Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
15 July 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

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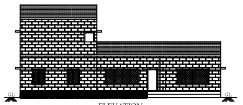
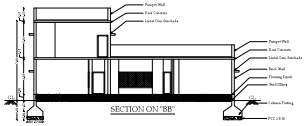
DIGITALLY VERIFIED RECORD

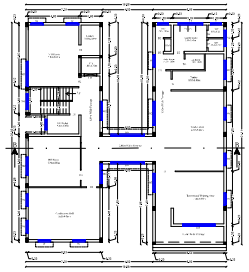
BLOCK - 2 OFFICE BUILDING



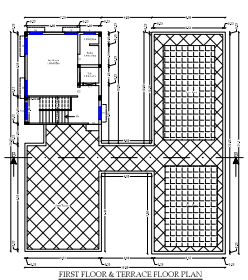
ELEVATION



SECTION ON "BB"

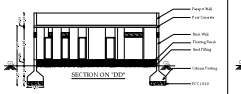


GROUND FLOOR PLAN



FIRST FLOOR & TERRACE FLOOR PLAN

BLOCK - 3 TOILET BUILDING



SECTION ON "DD"

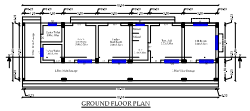
ELEVATION

GROUND FLOOR PLAN

BLOCK - 4 HR BUILDING

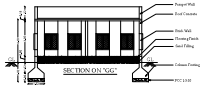
SECTION ON "FF"

ELEVATION



GROUND FLOOR PLAN

BLOCK - 5 GENSET & POWER ROOM BUILDING



SECTION ON "GG"

ELEVATION

GROUND FLOOR PLAN

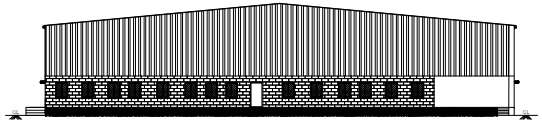
BLOCK - 6 SECURITY ROOM

SECTION ON "HH"

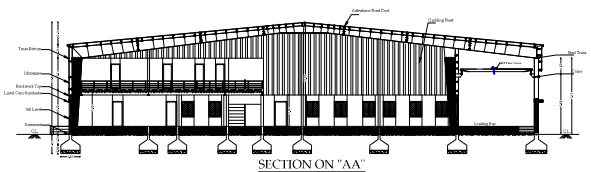
ELEVATION

GROUND FLOOR PLAN

BLOCK - 1 MAIN FACTORY BUILDING



ELEVATION



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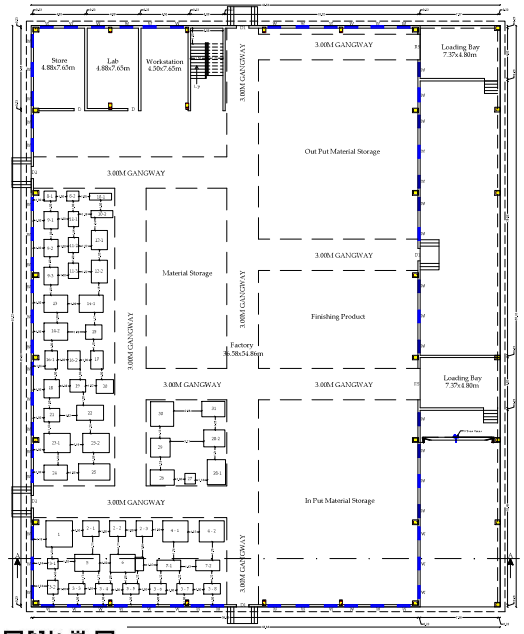
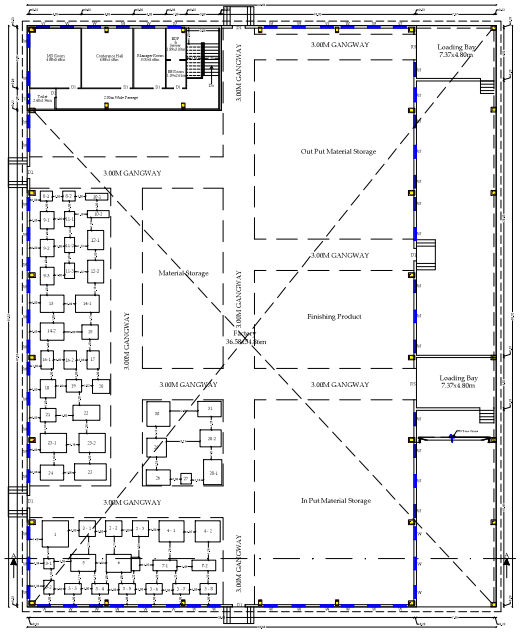
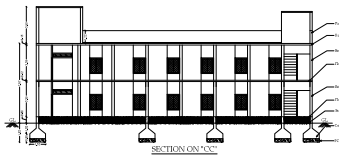


GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

BLOCK - 7 AREA OF THE LABOUR QAURTERS BUILDING



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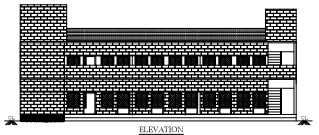
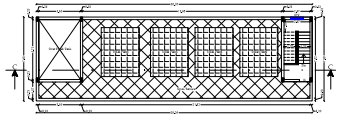
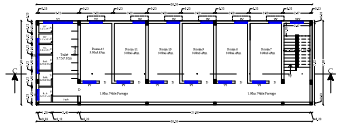


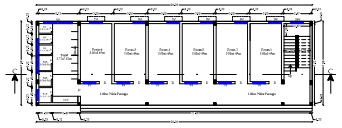
ELEVATION



TERRACE FLOOR PLAN



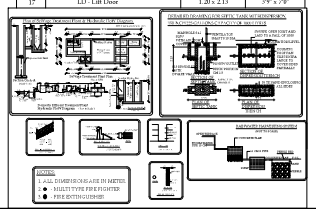
FIRST FLOOR PLAN



GROUND FLOOR PLAN

JOINERY DETAILS

S.No	DESCRIPTION	IN METER	IN FEET
1	RS - Rolling Shutter	2.44 x 3.05	8'0" x 10'0"
2	D - Door	1.20 x 2.13	3'9" x 7'0"
3	D1 - Door	1.25 x 2.13	4'1" x 7'0"
4	D2 - Door	0.85 x 2.13	2'7" x 7'0"
5	D3 - Door	1.22 x 2.13	4'0" x 7'0"
6	GW - Glass Window	2.74 x 1.50	8'9" x 4'9"
7	W - Window	1.20 x 1.50	3'9" x 4'9"
8	W1 - Window	1.22 x 1.50	4'0" x 4'9"
9	W2 - Window	1.74 x 1.50	5'7" x 4'9"
10	W3 - Window	2.40 x 1.50	7'8" x 4'9"
11	W4 - Window	3.19 x 1.50	10'4" x 4'9"
12	W5 - Window	3.05 x 1.50	10'0" x 4'9"
13	SW - Stair Window	1.48 x 1.82	4'8" x 6'0"
14	V - Ventilator	1.00 x 0.45	3'3" x 1'4"
15	V1 - Ventilator	3.27 x 0.45	10'7" x 1'4"
16	V2 - Ventilator	2.75 x 0.45	9'0" x 1'4"
17	LD - Lift Door	1.20 x 2.13	3'9" x 7'0"



