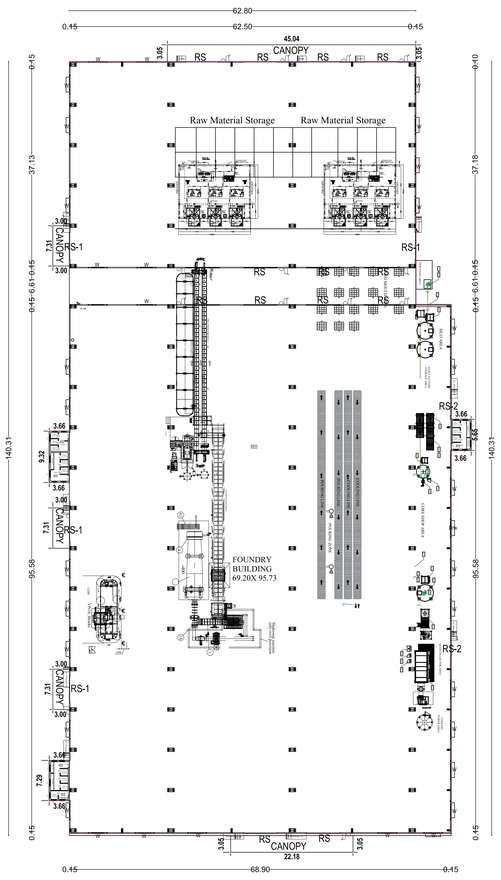
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F NO. 463/1A1A, 1A1B1A AND 465/2A2B AT KANIYUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

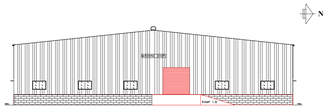


FOUNDRY BUILDING GENERAL ELEVATION

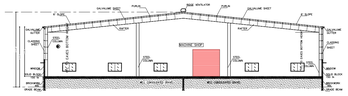




FOUNDRY GROUND FLOOR PLAN
(BLOCK-1)

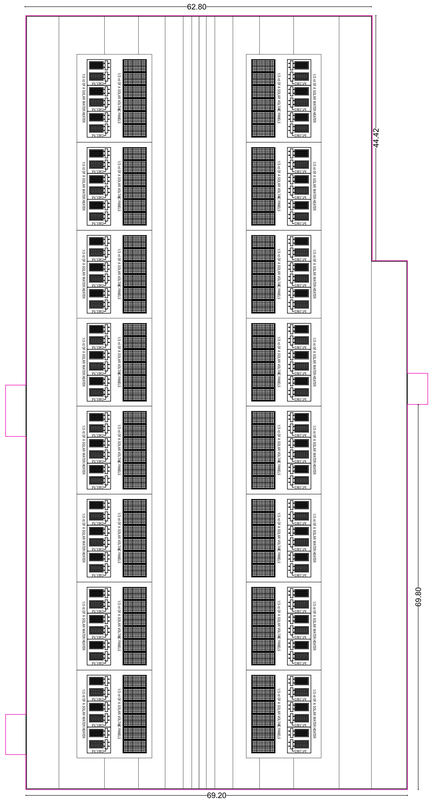


MACHINE SHOP ELEVATION

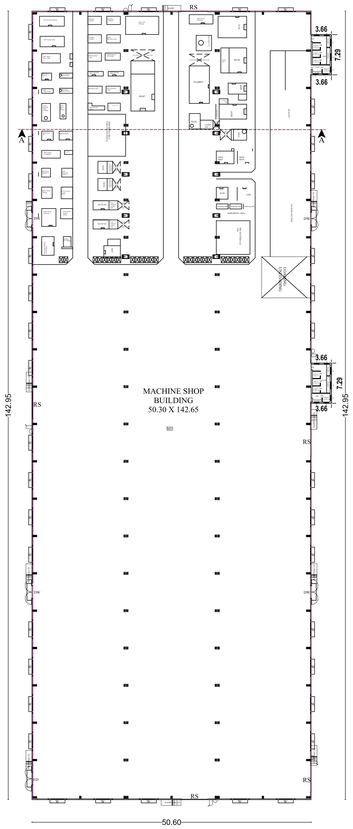


MACHINE SHOP SECTION

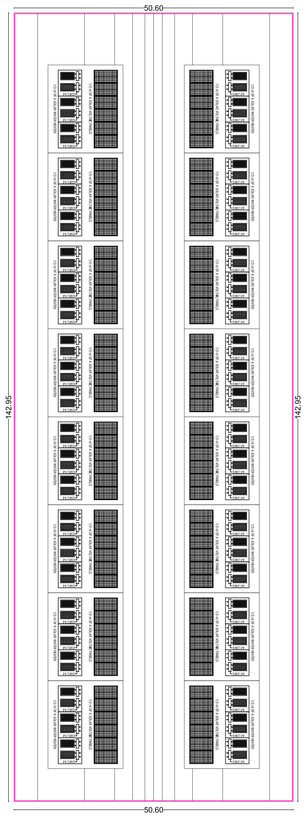
(BLOCK - 2)



