

PP

APPROVAL RECORD

Planning Permission

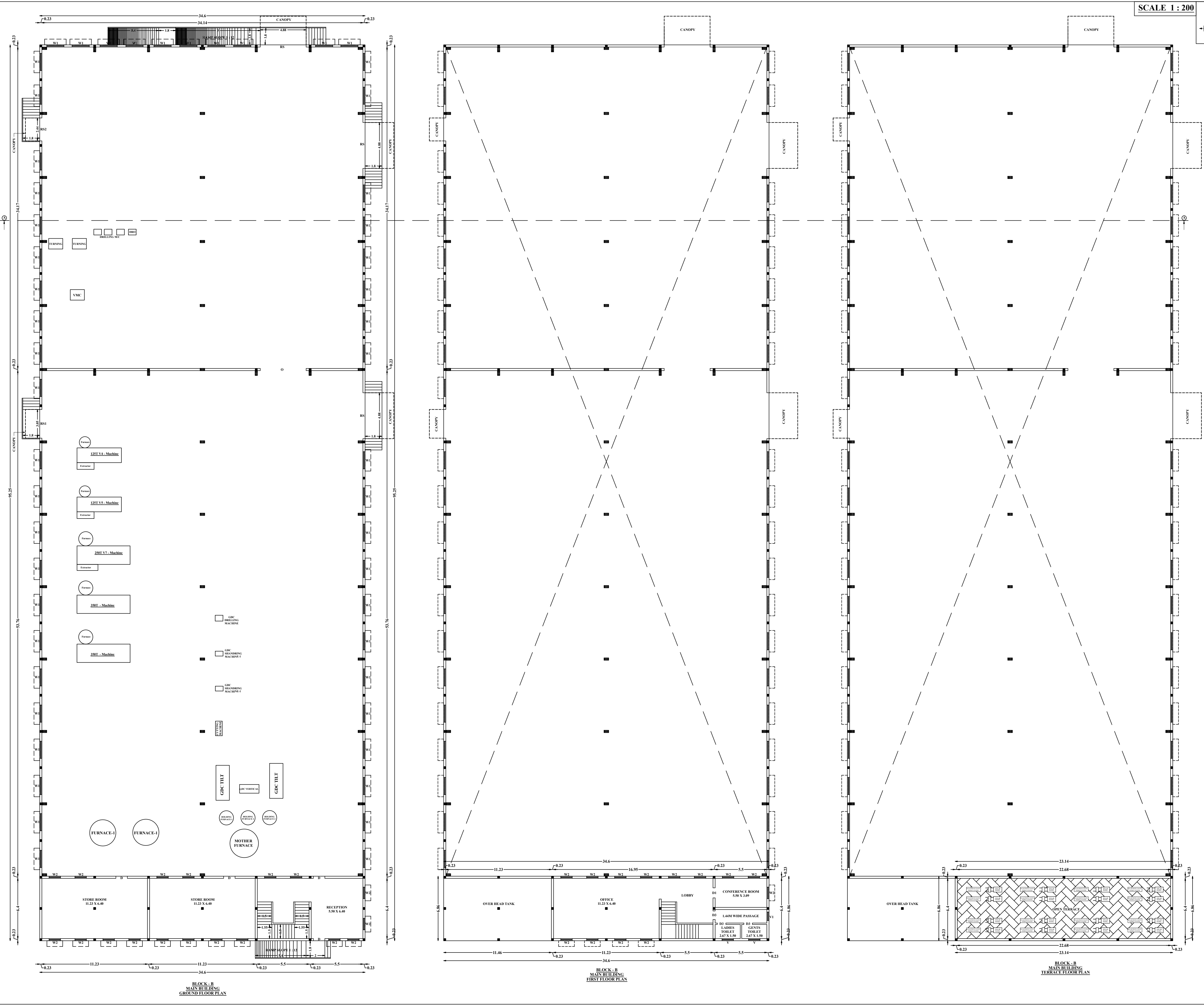
