Verified RealEstate™

REFERENCE
2/2025-26

ISSUED
15 December 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

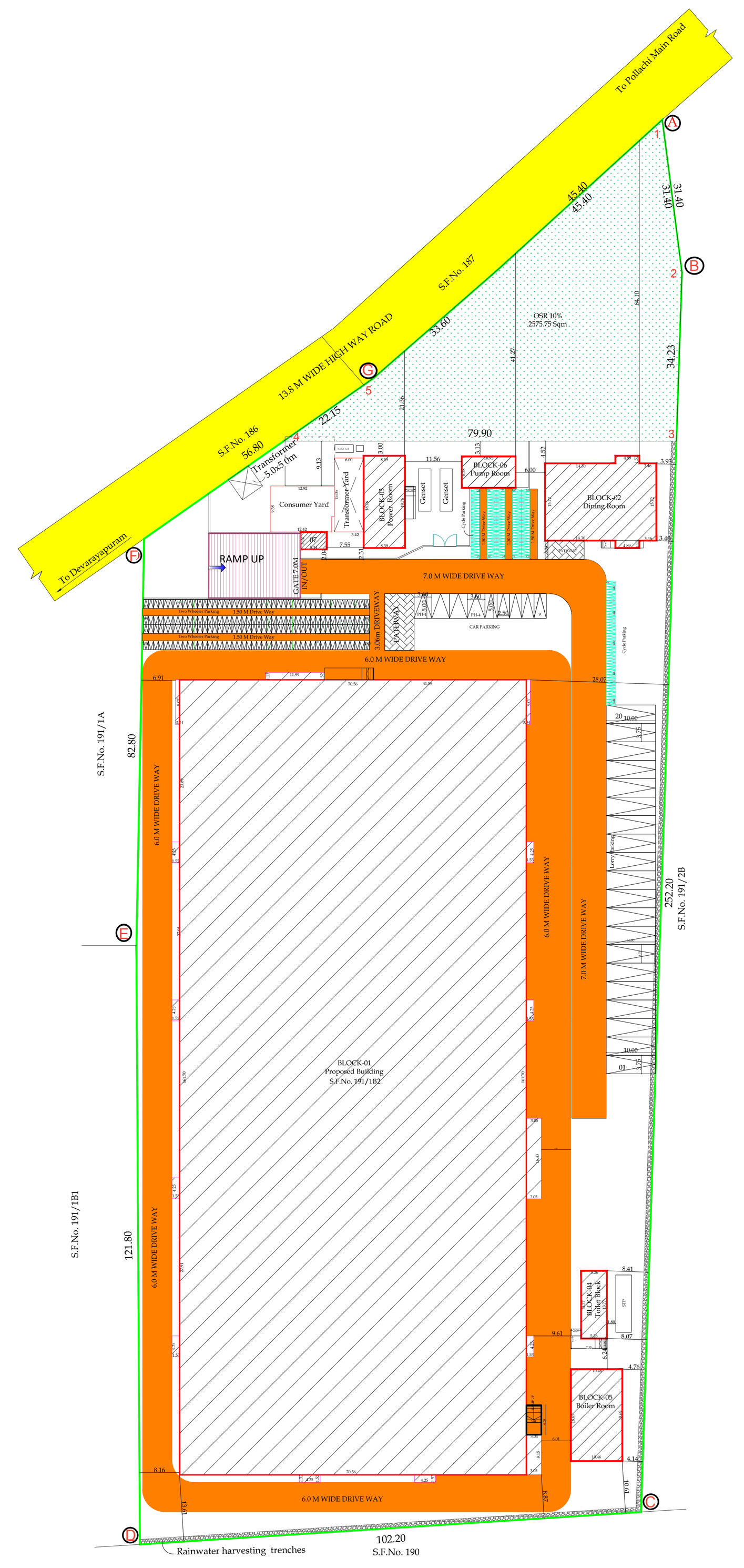
The approval as the planning authority issued it, reproduced in full behind this page.

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

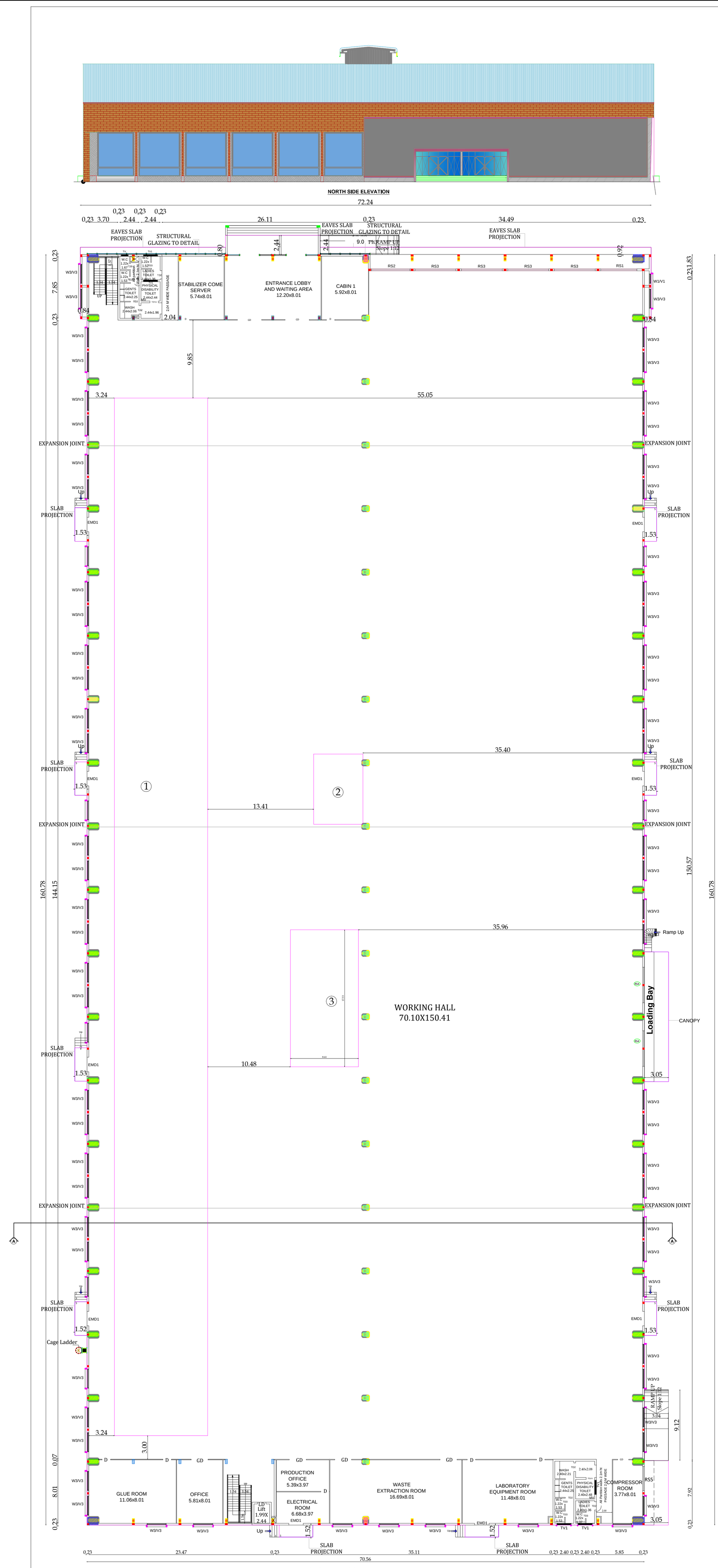
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

