

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

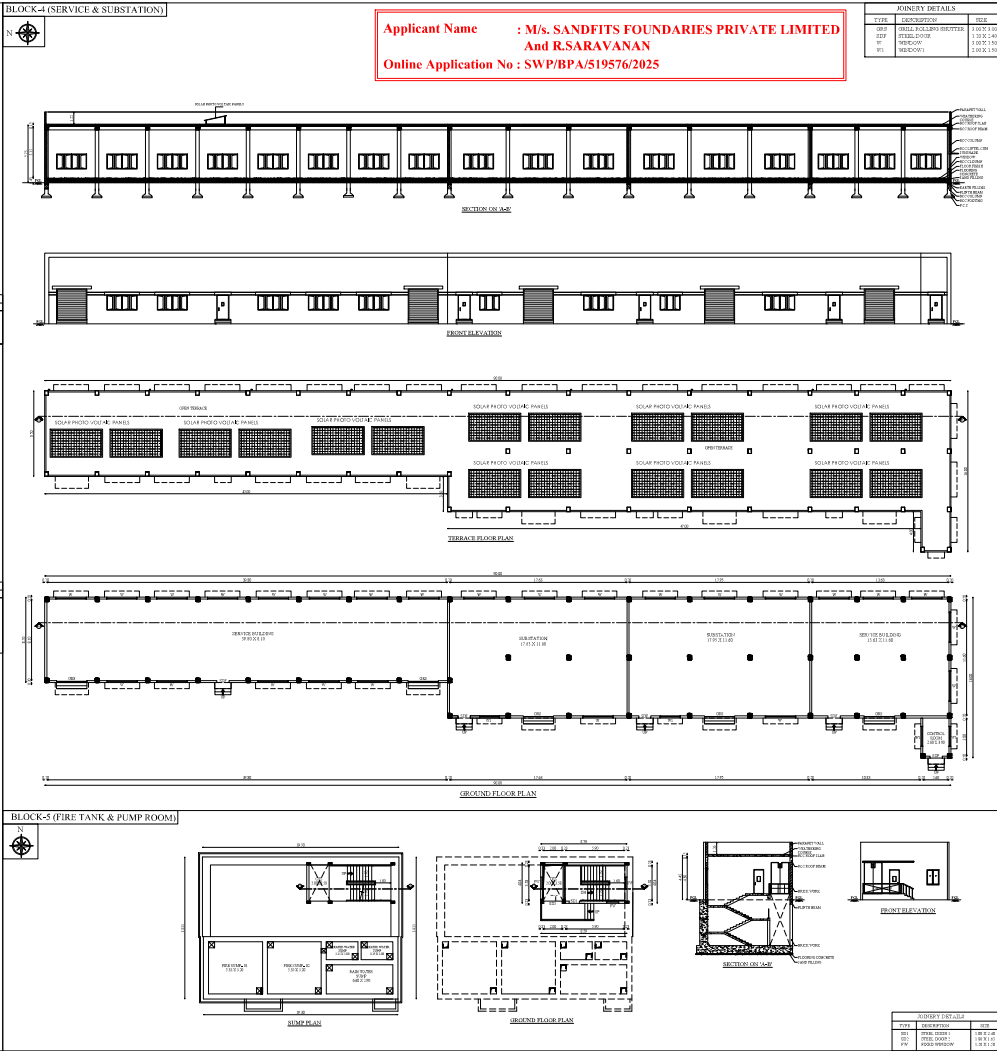
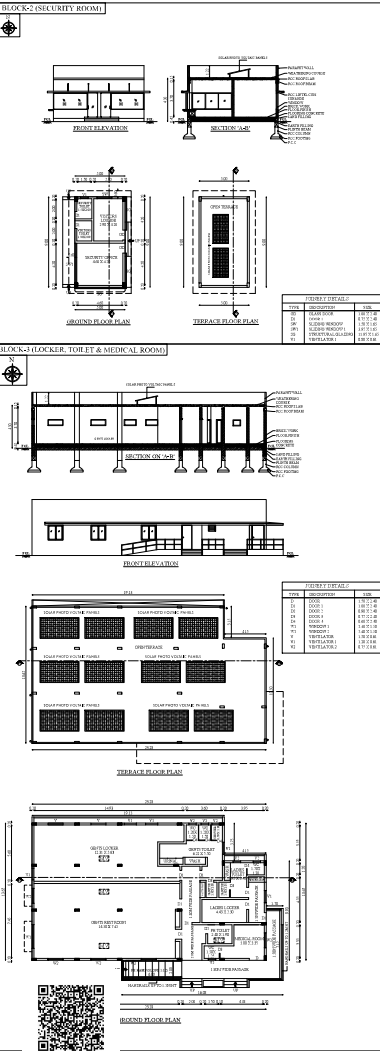
Building Plan

