Verified RealEstate™

REFERENCE
2/2025-26

ISSUED
04 October 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

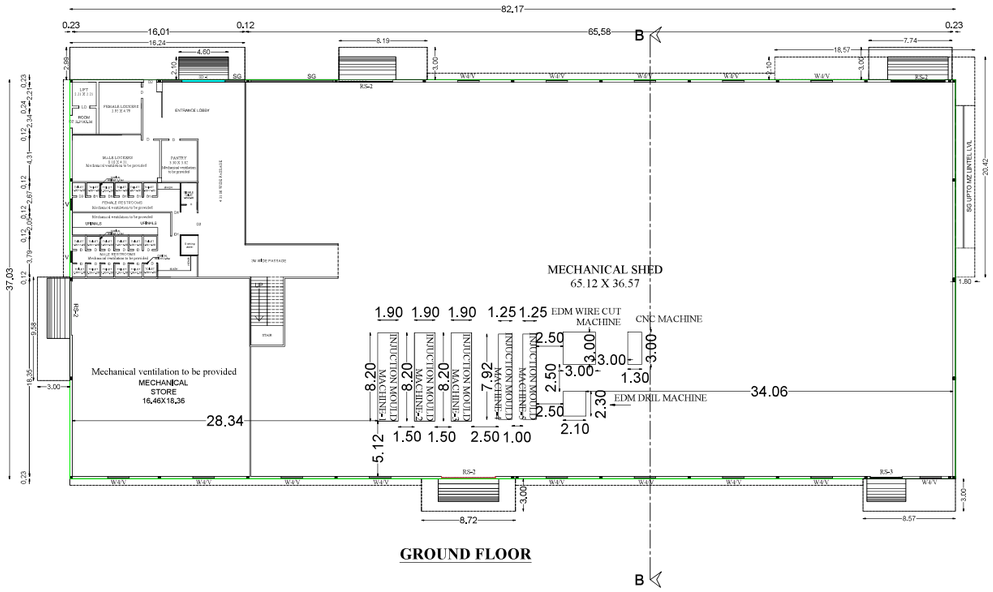
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

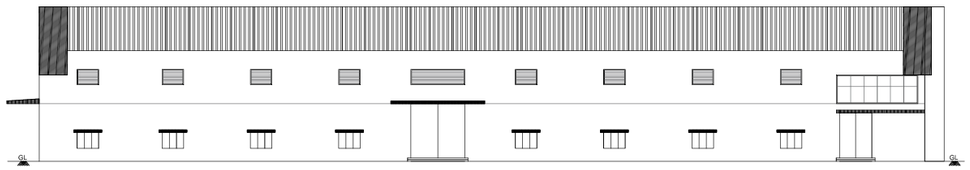
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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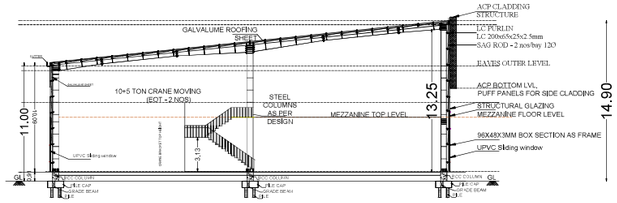
DIGITALLY VERIFIED RECORD

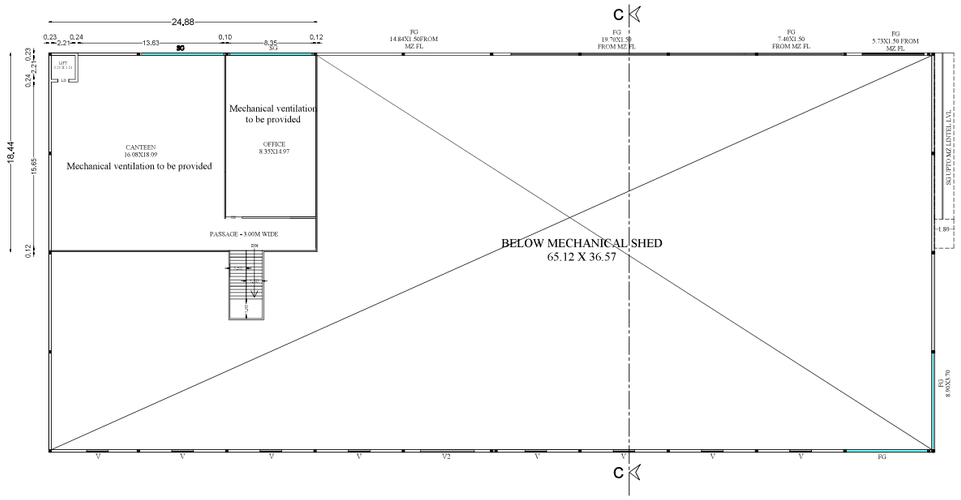


GROUND FLOOR

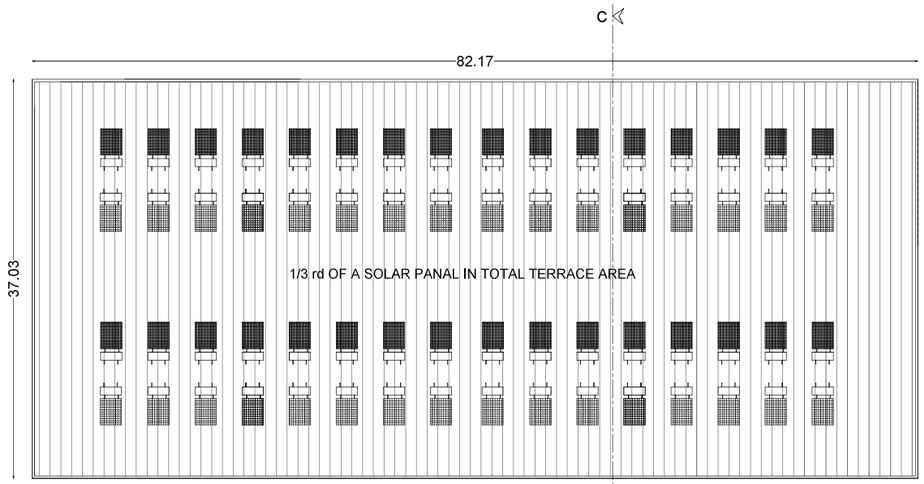


SOUTH SIDE ELEVATION





MEZZANINE FLOOR



TERRACE FLOOR

PLAN SHOWING THE PROPOSED GALVALUME SHEET ROOF GROUND FLOOR AND MEZZANINE FLOOR BUILDING IN PLOT NO **A-1**,SF NO.385,386,410, 411,412,413,414,415,416/1,416/2,418,419,420,421,422,428, 429,433,434/1pt,434/2pt, AT SIPCOT INDUSTRIAL PARK, KOOLANAICKENPATTI VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT- 642 107.

ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:200)
All dimensions are in metre

NAME OF THE BUILDING:

BLOCK -1 (SHED - 1)

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground floor	3219.75	-----	3219.75
2	Mezzanine Floor	479.38	-----	479.38
3	TOTAL	**3699.13**	-----	**3699.13**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	1.00 X 2.40
2	DOOR	D1	2.05 X 2.40
3	DOOR	D2	1.20 X 2.40
4	DOOR	D3	0.80 X 1.80
5	WINDOW	W4	2.00 X 1.50
6	VENTILATOR	V	1.00 X 1.00
7	VENTILATOR 1	V 1	2.00 X 1.42
8	SLIDING DOOR	SD1	4.00 X 4.20
9	SLIDING GLASS	SG	7.66 X 2.43
10	FIXTED GLASS	FG	5.73 X 1.83
9	ROLLING SHUTTER	RS2	5.00 X 5.00
10	ROLLING SHUTTER	RS3	3.00 X 4.20

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

S. ARUN KUMAR, ME., (Struct.)
CMDA Regn/SE/GR-I/2023/08/375
METIS STRUCTURES
8,9-4, Lakshmi Garden, Sankara College Road
Saravanampatti, Coimbatore-641 035.
GSTIN : 33AAJFM8007F1ZV

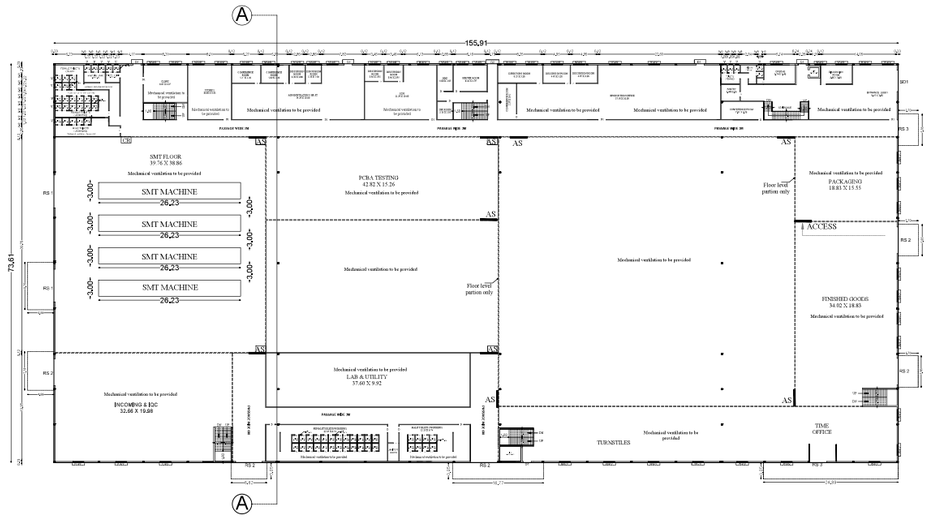
REGISTERED STRUCTURAL ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil)., M.IE(Str), MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Engineer /Grade -I
CMDA-RE/GR.I/2022/08/392
Thilakranjith19@gmail.com, 9486112301

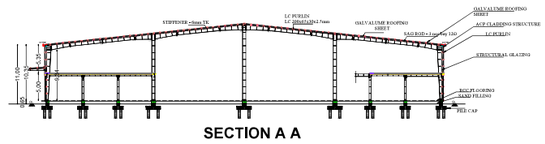
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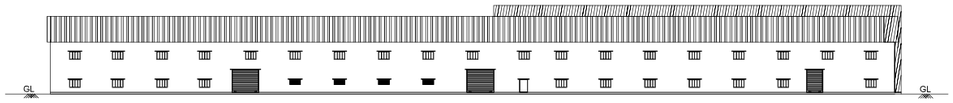
REGISTERED CONSTRUTION ENGINEER



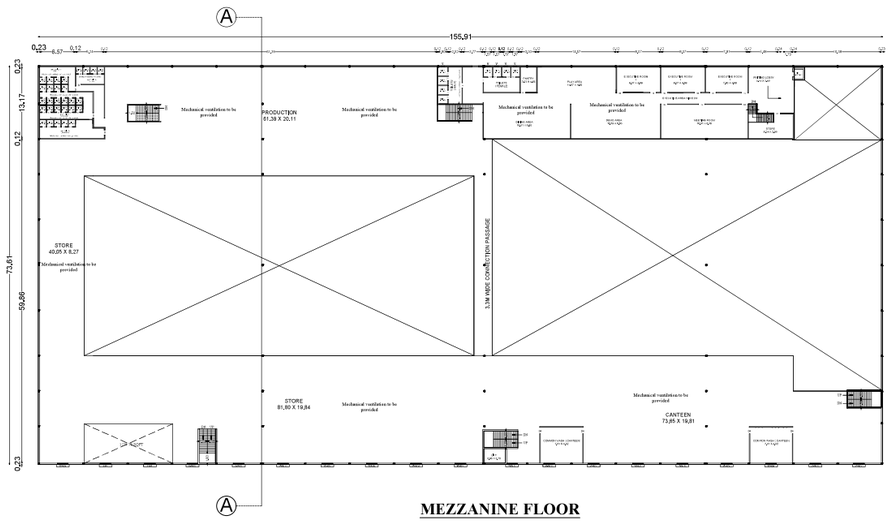
GROUND FLOOR



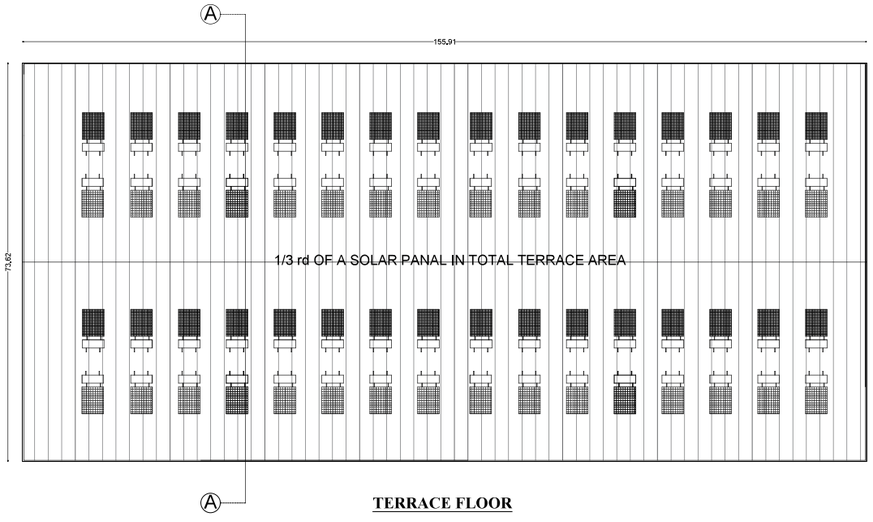
SECTION A A



FRONT ELEVATION



MEZZANINE FLOOR



TERRACE FLOOR

PLAN SHOWING THE PROPOSED GALVALUME SHEET ROOF GROUND FLOOR AND MEZZANINE FLOOR BUILDING IN PLOT NO A-I,SF NO.385,386,410, 411,412,413,414,415,416/1,416/2,418,419,420,421,422,428, 429,433,434/1pt,434/2pt, AT SIPCOT INDUSTRIAL PARK, KOOLANAICKENPATTI VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT- 642 107.

ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:400)
All dimensions are in metre

NAME OF THE BUILDING:
BLOCK -2 (SHED - 2)

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground floor	11765.91	-----	11765.91
2	Mezzanine Floor	5675.61	-----	5675.61
	TOTAL	**17441.52**	-----	**17441.52**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	1.00 X 2.13
2	DOOR	D1	1.50 X 2.43
3	DOOR	D2	1.79 X 2.43
4	DOOR	D3	0.83 X 2.13
5	WINDOW	W4	2.00 X 1.50
6	VENTILATOR	V	1.00 X 1.00
7	VENTILATOR 1	V 1	2.00 X 1.42
8	SLIDING DOOR	SD1	4.00 X 2.74
9	FIXTED GLASS	FG	5.73 X 1.83
10	ROLLING SHUTTER	RS1	4.00 X 3.65
11	ROLLING SHUTTER	RS2	4.94 X 3.65

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,ATV,FICC,C.Engg, P.E(ECI)
Registered Engineer ,Grade -I
CMUA-RE/GR-I/2022/08/392
Thilakranjith19@gmail.com, 9486112301

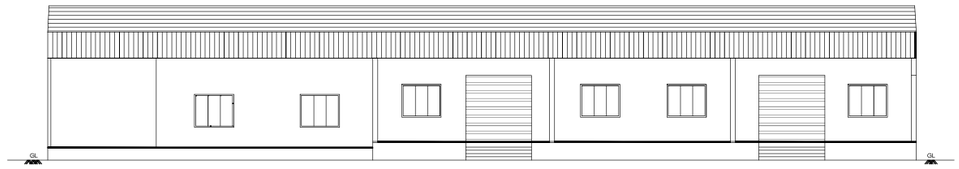
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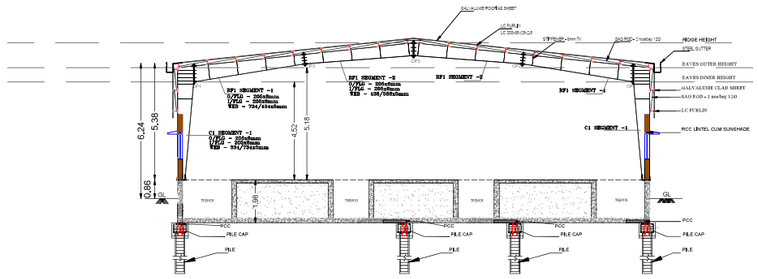
REGISTERED CONSTRUTION ENGINEER

S. ARUN KUMAR, ME., (Struct.)
CMDA Regn/SE/Gr-I/2023/08/378
METIS STRUCTURES
9,9-4, Lahiani Garden, Sankara College Road
Saravanampatti, Coimbatore-641 035.
GSTIN : 33AAGFS8697F1ZT

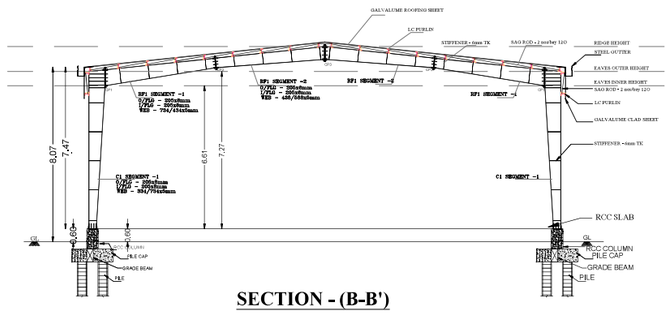
REGISTERED STRUCTURAL ENGINEER



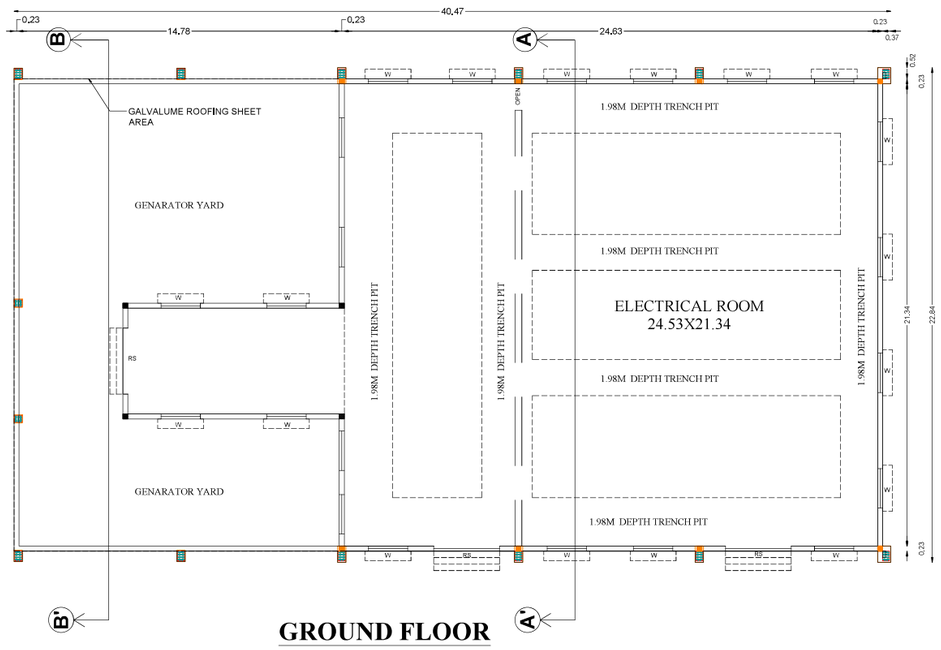
FRONT ELEVATION



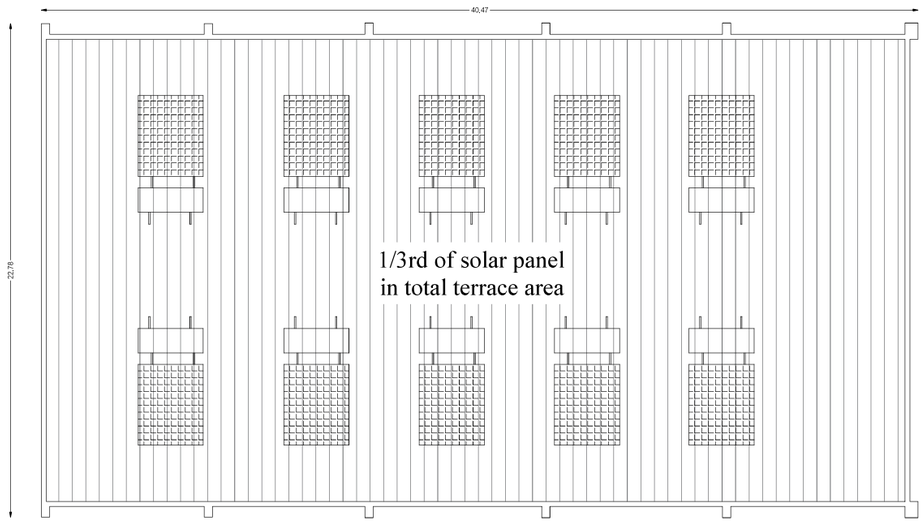
SECTION - (A-A')



SECTION - (B-B')



GROUND FLOOR



TERRACE FLOOR

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ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING: BLOCK - 3
ELECTRICAL ROOM

TYPE :PLAN,SECTION,ELEVATION

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI in Sqm	Area in NON-FSI in Sqm	TOTAL in Sqm
1	Ground floor	876.79	-----	876.79
	TOTAL	876.79	-----	876.79

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	ROLLING SHUTTER	RS	3.04 X 3.04
2	WINDOW	W	1.82 X 1.52

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Engineer ,Grade -I
CMDA-RE/GR/I/2022/08/392
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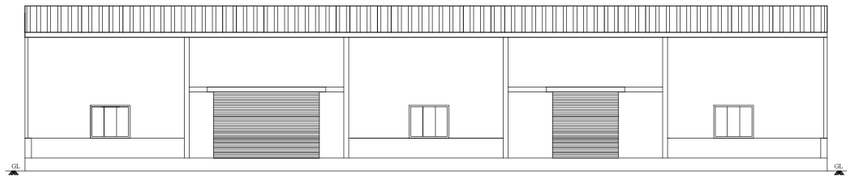
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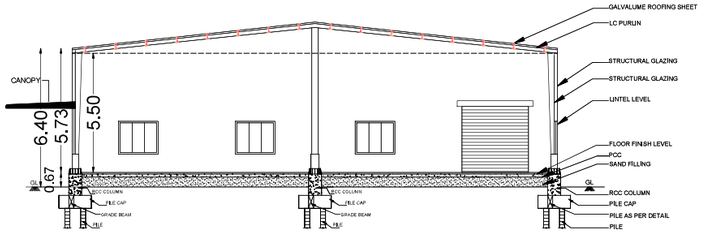
REGISTERED CONSTRUCTION ENGINEER