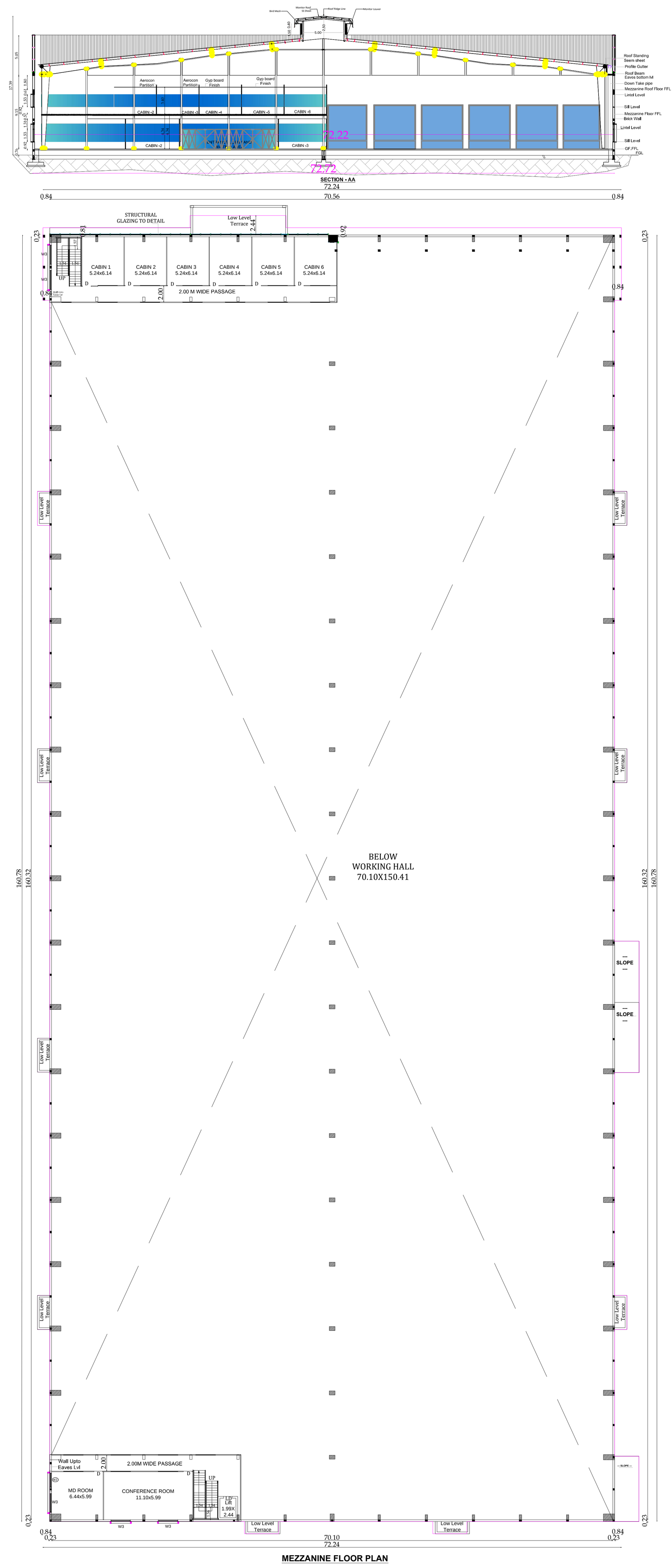
DIGITALLY VERIFIED RECORD



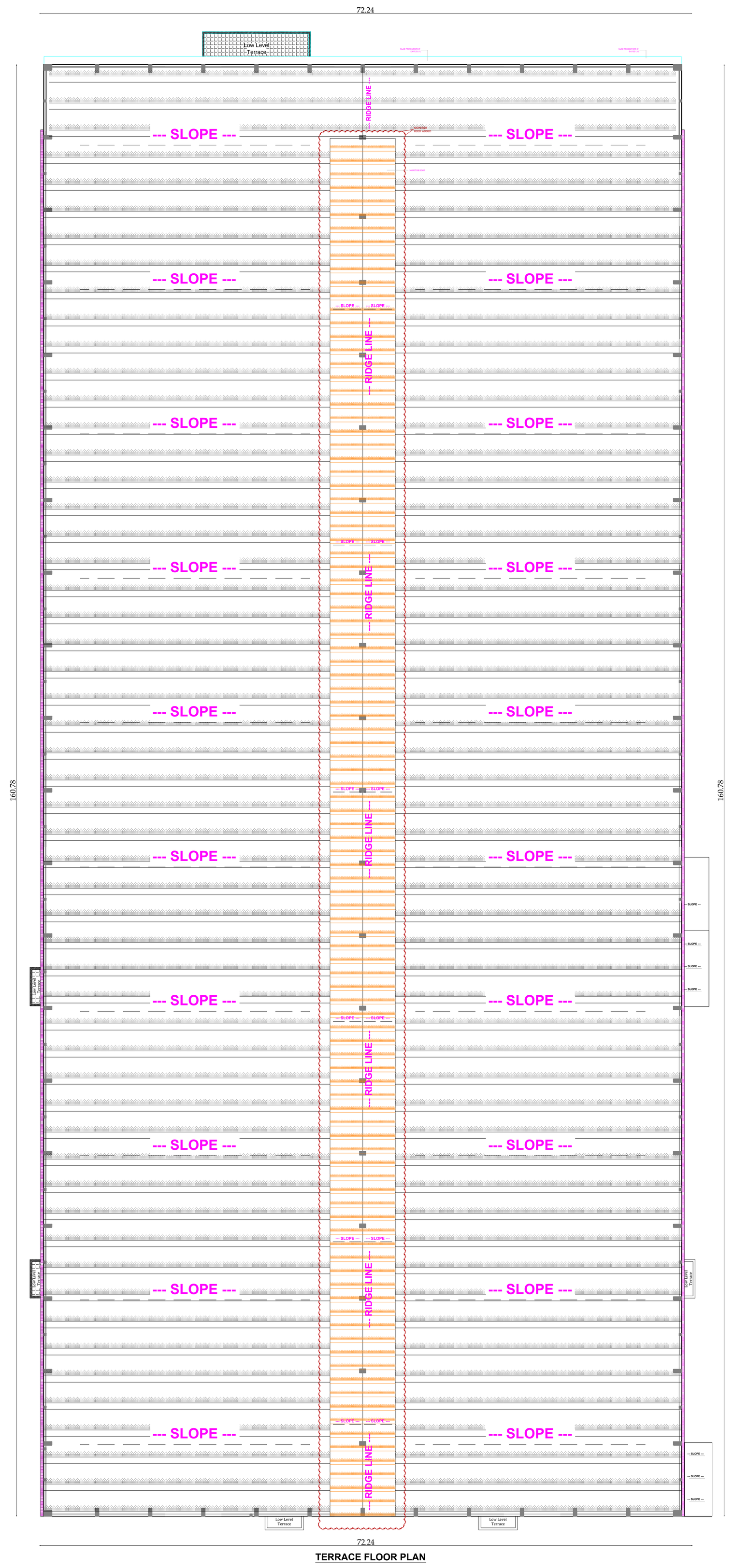
SITE PLAN
SCALE-1:200