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.



**Applicant Name : M/s. SANDFITS FOUNDRIES PRIVATE LIMITED
And R.SARAVANAN
Online Application No : SWP/BPA/519576/2025**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (JOBING & MACHINING) IN S.NO:156/1A AT PEEDAMPALLI VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (sq. ft)	Net Area (sq. ft)	Total Area (sq. ft)
GROUND FLOOR	45.00	-	45.00
BLOCK-2 (LOCKER, TOILET & MEDICAL ROOM)	30.14	-	30.14
BLOCK-3 (SERVICE & SUBSTATION)	30.14	-	30.14
BLOCK-4 (FIRE TANK & PUMP ROOM)	30.14	-	30.14
GROUND FLOOR	34.71	-	34.71

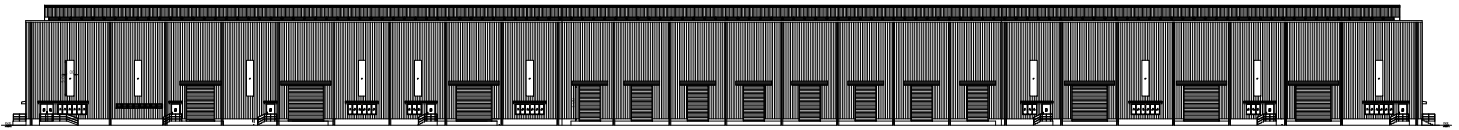
M.V. MECHANICAL VENTILATION PROVIDED

Architect

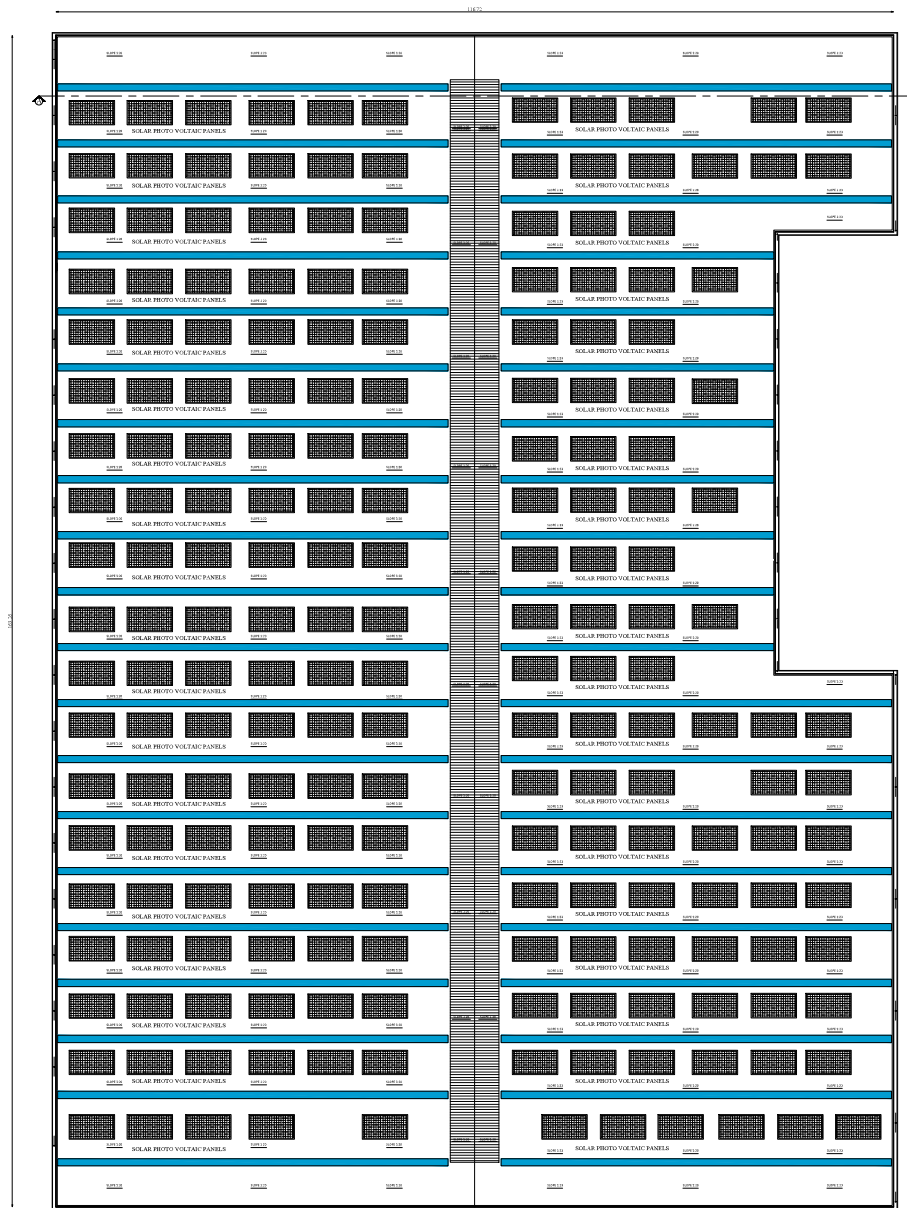
Structural Engineer

Applicant

Applicant Name : M/s. SANDFITS FOUNDRIES PRIVATE LIMITED
And R.SARAVANAN
Online Application No : SWP/BPA/519576/2025



EAST SIDE ELEVATION



ROOF PLAN

