PP APPROVAL RECORD

Planning Permission

Survey 89

Sulakkal

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.

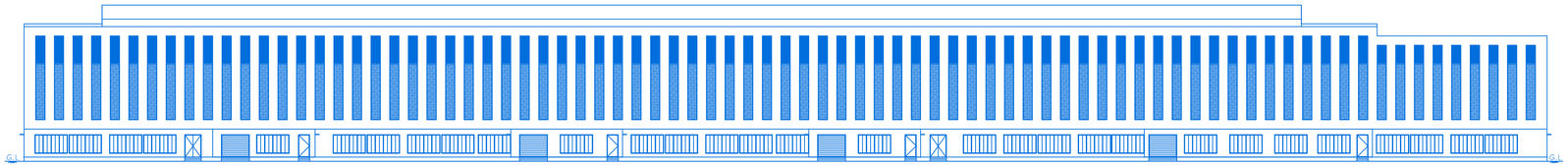
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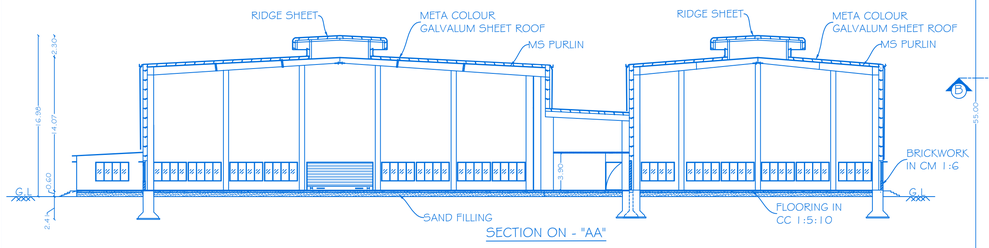
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SOUTH SIDE ELEVATION



SECTION ON - "AA"

GROUND FLOOR PLAN
BLOCK - 1
PRODUCTION SHED
(Mechanical Ventilation Provided)

SHEET NO:01/05

BLOCK-1

SCALE -1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND & MEZZANINE FLOOR FOR "M/s.JANCO EXTRUSION INDIA PRIVATE LIMITED" (MANUFACTURE OF ALUMINIUM EXTRUSION-ORANGE CATEGORY) AT SF.NO: 89/1A2B, 89/2A2B, 89/2B1,89/1A2A, 89/2A2A, 90/1A,90/1C AND 90/3A AT SULAKKAL VILLAGE & PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	17.00 X 5.00
RS1	ROLLING SHUTTER	7.00 X 2.40
RS2	ROLLING SHUTTER	3.00 X 2.40
FD	FD DOOR	1.80 X 2.40
FD1	FD DOOR	1.20 X 2.40
D	DOOR	1.05 X 2.40
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
D3	DOOR	0.60 X 2.10
D4	DOOR	1.77 X 2.10
D5	DOOR	2.50 X 2.40
D6	DOOR	1.20 X 2.10
W/V	WINDOW	3.50 X2.00/3.50x0.6

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
1	AREA OF THE GROUND FLOOR	16744.51	-	16744.51
	TOTAL AREA	16744.51	-	16744.51

MACHINERY DETAILS

S.NO.	MACHINERIES NAME	H.P	NOS	TOTAL POWER IN HP
1	LOG LOADER MOD.KLLG-8	16.88	1	16.88
2	LOG HEATING FURNACE MOD.KBF - 8	27.47	1	27.47
3	HO SAW/V + CHIPS SUCTION UNIT MOD. KHSA-8	92.46	1	92.46
4	BILLET POSITIONER - HORIZONTAL MOD KGPH - 25	3.08	1	3.08
5	PRESS BILLET LOADER, KPL - 25	3.08	1	3.08
6	BILLET LUBRICATION MOD.KBL-1	629.13	1	629.13
7	EXTRUSION TANDEM PRESS MOD. KP-25	84.42	1	84.42
8	QUENCHING TABLE AIR-WATER SYSTEM MOD-KQTW-1-16	126.09	1	126.09
9	PULLER & PULLER WITH FLYING SAW/V	68.07	1	68.07
10	TABLES MOD KTA 4-85	109.48	1	109.48
11	TABLES COOLING SYSTEM - BOTTOM DUCTS MOD.KCS -BB2	2.28	1	2.28
12	TABLE COOLING SYSTEM - AXIAL FANS MOD -KCS-F	22.78	1	22.78
13	STRETCHER MOD.KST-60	60.30	1	60.30
14	PROFILE FINISHING SAW MOD.KFS-5	19.16	1	19.16
15	PROFILE GAUGE TABLE MOD.KPG-8	2.01	1	2.01
16	AGEING FURNACE MOD KAF-16-2	135.61	1	135.61
	TOTAL POWER IN H.P			1402.30