S. ARUN KUMAR, ME., (Struct.)
CMDA Regn/SE/Gr-I/2023/08/376
METIS STRUCTURES
9,9-1, Lakshmi Garden, Sankara College Road
Saravanampatti, Coimbatore-641 035.
GSTIN : 33AAXFM8691P1ZT

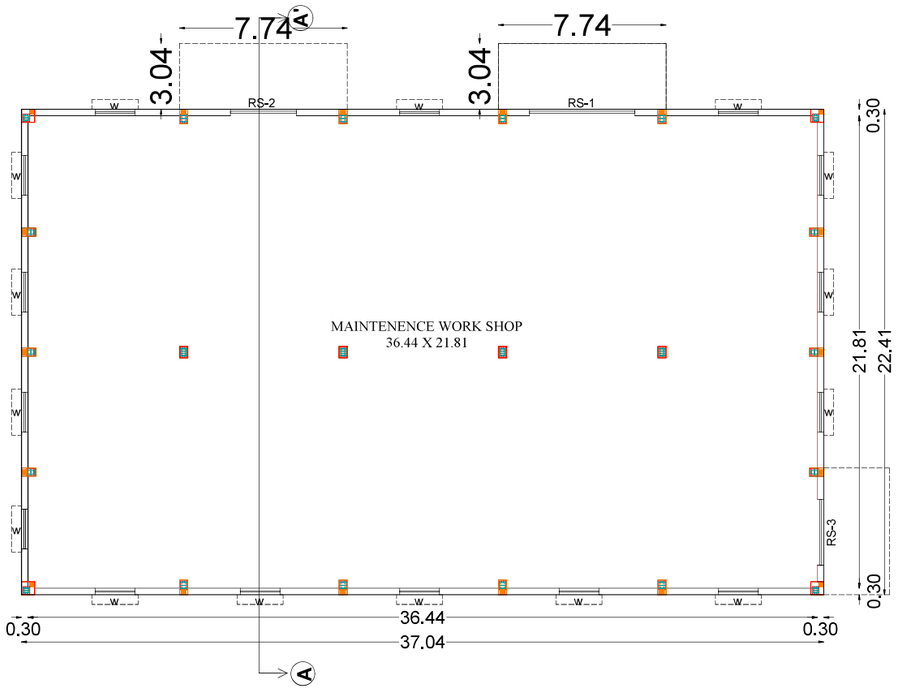
REGISTERED STRUCTURAL ENGINEER



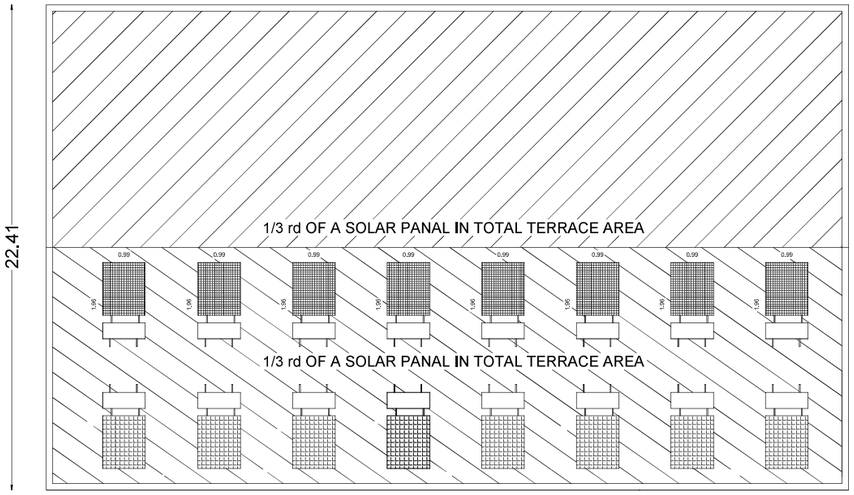
FRONT ELEVATION



SECTION (A-A')



GROUND FLOOR



TERRACE FLOOR

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ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING:MAINTANENCE WORKSHOP

TYPE: PLAN,SECTION,ELEVATION

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground floor	877.13	-----	877.13
	TOTAL	877.13	-----	**877.13**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	ROLLING SHUTTER	RS 1	4.87 X 3.04
2	ROLLING SHUTTER	RS 2	3.04 X 3.04
3	WINDOW	W	1.84 X 1.51

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

Er.T.THILAK RANJITH,
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Registered Engineer ,Grade -I
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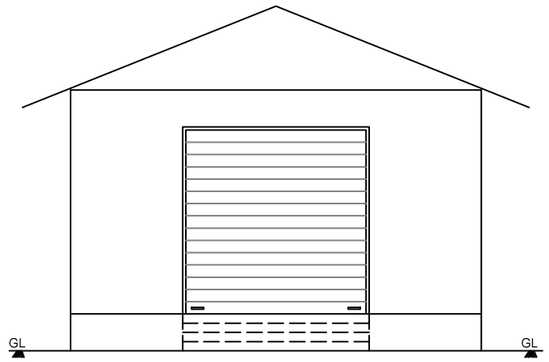
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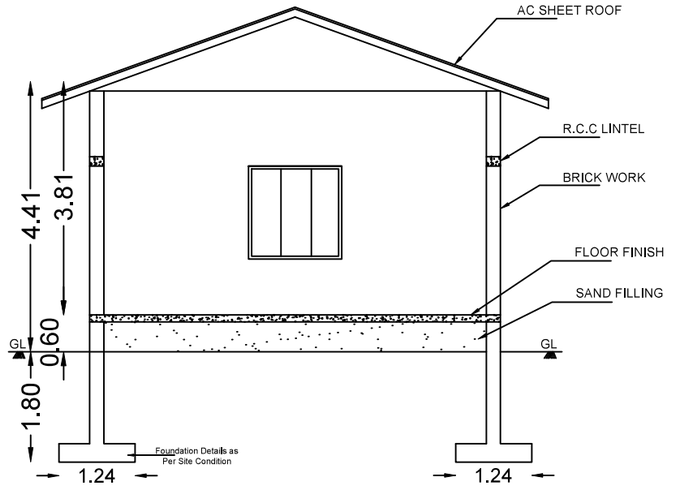
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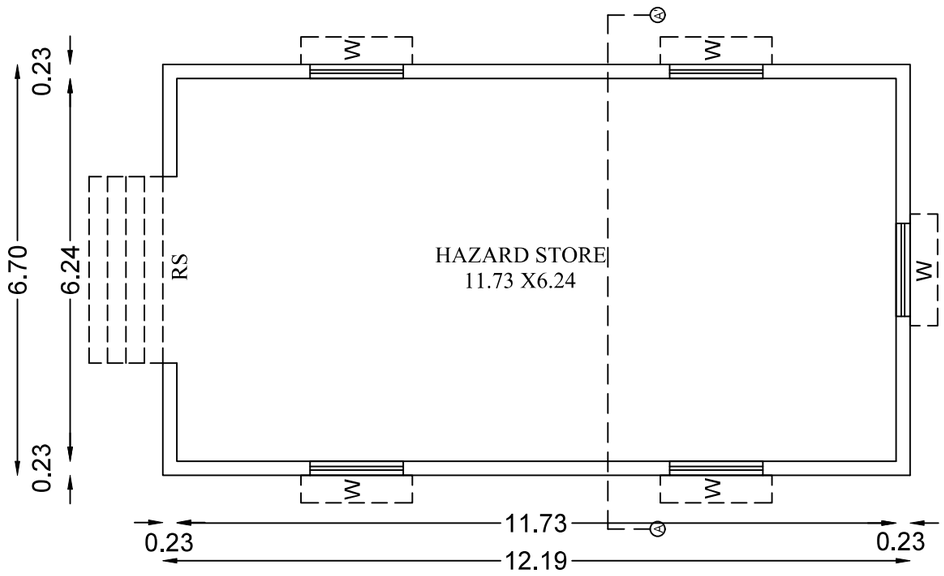
REGISTERED STRUCTURAL ENGINEER



