

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.

		REQUIRED G.O.Ms. No.225, Housing and Urban Development [UD4(1)], 26th November 2024	PROVIDED G.O.Ms. No.225, Housing and Urban Development [UD4(1)], 26th November 2024
PARKING DETAILS :-	PARKING SLOT SIZE	1 car space for every 150sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof and 1 lorryspace for every 750sqm or workshop floor area or part thereof	1 car space for every 150sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof and 1 lorryspace for every 750sqm or workshop floor area or part thereof
WORKSHOP AREA		919.12 SQ.M	
OFFICE AREA		325.22 SQ.M	
DISABLED CAR PARKING	3.60 M X 5.00 M	01	01
CAR PARKING	2.50 M X 5.00 M	03	03
TWO WHEELER PARKING	1.00 M X 1.80 M	13	15
CYCLE PARKING	1.00 M X 1.80 M	13	15
LORRY PARKING	3.50 M X 10.00 M	02	02
OSR PROVIDED		809 SQ.M (10 %)	826.07 SQM (10.20 %)

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION FOR ORANGE CATEGORY INDUSTRIAL BUILDING (CATTLE FEED) WITH 312.00 HP IN S.F.NOS. 624 / 1C1B, 624 / 1C2A & 624 / 1C2B, VARAPATTI VILLAGE & PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

Ⓜ FA - FIRST AID BOX Ⓢ FE - FIRE EXTINGUISHER Ⓢ EA - EMERGENCY ALARM Ⓢ SB - SAND BUCKET	N
SCALE : 1 : 200	
ALL DIMENSION ARE IN " M "	

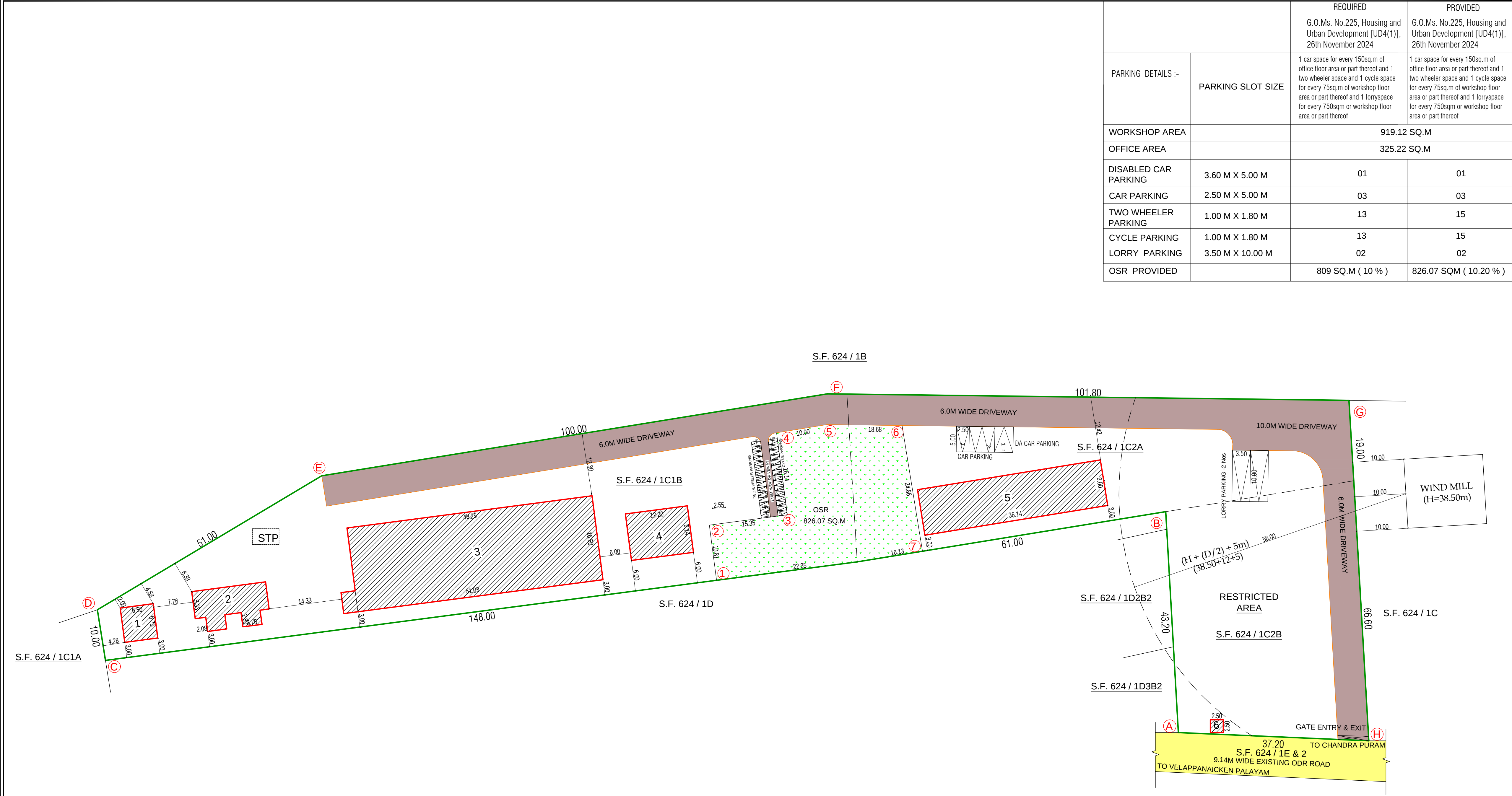
CATEGORY : ORANGE INDUSTRIES
NAME OF THE APPLICANT : M/S. HYGAIN PROTEINS PRIVATE LIMITED,
ONLINE APPLICATION NO : SWP / BPA / 0605320 / 2025 DATED : 29-07-2025

