PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

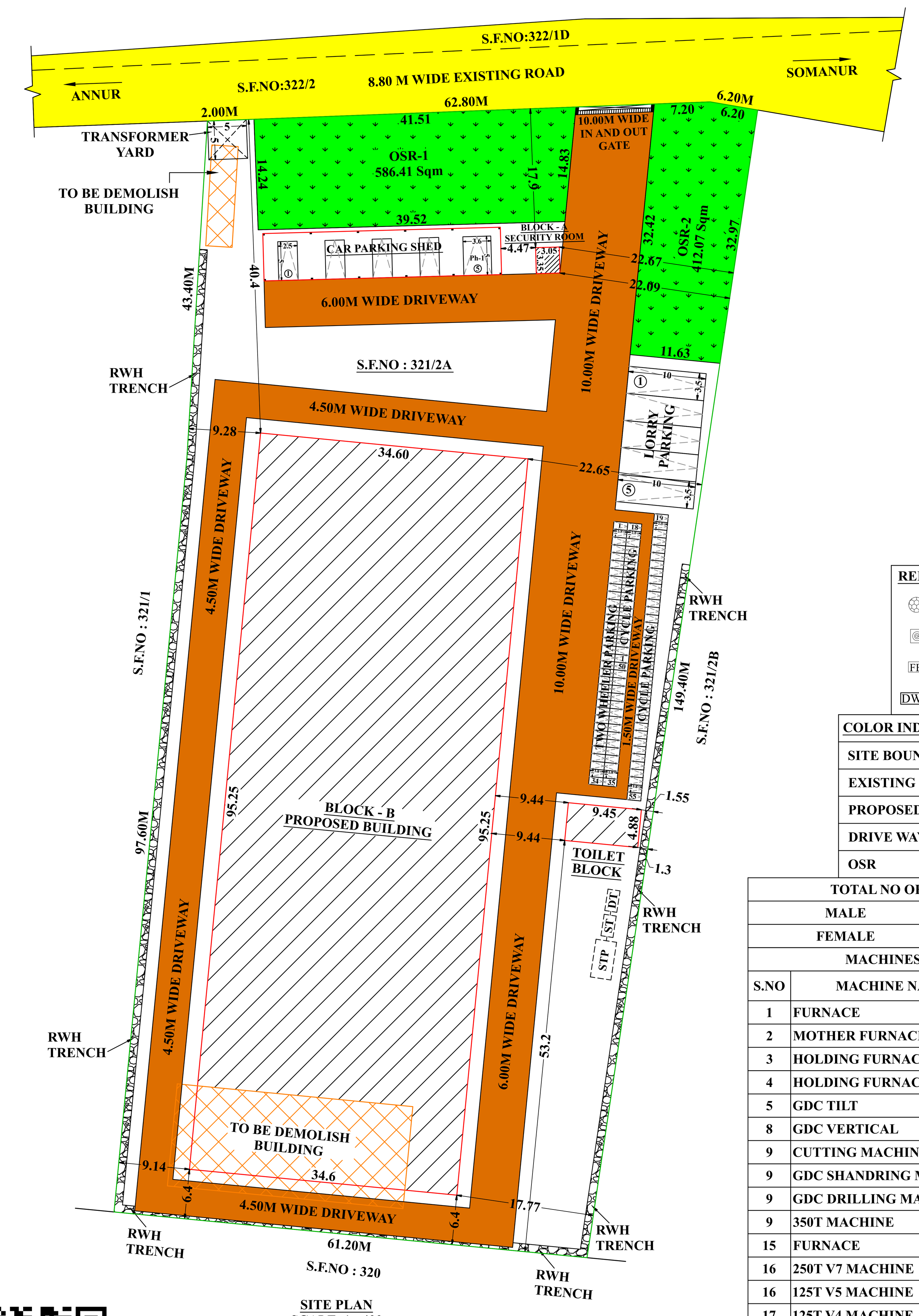
ISSUING AUTHORITY
Town Panchayat

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.

