PP APPROVAL RECORD

Planning Permission

Survey 409/1A1A2 and 1 more

Seerapalayam

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.

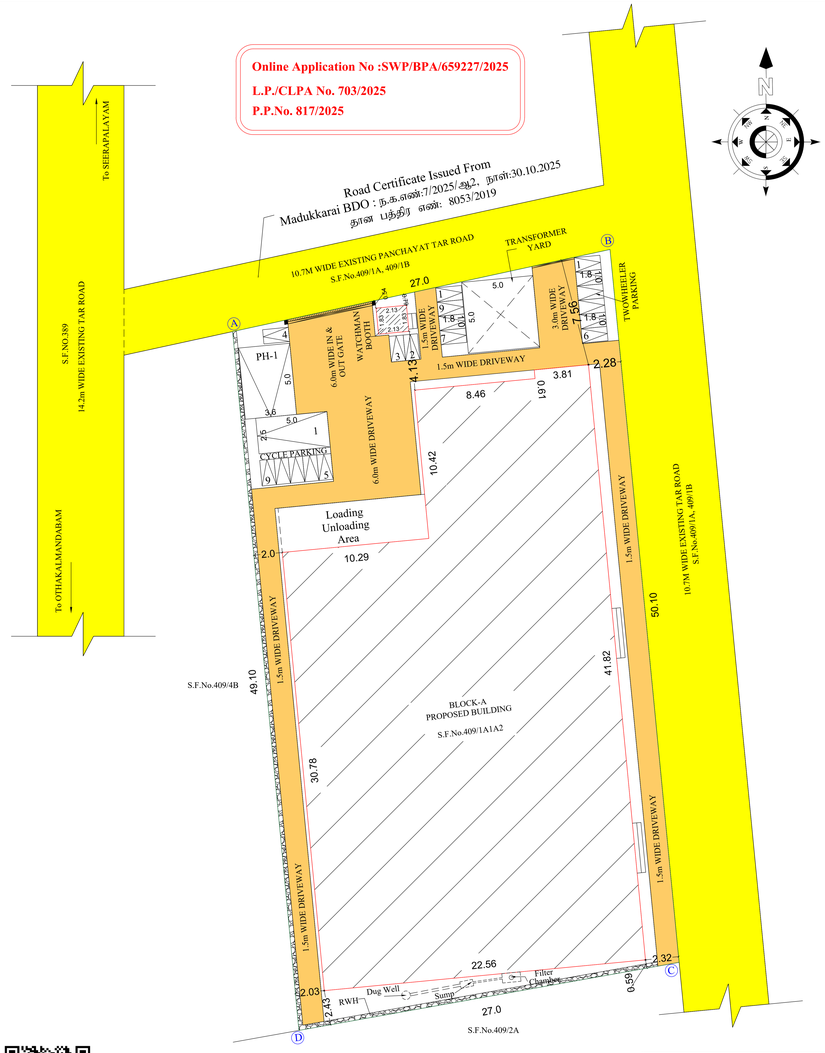
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Online Application No :SWP/BPA/659227/2025

L.P./CLPA No. 703/2025

P.P.No. 817/2025

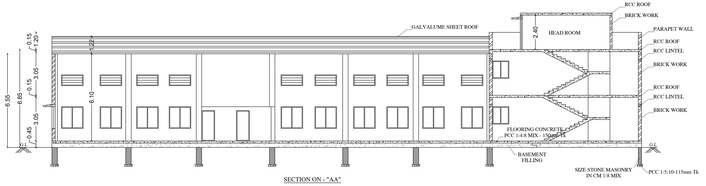
Road Certificate Issued From
Madukkarai BDO : ந.க.எண்:7/2025/ஆ2, நாள்:30.10.2025
தான பத்திர எண்: 8053/2019



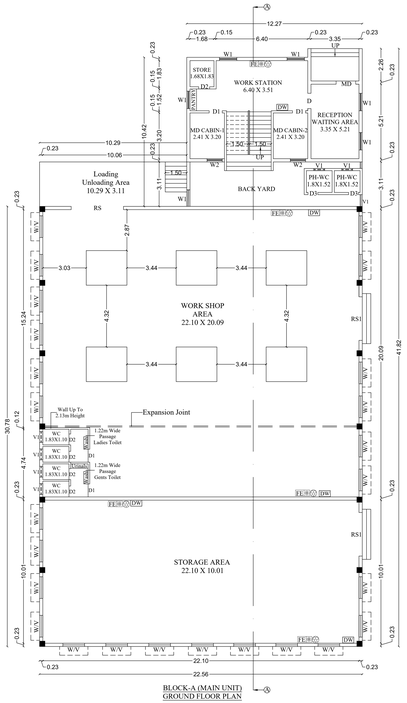
SITE PLAN
SCALE - 1:100

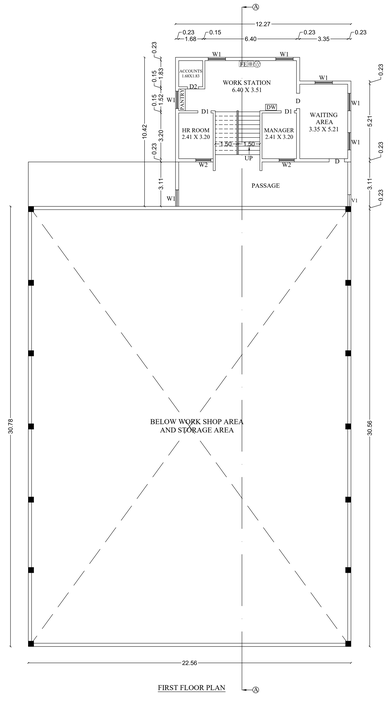
COLOR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