MACHINERY DETAILS & POWER REQUIREMENT DETAILS

S.No	Machine Details	No of M/c	Connected load HP
1	Wire Drawing	1	4.5
2	Dry Mixer	3	52.4
3	Cutting Machine - 200	8	50.38
4	Wet Mixer - 100	2	30
5	Wet Mixer - 200	1	15
6	Wet Mixer Lap Model - 10	1	15
7	Extrusion	2	12
8	Reclamation	2	6
9	Oven	3	4.02
10	Shrink Machine	2	12
11	Stripping Machine	3	3
12	Hand Sealing Machine - 450	2	5
13	Hand Sealing Machine - 250	1	3.5
14	Hand Sealing Machine - 200	2	3
15	Air Compressor	1	1
16	Pallet truck 2000 KGS	2	3
17	Pallet truck 2500 KGS	1	2.5
18	Pointing Machine (W/D)	1	2
19	Butt Welding Machine (W/D)	1	10
20	Welding Transformer (Normal)	1	5.5
21	Digital Welding Transformer MMA - 251D	1	7
22	Pillar Drilling Machine (Big)	1	2
23	Pillar Drilling Machine (Small)	2	1
24	Hand Drilling Machine	1	0.5
25	Hand Grinding Machine	1	0.5
26	Bench Grinding Machine	1	1
27	Hand Air Blower	1	1.2
28	Point Electronic Weighing Machine - 30 KGS	2	30
29	Point Electronic Weighing Machine - 300 KGS	1	15
30	Point Electronic Weighing Machine - 500 KGS	1	20
31	Pallet Truck 3000 KGS	1	2
	TOTAL HP - 300 HP	52	300

Generator - 350 KVA - (Stand By)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (ORANGE INDUSTRIAL - WIRE DRAWING [COLD PROCESS] AND BAILING STRAPS) BUILDING IN S.F.Nos :172/1B, 2B, 3B, 4A, 173/A2A, & 174/A1B, A2A, PACHAPALAYAM VILLAGE AND PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:

M/s. MEGA WELD TECHNOLOGIES

		TOTAL (SQ.M)
AREA DETAILS		
AREA OF THE APPLICANT SITE	As Per Document	17603.67
	As Per Patta Record	17603.67
	As Per Super Imposed Plot Area	17677.44

PROPOSED BUILDING AREA DETAILS

BLOCK NAME	PROPOSED BUILDING DETAILS	Total F.S.I AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Builtup Area (SQ.M)
BLOCK - 1	Area of the Main Factory Building In Ground Floor	2469.44	-	2469.44
	Area of the Main Factory Building In Mezzanine Floor	149.12	-	149.12
BLOCK - 2	Area of the Office Building In Ground Floor	310.26	-	310.26
	Area of the Office Building In First & Terrace Floor	64.07	-	64.07
BLOCK - 3	Area of the Toilet Building In Ground Floor	74.17	-	74.17
BLOCK - 4	Area of the HR Building In Ground Floor	102.33	-	102.33
BLOCK - 5	Area of the Genset/Power Room Building In Ground Floor	38.68	-	38.68
BLOCK - 6	Area of the Security Room In Ground Floor	10.13	-	10.13
BLOCK - 7	Area of the Labour Qaurters In Ground Floor	209.45	-	209.45
	Area of the Labour Qaurters In First Floor	209.45	-	209.45
TOTAL BUILDUP AREA		3637.12	-	3637.12

FSI = 3637.12 / 17603.67 = 0.20 PC = 3214.48 / 17603.67 X 100 = 18 %

HEIGHT OF BUILDING - 10.67 M

NO OF WORKERS	33 No's	
TOTAL HP	300 HP	
PARKING DETAILS	REQUIRED	PROVIDED
LORRY PARKING	5	5
CAR PARKING	3	4
TWO WHEELER PARKING	48	71
CYCLE PARKING	48	64

SCALE DETAILS
ALL DIMENSION ARE IN METER
SCALE - 1:100

SOLAR APARATUR TO BE PROVIDED.
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLAN/STA TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