GROUND FLOOR PLAN MAIN BLOCK-1



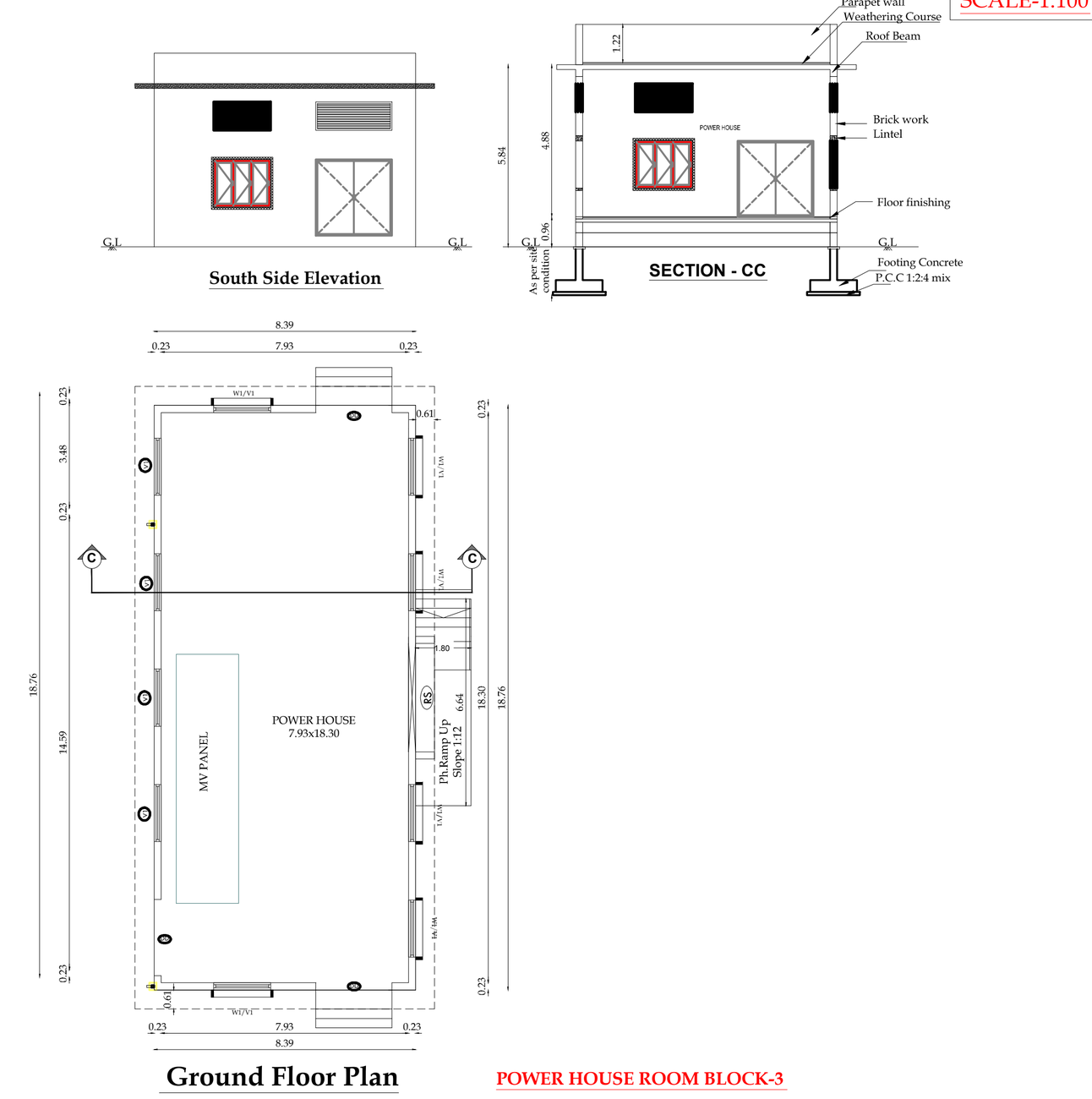
MEZZANINE FLOOR PLAN



TERRACE FLOOR PLAN

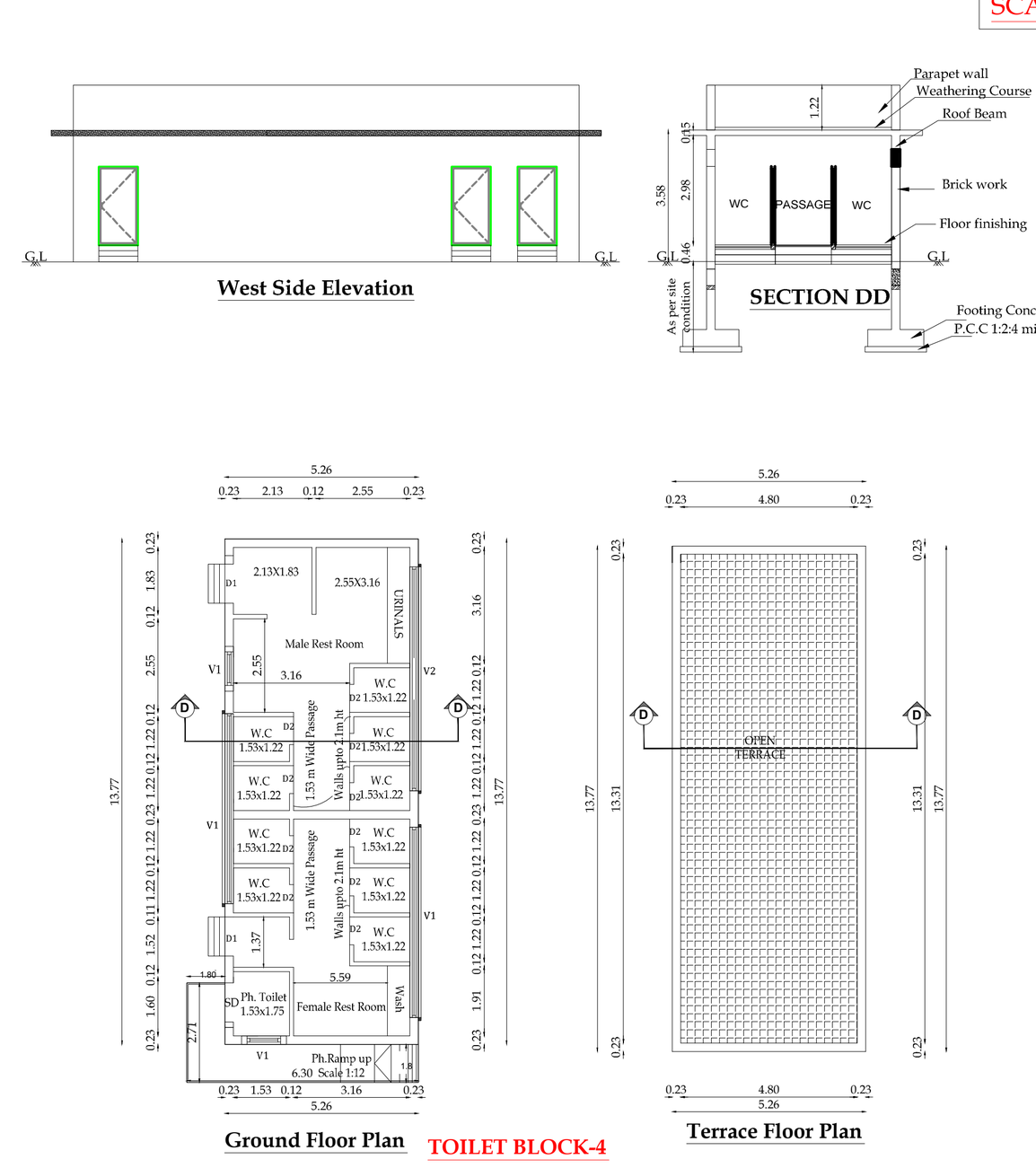