**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL
BUILDING (JOBGING & MACHINING)
IN S.F.NO:156/1A AT PEEDAMPALLI
VILLAGE, SULUR TALUK &
COIMBATORE DISTRICT.**



Scale 1:100

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER 1	6.00 X 5.00
RS2	ROLLING SHUTTER 2	5.00 X 5.00
RS3	ROLLING SHUTTER 3	3.00 X 5.00
SD	STEEL DOOR	1.20 X 2.40
SD1	STEEL DOOR 1	1.80 X 2.40
SD2	STEEL DOOR 2	2.16 X 2.40
SD3	STEEL DOOR 3	2.00 X 2.40
GDI	GLASS DOOR	1.80 X 2.40
LD	LIFT DOOR	0.80 X 2.40
D1	DOOR 1	1.20 X 2.40
D2	DOOR 2	0.90 X 2.40
D3	DOOR 3	0.75 X 2.10
D4	DOOR 4	0.60 X 2.10
W1	GLASS LOUVERS WINDOW	4.00 X 2.10
L	LOUVERS	1.00 X 5.00
V1	VENTILATOR 1	2.45 X 0.61
V2	VENTILATOR 2	7.50 X 0.61
MV	MECHANICAL VENTILATION PROVIDED	

S. Rajan
S. RAJAN ARCHITECT, REG. ARCHITECT
CDA, CA20084873, RAJAN ARCHITECT,
402, K-9 - RAJAN,
10/51, 3RD STREET, SHANATH NAGAR
1152/3, Shanath Nagar, Salem Road, Coimbatore
MOBILE: +91 9444178787

