

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

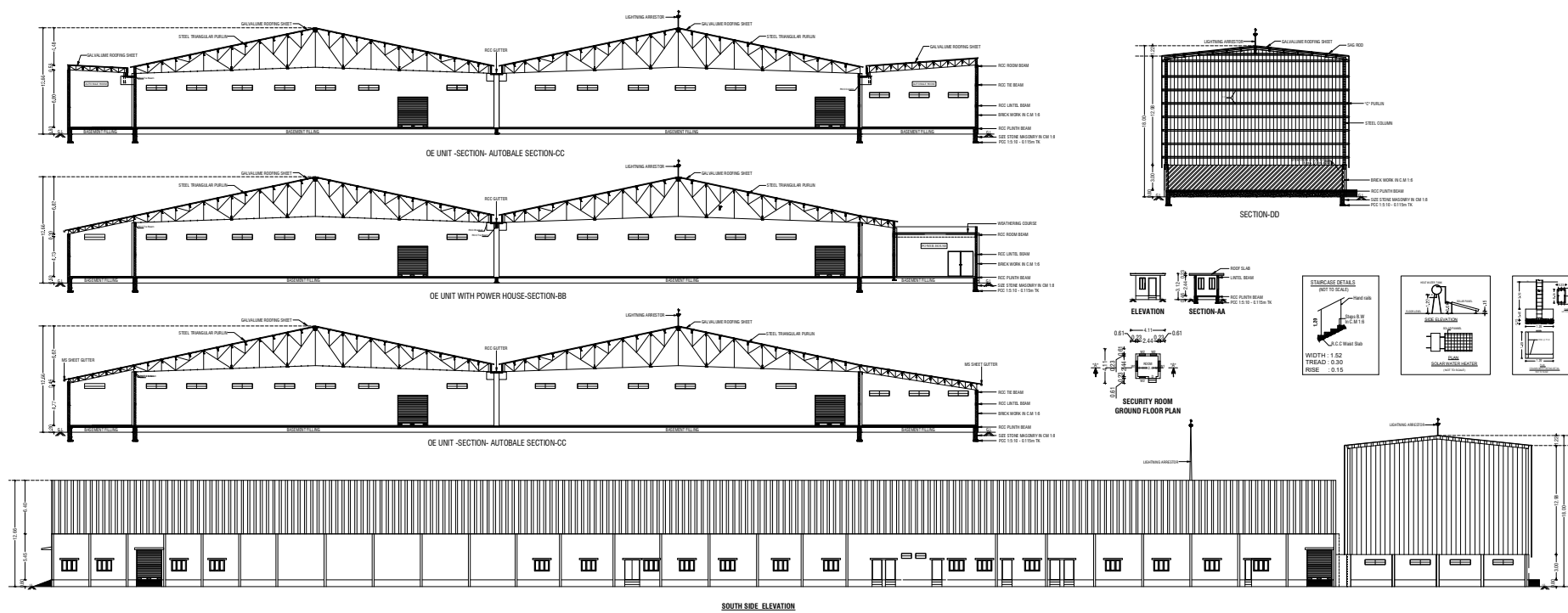
Building Plan

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.



BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOFING INDUSTRIAL BUILDING (ORANGE CATEGORY - COTTON SPINNING AND WEAVING) IN S.F.NOS: 413/1A2, 413/1B2, 414/1A, 414/2A1, 414/2B1, 415/1A1, 415/1B1, 419/1B2, 419/1C1, 398/1A2, 399/1A2, 399/1B, 399/1C, 399/2A, 399/2B, 399/2C1, 399/2D1 & 399/2E2 AT ODDERPALAYAM VILLAGE / PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
INDUSTRIAL BUILDING

CATEGORY - ORANGE INDUSTRIES
ONLINE APPLICATION NO : SWP/BPA/0473749/2025
APPLICANT NAME : M/s.NIKIKA ENTERPRISES LLP,
MR.V.SRIHARI

AREA DETAILS:-

	IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	= 67323.00 Sqm	16.63 Acre
AREA OF SITE AS PER DOCUMENT	= 67323.00 Sqm	16.63 Acre