BLOCK -01
SCALE-1:100

BLOCK -03
SCALE-1:100



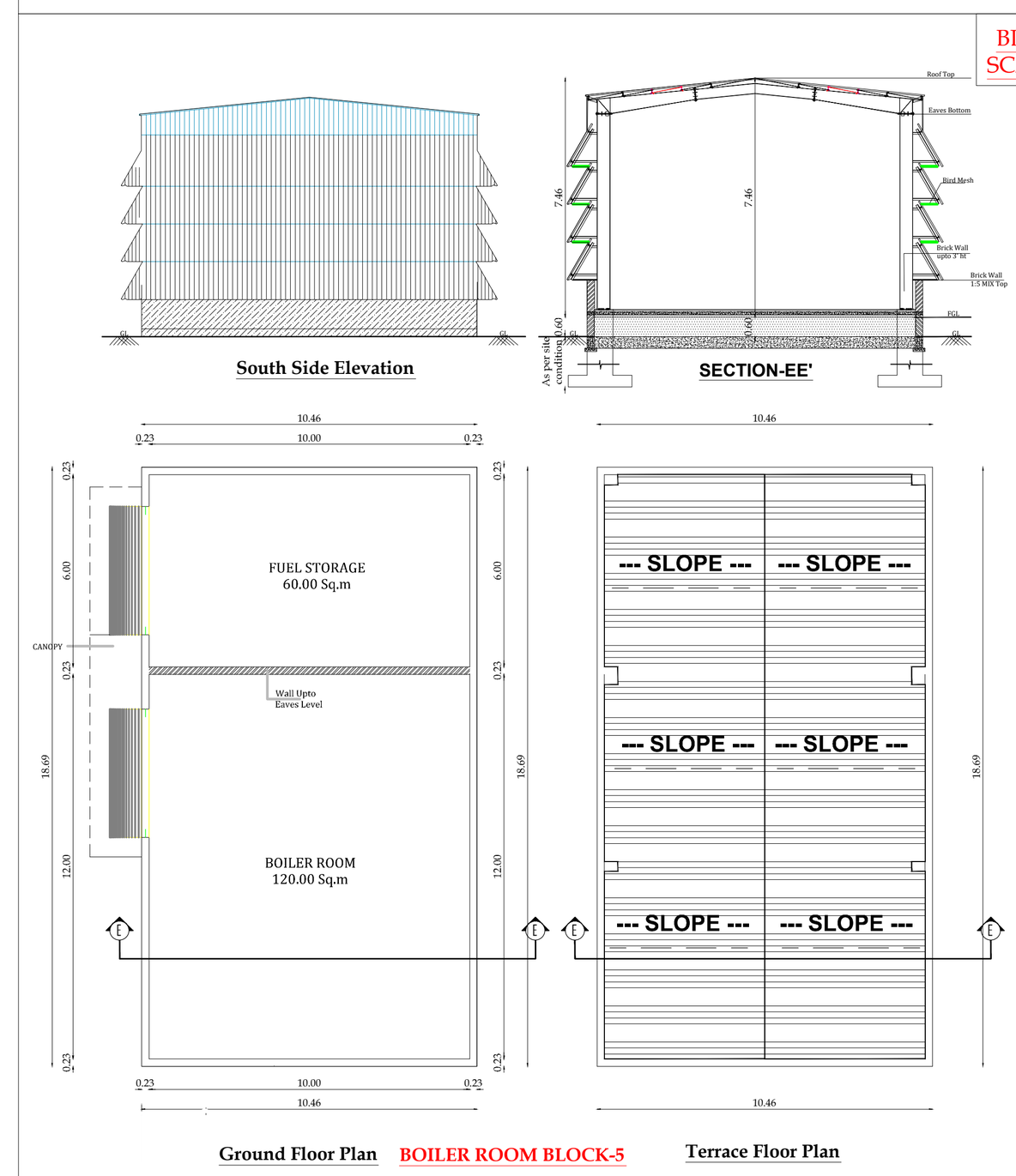
Ground Floor Plan POWER HOUSE ROOM BLOCK-3