Architect

M. S. Saravanan
M. S. SARAVANAN, M.E. (Structural)
Structural Engineer (Grade 2),
Reg. No. RS / 084 / 091 / 2523
1152/3, Shanath Nagar, Salem Road, Coimbatore
Coimbatore - 641 017
Cell: 97919 55175

Structural Engineer

For SANDFITS FOUNDRIES PVT. LTD.,
R. Saravanan
R. SARAVANAN

Applicant

Applicant Name : M/s. SANDFITS FOUNDRIES PRIVATE LIMITED
And R.SARAVANAN
Online Application No : SWP/BPA/519576/2025

BLOCK - 1 | GROUND FLOOR, FIRST FLOOR
& SECTION

SHEET NO: 2/4

**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL
BUILDING (JOBGING & MACHINING)
IN S.F.NO:156/1A AT PEEDAMPALLI
VILLAGE, SULUR TALUK &
COIMBATORE DISTRICT.**



Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1 (MAIN BUILDING)			
GROUND FLOOR	18046.07	-	18046.07
FIRST FLOOR	585.35	-	585.35
TOTAL	18631.42	-	18631.42

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER 1	6.00 X 5.00
RS2	ROLLING SHUTTER 2	5.00 X 5.00
RS3	ROLLING SHUTTER 3	3.00 X 5.00
SD	STEEL DOOR	1.20 X 2.40
SD1	STEEL DOOR 1	1.80 X 2.40
SD2	STEEL DOOR 2	2.16 X 2.40
SD3	STEEL DOOR 3	2.00 X 2.40
GD1	GLASS DOOR	1.80 X 2.40
LD	LIFT DOOR	0.80 X 2.40
D1	DOOR 1	1.20 X 2.40
D2	DOOR 2	0.90 X 2.40
D3	DOOR 3	0.75 X 2.10
D4	DOOR 4	0.60 X 2.10
SWD	SWING DOOR	0.90 X 2.10
W1	GLASS LOUVERS WINDOW	4.00 X 2.10
W2	GLASS LOUVERS WINDOW	2.00 X 2.10
L	LOUVERS	1.00 X 5.00
V1	VENTILATOR 1	2.45 X 0.61
V2	VENTILATOR 2	7.50 X 0.61
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL	
			KW	TOTAL KW
1	VTL	15	22.00	330.00
2	VMC	20	12.00	240.00
3	HTC	37	8.00	296.00
4	BALANCING	9	5.00	45.00
5	EQUATOR	5	3.00	15.00
6	WASHING	5	15.00	75.00
7	LEAK TESTING	3	10.00	30.00
8	BROACHING	6	8.00	48.00
9	PLUNGE GRINDING	5	7.00	35.00
10	INDUCTION HARDENING	1	25.00	25.00
11	EDDY CURRENT	1	7.00	7.00
TOTAL		107		1146.00 KW (158)
				1536.81 HP

S. Rajasubramanian
S. RAJASUBRAMANIAN, ARCH. REG. ARCHITECT
COR. EX-2004/48372, 10A, A1/256,
COC LS - RA-575,
10/11, 3RD STREET, SHARATH NAGAR,
WEST TADIPATRI, CHENNAI - 600 045.
MOBILE : +91 9441767797

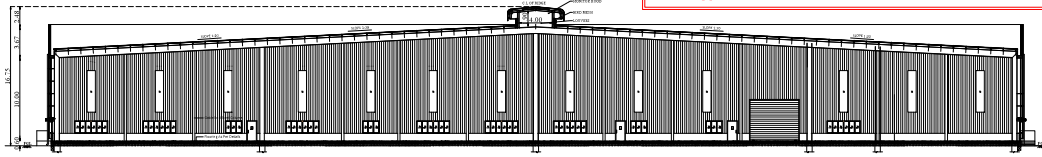
Architect

M.S. Saravanan
M.S. SARAVANAN, M.E.(Struct)
Structural Engineer Grade 4 (20)
Reg. No. 82 / 034 / 001 / 2223
115/9, Chelvanad, Annur Road, Annur (P)
Coimbatore - 641 007
Call: 97910 33173