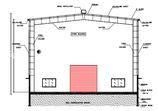
FOUNDRY TERRACE FLOOR PLAN



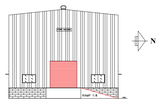
MACHINE SHOP GROUND FLOOR PLAN
(BLOCK - 2)



MACHINE SHOP TERRACE FLOOR PLAN



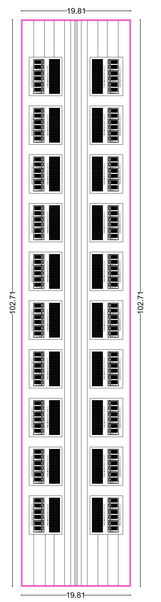
STORE BUILDING SECTION



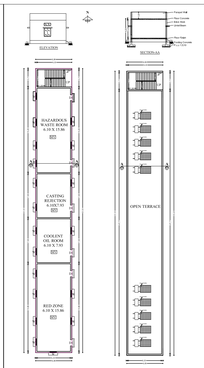
STORE BUILDING ELEVATION



STORE GROUND FLOOR PLAN
(BLOCK - 3)



STORE TERRACE FLOOR PLAN

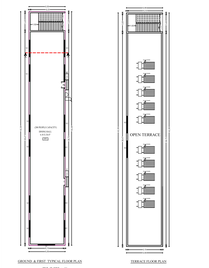


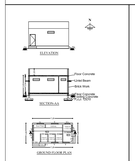
(BLOCK - 4)



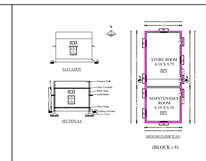
(BLOCK -5)



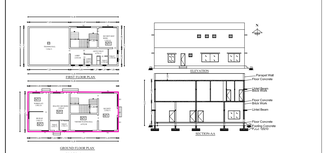




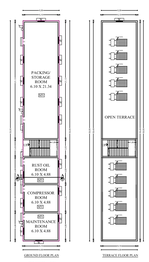
(TOILET BLOCK - 7)



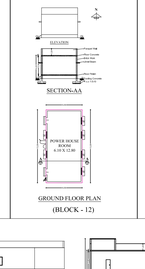
(BLOCK - 8)



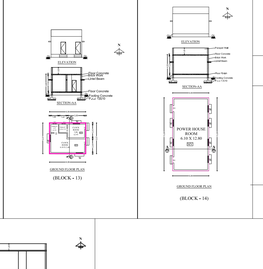
(BLOCK - 9)



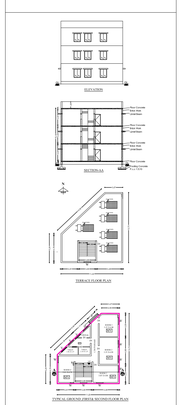
(BLOCK - 10)



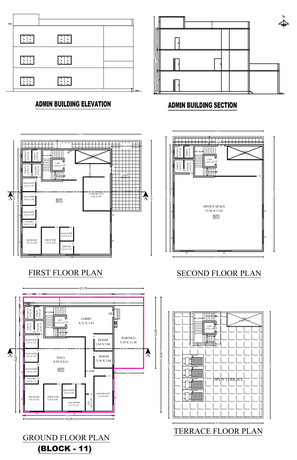
(BLOCK - 12)

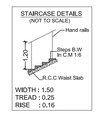


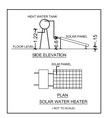
(BLOCK - 13)



(BLOCK - 15)







PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK & FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	NON FSI	FSI	TOTAL Builtup Area
1	FOUNDRY BUILDING (BLOCK-1)	9507.04		-	-	9507.04	9507.04
2	MACHINE SHOP BUILDING (BLOCK-2)	7286.68	-	-	-	7286.68	7286.68
3	STORE BUILDING (BLOCK-3)	2034.66	-	-	-	2034.66	2034.66
4	RED ZONE UNIT (BLOCK4)	337.90	-	-	23.41	337.90	361.31
5	TOILET BLOCK (BLOCK5)	55.03	-	-	-	55.03	55.03
6	DINING BLOCK BUILDING (BLOCK6) G+1	277.72	277.72	-	23.99	555.44	579.43
7	TOILET BLOCK (BLOCK -7)	26.67	-	-	-	26.67	26.67
8	STORE/MAINTENANCE BLOCK BUILDING (BLOCK-8)	108.52	-	-	-	108.52	108.52
9	SECURITY & HR BUILDING (BLOCK9)	117.40	117.40	-		234.80	234.80
10	MATERIAL STORE BUILDING (BLOCK-10)	262.04	-	-	22.66	262.04	284.70
11	ADMIN BUILDING BLOCK -11	411.62	301.97	301.97	59.55	1015.56	1075.11
12	COMPRESSOR BLOCK -12	86.93	-	-	-	86.93	86.93
13	TOILET BLOCK-13	36.50	-	-	-	36.50	36.50
14	POWER HOUSE BLOCK-14	86.93	-	-	-	86.93	86.93
15	AMENITIES BLOCK-15	113.05	113.05	113.05	13.77	339.15	352.92
	TOTAL	20748.69	810.14	415.02	143.38	21973.85	22117.23

JOINERY DETAILS

Description	In Mtrs
Foundry Building Joinery	
RS - Rolling Shutter	6.10 x 6.10
RS1 - Rolling Shutter	4.88 x 4.88
RS2 - Rolling Shutter	3.05 x 3.05
W - Window	2.44 x 1.525
Machine Shop Building Joinery	
RS - Rolling Shutter	4.88 x 4.88
ED - Emergency Door	2.44 x 2.44
W - Window	2.44 x 1.525
Store Building Joinery	
RS - Rolling Shutter	4.88 x 4.88
ED - Emergency Door	2.44 x 2.44
W - Window	2.44 x 1.525
MV - Mechanical Ventilation	To Detail

TOTAL NO'S OF HP - 4500 HP

TOTAL NO'S OF WORKERS - 471 NO'S

TOTAL HEIGHT OF BUILDING - 25.59M

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV.
Engineer Grade - I (RE)
Reg. No: LPA/RE/GR-1107/2024
3/358, Arul Jothi Nagar, Karanampettai, Palladam, Tirupur 641 401.
Ph. 99 52 50 65 49 / er.jehnpaulv@gmail.com

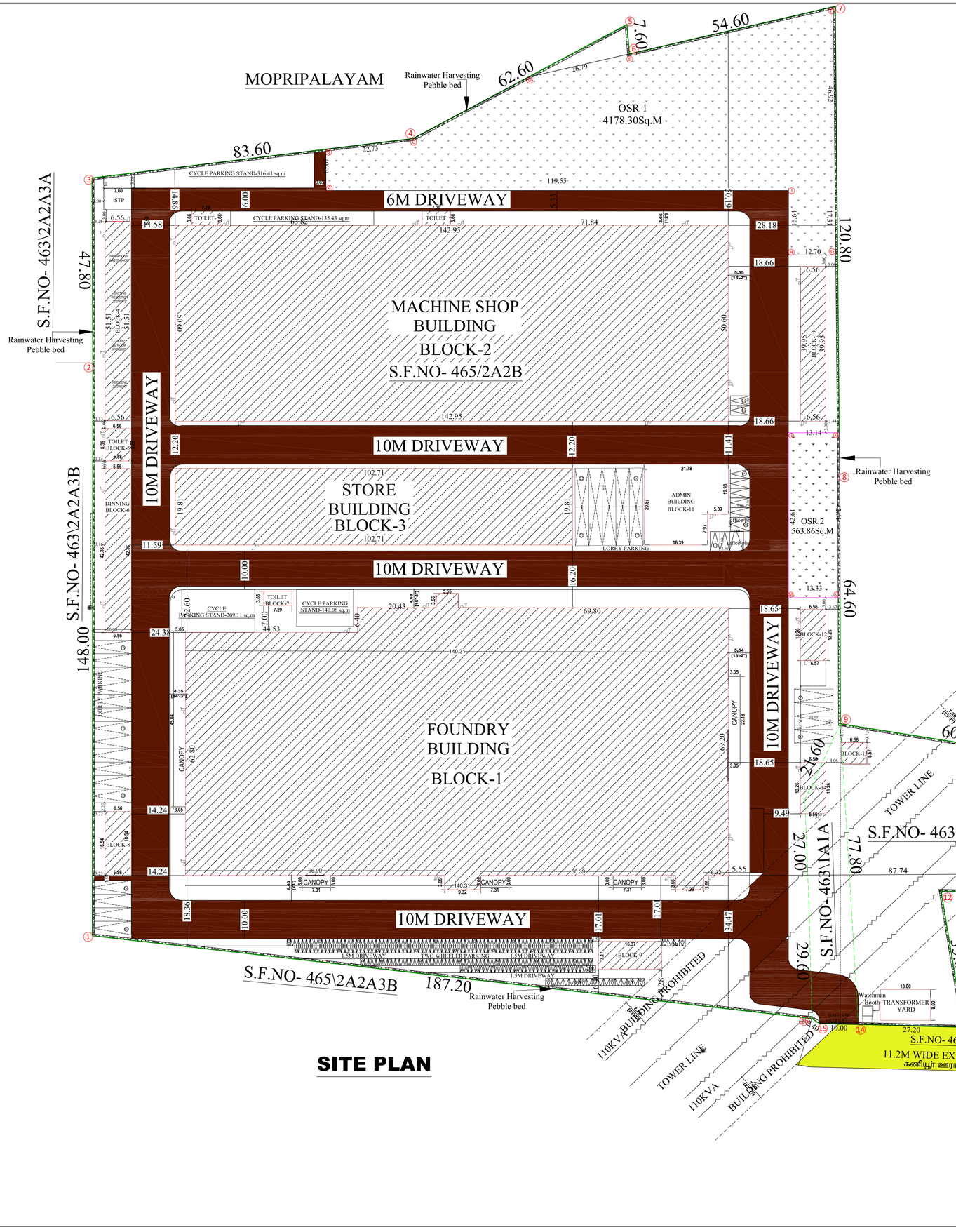
REGISTERED ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV.
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1033/2024
3/358, Arul Jothi Nagar, Karanampettai, Palladam, Tirupur - 641 401.
Ph. 99 52 50 65 49 / er.jehnpaulv@gmail.com