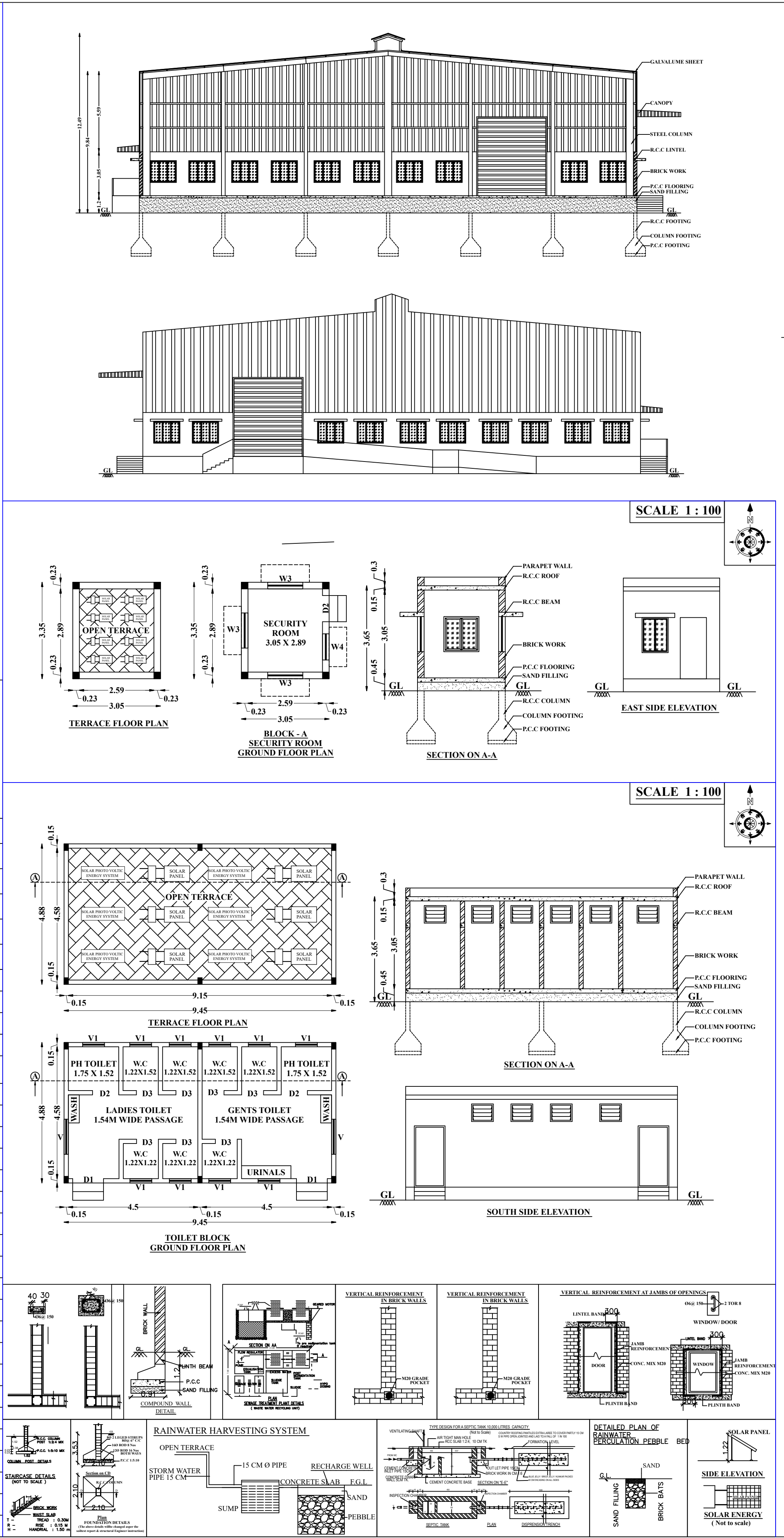
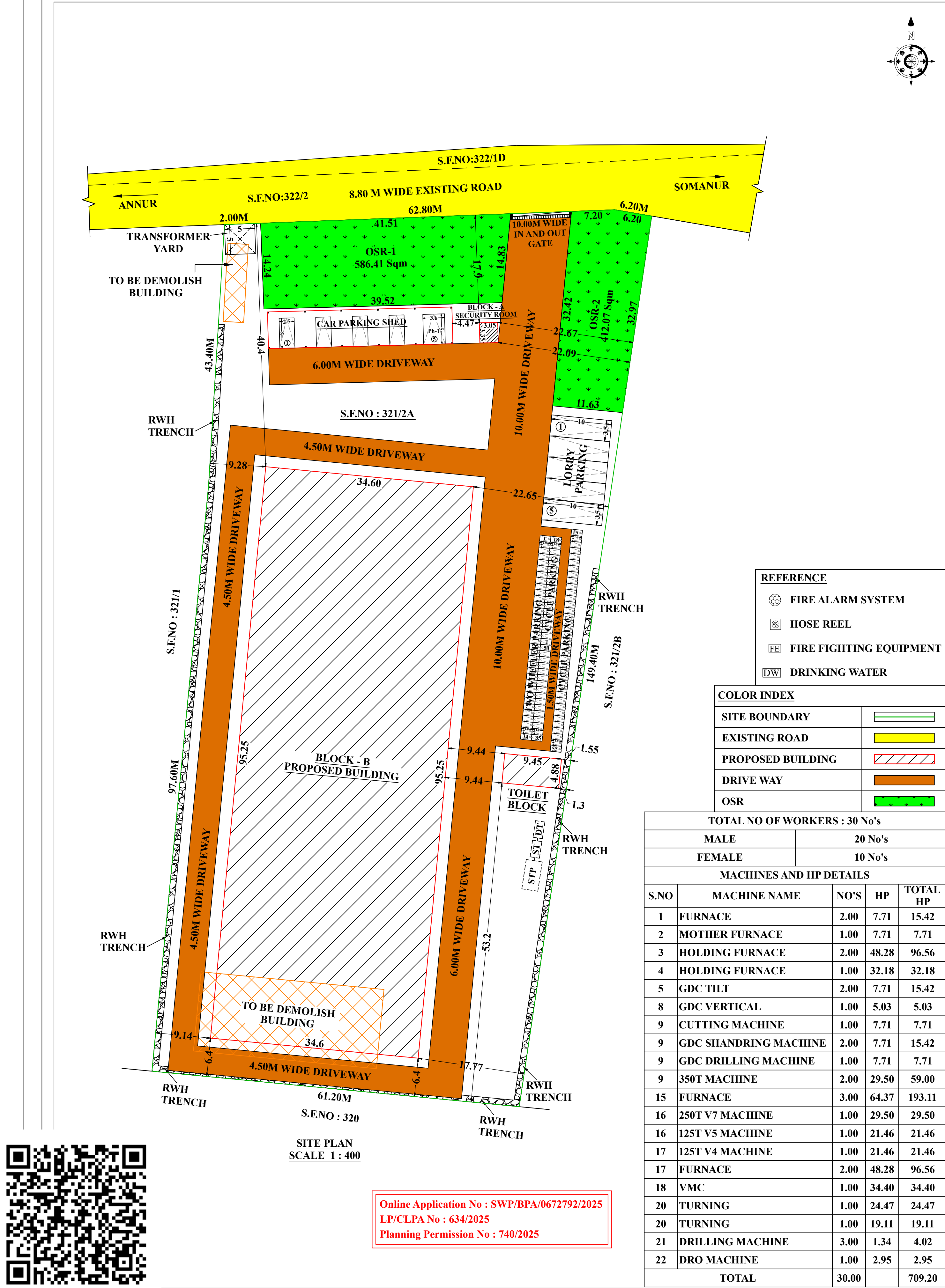
Coimbatore district, Tamil Nadu