For MEGA WELD TECHNOLOGIES
Partner

For MEGA WELD TECHNOLOGIES
Partner

For MEGA WELD TECHNOLOGIES
Partner

APPLICANT

Er.P.KULANTHAIVEL, M.E., Ph.D., (Geo)
Registered Geotechnical Engineer (RGTE)
Reg. No : 02/2020/RGTE / EDTCP
Chartered Engineer, Reg.No : AM156057
Licensed Building Surveyor
Ph.No : +91 95249 57886

GEO TECH ENGINEER

Er.P. VIKRAMAN M.Sc(Tech) M.E M.B.A M.Phil
STRUCTURAL ENGINEER
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Registered Engineer for Corporation & LPA
No. 93, Sarojini Street, Ramnagar, Coimbatore - 641 009
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STRUCTURAL ENGINEER

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Construction Engineer
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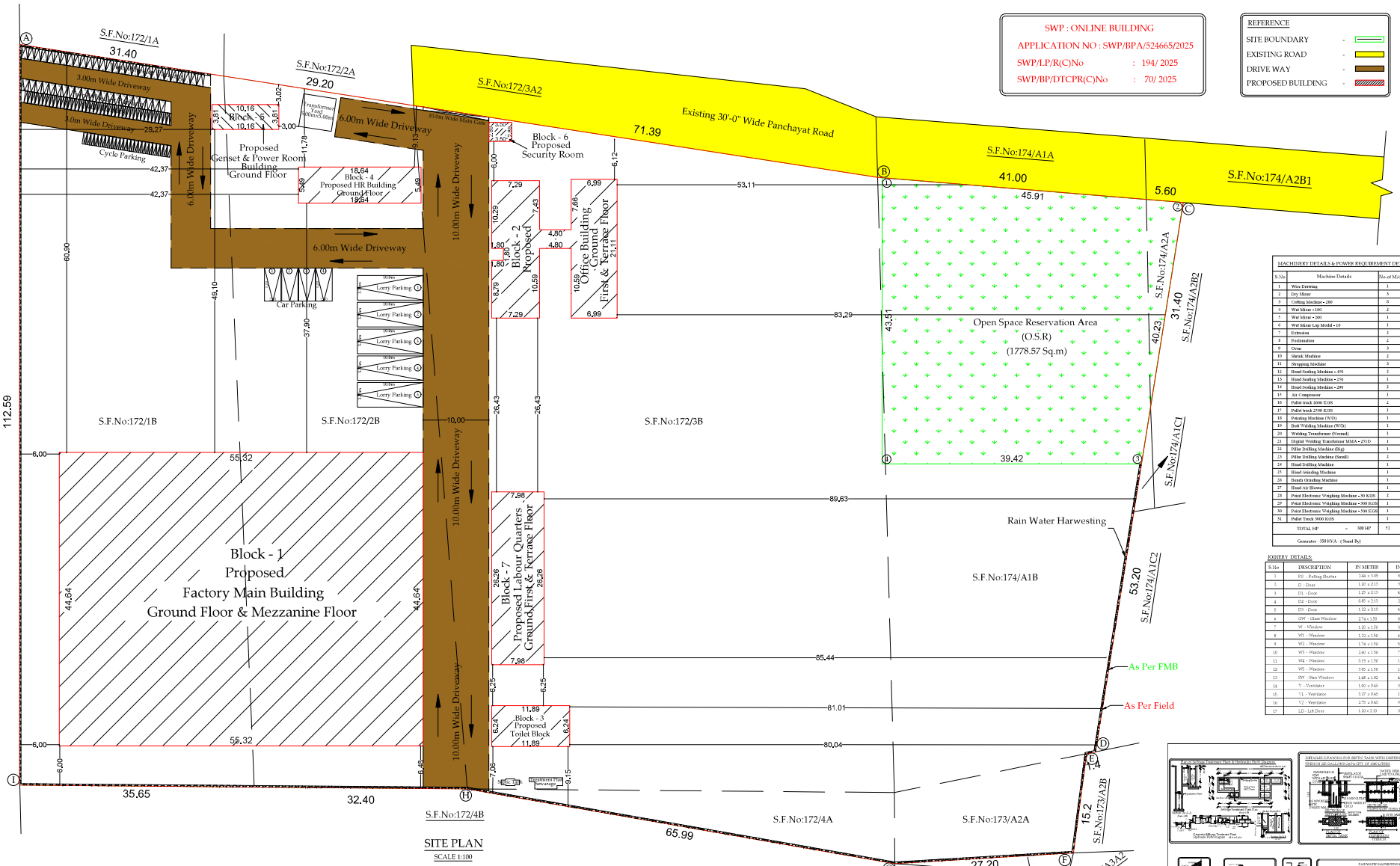
Coimbatore - 641 050
Ph: 95733 45002, 98980 55325

