PP APPROVAL RECORD

Planning Permission

Survey 148/1 and 4 more

Kallapalayam

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.

Verified RealEstate™

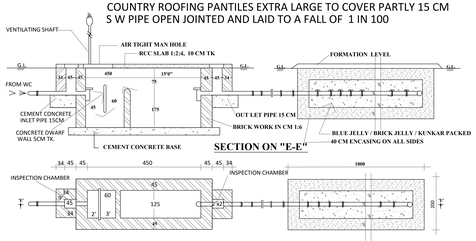
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

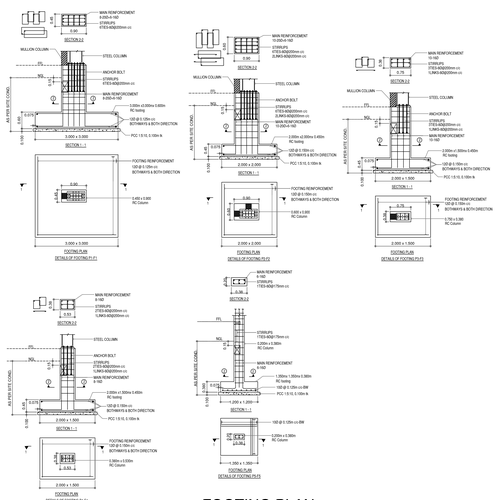
+91 9996 12 9996

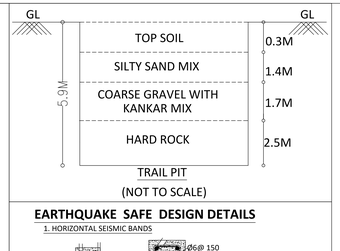
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COUNTRY ROOFING PANTILES EXTRA LARGE TO COVER PARTLY 15 CM
S W PIPE OPEN JOINTED AND LAID TO A FALL OF 1 IN 100



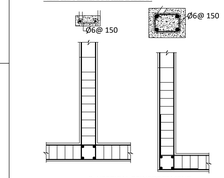
TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)



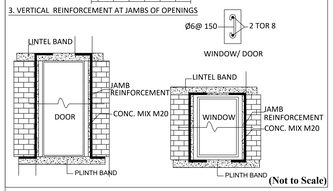


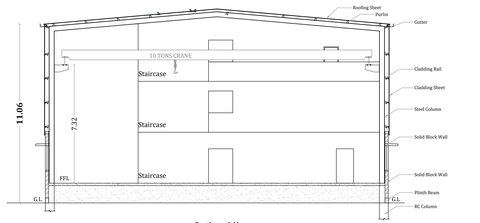
EARTHQUAKE SAFE DESIGN DETAILS

1. HORIZONTAL SEISMIC BANDS



3. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

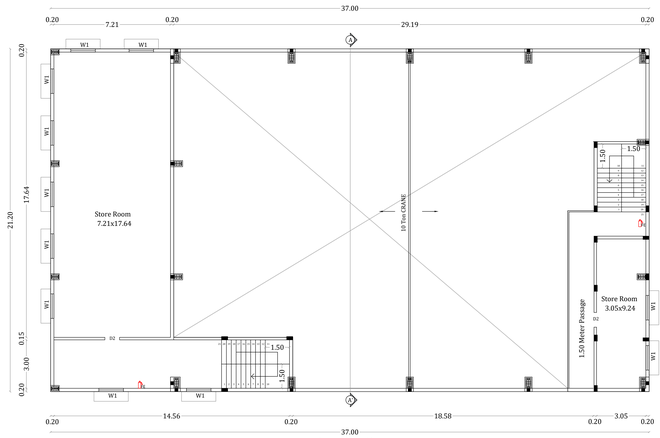




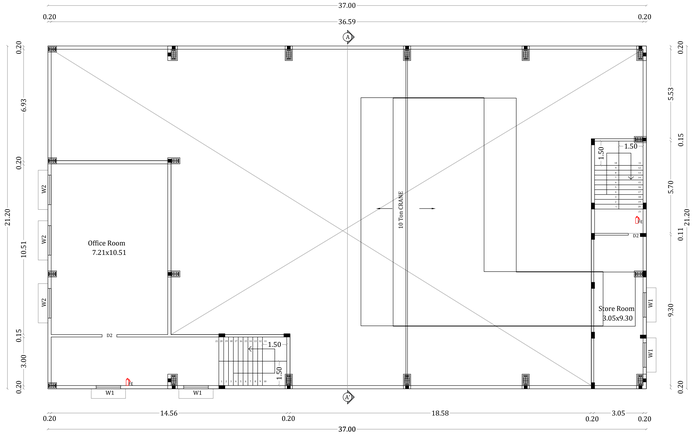
Section - AA'