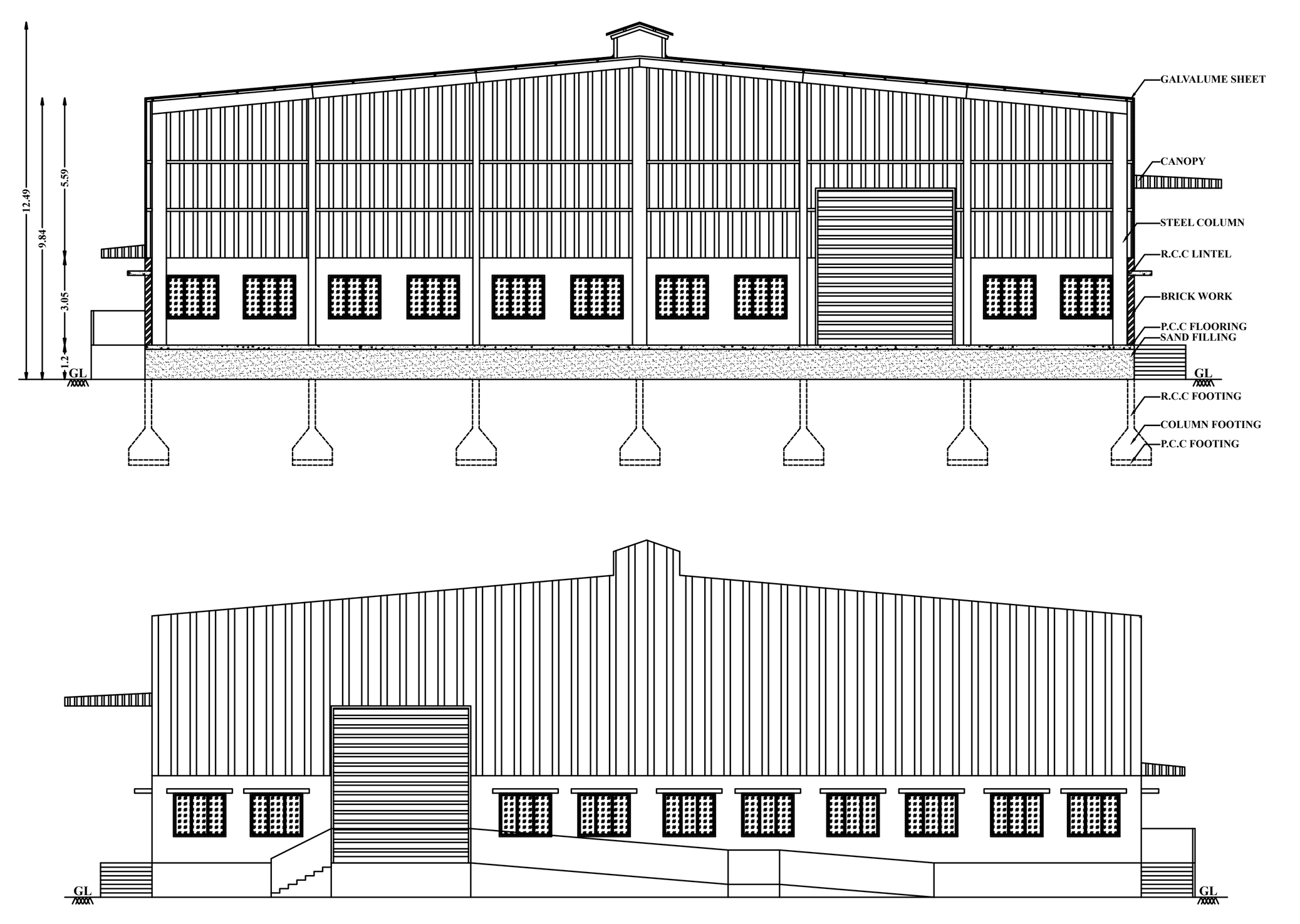
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OMR Thoraipakkam,