PROPOSED BUILDING AREA DETAILS:-

S.No	BLOCK NO	FLOOR	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL BUILDUP AREA (IN SQM)
1	BLOCK - 1	GROUND FLOOR	18872.23	140.41	19012.64
2	SECURITY ROOM	GROUND FLOOR	8.38	-	8.38
TOTAL AREA			18880.61	140.41	19021.02

SCHEDULE OF JOINERY

	MT.
RS - ROLLING SHUTTER	3.60 X 3.60
RS1 - ROLLING SHUTTER	3.60 X 2.40
D1 - DOOR	0.90 X 2.40
D2 - DOOR	0.76 X 2.40
D3 - DOOR	1.20 X 2.40
D4 - DOOR	2.40 X 2.40
SD - STEEL DOOR	1.80 X 2.40
SD1 - STEEL DOOR	1.26 X 2.40
SD2 - STEEL DOOR	1.20 X 2.40
O - OPEN	3.00 X 2.40
ATD - AT DOOR	0.76 X 2.40
W - WINDOW	1.80 X 1.35
W1 - WINDOW	1.20 X 1.35
W2 - WINDOW	0.69 X 1.37
V - VENTILATOR	2.44 X 0.60
V1 - VENTILATOR	0.90 X 0.90
V2 - VENTILATOR	0.61 X 0.90

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

NOTE:-

- * ALL DIMENSIONS ARE IN METER
- * ALL ROUND COMPOUND WALL PROVIDED.
- * RAINWATER PERCOLATION PITS PROVIDED ALL AROUND THE SITE.
- * S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
- * SUMP AND FIRE SUMP PROVIDED.
- * LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
- * FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
- * MV-MACHANICAL VENTILATION TO BE PROVIDED.

B.P / D.T.C.P. NO: 336/2025

REGISTERED GEOTECH ENGINEER

A. SATHISH
Diploma in Civil Engineering
Coimbatore LPA/CE/20/01/008
Door No 1, Anna Nagar,
Sundakkamuthur,
Coimbatore - 641014

REGISTERED CONSTRUCTION ENGINEER

S. Pradeep
B.Tech. S. Pradeep, B.Tech. M.B. (P)
REGISTERED STRUCTURAL ENGINEER Grade-1
DTCP / NAMANKAL / RSE-II / 001 / 2022
First Floor, No. 102, 100-1208, Gandhinagar,
Peelemedu, Coimbatore - 641 004.
Ph: 96550 08064.

REGISTERED STRUCTURAL ENGINEER

A. PRESTON VARGHESE
REG No. CA/2008/4293
Coimbatore LPA/RA/GR-119494919

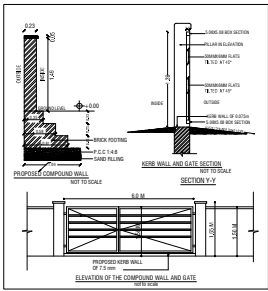
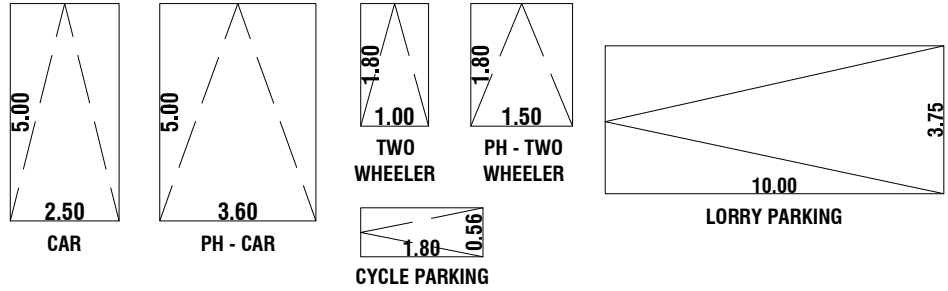
REGISTERED ENGINEER