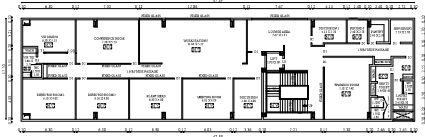
Structural Engineer

For SANDFITS FOUNDRIES PVT. LTD.,
R. Saravanan
R. SARAVANAN, DIRECTOR

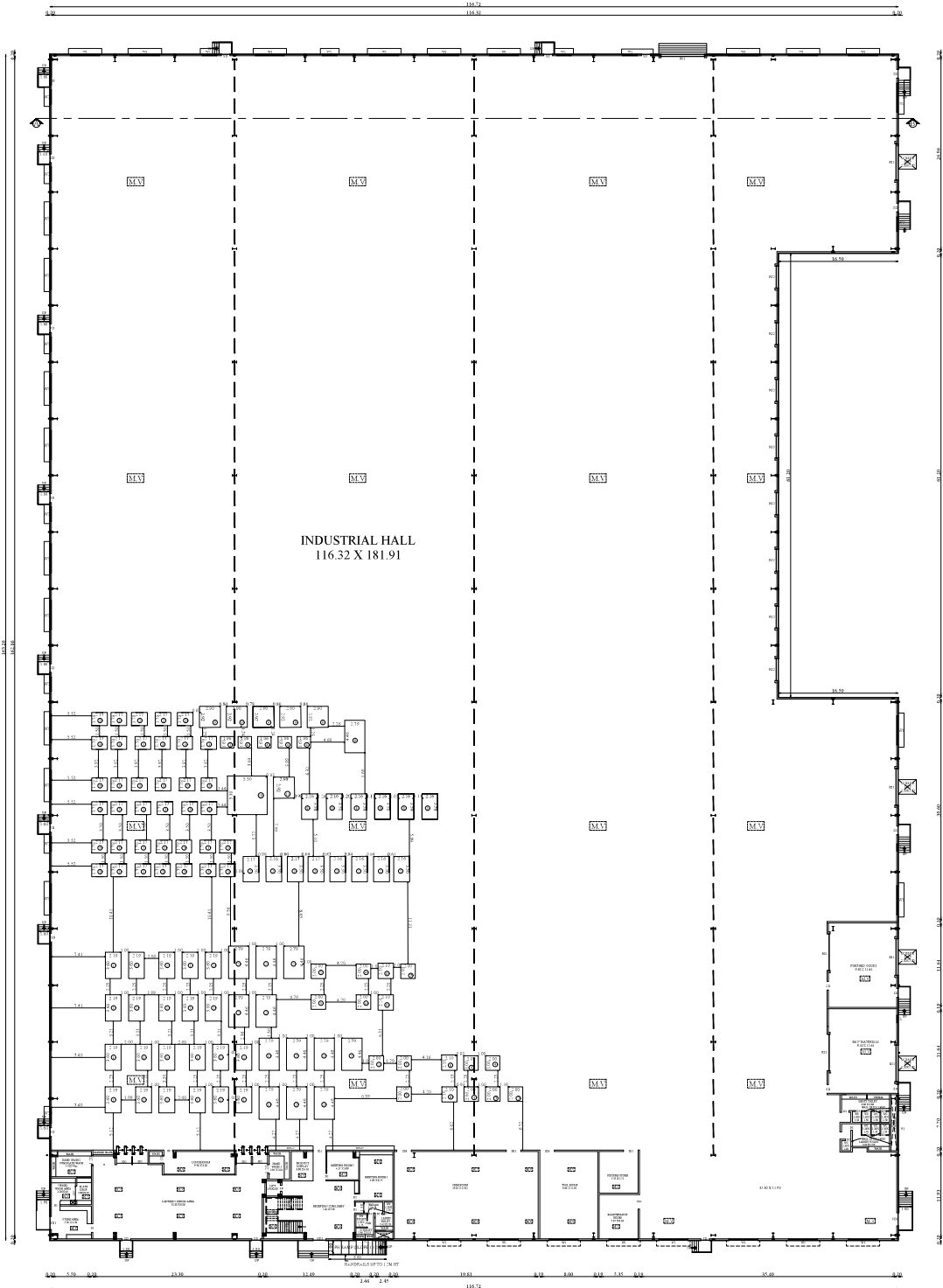
Applicant



SECTION ON 'A-B'



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Applicant Name : M/s. SANDFITS FOUNDRIES PRIVATE LIMITED
And R.SARAVANAN
Online Application No : SWP/BPA/S19576/2025
Site Boundary Shown as "A to F"

SITE PLAN SHEET No: 1/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (JOBING & MACHINING) IN S.F.NO:156/1A AT PEEDAMPALLI VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

LAND CONVERSION G.O. NO : 170 / 07.05.2025
AGRI TO INDUSTRIAL LAND CONVERSION

INDUSTRIAL TYPE - GREEN CATEGORY

TOTAL HP = 1536.81 HP
NO. OF WORKERS = 300 Nos.



AREA DETAILS:
AS PER DOCUMENT = 43827.09 Sqm (10.83 Acres)
AS PER PATTA = 44050.00 Sqm

AREA OF THE SITE = 43827.09 Sqm

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
GROUND FLOOR	18046.07	-	18046.07
FIRST FLOOR	585.35	-	585.35
TOTAL	18631.42	-	18631.42

BLOCK-1 (INDUSTRIAL BUILDING)

GROUND FLOOR	45.00	-	45.00
FIRST FLOOR	302.14	-	302.14
TOTAL	347.14	-	347.14

BLOCK-2 (SECURITY ROOM)

GROUND FLOOR	45.00	-	45.00
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BLOCK-3 (LOCKER, TOILET & MEDICAL ROOM)

GROUND FLOOR	302.14	-	302.14
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BLOCK-4 (SERVICE & SUBSTATION)

GROUND FLOOR	952.00	-	952.00