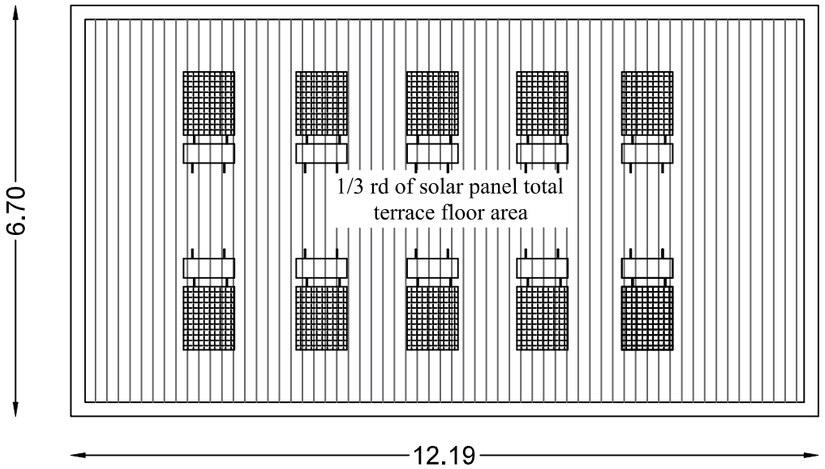
FRONT ELEVATION



SECTION - (A-A')



GROUND FLOOR



TERRACE FLOOR

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ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING : HAZARDOUS STORE

TYPE :PLAN,SECTION,ELEVATION

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground Floor	81.67	-----	81.67
	TOTAL	81.67	-----	81.67

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	ROLLING SHUTTER	RS	3.05 X 3.05
2	WINDOW	W	1.52 X 1.52

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

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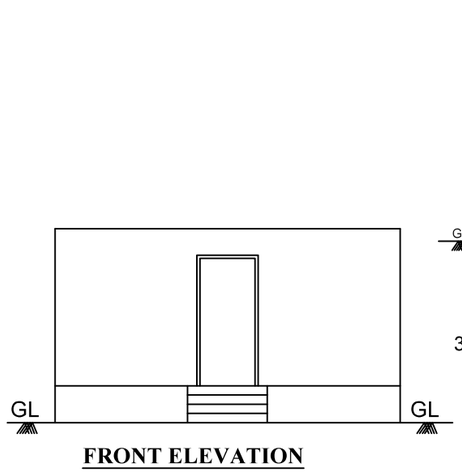
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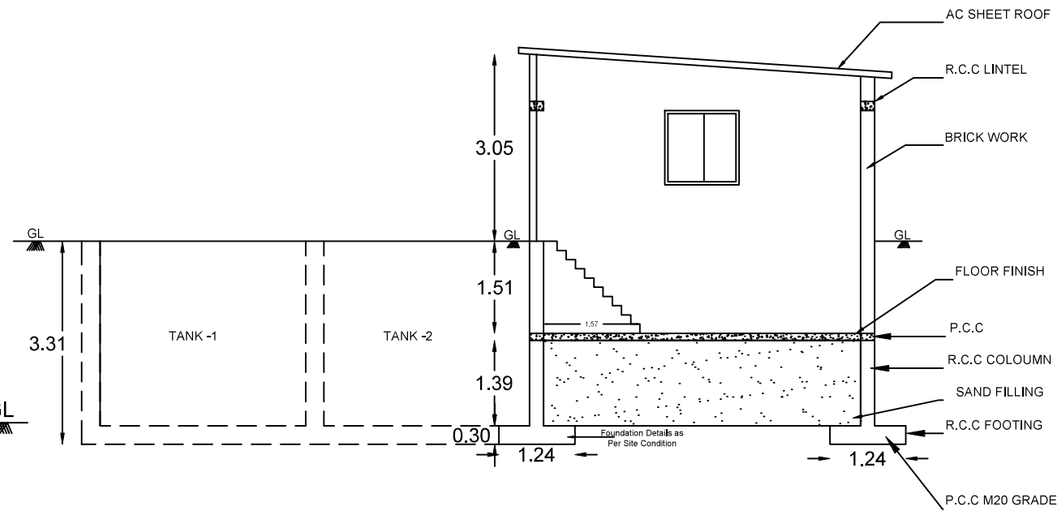
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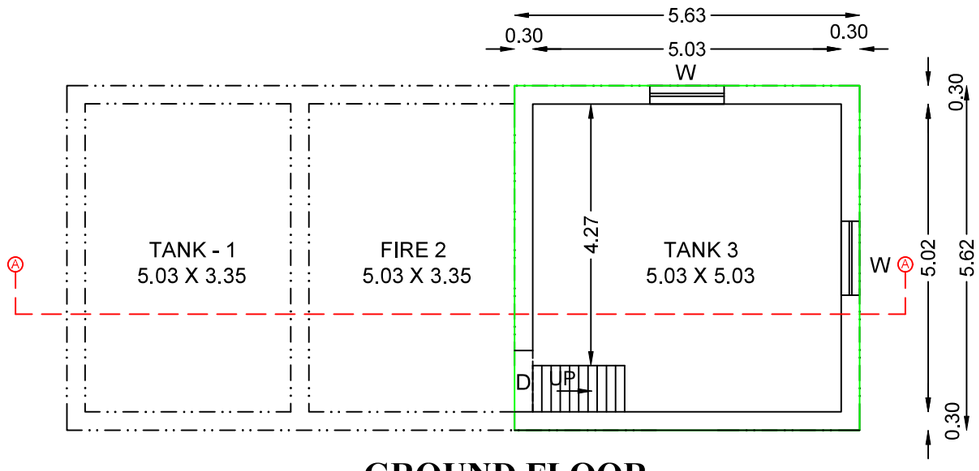
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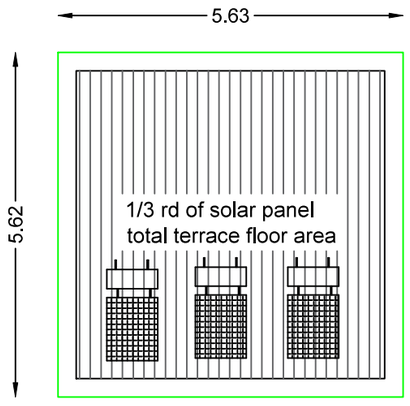
FRONT ELEVATION



SECTION - (A-A')



GROUND FLOOR



TERRACE FLOOR

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ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING:FIRE TANK & FIRE ROOM

TYPE :PLAN,SECTION,ELEVATION

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground Floor	31.63	-----	31.63
	TOTAL	**31.63**	-----	**31.63**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	1.00 X 2.13
2	WINDOW	W	1.21 X 1.21

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

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Thilakranjith19@gmail.com, 9486112301