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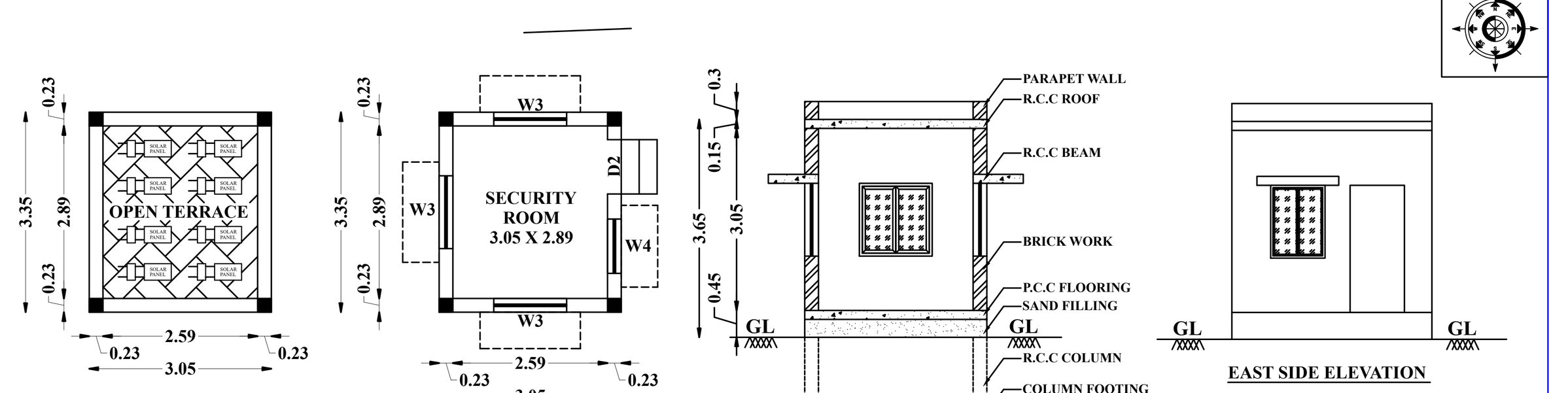