For NIKIKA ENTERPRISES LLP
Authorized Signatory

APPLICANT
SHEET NO - 02/02



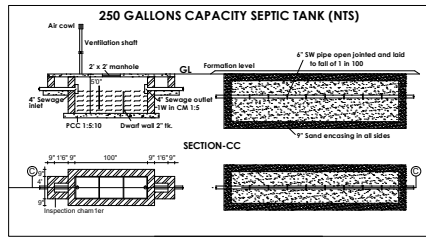
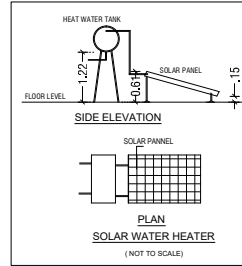
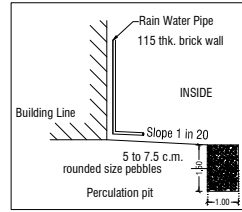
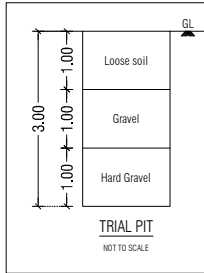
PARKING SIZES:



MACHINERY DETAILS:

ATE MACHINERIES_4 LINES+40 CDG	-	1463 kW
BD 8-OPEN END SPINNING - SAURER_20 MCS	-	3500 kW
WATER FILTER-BATLIBOI_5 FILTERS	-	325 kW
HUMIDIFICATION PLANT-BATLIBOI_6 PLANTS	-	582 kW
COMPRESSOR-90 CFM_2 MCS	-	35 kW
SIEGER AUTOMATIC PACKING_1 SET	-	492 kW
RO WATER - 3500 LITER/HT_1 SET	-	15 kW
BALE PRESS - TINYTOP_3 UNIT	-	93 kW
FIRE HYDRENT_1 SET	-	133 kW
TOTAL POWER kW	-	6637 kW

B.P / D.T.C.P. NO: 336/2025



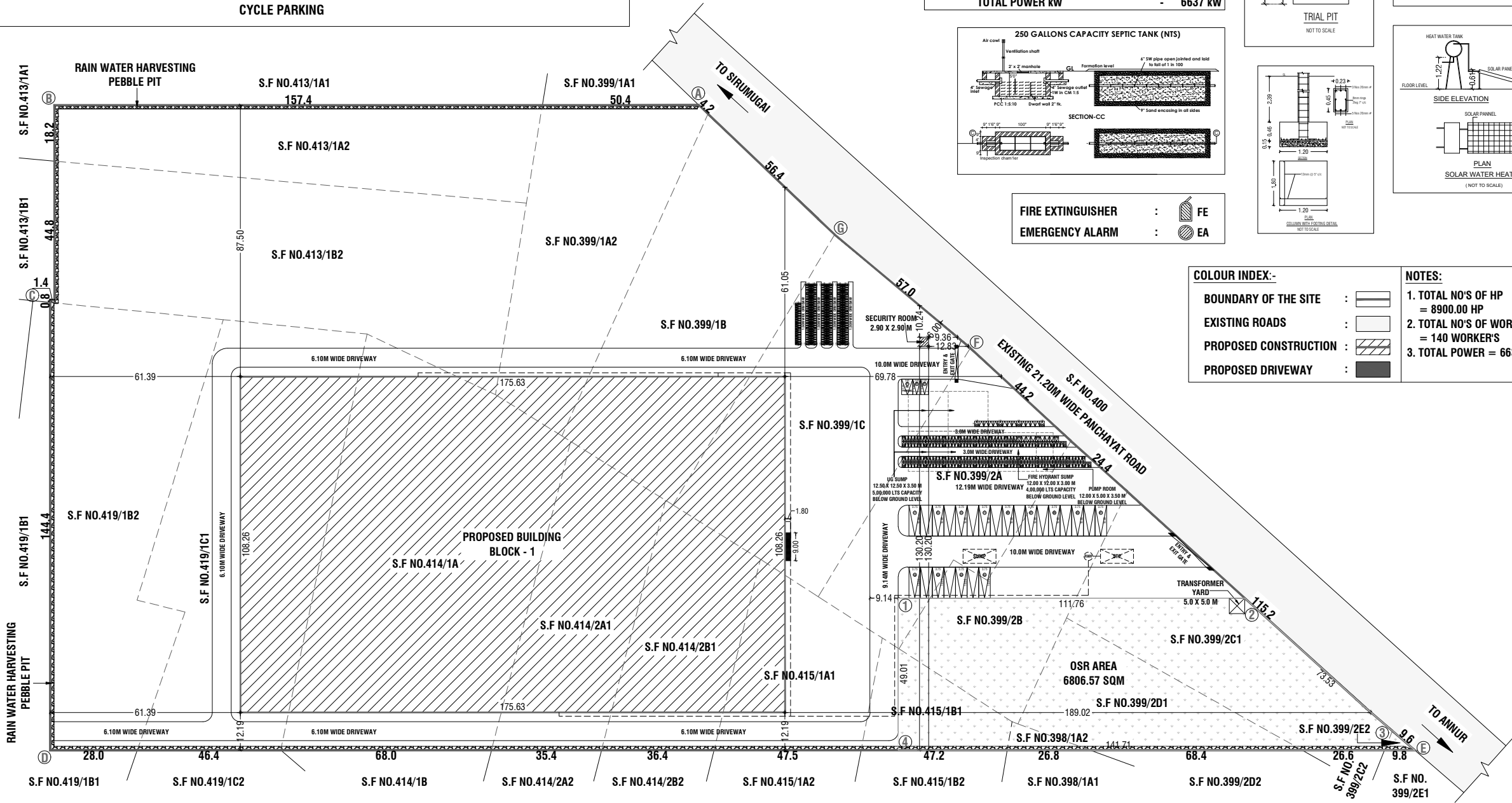
FIRE EXTINGUISHER	: FE
EMERGENCY ALARM	: EA

