Verified RealEstate™

REFERENCE
23/2025-2026

ISSUED
13 November 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

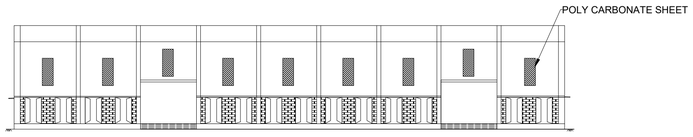
ISSUING AUTHORITY
Rural Panchayat

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

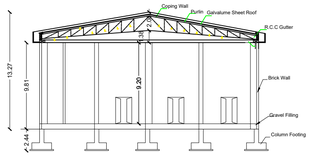
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

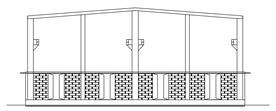
hello@verified.realestate
+91 9996 12 9996
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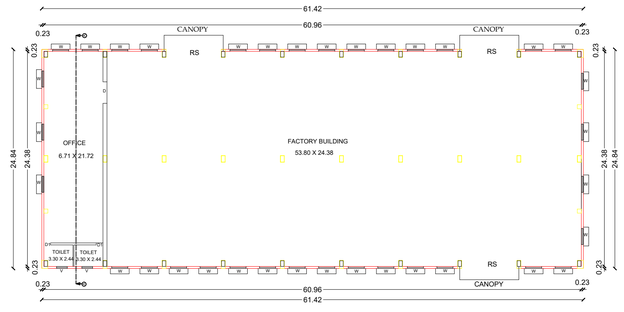
NORTH ELEVATION



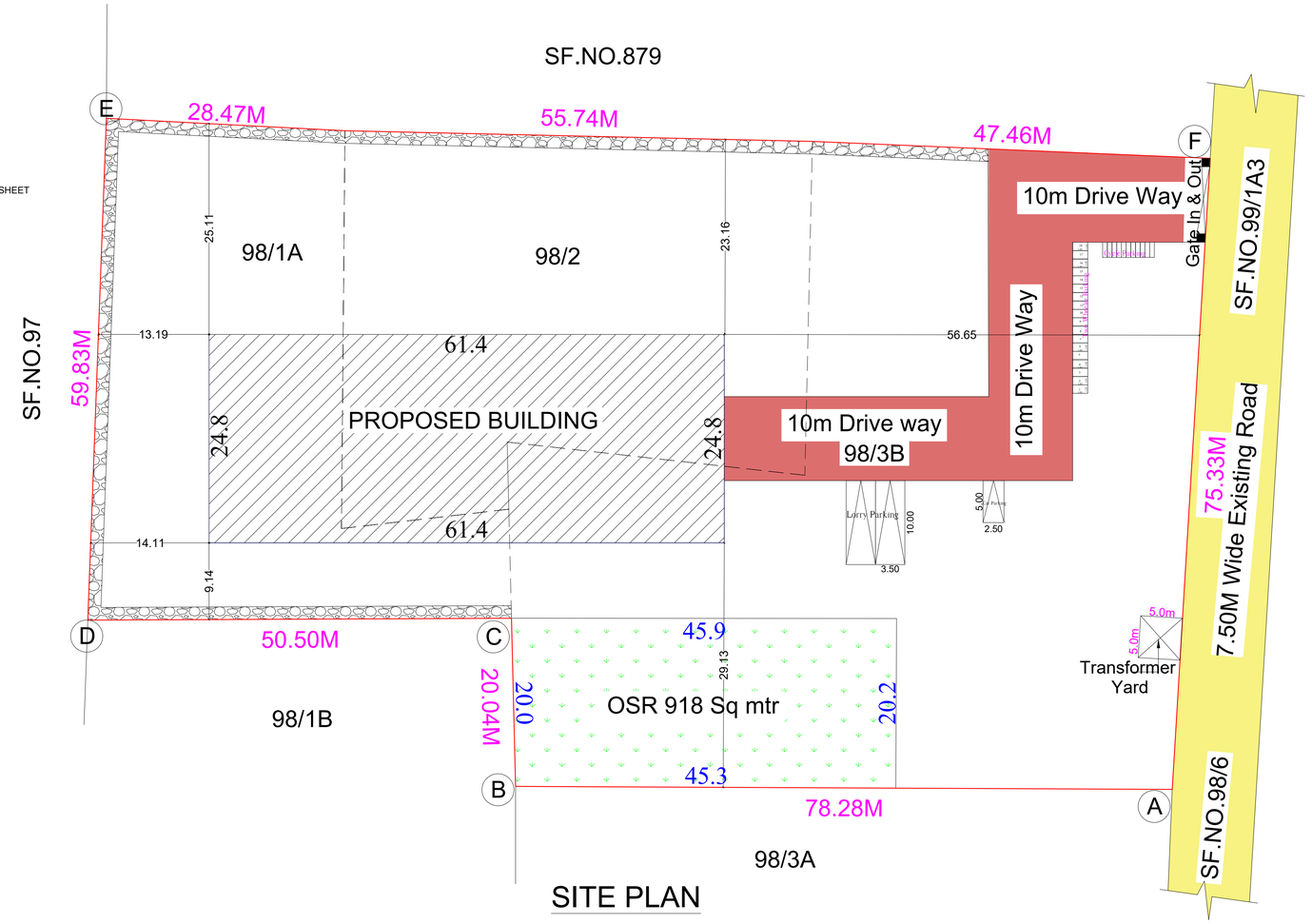
SECTION-AA



EAST ELEVATION



GROUND FLOOR PLAN



SITE PLAN

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I.SHEET ROOF LIGHT ENGINEERING INDUSTRY BUILDING HAVING GROUND FLOOR WITH 410 HP AT SF NO 98/1A,98/2 AND 98/3B AT KAREGOUNDANPALAYAM VILLAGE AND KAREGOUNDENPALAYAM VILLAGE PANCHAYAT, ANNUR TALUK,COIMBATORE DISTRICT.