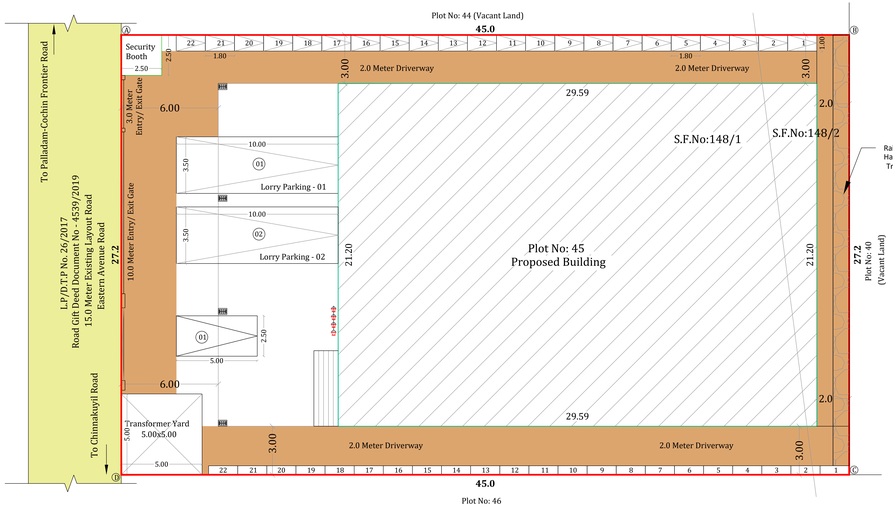
ELEVATION



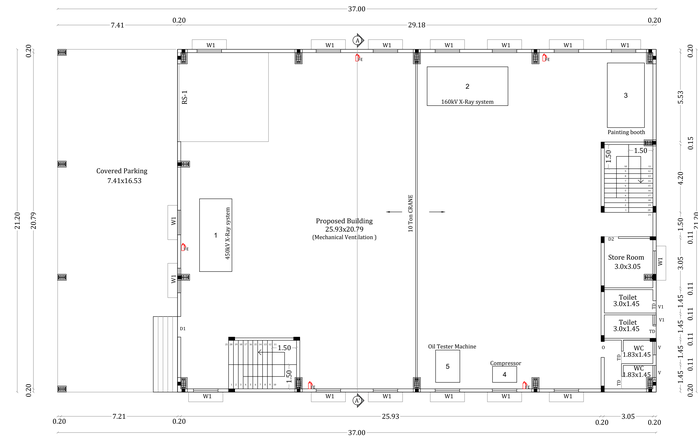
Second Floor Plan



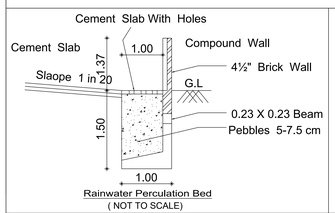
First Floor Plan

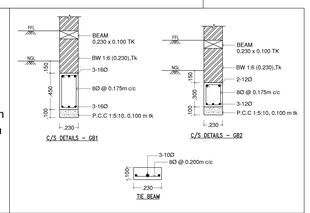


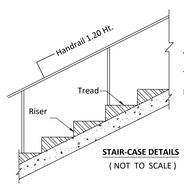
Site Plan



Ground Floor Plan







PLANNING PERMISSION
ONLINE APPLICATION No . SWP/BPA/478469/2025
SITE BOUNDARY SHOWN AS " A TO D"
LP/CLPA No.223/2025
PLANNING PERMISSION No.270/2025

Plan Showing the Proposed Construction of G.I Sheet Roof Industrial Building (Light Engineering industry excluding fabrication & forging) in Plot No.45 of Codissia Industrial Park Limited (Approved Industrial Layout No : LP/DTP No: 26/2017 [Comprised in S.F.No:148/1, 148/2, Kallapalayam Village, Sulur Taluk, Coimbatore District.