SITE PLAN
SCALE 1 : 400

Online Application No : SWP/BPA/0672792/2025
LP/CLPA No : 634/2025
Planning Permission No : 740/2025



SCALE 1 : 100



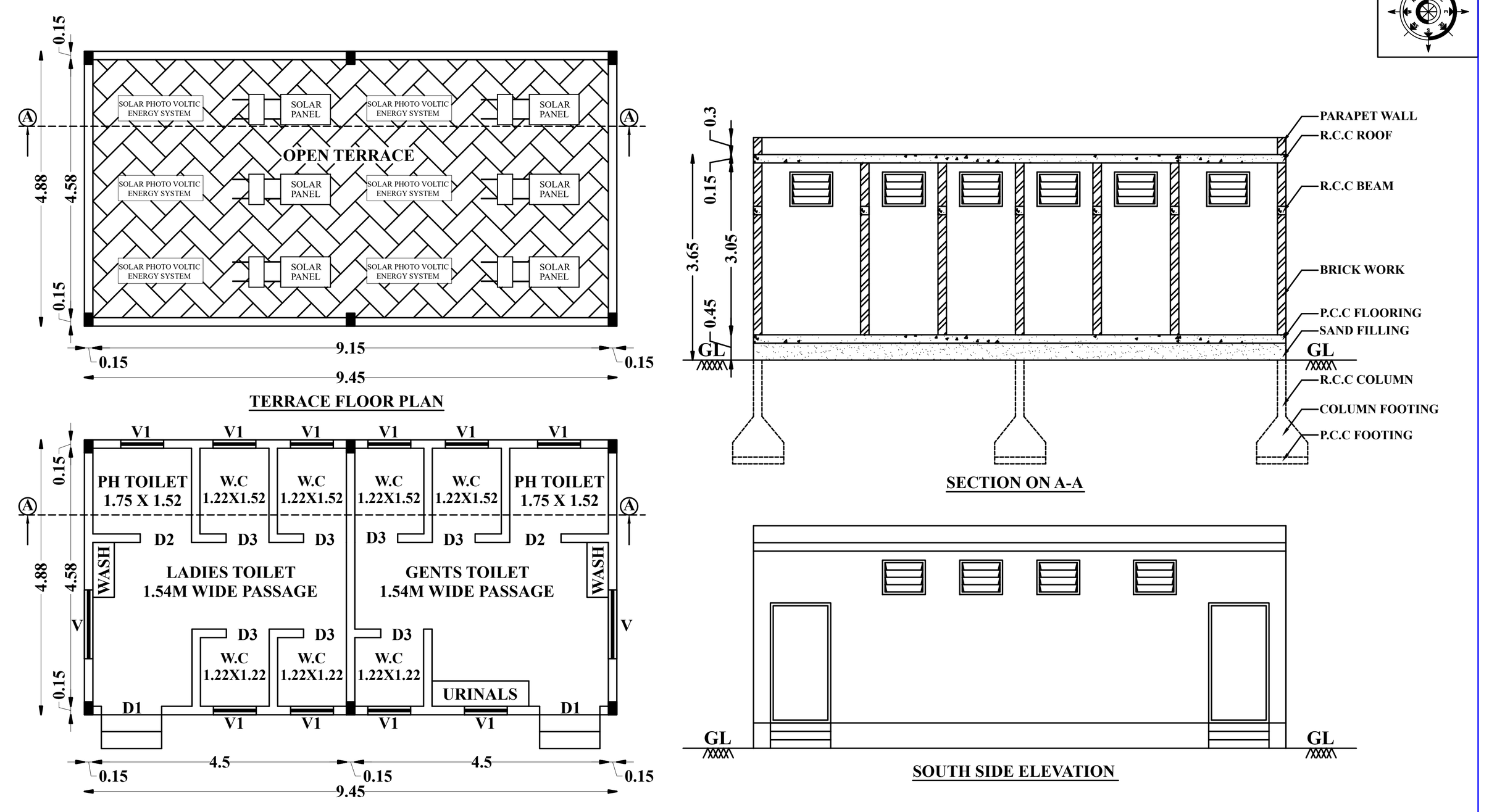
TERRACE FLOOR PLAN

BLOCK - A
SECURITY ROOM
GROUND FLOOR PLAN