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BLOCK-5 (FIRE TANK & PUMP ROOM)

GROUND FLOOR	34.71	-	34.71
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GRAND TOTAL

GROUND FLOOR	19965.27	-	19965.27
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NOTE:

TOTAL FSI AREA = 19965.27 Sqm

FSI = $\frac{19965.27}{43827.09} = 0.456 < 2.00$

PARKING DETAILS:-

WORKSHOP AREA = 18631.42 Sqm (Block-1)

	REQUIRED	PROVIDED
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1 LOBBY PARKING SPACE FOR EVERY 750 Sqm

1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm

1 CYCLE PARKING SPACE FOR EVERY 75 Sqm

1 CAR PARKING SPACE FOR EVERY 150 Sqm

OFFICE AREA (PH PARKING INCLUDED)

25	32
249	304
249	300
-	13

O.S.R REQUIRED: O.S.R REQUIRED : 4405.00 Sqm (10%)

O.S.R PROVIDED: 4430.37 Sqm (10.06%)

ALL DIMENSIONS ARE IN METERS

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL
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1 VTL 15 22.00 100.00

2 VMC 20 11.00 100.00

3 VMC 27 11.00 200.00

4 BALANCING 9 2.00 45.00

5 DEGRADING 5 1.00 15.00

6 WASHING 5 15.00 75.00

7 CRACK TESTING 1 30.00 60.00

8 DEGRADING 6 0.00 60.00

9 PLENUM GRINDING 1 7.00 35.00

10 STRUCTURE HARDENING 1 25.00 35.00

11 FERTY CURRENT 1 7.00 35.00

TOTAL 107 114.00 114.00

114.00 114.00 114.00

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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.