Approved Layout No: LP/DTP No : 26/2017
CODISSIA INDUSTRIAL PARK LIMITED - KALLAPALAYAM

Agricultural Land Use to Industrial Land use Conversion Letter order - நஆக எண்.1070 /2017/ஒஎ2,நாள் 07.04.2017

Category = Orange (Serial No.10)

LAND AREA DETAILS:-

DOCUMENT AREA	1222.20 SQ.M (OR) 0.3020 ACRE
PATTA AREA	1222.20 SQ.M (OR) 0.3020 ACRE
SITE AREA	1224.00 SQ.M (OR) 0.3024 ACRE

AREA DETAILS:-

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1	Ground Floor	627.33	-	627.33
2	First Floor	185.17	-	185.17
3	Second Floor	257.10	-	257.10
4	Security Booth	6.25	-	6.25
	Total	1075.85	-	1075.85

CALCULATION:-

FLOOR SPACE INDEX (FSI) = 1075.85 / 1222.20 = 0.88 < 2.0

SCALE 1:100
(All Measurement are in Meter)

COLOUR INDEX:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

MACHINERY DETAILS:-

SYM	DESCRIPTION	HP
1	450kV X-Ray system	7.5
2	160kV X-Ray system	5.0
3	Painting booth	2.0
4	Compressor	3.0
5	Oil tester machine	0.5
6	Crane	2.0
7	Lift 2 No's	5.0
	Total	25.0 HP

JOINERY DETAILS:-

SYM	DESCRIPTION	IN METER
RS-1	Rolling Shutter - 1	5.11 x 4.88
W1	Window - 1	1.52 x 1.52
W2	Window - 2	1.83 x 1.83
D1	Main Door-1	1.27 x 2.44
D2	Door-2	0.91x 2.13
TD	Toilet Door	0.76 x 2.13
V	Ventilator	0.90 x 0.60
V1	Ventilator-1	0.60 x 0.90

NOTE 1:-
FIRE EXTINGUISER
SAND BUCKET

NOTE 2:-
No.of Workers = 20 No's
Total Power = 25 HP
Height of the Building = 11.06 Meter

PARKING DETAILS:-
Office Floor Area - 132.08 Sq.m
Workshop Floor Area - 937.52 Sq.m

PARKING AREA DESCRIPTION	INDUSTRIAL AREA	REQUIRED	PROVIDED
1 Car Space for Every 150 Sq.m	132.08	01 NOS	01 NOS
1 Two Wheeler Space for Every 75 Sq.m	937.52	13 NOS	22 NOS
1 Cycle Parking Space for Every 75 Sq.m	937.52	13 NOS	22 NOS
1 Lorry Parking Space for Every 750 Sq.m	937.52	02 NOS	02 NOS

File Detail:-
Applicant Name : M/S. KARMA INNOVATIONS AND SOLUTIONS PRIVATE LIMITED.
Mr. Karthikeyan Jawahar and Mr. Malaravan Palanisamy

For Karma Innovations and Solutions Pvt. Ltd.
Director

APPLICANT

S. SAJEESH
M.E. (Structural Engineering)
Registered Engineer Grade - II (RE)
CLPA Reg. CBE LPA/RE/GR - II/12/2024
No:13, Kumaran Nagar, V.K. Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com

REGISTERED ENGINEER

S. SAJEESH
M.E. (Structural Engineering)
Structural Engineer Grade - I (SE)
CLPA Reg. CBE LPA/SE/GR - I/05/2024
No:13, Kumaran Nagar, V.K. Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com

REGISTERED STRUCTURAL ENGINEER

S. RAJA
B.E. (Civil Engineering)
Registered Construction Engineer (C)
CLPA Reg. No: CBE LPA/CE/TC/1/20
AYYAMPALAYAM, MUTHUR POST,
POLLACHI TALUK - 642 005.

REGISTERED CONSTRUCTION ENGINEER

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.