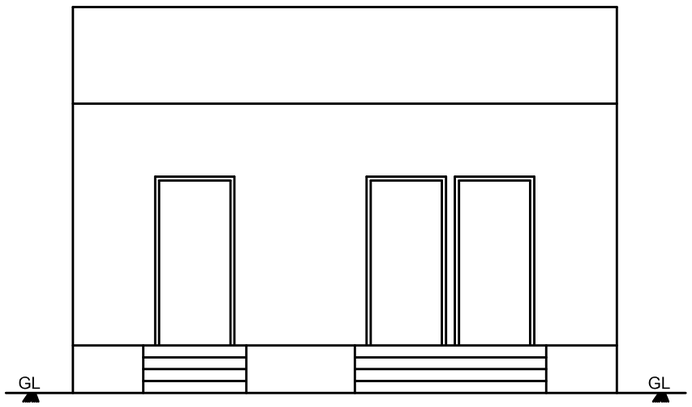
REGISTERED ENGINEER/ ARCHITECT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Construction Engineer
CLPA/CE/007/2024
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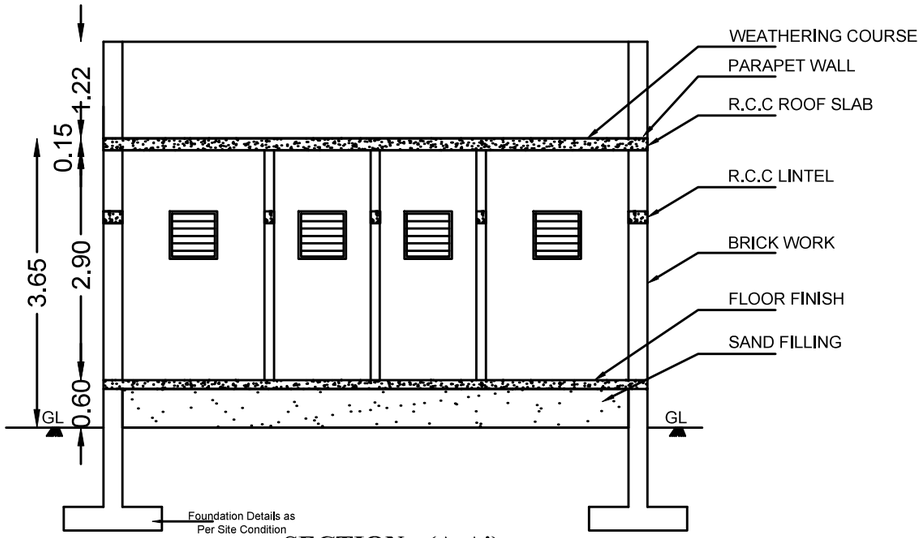
REGISTERED CONSTRUTION ENGINEER

S. ARUN KUMAR, ME., (Struct.)
CMDA Regn/SE/Gr-1/2023/08/378
METIS STRUCTURES
9,9-1, Lakshmi Garden, Sankara College Road
Saravanampatti, Coimbatore-641 035.
GSTIN : 33AAXFM8687P1ZT

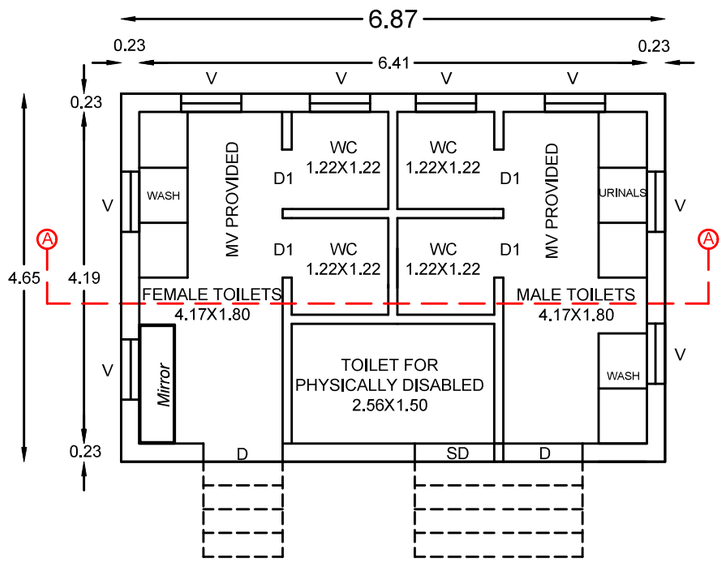
REGISTERED STRUCTURAL ENGINEER



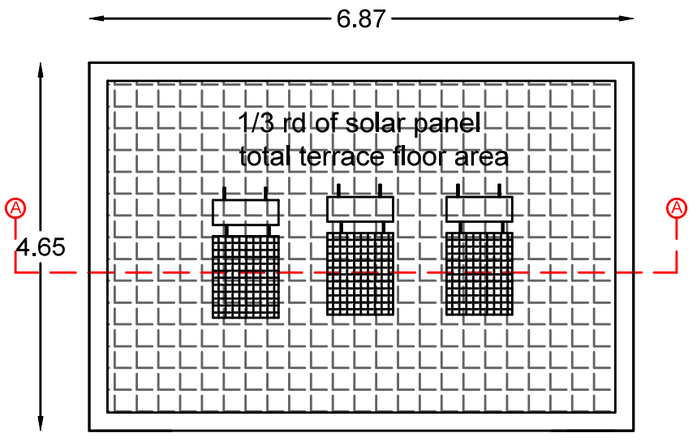
FRONT ELEVATION



SECTION - (A-A')



GROUND FLOOR



TERRACE FLOOR

PLAN SHOWING THE PROPOSED GALVALUME SHEET ROOF GROUND FLOOR AND MEZZANINE FLOOR BUILDING IN PLOT NO A-1,SF NO.385,386,410, 411,412,413,414,415,416/1,416/2,418,419,420,421,422,428, 429,433,434/1pt,434/2pt, AT SIPCOT INDUSTRIAL PARK, KOOLANAICKENPATTI VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT- 642 107.

ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING:TOILET BUILDING

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground Floor	31.91	-----	31.91
	TOTAL	31.91	-----	**31.91**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	1.00 X 2.13
2	DOOR	D1	0.75 X 2.13
3	SLIDING DOOR	SD	1.00 X 2.13
4	VENTILATION	V	0.76 X 0.76