KEY

(FE) Fire Extinguisher - ⓕ

(FA) Fire Alarm - 🔔

(FA) Fire Hydrant - ▯

APPLICANT

M/s. Janco Extrusion India Private Limited

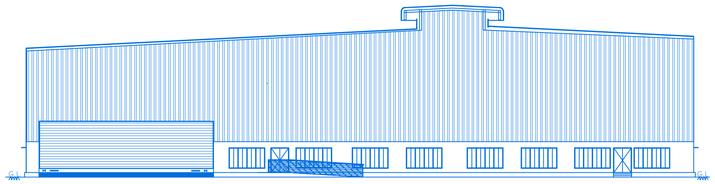
REGISTERED PROFESSION

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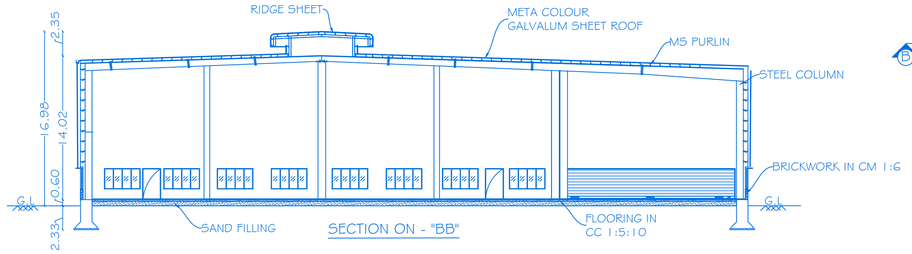
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Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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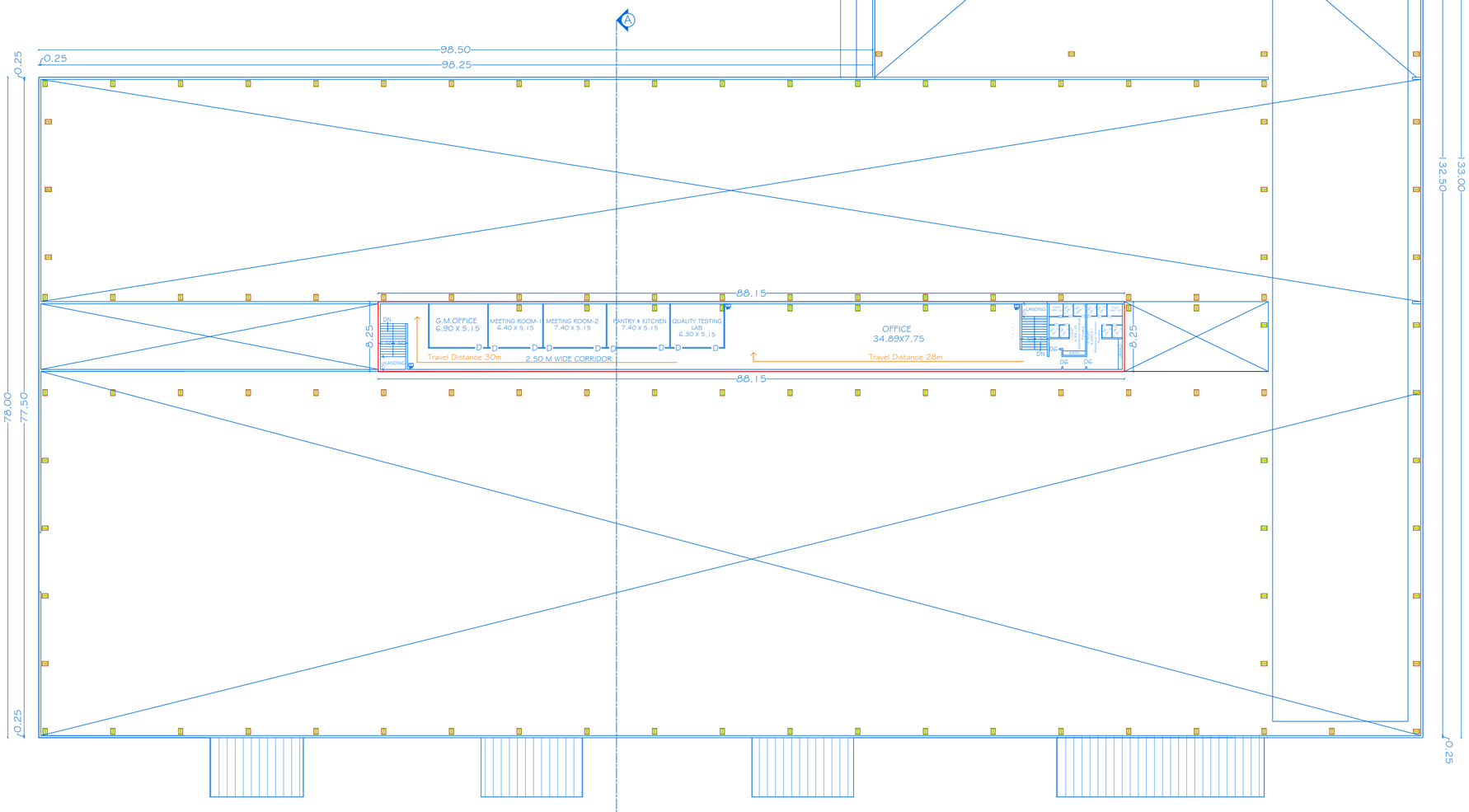
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NORTH SIDE ELEVATION