COLOUR INDEX:-

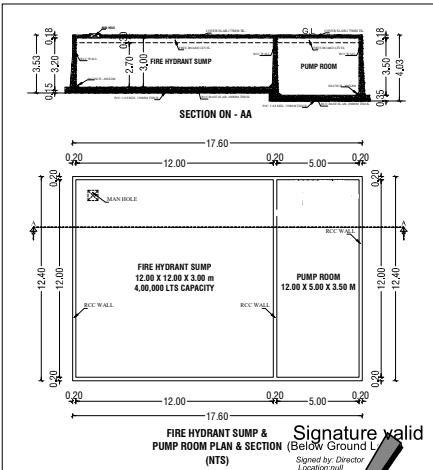
BOUNDARY OF THE SITE	: [Symbol]
EXISTING ROADS	: [Symbol]
PROPOSED CONSTRUCTION	: [Symbol]
PROPOSED DRIVEWAY	: [Symbol]

NOTES:

- TOTAL NO'S OF HP = 8900.00 HP
- TOTAL NO'S OF WORKER'S = 140 WORKER'S
- TOTAL POWER = 6637 kW



SITE PLAN
(SCALE - 1:200)



NOTE:-

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- * ALL ROUND COMPOUND WALL PROVIDED.
- * RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
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A. SATHISH
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Coimbatore - 641014

REGISTERED CONSTRUCTION ENGINEER

E.K.P. VETRISILVAN, M.Sc. (GEOTECH), M.Sc. (MSE),
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LMA-3564)

REGISTERED GEOTECH ENGINEER

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REGISTERED STRUCTURAL ENGINEER Grade - II
DTCP / NAMAkkal / RSE-II / 001 / 2022
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Peelamedu, Coimbatore - 641004.
Ph: 96550 08064

REGISTERED STRUCTURAL ENGINEER

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OSR DETAILS:-	REQUIRED	PROVIDED
REQUIRED - 67323.00 Sqm X 10% = 6732.30 Sqm (10.0%)		
PROVIDED - 6806.57 Sqm (10.11%)		

PROPOSED BUILDING AREA DETAILS:-					
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		TOTAL AREA	18880.61	140.41	19021.02

F.S.I CALCULATION AS PER FMB :-		
F.S.I (18880.61 / 67323.00)	=	0.280

BUILDING HEIGHT :-	
BUILDING HEIGHT	= 18.00 Mt

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA	317.32 SQM 150 SQM	03 NO	03 NOS (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	17523.94 SQM 75 SQM	234 NOS	234 NOS (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	17523.94 SQM 75 SQM	234 NOS	234 NOS
1 LORRY SPACE FOR EVERY 750 SQ.M OF WORKSHOP FLOOR AREA	17523.94 SQM 750 SQM	24 NOS	24 NOS

SCHEDULE OF JOINERY		MT.
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Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-1/19/04/019

REGISTERED ENGINEER

For NIKIKA ENTERPRISES LLP
Authorized Signatory

APPLICANT

SHEET NO - 01/02

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

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



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.