For VVDN Technologies Pvt. Ltd.,

Director

APPLICANT

Er.T.THILAK RANJITH,
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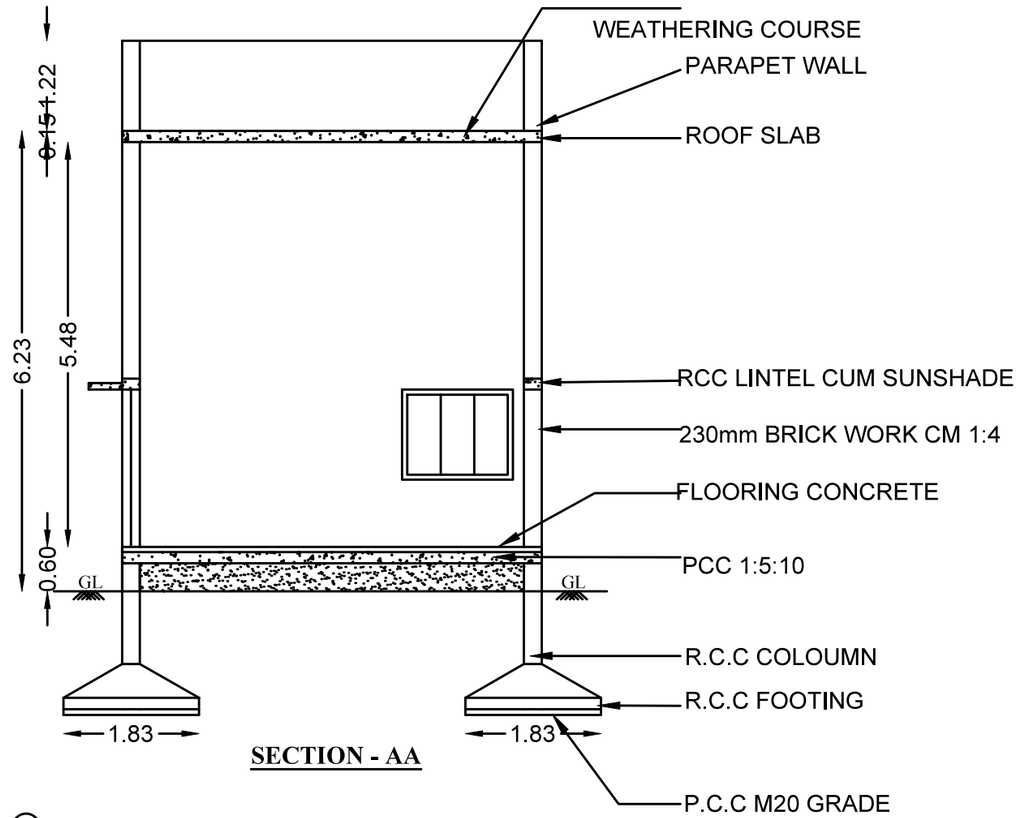
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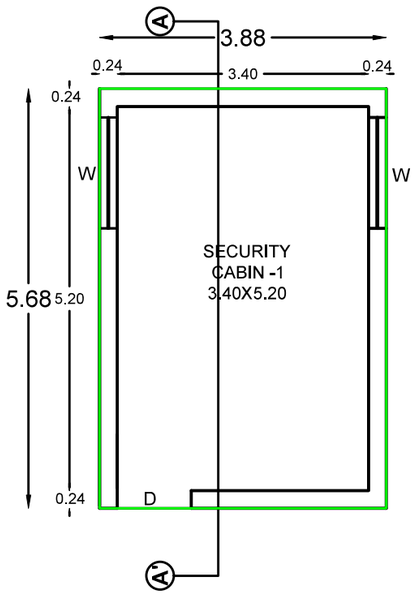
REGISTERED CONSTRUCTION ENGINEER

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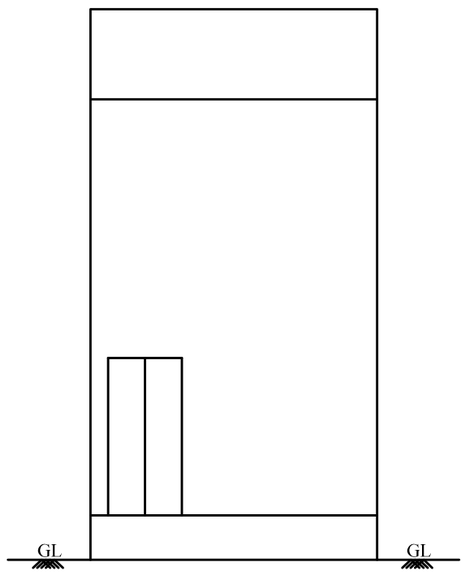
REGISTERED STRUCTURAL ENGINEER



SECTION - AA



GROUND FLOOR



FRONT ELEVATION

PLAN SHOWING THE PROPOSED GALVALUME SHEET ROOF GROUND FLOOR AND MEZZANINE FLOOR BUILDING IN PLOT NO A-1,SF NO.385,386,410, 411,412,413,414,415,416/1,416/2, 418,419,420,421,422,428,429,433,434/1pt,434/2pt, AT SIPCOT INDUSTRIAL PARK,KOOLANAICKENPATTI VILLAGE, POLLACHI TALUK, COIMBATORE DISTRICT- 642 107.

ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

SCALE :(1:100)
All dimensions are in metre

NAME OF THE BUILDING:SECURITY ROOM

TYPE:PLAN,SECTION,ELEVATION

AREA DETAILS :

S.NO	DESCRIPTION	Area in FSI	Area in NON-FSI	TOTAL
1	Ground Floor	22.04	-----	22.04
	TOTAL	**22.04**	-----	**22.04**

JOINERY DETAILS :-

SL NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	1.00 X 2.13
2	WINDOW	W	1.50 X 1.22

For VVDN Technologies Pvt. Ltd.,
Director

APPLICANT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
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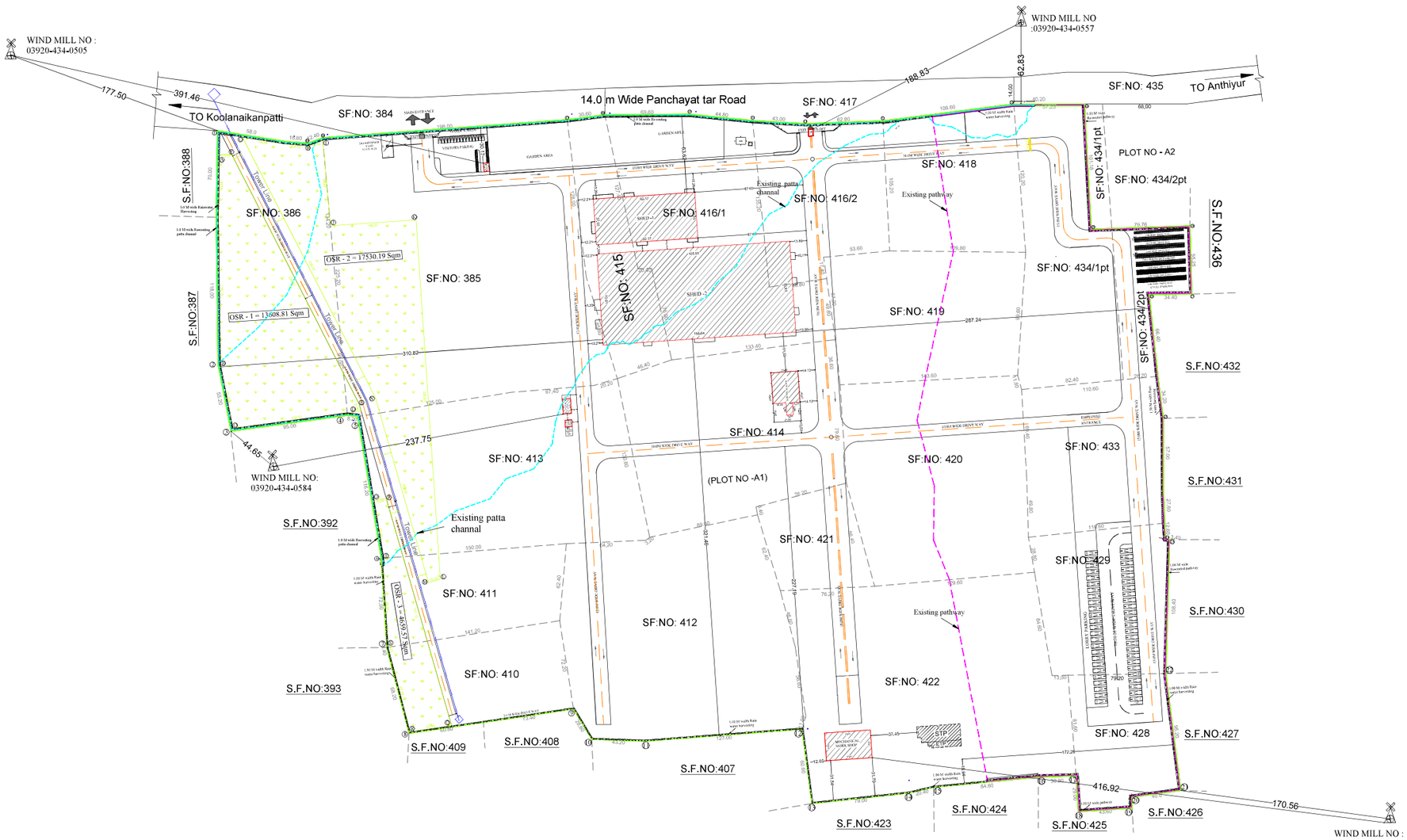
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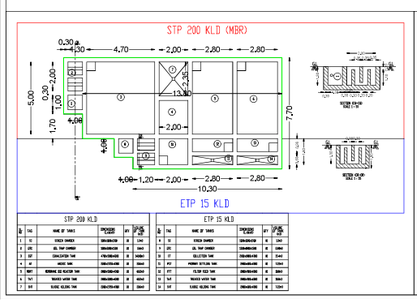
REGISTERED
CONSTRUTION ENGINEER