BLOCK -04
SCALE-1:100



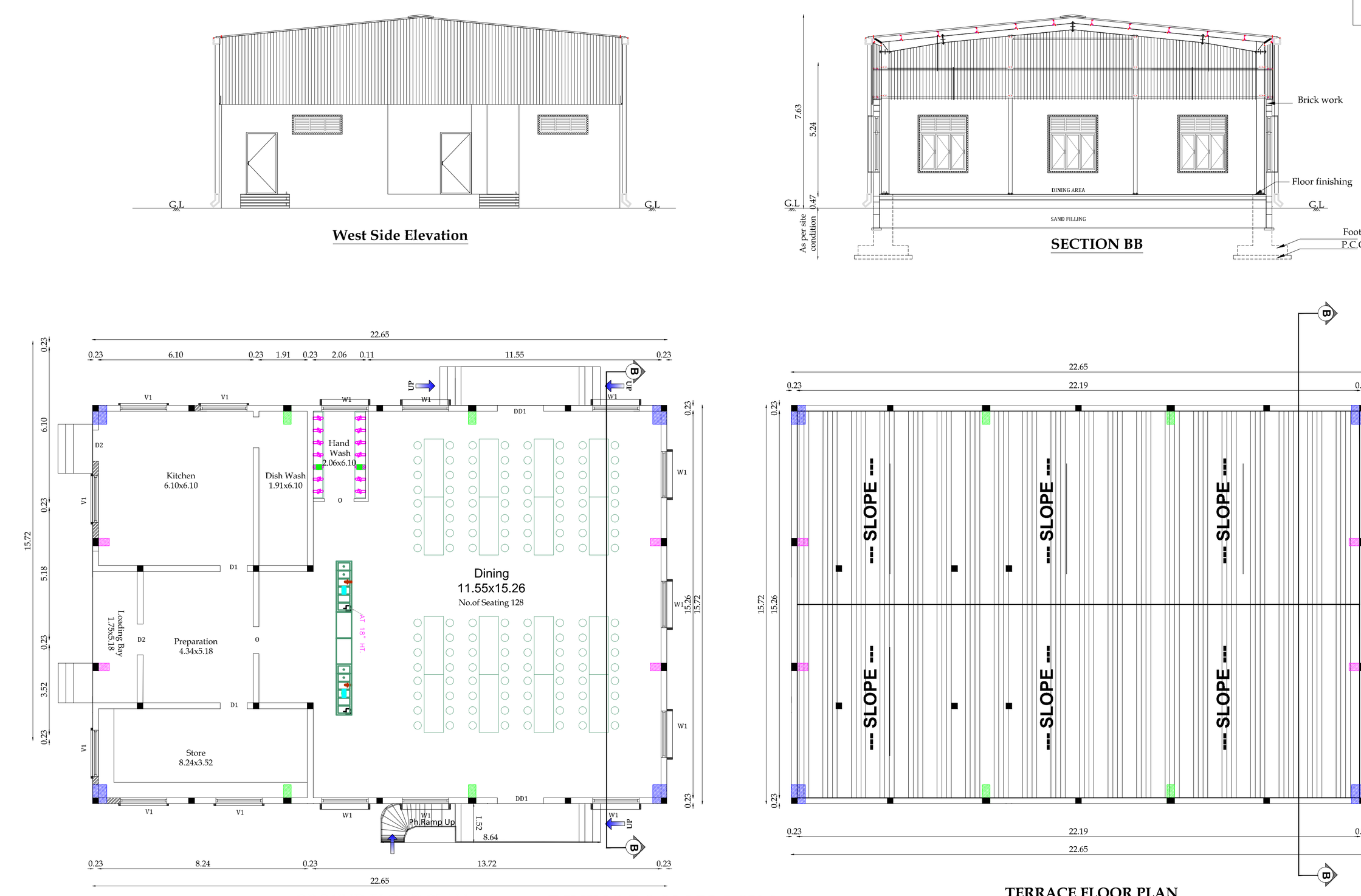
Ground Floor Plan TOILET BLOCK-4

BLOCK -05
SCALE-1:100



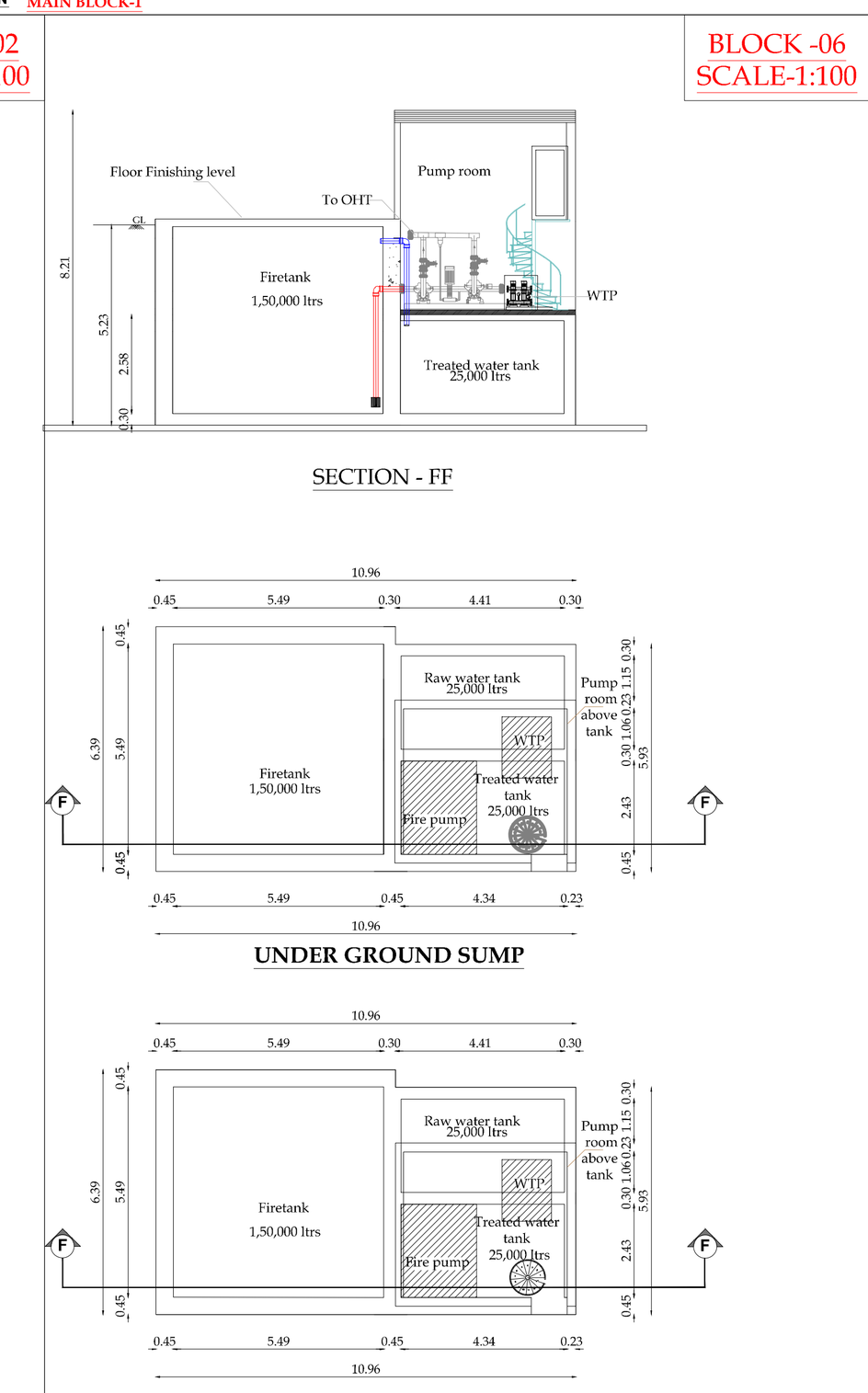
Ground Floor Plan BOILER ROOM BLOCK-5

BLOCK -02
SCALE-1:100



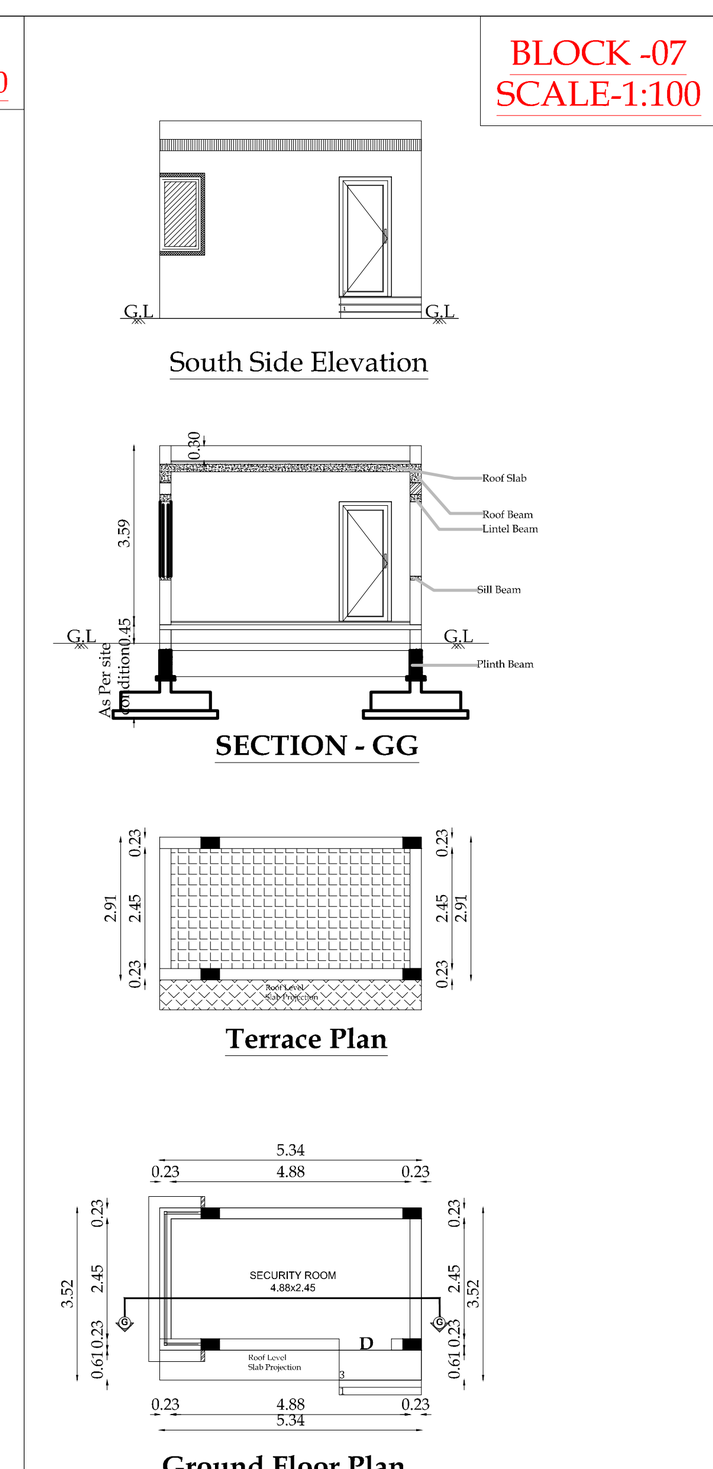
GROUND FLOOR PLAN DINING ROOM BLOCK-2

BLOCK -06
SCALE-1:100



GROUND FLOOR PLAN PUMP ROOM BLOCK -6

BLOCK -07
SCALE-1:100



Ground Floor Plan
SECURITY ROOM BLOCK -7

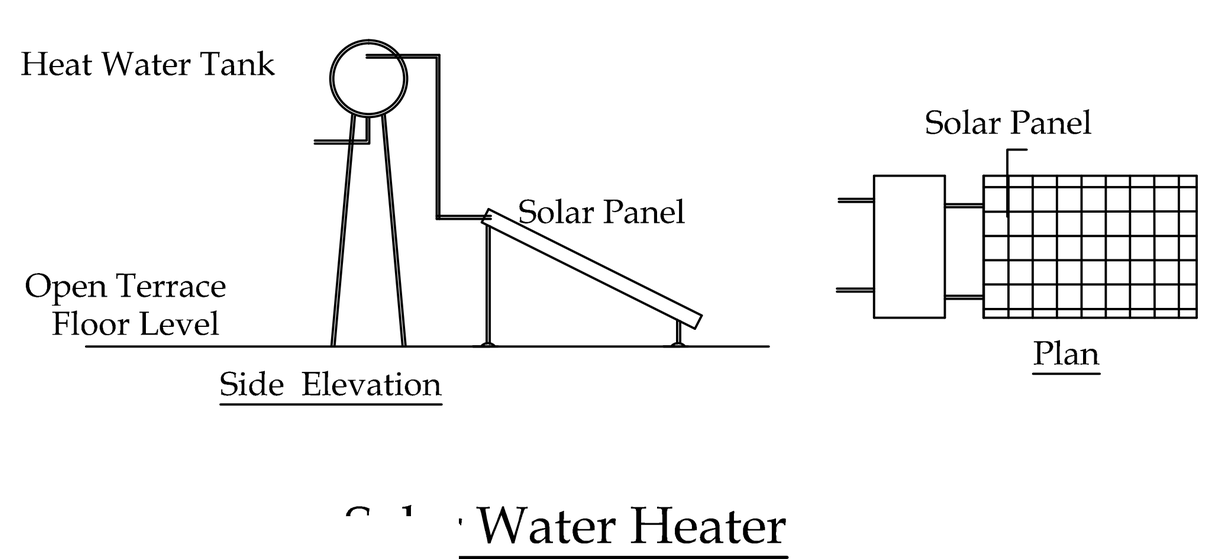
JOINERY SCHEDULE

S.NO	TAG	DESCRIPTION	SIZE in M
DOORS / ROLLING SHUTTERS			
01.	RS1	ROLLING SHUTTER	4.57 X 5.49
02.	RS2	ROLLING SHUTTER	4.88 X 5.49
03.	RS3	ROLLING SHUTTER	5.185X 5.49
04.	RS4	ROLLING SHUTTER	4.50X 5.49
05.	RS5	ROLLING SHUTTER	3.05 X 5.49
06.	RS	ROLLING SHUTTER	3.48 X 3.66
07.	EMD1	EMERGENCY DOOR	1.83 X 2.44
08.	TD1/V	TOILET DOOR	1.06 X 2.44
09.	TD2	TOILET DOOR	1.06 X 2.44
10.	TD3	TOILET DOOR	7.60 X 2.13