SECTION ON A-A

EAST SIDE ELEVATION

SCALE 1 : 100

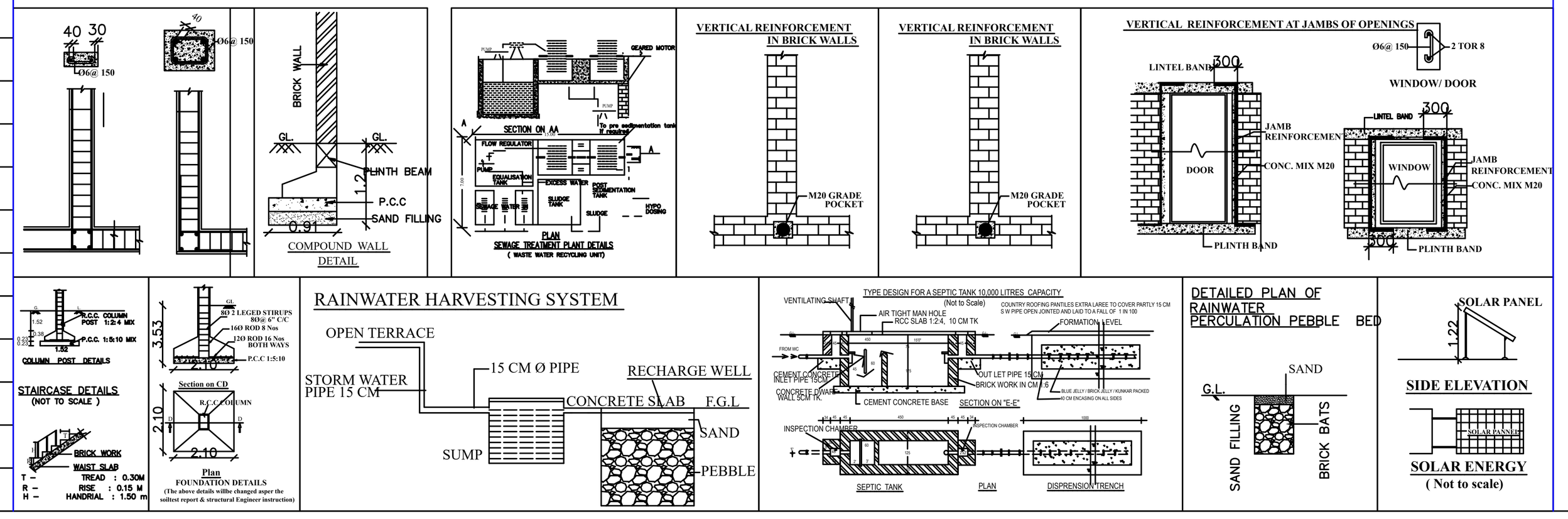


TERRACE FLOOR PLAN

TOILET BLOCK
GROUND FLOOR PLAN

SECTION ON A-A

SOUTH SIDE ELEVATION



REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE — FIRE FIGHTING EQUIPMENT