REGISTERED STRUCTURAL ENGINEER

For SAKTHI Corporations Pvt. Ltd.
Managing Director

OWNER / APPLICANT



SITE PLAN

Survey Number	Area in Sq.mt	Area In Acre
463/1A1A	561.0	0.1386
463/1A1B1A	3318.0	0.8199
465/2A2B	43525.0	10.75
	47404.0	11.71

Sanitation Deatils

Over all Blocks	Male	Female
Water closet Required	5	6
Water closet Provided	5	6
Ablution Taps Required	5	6
Ablution Taps Provided	5	6
Urinals Required	5	-
Urinals Provided	5	-

NOTE:-

* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.

FIRE EXTINGUISHER : FE

EMERGENCY ALARM : EA

PARKING CALCULATION : -

1 Lorry space for every 750Sq.m of workshop floor area = 16793.72 / 750 = 23 lorry

Store/Godown = 2743.12 / 300 = 09 lorry

= 23+9 = 32 lorry Required

1 car space for every 150 Sq.m of office floor area

= 1573.14 / 150 = 10

= 10 No's(including 10% Da Parking)

1 two wheeler space and 1 cycle space for every 75Sq.m of workshop floor area

= 16793.12 / 75 = 258

= 224 No's (including 10% Da Parking)

SL.NO	DESCRIPTION	HP
Moulding 1	HPML FBO IV Moulding Handling line	35
	HPML FBO IV Moulding Machine	35
	Nobake Mixer 20T	16.5
	Nobake Reclamation 6T	40.5
	Omega dust collector & Cooling	31.8
	Nobake fast loop handling line	160
	Nobake pre & Post cure oven	200
	Nobake core mixer 3T	4.2
Sandplant 2	Knockout cool drum	44
	Mixer	85
Block-1	Polygonal seiver, Bunkers, Additional bunkers for new sand,Bentonite, Lustron, All bucket elevators & belt conveyors	248
	Dust extraction for Sand plant	75
	Dust extraction for Disa cool	180
Furnace 3	2500KW 1 ton Tri-Track track furnace	2500
	Cooling system 2500kw(pumps & Towers)	250
	Fume Extraction system for three 1ton crucible	75
	Fume transformer for 2500kw furnace	250
	Furnace Charging vibrators	20
Machine Shop 4 Block-2	CNC turning machine, Vertical milling machine, Horizontal milling machine, CMM	250
	TOTAL HP	4500 HP

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN ORANGE CATEGORY OF STEEL MANUFACTURING INDUSTRIES IN S.F NO. 463/1A1A, 1A1B1A AND 465/2A2B AT KANIYUR VILLAGE PANCHAYAT,SULUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1"=8' (OR) 1:100