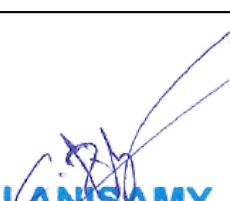
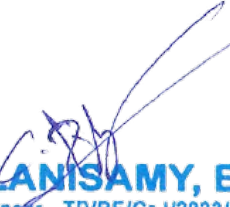
APPROVAL TYPE
Building Plan

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.



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
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		
 E.R.C.PALANISAMY, B.E., Registered Engineer - TDRE/IG-10203/05/001* Registered Structural Engineer - TDRE/SG-10204/06/003 Licensed Building Surveyor - 03226/01/16-2017 Consulting Civil Engineer RG Builders No. 50/1, Swarna Towers (Third Floor), States Road 4th Street, Anna's Main Road, Tirupur - 641602, Call No: 9894042640 E-mail - cpesanyrgbuilders@gmail.com				
REGISTERED STRUCTURAL ENGINEER				
 E.R.C.PALANISAMY, B.E., Registered Engineer - TDRE/IG-10203/05/001* Registered Structural Engineer - TDRE/SG-10204/06/003 Licensed Building Surveyor - 03226/01/16-2017 Consulting Civil Engineer RG Builders No. 50/1, Swarna Towers (Third Floor), States Road 4th Street, Anna's Main Road, Tirupur - 641602, Call No: 9894042640 E-mail - cpesanyrgbuilders@gmail.com				
REGISTERED ENGINEER				
For BSW GLOBAL TEK PRIVATE LIMITED  MANAGING DIRECTOR				
APPLICANT				

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

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

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

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.