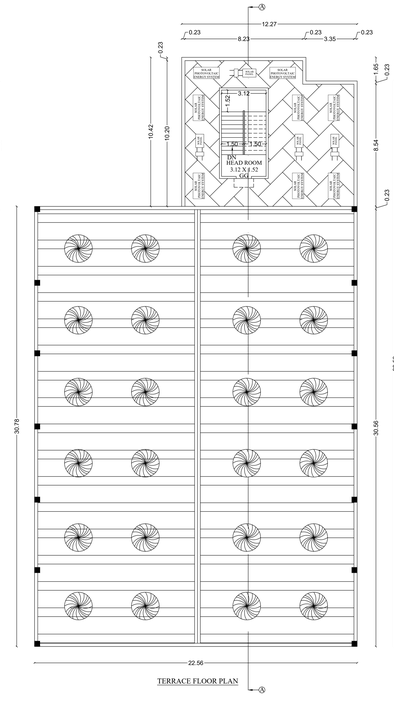


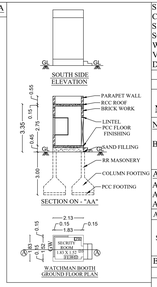


SECTION ON - "AA"









BLOCK-A

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND GALVALUME SHEET ROOF BLOCK-A HAVING GROUND FLOOR IN SOAP MAKING (COTTAGE INDUSTRIAL) BUILDING WITH SHP IN S.F.NO:409/1A1A2 AT SEERAPALAYAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION No :SWP/BPA/659227/2025

Master Plan Land Use
Note: Zoning Regulations (Industrial Use Zone)

NAME OF THE APPLICANT :
M/s.EVERGREEN AGRO TRADERS
By Its, Partner
1. Mr.K.Dhandapani S/o.Mr.Kumarasamy Gounder
2. Mr.M.Jose S/o.Mr.Mathew

AREA DETAILS :
AS PER DOCUMENT - 0.33 Acre
AS PER FMB & PATTA - 1337.00 Sq.m
AS PER SUPER IMPOSED SITE AREA - 1334.57 Sq.m

AREA DETAILS :

S.No	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)
BLOCK- A(MAIN UNIT)				
1	GROUND FLOOR	824.57	-	824.57
2	FIRST FLOOR	124.78	-	124.78
3	TERRACE FLOOR	-	21.65	21.65
WATMAN BOOTH				
4	GROUND FLOOR	3.90	-	3.90
	TOTAL :	**953.25**		974.90
FLOOR SPACE INDEX		FSI AREA / SITE AREA	953.25 Sqm / 1334.57 Sqm	= 0.71 < 2
HEIGHT OF THE BUILDING			6.85 M	

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA	254.99	2	2(Including 1 PH)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	698.26	9	9
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	564.26	9	9

REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

TOTAL NO.OF.LABOURS	10
GENTS	8
LADIES	2

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	ROLLING SHUTTER - RS	3.66 X 3.66
2	ROLLING SHUTTER - RS1	3.05 X 3.66
3	MAIN DOOR - MD	1.37 X 2.40
4	DOOR - D	1.07 X 2.40
5	DOOR - D1	0.91 X 2.40
6	DOOR - D2	0.76 X 2.40
7	GRILL GATE - GG	1.07 X 2.40
8	WINDOW - W	1.52 X 1.52
9	WINDOW - W1	1.22 X 1.22
10	WINDOW - W2	1.07 X 1.22
11	VENTILATION - V	1.52 X 0.76
12	VENTILATION - V1	0.76 X 0.61

Er.C.R.Sriprasannarajh, M.E(Struct).,
Registered Structural Engineer Grade-1 (RE)
Coimbatore LPA/SE/GR-0005/2024 - Dt: 01.08.2024
279, 4th Street, Kongumainagar,
Annur Road, Karumathampatti, CBE-59.

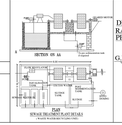
REGISTERED STRUCTURAL ENGINEER

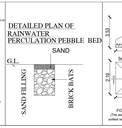
Er.C.R.Sriprasannarajh, B.E(Hons).,
Registered Engineer Grade-1 (RE)
RE/Gr-1/0605/2022 - Dt: 03-05-2022
279, Kongumainagar, 4th Street,
Annur Road, Karumathampatti, CBE-59.
Ph. No - 98658 42375

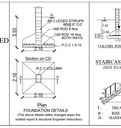
REGISTERED ENGINEER

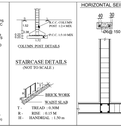
For Ever Green Agro Traders
Managing Partner / Partner

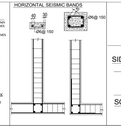
APPLICANTS

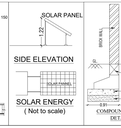




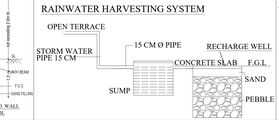


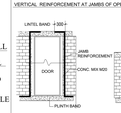


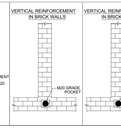


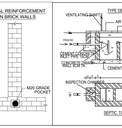












THE LANDLENS SUITE

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.