- DW — DRINKING WATER

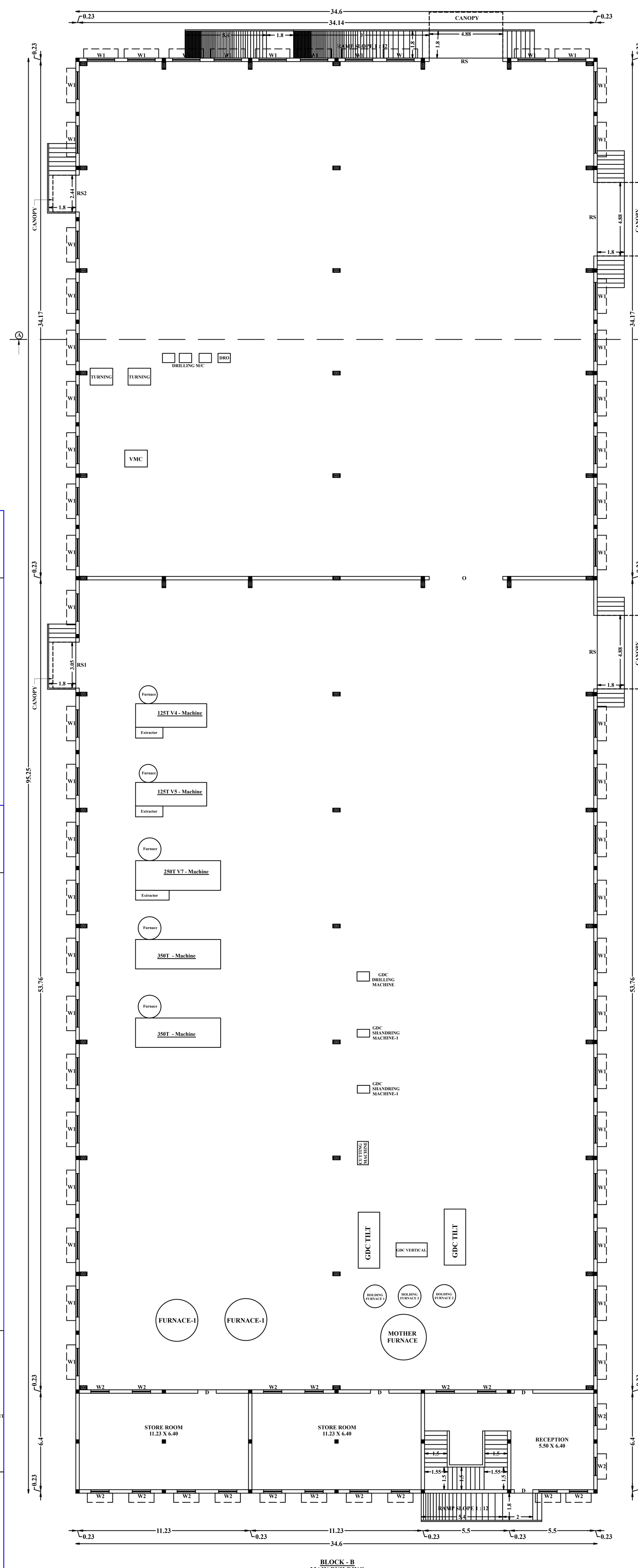
COLOR INDEX

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY
- OSR

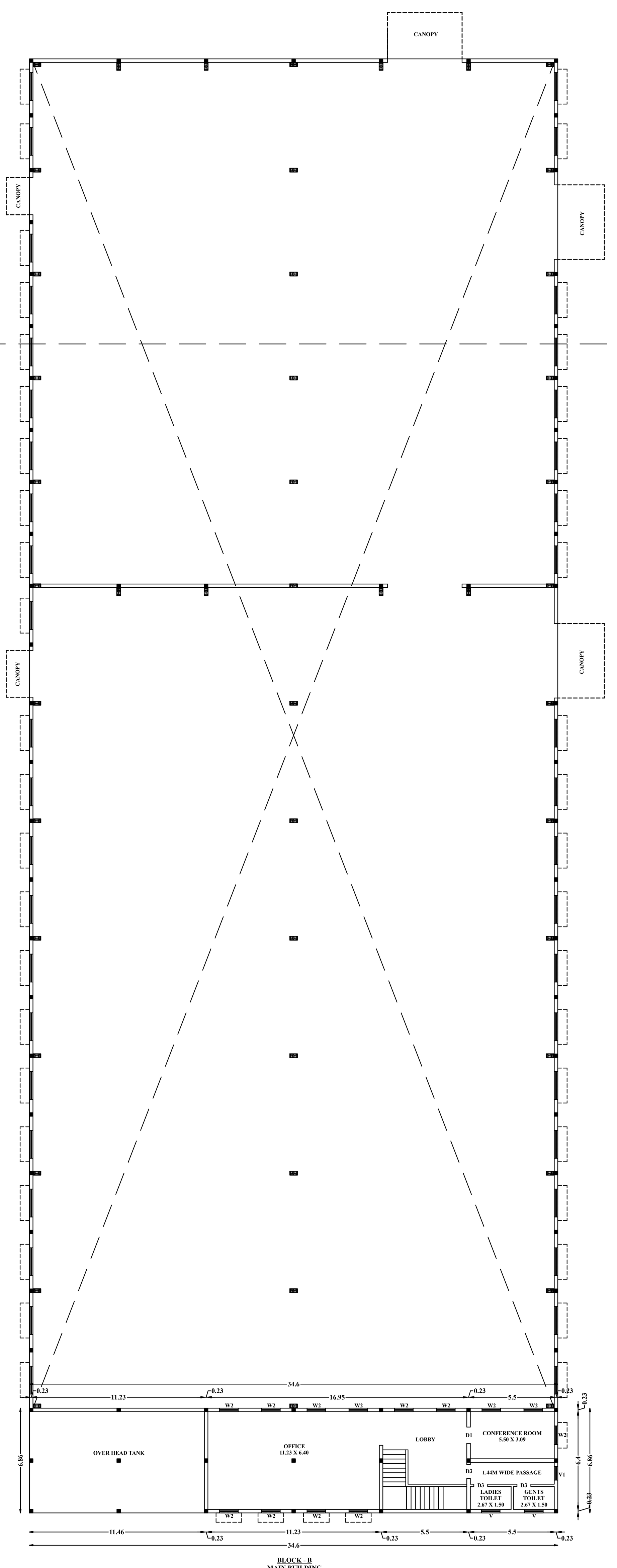
TOTAL NO OF WORKERS : 30 No's	
MALE	20 No's
FEMALE	10 No's