11.	D1	DOOR	1.06 X 2.13
12.	D2	DOOR	1.22 X 2.44
13.	D3	DOOR	1.06 X 2.44
14.	DD	DOUBLE DOOR	2.44 X 2.44
15.	DD1	DOUBLE DOOR	1.83 X 2.44
15.	SD	SLIDING DOOR	1.00 X 2.44
WINDOWS / VENTILATORS			
01.	W1	WINDOW	1.22 X 1.52
02.	W2	WINDOW	1.830X 1.52
03.	W3	WINDOW	2.44 X 1.52
04.	W1	WINDOW	1.83 X 1.52
05.	V1	VENTILATOR	1.22X 6.10
06.	V3	VENTILATOR	2.44 X 6.10
07.	TV	VENTILATOR	9.15 X 6.10
08.	TV1	VENTILATOR	1.83 X 6.10
09.	V1	VENTILATOR	1.83 X 6.10
10.	V1	VENTILATOR	5.18 X 4.60
11.	V2	VENTILATOR	6.10 X 4.60
12.	V1	VENTILATOR	1.83 X 0.91

Machinery Details:

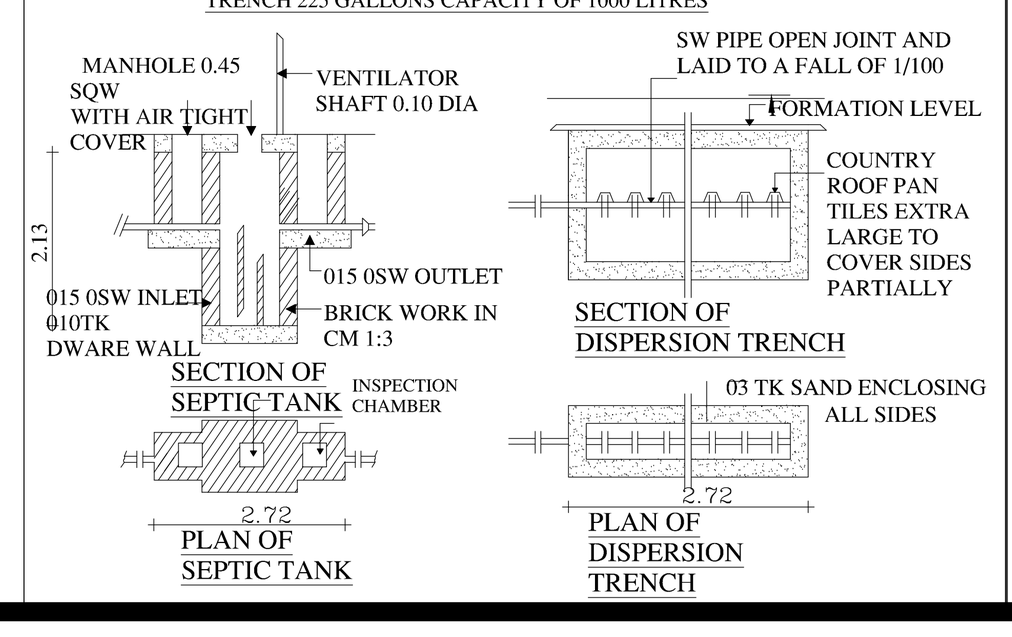
S.No	Machine Name	Nos	Size	Capacity in HP
	Proposed Machinery			
01.	Corrugated Card Board Making Mc	1	131.0x11.0	1339.20
02.	Stitching Mc	5	8.90x6.20	24.50
03.	Cutting Mc	2	17.30x8.60	39.40
04.	Boiler	1	-	67.90
05.	Motor Pump	3	-	61.10
06.	Air Compressor	2	0.77x0.80	67.90
	Total		-	1600.00
	No Of Worker's		-	100 Nos