SECTION ON - "BB"



MEZZANINE FLOOR PLAN
(Mechanical Ventilation Provided)

N

SHEET NO:02/05

BLOCK-I

SCALE - 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND & MEZZANINE FLOOR FOR "M/s.JANCO EXTRUSION INDIA PRIVATE LIMITED" (MANUFACTURE OF ALUMINIUM EXTRUSION-ORANGE CATEGORY) AT SF.NO: 89/1A2B, 89/2A2B, 89/2B1,89/1A2A, 89/2A2A, 90/1A,90/1C AND 90/3A AT SULAKKAL VILLAGE & PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
D	DOOR	1.05 X 2.40
D3	DOOR	0.60 X 2.10
D4	DOOR	1.77 X 2.10
D6	DOOR	1.20 X 2.40

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
I	AREA OF THE MEZZANINE FLOOR	727.25	-	727.25
	TOTAL AREA	727.25	-	727.25

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

M/s. Janco Extrusion India Private Limited

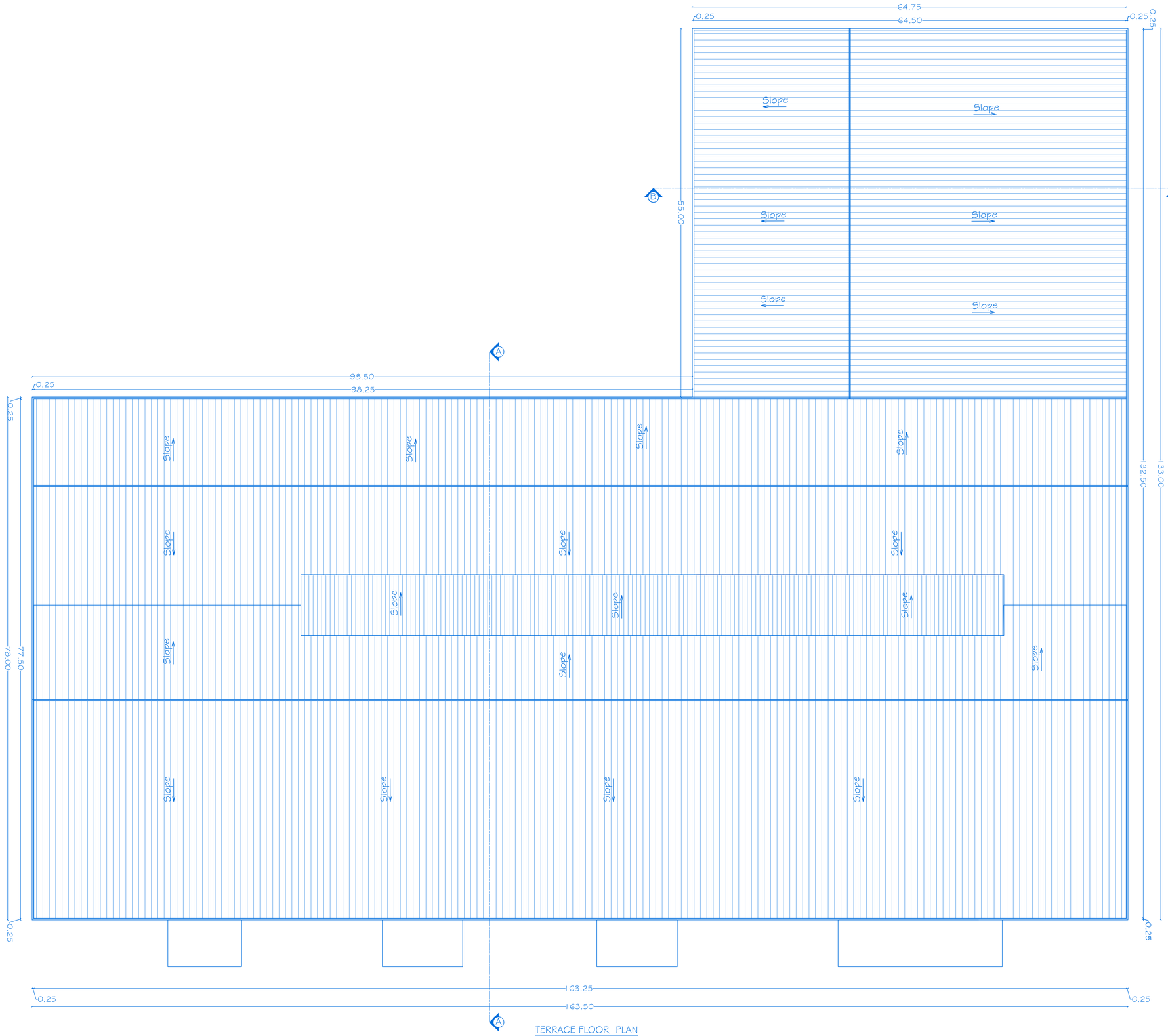
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Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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TERRACE FLOOR PLAN