MACHINES AND HP DETAILS

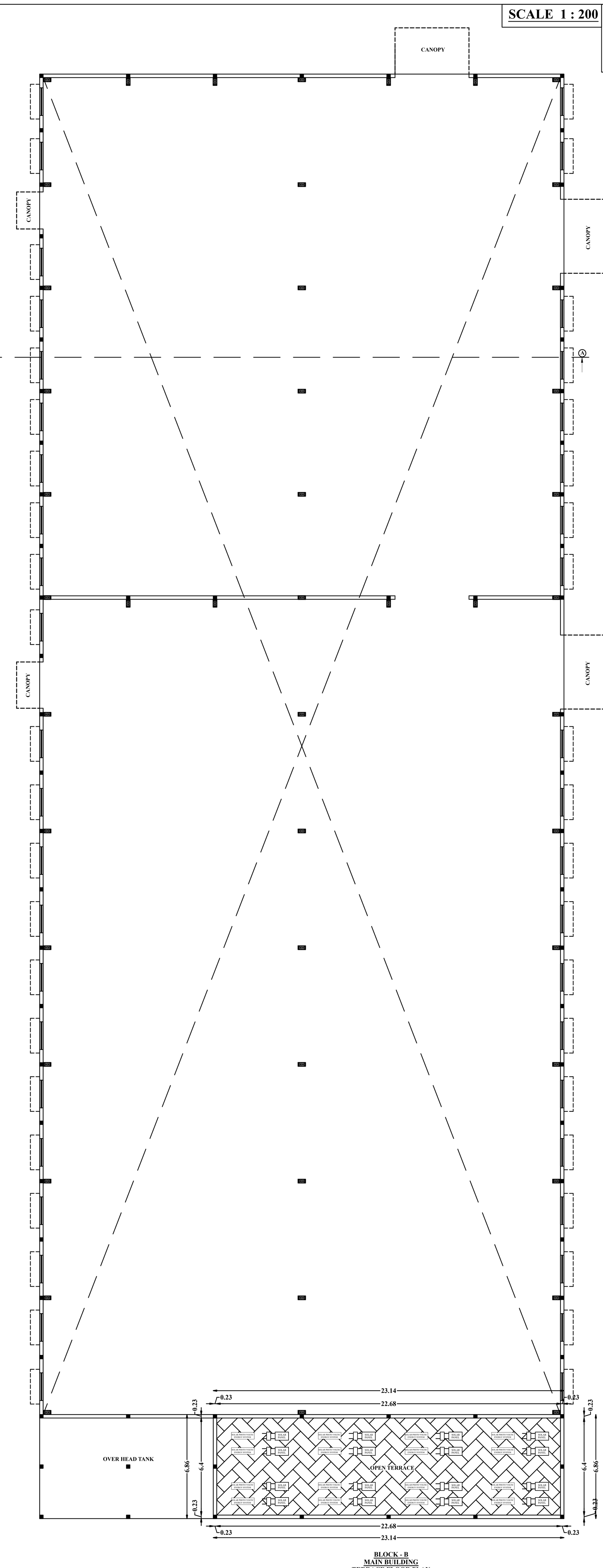
S.NO	MACHINE NAME	NO'S	HP	TOTAL HP
1	FURNACE	2.00	7.71	15.42
2	MOTHER FURNACE	1.00	7.71	7.71
3	HOLDING FURNACE	2.00	48.28	96.56
4	HOLDING FURNACE	1.00	32.18	32.18
5	GDC TILT	2.00	7.71	15.42
8	GDC VERTICAL	1.00	5.03	5.03
9	CUTTING MACHINE	1.00	7.71	7.71
9	GDC SHANDRING MACHINE	2.00	7.71	15.42
9	GDC DRILLING MACHINE	1.00	7.71	7.71
9	350T MACHINE	2.00	29.50	59.00
15	FURNACE	3.00	64.37	193.11
16	250T V7 MACHINE	1.00	29.50	29.50
16	125T V5 MACHINE	1.00	21.46	21.46
17	125T V4 MACHINE	1.00	21.46	21.46
17	FURNACE	2.00	48.28	96.56
18	VMC	1.00	34.40	34.40
20	TURNING	1.00	24.47	24.47
20	TURNING	1.00	19.11	19.11
21	DRILLING MACHINE	3.00	1.34	4.02
22	DRO MACHINE	1.00	2.95	2.95
	TOTAL	30.00		709.20