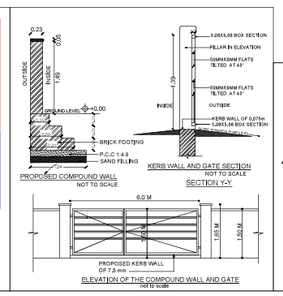
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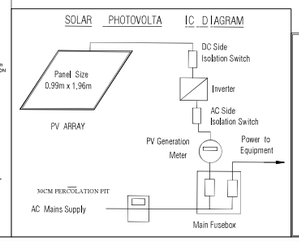
REGISTERED
STRUCTURAL ENGINEER

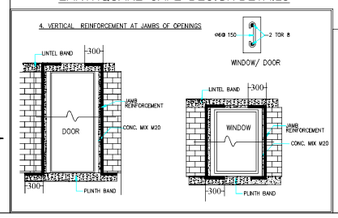


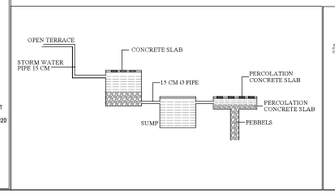
SITE PLAN

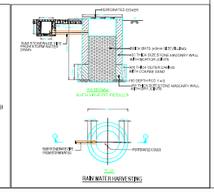












MACHINERY DETAILS

S.No	DESCRIPTION	TOTAL(HP)
1)	INJECTION MOULDING	250 (Hp)
2)	INJECTION MOULDING	250 (Hp)
3)	INJECTION MOULDING	250 (Hp)
4)	INJECTION MOULDING	420 (Hp)
5)	INJECTION MOULDING	670 (Hp)
6)	EDM WIRE CUT	90 (Hp)
7)	EDM DRILL	90 (Hp)
8)	CNC	90 (Hp)
9)	SMT	540 (Hp)
10)	AC	1360 (Hp)
	TOTAL	4010 (Hp)

OSR REQUIRMENTS: 10% OF SITE AREA(as per site area)

OSR AREA REQUIRED = 35323.30 sqm

OSR AREA PROVIDED = 35798.57 sqm (OSR=1+2+3)

WORKERS DETAILS:-

TOTAL NO'S OF WORKERS - 350 NOS

TYPE OF INDUSTRY (RED CATEGORY) - Electronics Equipments Manufacturing Industry

WEG Details :

S.No	WEG HTSC.NO	03920-434-0557	03920-434-0505	03920-434-0584	03920-434-0489
1)	Direction of wind farm situated	North East	North West	South West	South East
2)	Tower/Hub Height	78 Meters	54 Meters	54 Meters	54 Meters
3)	Roter/Blade Diameter	82 Meters	48 Meters	48 Meters	48 Meters
4)	Roter/Blade Half Diameter +5 meter	46 Meters	29 Meters	29 Meters	29 Meters
5)	Maintained Distence from buildings	124 Meters	83 Meters	83 Meters	83 Meters

Maintain Distence = Height of the tower + Half Diameter of blade+5meters

COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :
RE-ROUTED PATTA CHANNAL :
RE - ROUTED PATTA PATHWAY :
OPEN SPACE RESERVATION :
HIGHTENSION LINE :

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 NW Corner of the Site.
* Sump and Fire Sump provided.
* Lightning Conductor provided in the roof.
* Fire Extinguisher & Emergency alarm is Provided.

OWNER / APPLICANT

REGISTERED CONSTUCTION ENGINEER

SHEET NO:01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVULME SHEET ROOF (ELECTRONICS EQUIPMENT MANUFACTURING - RED CATEGORY) INDUSTRIAL BUILDING IN PLOT NO - A1, SF.NO-385,386,410,411,412,413, 414, 415,416/1, 416/2,418,419,420,421,422,428,429,433,434/1pt,434/2pt,AT SIPCOT INDUSTRIAL PARK, KOOLANAIKANPATTI VILLAGE & PANCHAYAT,POLLACHI TALUK, COIMBATORE DISTRICT.

ONLINE APPLICATION NO: SWP/BPA/511093/2025/TCP

TYPE : SITE PLAN

SCALE :- 1:1500 ALL DIMENSION ARE IN "METRE"

N

AREA DETAILS :- IN SQM

SUPER IMPOSED PLOT AREA	=	353233.06 Sqm
AREA OF SITE AS PER DOCUMENT	=	355597.27 Sqm
AREA OF SITE AS PER LEASE DEED	=	(87.87 ACRE)

PROPOSED BUILDING AREA DETAILS.-

S.No	DESCRIPTION	FSI AREA (in Sqm)	NON-FSI Area (in sqm)	TOTAL Area (in sqm)
1.	Block-1(SHED-1)			
i)	Ground Floor	3219.75	-	3219.75
i)	Mezzanine Floor	479.38	-	479.38
2.	Block -2(SHED-2)			
i)	Ground Floor	11765.91	-	11765.91
ii)	Mezzanine Floor	5675.61	-	5675.61
3.	Block -3(Electrical room)			
i)	Ground Floor	876.79	-	876.79
4.	Block -4 (Maintanence workshop)			
i)	Ground Floor	877.13	-	877.13
5.	Block -5(Hazardous store)			
i)	Ground Floor	81.67	-	81.67
6.	Block -6(Fire tank & Fire room)			
i)	Ground Floor	31.63	-	31.63
7.	Block -7(Toilet building)			
i)	Ground Floor	31.91	-	31.91
8.	Block - 8(Security room)			
i)	Ground Floor	22.04	-	22.04
	TOTAL AREA	23061.82	-	23061.82

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (23061.82/355597.27) = 0.06

F.S.I CALCULATION = (0.06 < 1.50)

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER PARKING	285 No's	355 No's
CYCLE PARKING	285 No's	366 No's
LORRY PARKING	29 No's	50 No's
CAR PARKING	09 No's	15 No's

OFFICE FLOOR AREA IN ALL BUILDINGS = 1285.24 sqm

WORK SHOP FLOOR AREA IN ALL BUILDINGS = 21262.85 sqm

Parking details should be calculated as per (G.O.NO:225)

For VVDN Technologies Pvt. Ltd.
Director

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
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Saravanampatti, Coimbatore-641 035.
GSTIN : 33AAIFM6007P1ZY

REGISTERED STRUCTURAL ENGINEER

Signature valid
Signed by: Director
Location: Tamil Nadu
Date: 2025.08.28

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.