B.P / DTCP No. 595/2025

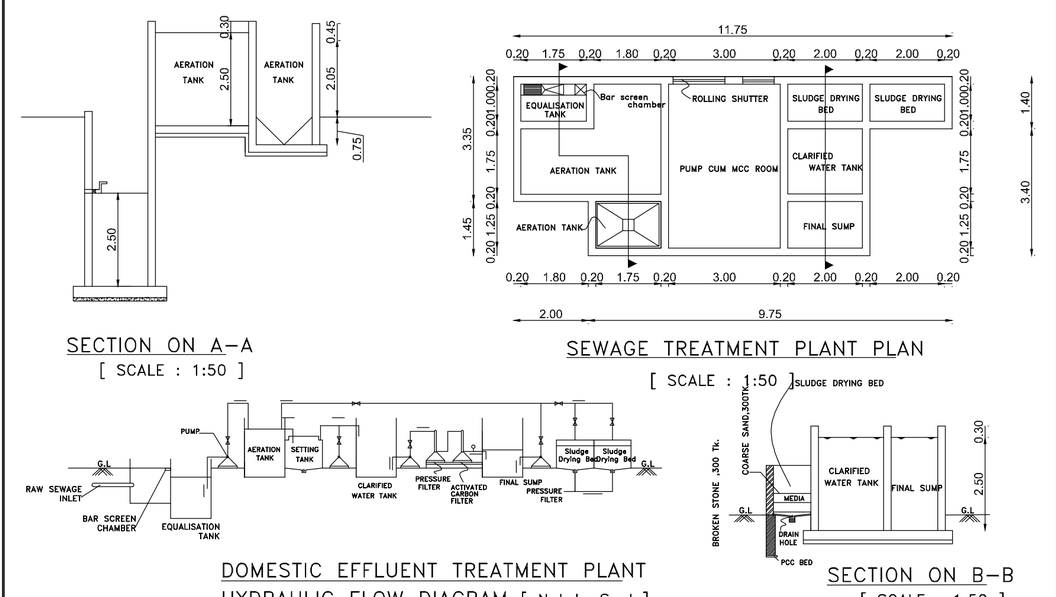


Solar Water Heater

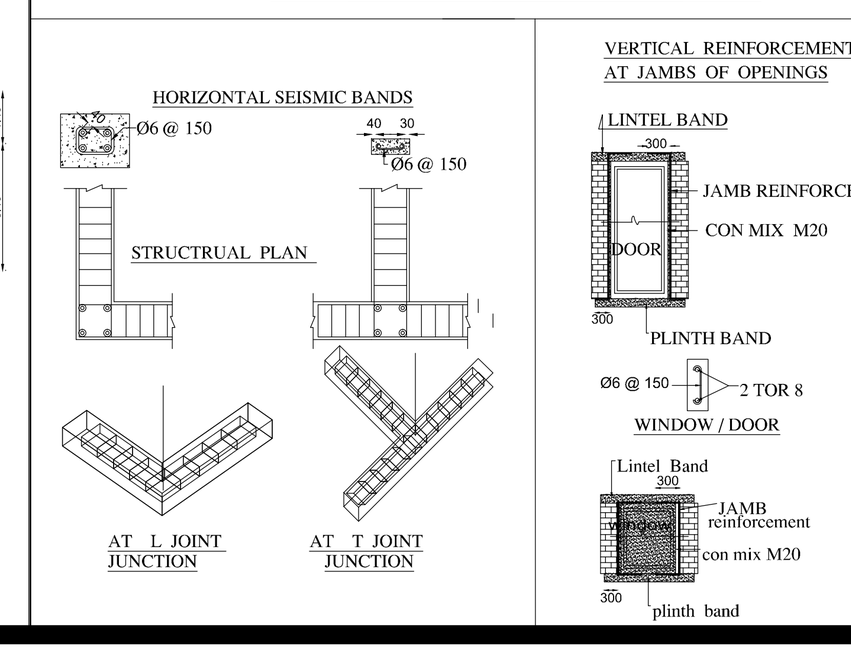
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

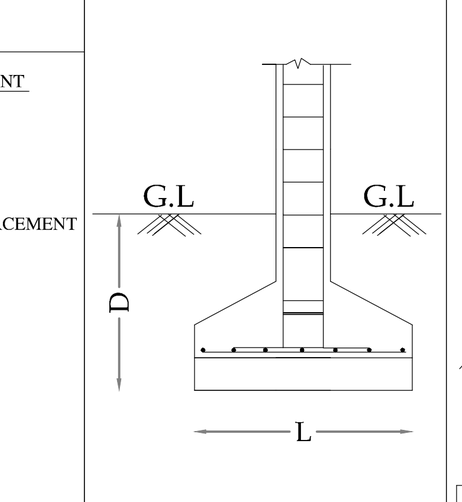


PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

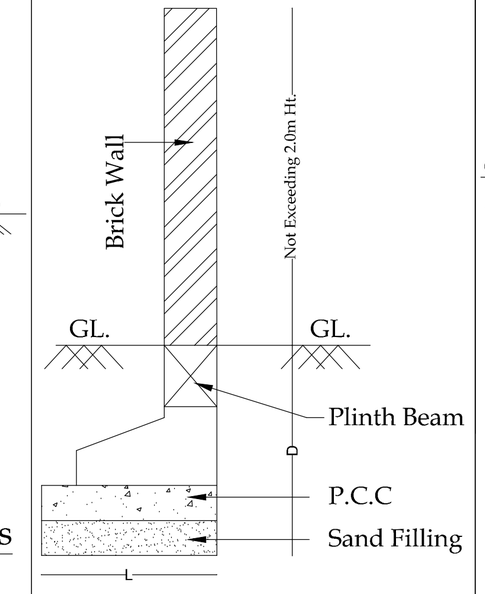


DETAILS OF EARTHQUAKE :