ONLINE APP. NO : SWP/BPA/397453/2024

APPLICANT : M/S BAKGIYAM ENGINEERING PVT LTD

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	47404.00 Sqm	11.71 Acre
AREA OF SITE AS PER DOCUMENT	=	47404.00 Sqm	11.71 Acre
SUPER IMPOSED PLOT AREA	=	47109.30 Sqm	
OSR AREA REQUIRED	=	4740.40 Sqm	
TOWER LINE AREA	=	450.87 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK & FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	NON FSI	FSI	TOTAL
1	FOUNDRY BUILDING	9507.04		-	-	9507.04	9507.04
2	MACHINE SHOP BUILDING (BLOCK-2)	7286.68	-	-	-	7286.68	7286.68
3	STORE BUILDING (BLOCK-3)	2034.66	-	-	-	2034.66	2034.66
4	RED ZONE UNIT (BLOCK4)	337.90	-	-	23.41	337.90	361.31
5	TOILET BLOCK (BLOCK5)	55.03	-	-	-	55.03	55.03
6	DINING BLOCK BUILDING (BLOCK6) G+1	277.72	277.72	-	23.99	555.44	579.43
7	TOILET BLOCK (BLOCK -7)	26.67	-	-	-	26.67	26.67
8	STORE/MAINTENANCE BLOCK BUILDING (BLOCK-8)	108.52	-	-	-	108.52	108.52
9	SECURITY & HR BUILDING (BLOCK9)	117.40	117.40	-		234.80	234.80
10	MATERIAL STORE BUILDING (BLOCK-10)	262.04	-	-	22.66	262.04	284.70
11	ADMIN BUILDING BLOCK -11	411.62	301.97	301.97	59.55	1015.56	1075.11
12	COMPRESSOR BLOCK -12	86.93	-	-	-	86.93	86.93
13	TOILET BLOCK-13	36.50	-	-	-	36.50	36.50
14	POWER HOUSE BLOCK-14	86.93	-	-	-	86.93	86.93
15	AMENITIES BLOCK-15	113.05	113.05	113.05	13.77	339.15	352.92
	TOTAL	20748.69	810.14	415.02	143.38	21973.85	22117.23

F.S.I CALCULATION AS PER SUPER IMPOSED:-

FSI (21973.85 / 47109.30) = 0.466 < 1.5

OSR DETAILS	REQUIRED	PROVIDED
OSR AREA -1		4178.30 Sqm
OSR AREA -2		563.86 Sqm
TOTAL OSR AREA	4740.40 Sqm	4742.16 Sqm
PARKING DETAILS	REQUIRED	PROVIDED
TOTAL LORRY PARKING	32 No's	32 No's
TOTAL CAR PARKING	10 No's	11 No's
TOTAL TWO WHEELER PARKING	224No's (including PH)	270 No's (including PH)
TOTAL CYCLE PARKING	258No's	500 No's

JOINERY DETAILS (NTS)

Description	In Mtr.(NTS)
RS - Rolling Shutter	4.88 x 4.88
D1 - Door	0.91 x 2.14
D2 - Door	0.76 x 2.14
W - Window	4.57 x 1.37
W1 - Window	1.83 x 1.37
V - Ventilator	4.57 x 0.61
V1 - Ventilator	1.83 x 0.61
V2 - Ventilator	0.91 x 0.61

TOTAL NO'S OF HP - 4500 HP

TOTAL HEIGHT OF BUILDING - 25.59M

NO'S OF MALE WORKERS - 377 NO'S

NO'S OF FEMALE WORKERS - 94 NO'S

COLOUR INDEX:-

BOUNDARY OF THE SITE :

EXISTING ROADS :

PROPOSED CONSTRUCTION :

PROPOSED DRIVEWAY :

D. ARUN KUMAR, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/C/20070728
206, Alagesan Road, Subaiu Colony, Coimbatore - 641 001

REGISTERED CONSTRUCTION ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, MIE, MISS, MCI, MSM,
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-I/0331/2824
3/358, Arul Jothi Nagar, Karamampettai,
Palladam, Tirupur- 641 401.
Ph. 99 52 51 65 45 / mr.johnpaulvk@gmail.com

REGISTERED ENGINEER

R.SATHISHKUMAR, M.E (Geotech), M.I.G.S, M.I.E.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /10/04/002
No: 17725-5, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815

REGISTERED GEOTECH ENGINEER

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, MIE, MISS, MCI, MSM,
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-I/0331/2824
3/358, Arul Jothi Nagar, Karamampettai,
Palladam, Tirupur- 641 401.
Ph. 99 52 51 65 45 / mr.johnpaulvk@gmail.com

REGISTERED STRUCTURAL ENGINEER

OWNER / 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

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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.