BLOCK - B
MAIN BUILDING
GROUND FLOOR PLAN



BLOCK - B
MAIN BUILDING
FIRST FLOOR PLAN



BLOCK - B
MAIN BUILDING
TERRACE FLOOR PLAN

SCALE 1 : 200

SITE AND DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE COMPONENTS MANUFACTURING INDUSTRIAL (ORANGE CATEGORY) BUILDINGS WITH 709.20 HP IN S.F.NO:321/2A, MOPERIPALAYAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO- SWP/BPA/0672792/2025 Dt : 09.10.2025

NAME OF THE APPLICANT :
M/s BBW GLOBAL TEK PRIVATE LIMITED,
By Its Managing Director,
Mr.Ganapathi Subramanian Coimbatore Venkataraman S/o Mr.Venkataraman

AREA DETAILS :
AREA AS PER DOCUMENT - 2.42 ACRE (OR) 9793.40 Sqm
AREA AS PER PATTA - 9800.00 Sqm
AREA AS PER SUPERIMPOSED - 9500.42 Sqm

AREA DETAILS

S.No	DESCRIPTION	PROPOSED BUILDING AREA (IN SQ.M)		
		FSI AREA	NON FSI AREA	TOTAL AREA
BLOCK - A (SECURITY ROOM)				
1	GROUND FLOOR	10.22	-	10.22
BLOCK - B (MAIN BUILDING)				
1	GROUND FLOOR	3348.20	-	3348.20
2	FIRST FLOOR	158.74	-	158.74
TOILET BLOCK				
1	GROUND FLOOR	46.11	-	46.11
	TOTAL AREA	3563.27	-	3563.27

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3563.27}{9500.00} = 0.38 < 2.0$$

OSR REQUIRED	980.00 Sq.m(10.00%)
OSR PROVIDED	998.48 Sq.m(10.19%)

HEIGHT OF THE BUILDING - 12.49M

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
ONE CAR SPACE FOR EVERY 150 SQ.M OF OFFICE AREA	158.74	2	5 (Including 1 Ph)
ONE TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA	3348.20	45	50
ONE CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA	3348.20	45	50
ONE LORRY SPACE FOR EVERY 750 SQ.M OF WORKSHOP AREA	3348.20	5	5

JOINERY DETAILS

1	ROLLING SHUTTER- RS	4.88 X 5.49
2	ROLLING SHUTTER- RS1	3.05 X 2.44
3	ROLLING SHUTTER- RS2	2.44 X 2.44
6	DOOR - D	1.22 X 2.44
7	DOOR - D1	1.07 X 2.13
8	DOOR - D2	0.90 X 2.13
9	DOOR - D3	0.75 X 2.13
10	WINDOW - W1	1.83 X 1.52
11	WINDOW - W2	1.22 X 1.52
11	WINDOW - W3	1.22 X 1.22
11	WINDOW - W4	0.91 X 1.22
14	VENTILATOR - V	1.22 X 0.61
15	VENTILATOR - V1	0.76 X 0.61
16	OPEN - O	4.88 X 2.44

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For BBW GLOBAL TEK PRIVATE LIMITED
MANAGING DIRECTOR

APPLICANT

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.