SITE AREA (AS PER PATTA)		
	HECTARES	ACRES
S.F. 624 / 1C1B	0.40.48	1.00
S.F. 624 / 1C2A	0.24.30	0.60
S.F. 624 / 1C2B	0.16.20	0.40
TOTAL	0.80.90	2.00

BUILDING AREA DETAILS (EDCR REPORT)				
BLOCK - 1 AREA DETAILS	AREA IN SQM			Net FSI AREA A - B = C
	Total Buildup Area	NON FSI AREA Covered Parking Area	Deduction Area	
	A	B	C	
GROUND FLOOR	43.88	--	--	43.88
TOTAL (A)	43.88	--	--	43.88
BLOCK - 2				
GROUND FLOOR	98.55	--	--	98.55
TOTAL (B)	98.55	--	--	98.55
BLOCK - 3				
GROUND FLOOR	807.61	--	--	807.61
TOTAL (C)	807.61	--	--	807.61
BLOCK - 4				
GROUND FLOOR	111.51	--	--	111.51
TOTAL (D)	111.51	--	--	111.51
BLOCK - 5				
GROUND FLOOR	325.22	--	--	325.22
TOTAL (E)	325.22	--	--	325.22
BLOCK - 6				
GROUND FLOOR	6.25	--	6.25	-----
TOTAL (F)	6.25	--	6.25	-----
GRAND TOTAL (TOTAL A+B+C+D+E+F)	1393.02	--	6.25	1386.77