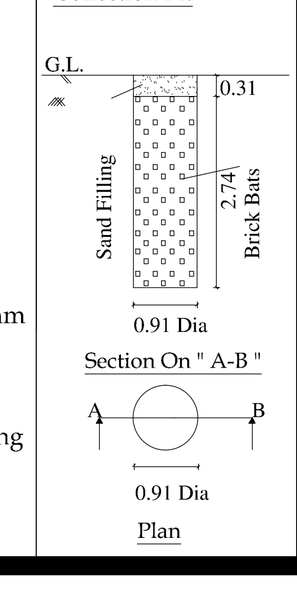


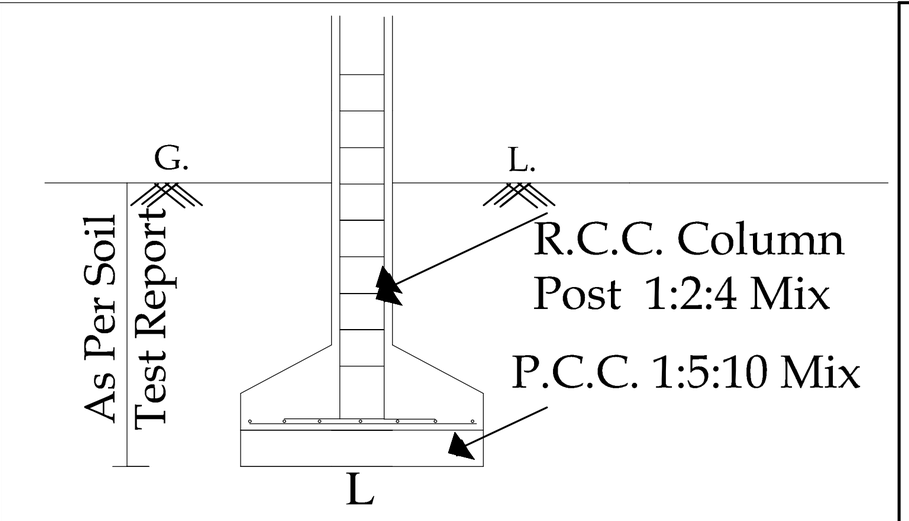
Column Post Details



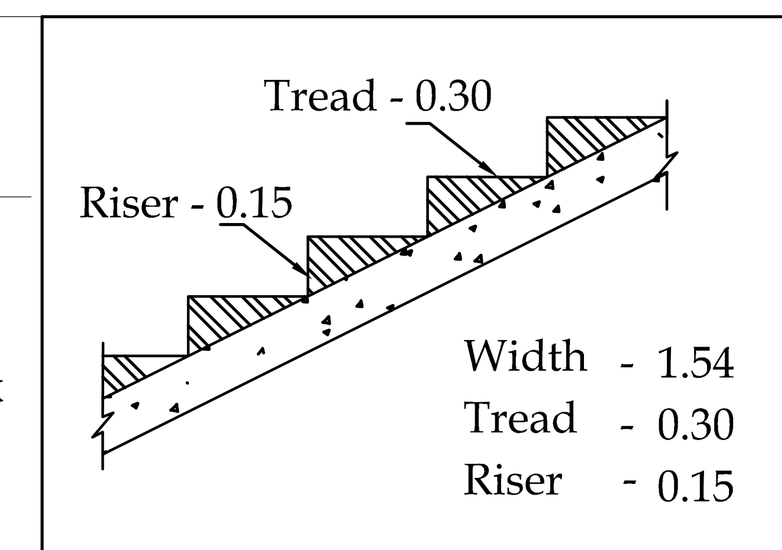
Compound Wall Detail

Detailed Plan Of Rain Water Perculation And Collection Pit





Column Post Details



Stair-case Details
(Not To Scale)

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK-1 HAVING GROUND FLOOR,AND MEZZANINE FLOOR, BLOCK-2, BLOCK-5,BLOCK-6, HAVING GROUND FLOOR AND SINGLE SKIN METAL SHEET ROOF,BLOCK-3, BLOCK-4,& BLOCK-7 HAVING GROUND FLOOR RCC ROOF OF CARDBOARD BOX AND PAPER PRODUCTS INDUSTRIAL BUILDING (ORANGE CATEGORY) WITH 1600 H.P IN S.F.NO.191/1B2 AT DEVARAYAPURAM VILLAGE, KINATHUKKADVU TALUK, COIMBATORE DISTRICT.

No.of Workers :100 Nos

All Dimensions Are in Meter

NAME OF THE APPLICANT :
M/S.NEUECO PACK SOLUTION PVT. LTD

SITE AREA DETAILS :

As Per Document - 25050.00 Sq.m
As Per Patta 2.5050 H.ec - 25050.00 Sq.m
As Per Super Imposed Site Area - 25644.021 Sq.m

BUILDING AREA DETAILS :

S.No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built Up Area in Sq.m
PROPOSED BUILDING				
BLOCK - 1 (MAIN UNIT)				
1	GROUND FLOOR	11576.25	-	11576.25
2	MEZZANINE FLOOR	502.95	-	502.95
BLOCK - 2 (DINING ROOM PLAN)				
3	GROUND FLOOR	356.08	-	356.08
BLOCK - 3 (POWER HOUSE PLAN)				
4	GROUND FLOOR	157.49	-	157.49
BLOCK - 4 (TOILET BLOCK PLAN)				
5	GROUND FLOOR	72.50	-	72.50
BLOCK - 5 (BOILER ROOM PLAN)				
6	GROUND FLOOR	195.46	-	195.46
BLOCK - 6 (PUMP ROOM PLAN)				
7	GROUND FLOOR	67.81	-	67.81
BLOCK - 7 (SECURITY ROOM PLAN)				
8	GROUND FLOOR	15.55	-	15.55
	TOTAL AREA	12944.09	-	12944.09

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 12944.09 / 25050 = 0.517< 1.5

Height of the Building:17.39M

10% OSR AREA DETAILS	
REQUIRED	PROVIDED
2505.00 Sq.m (10.00%)	2575.75 Sq.m (10.28%)

PARKING SPACE DETAILS

Parking Area Description	Area	Required	Provided
1 Car space for every 100 Sq.m of office floor area	321.42	3	12
1 two wheeler space for every 75 Sq.m of workshop floor area	11576.25	170	180
1 Cycle space for every 75 Sq.m of workshop floor area	11576.25	170	175
1 Lorry space for every 750 Sq.m of workshop floor area	11576.25	17	20

NO.OF.WORKERS	MALE	FEMALE	HP
PROPOSED	75	25	1600
Total	100 Nos		1600

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- Drinking Water DRINKING WATER POINT

COLOR INDEX:

- Site Boundary (A,B,C,D)
- Existing Road
- Proposed Building
- OSR
- Drive Way

S. SAJEESH
M.E. (Structural Engineering)
Registerad Engineer Grade-I (SE)
CLPA Reg. No: CBE LPA/SE/GR-I/19/05/054
No: 13, KUMARAN NAGAR, V. K. ROAD,
COIMBATORE - 641 035.
sajeeshsivan@gmail.com
22/9/25

REGISTERED STRUCTURAL ENGINEER

For NEUECO PACKSOLUTIONS PVT. LTD
Managing Director

APPLICANT

22/9/25
Cell : 93631 02303
J.ANANDAKUMAR
REGISTERED ENGINEER
D.No.87, 2nd Street Extn.
Gandhipuram, Coimbatore-641012
CLPA/RE/GR-III/037/2024
CLPA/CE/016/2024

REGISTERED CONSTRUCTION ENGINEER

22.9.25
MAHESH B.Arch
Architect & Interior Designers
CA Reg No :- CA/1996/20243
LPA Reg No :- Coimbatore LPA/RA/GR-I/20/01/005
Phone :- 9952333731
Email :- sixthsense@sixthsenarche.com

REGISTERED ARCHITECT

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.