SHEET NO:03/05

BLOCK-I

SCALE - 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET & RCC ROOF INDUSTRIAL BUILDING IN GROUND & MEZZANINE FLOOR FOR "M/s.JANCO EXTRUSION INDIA PRIVATE LIMITED" (MANUFACTURE OF ALUMINIUM EXTRUSION-ORANGE CATEGORY) AT SF.NO: 89/1A2B, 89/2A2B, 89/2B1,89/1A2A, 89/2A2A, 90/1A,90/1C AND 90/3A AT SULAKKAL VILLAGE & PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

ALL DIMENSIONS ARE IN METER

APPLICANT

M/s. Janco Extrusion India Private Limited

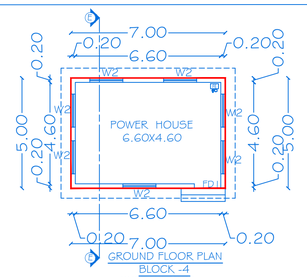
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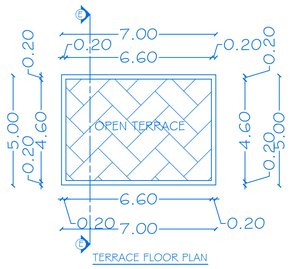
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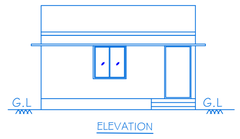
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Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