FSI = $\frac{1386.77}{8090.00}$ = 0.171

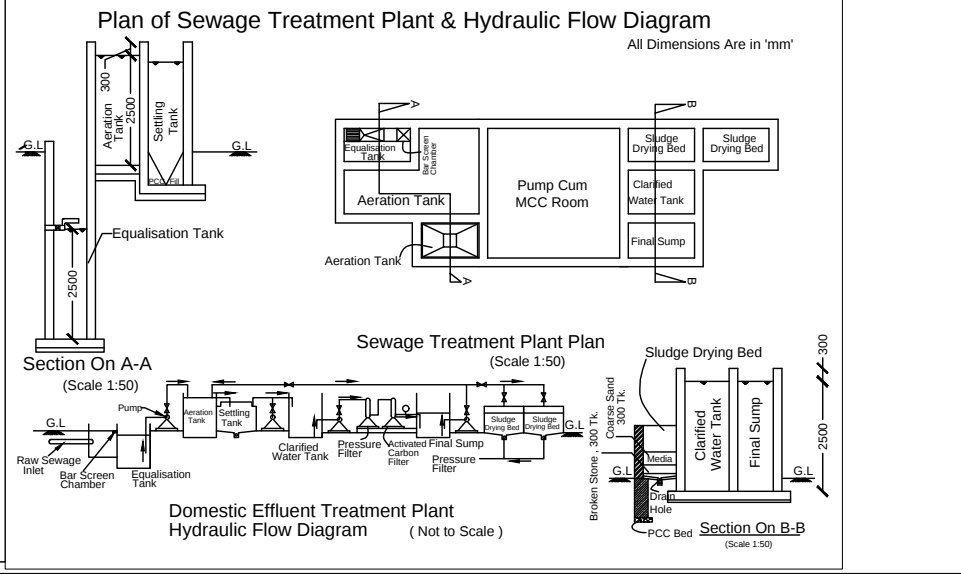
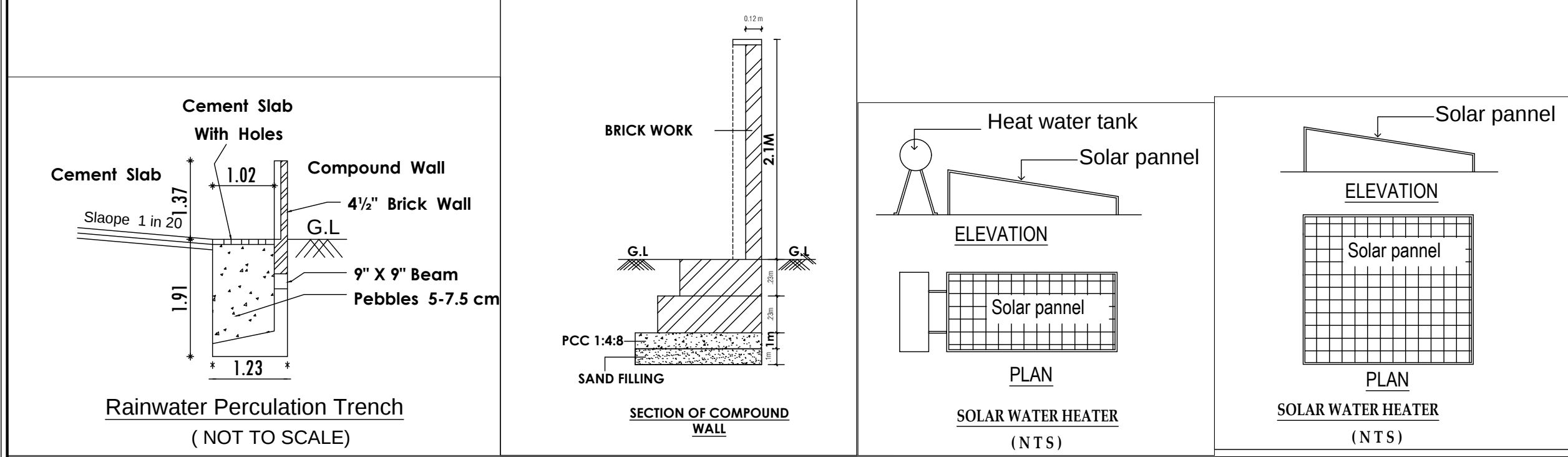
REGISTERED ARCHITECT / REGISTERED ENGINEER
REGISTERED STRUCTURAL ENGINEER
APPLICANT



Roc No : SWP / BPA / 0605320 / 2025
Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / SWP / LP / R(C) No. 310 /2025
SWP / BP / DTCP(R(C))No:109/2025

REFERENCE :		
Site Boundary	-	
Proposed Building	-	
Drive Way	-	
Existing Road	-	
OSR	-	

PRO. MACHINARY DETAILS		POWER IN HP
1	SCREW CONVEYOR	15
2	COOKER	75
3	DISCHARGING SCREW CONVEYOR	8
4	STORAGE	15
5	FEEDING SCREW CONVEYOR	6
6	OIL PRESS	35
7	DISCHARGING SCREW	5
8	HEATED POT	5
9	DECANTER	10
10	OIL PUMP	3
11	OIL PUMP	8
12	COOLING MACHINE	13
13	FEEDING SCREW CONVEYOR	5
14	GRINDING	10
15	FEEDING SCREW CONVEYOR	5
16	HAMMER MILL	45
17	FEEDING SCREW CONVEYOR	6
18	PACKING MACHINE	6
19	COOLING TOWER	8
20	AIR WASHER	8
21	INDUCED DRAFT FAN	21
TOTAL		312.00 HP
NO OF WORKERS		
1	WORKERS FOR INDUSTRIES	20
2	WORKERS FOR OFFICE	05
TOTAL		25



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.