CONSTRUCTION ENGINEER

Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

L.B.S/ ENGINEER



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APPLICANT NAME:
M/s. MEGA WELD TECHNOLOGIES

AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As Per Document	17403.67
	As Per Patta Record	17403.67
	As Per Super Imposed Plot Area	17677.44
Super Imposed Plot Area		17677.44 Sqm
Open Space Reservation Area (O.S.R) 10.1%		1778.57 Sqm

PROPOSED BUILDING AREA DETAILS

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BLOCK - 6	Area of the Security Room In Ground Floor	10.13	-	10.13
BLOCK - 7	Area of the Labour Quarters In Ground Floor	209.45	-	209.45
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FSI $\frac{3637.12}{17403.67}$ = 0.20 PC : $\frac{3314.48}{17403.67}$ X 100 = 18 %

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TOTAL HP	300 HP	
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ALL DIMENSION ARE IN METER
SCALE - 1:100

SOLAR APPARATUS TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS

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6	Wet Mixer Lap Model - 10	1	15
7	Extrusion	2	12
8	Fosfonation	2	4
9	Oven	3	4.02
10	Shrink Machine	2	12
11	Strapping Machine	3	3
12	Hand Sealing Machine - 450	2	5
13	Hand Sealing Machine - 250	1	3.5
14	Hand Sealing Machine - 200	2	3
15	Air Compressor	1	1
16	Pallet truck 2000 KGS	2	3
17	Pallet truck 2500 KGS	1	2.5
18	Painting Machine (WD)	1	2
19	Butt Welding Machine (WD)	1	10
20	Welding Transformer (Ferrous)	1	5.5
21	Digital Welding Transformer MMA - 215D	1	7
22	Pillar Drilling Machine (Big)	1	2
23	Pillar Drilling Machine (Small)	2	1
24	Hand Drilling Machine	1	0.5
25	Hand Grinding Machine	1	0.5
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14	V - Ventilator	1.00 x 0.45	3'3" x 1'6"
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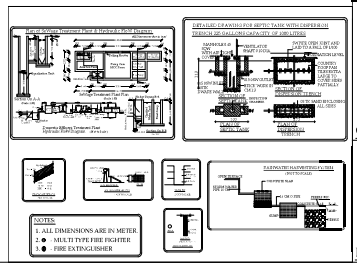
16	V2 - Ventilator	2.75 x 0.45	9'0" x 1'6"
17	LD - Loft Door	1.20 x 2.13	3'9" x 7'0"



For MEGA WELD TECHNOLOGIES Partner
For MEGA WELD TECHNOLOGIES Partner
For MEGA WELD TECHNOLOGIES Partner

APPLICANT

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Phone:0422-2433753,Mobile: 9600 333 410, 9600 333 420

STRUCTURAL ENGINEER

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Reg. No : 02/2020/RGTE / EOTCP
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25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

L.B.S/ ENGINEER

Signature valid
Signed by: Jyoti Sharma
Date: 08-Jan-2026 17:11:11

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

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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
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