CATEGORY : ORANGE

SCALE - 1:100

NAME OF THE APPLICANT : M/s. CANALTA INDIA PRIVATE LIMITED

SITE AREA DETAILS :

SITE AREA AS PER DOCUMENT - 9,105.35 Sq Mtr

SITE AREA AS PER FMB - 9,141.00 Sq Mtr

Area Details in Sq.Mt

S.No	Floor	Builtup Area	FSI
1	Ground	1525.60	1525.60
Total		1525.60	1525.60

FSI CALCULATION:-

FLOOR SPACE INDEX = 1525.60 / 9105.35

= 0.16

Height of Building -13.27M

Parking Area Calculation

Description	FSI Area	Required	Provided
1 Lorry Space For 750 Sq.Mt (Workshop Area)	1311.8	2	2
1 Car Space For 150 Sq.Mt (Office Floor Area)	146.0	1	1
1 Two Wheeler Space For 75 Sq.Mt (Workshop Area)	1311.8	18	18
1 Cycle Space For 75 Sq.Mt (Workshop Area)	1311.8	18	18

Joinery Details

S.No	Symbol	Descrption	In Meter
1	RS	Rolling Shutter	6.25 X 3.00
2	D	Door	2.44 X 3.00
3	D1	Door	0.91 X 3.00
4	W	Window	1.83 X 3.00
5	V	Ventilator	1.22 X 0.91

MACHINERIES AND POWER DETAILS

S.NO.	MACHINE	NO.	HP
1	EOT CRANE	2	14
2	VMC 60	1	34
3	VMC 40	1	24
4	RADIAL DRILLING MACHINE	1	9
5	CNC LATHE	2	30
6	HAND GRINDING MACHINE	20	50
7	SWING FRAME GRINDER	2	20
8	SHOT BLAST MACHINE 2TON	1	85
9	COMPRESSOR	1	10
10	WELDING MACHINE 600AMPS	5	80
11	WELDING MACHINE 1000AMPS	1	33
12	MPI MACHINE	1	5
13	WELDING ROD OVEN	1	10
14	LIGHTING ,FAN & EXTRA	1	6
	TOTAL HP		410
	No Of Labours		25
	Male		20
	Female		5

Online Application No : SWP/BPA/654056/2025

SWP/LP/CLPA No : 668/2025

SWP/BP/PLANNING PERMISSION No.777/2025

DURATION 30.10.2025 to 29.10.2033 (8 Years)

For CANALTA INDIA PVT LTD

DIRECTOR

APPLICANT

Er. P. ANANDAN, B.E.,
Coimbatore ILPA/RE/Gr-I/81/2024
13, Vilankurichi Road, Saravanampatti,
Coimbatore- 641 035.
Cell: 93612 98239

REGISTERED ENGINEER

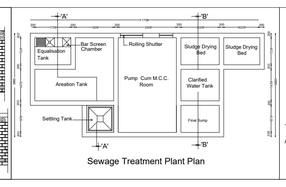
Er. BA. KANNACHOCKKALINGAM
M.E(Structure) A.I.V., M.I.E., M.I.S.T.E
REGISTERED CONSTRUCTION ENGINEER
Reg. No Coimbatore LPA / CE / 669 / 2024
Tel: 402, 8th Street,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363157772

REGISTERED CONSTRUCTION ENGINEER

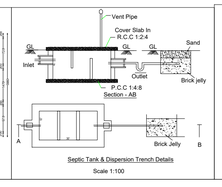
Er. T. SRINIVASAN, B.E.,A.M.I.E.,F.I.V.,LBS.,
Chartered Engineer - AMO 92937-1
Approved Valuer - F18804
3/113, Sivanandha Mill Road, Coimbatore - 641 035.
Mob : 98421 80291 , LPA.ER/GR.III/90v/021,
Registered Panel Engineer Class 1A-16/2020

REGISTERED STRUCTURAL ENGINEER



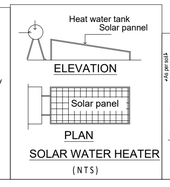


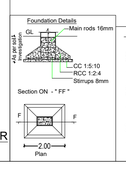
Sewage Treatment Plant Plan

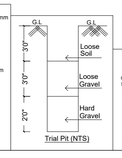


Septic Tank & Dispersion Trench Details

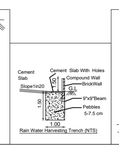
Scale 1:100







Trial Pit (NTS)



Rain Water Harvesting Trench (NTS)



KEY PLAN

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

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+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.