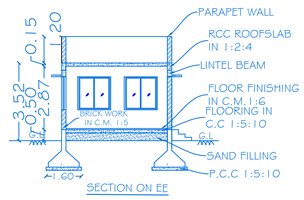
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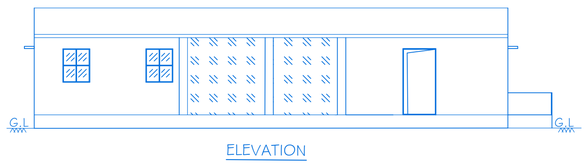
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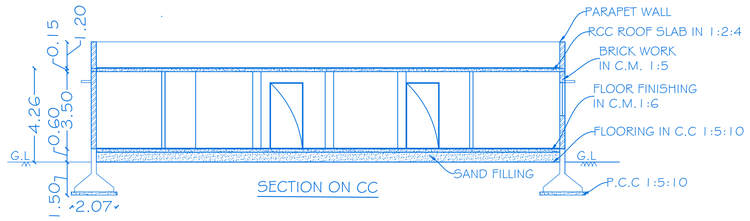


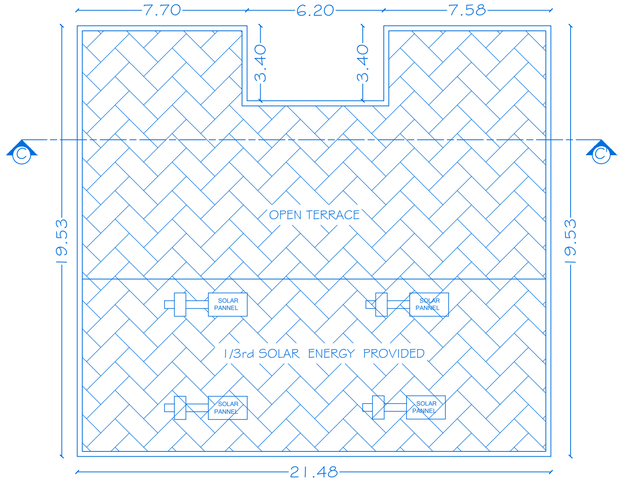


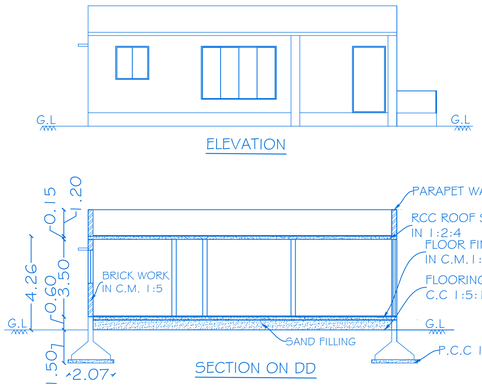


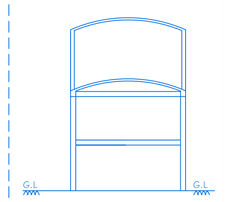


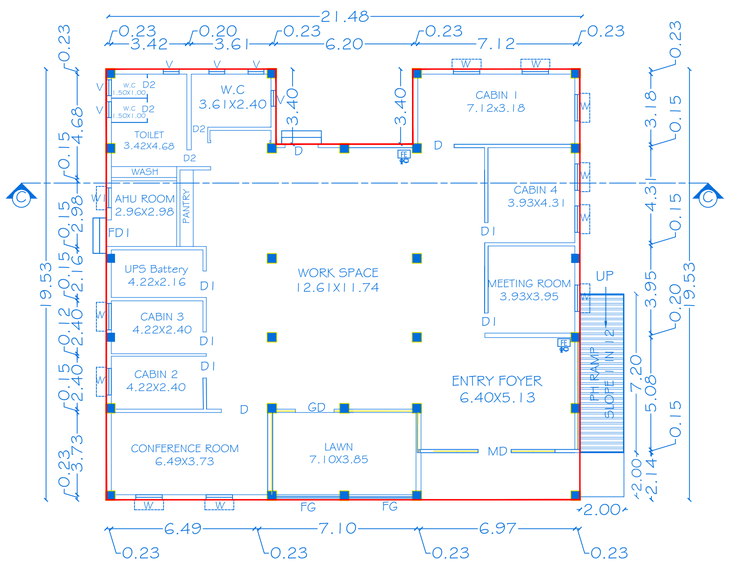


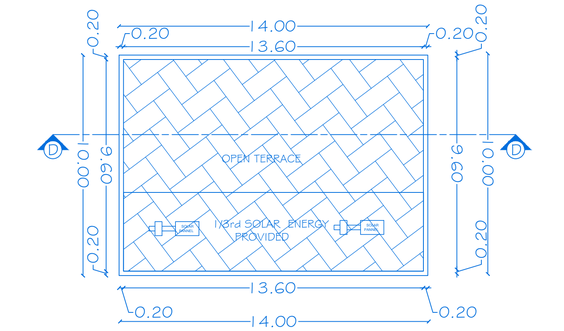


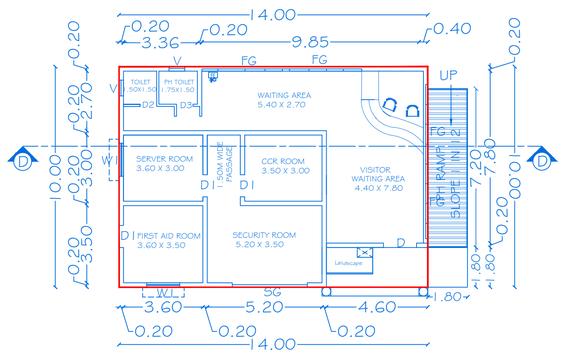


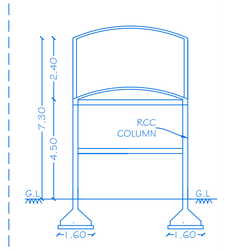


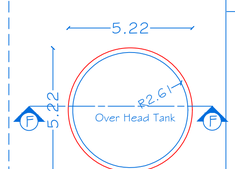












SHEET NO:04/05

BLOCK-2,3,4,5

SCALE - 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RCC ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.JANCO EXTRUSION INDIA PRIVATE LIMITED" (MANUFACTURE OF ALUMINIUM EXTRUSION - ORANGE CATEGORY) AT SF.NO: 89/1A2B, 89/2A2B, 89/2B1, 89/1A2A, 89/2A2A, 90/1A, 90/1C AND 90/3A IN AT SULAKKAL VILLAGE & PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
MD	MAINDOOR	1.50X3.00
GD	GLASS DOOR	1.75X3.00
D	DOOR	1.50X3.00
FD1	DOOR	1.20 X 2.10
FG	FIXED GLASS	1.20 X 2.40
D	DOOR	1.50 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
D3	DOOR	0.90 X 2.10
W	WINDOW	1.20 X1.50
W1	WINDOW	0.90 X1.50
W2	WINDOW	1.50 X1.50
V	VENTILATION	0.76 X 0.60

AREA DETAILS

Block No	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
2	AREA OF THE GROUND FLOOR	398.47	-	398.47
	TOTAL AREA	398.47	-	398.47
3	AREA OF THE GROUND FLOOR	140	-	140
	TOTAL AREA	140.00	-	140.00
4	AREA OF THE GROUND FLOOR	35.00	-	35.00
	TOTAL AREA	35.00	-	35.00
5	AREA OF THE GROUND FLOOR	21.43	-	21.43
	TOTAL AREA	21.43	-	21.43

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FA) Fire Hydrant -

APPLICANT

M/s. Janco Extrusion India Private Limited

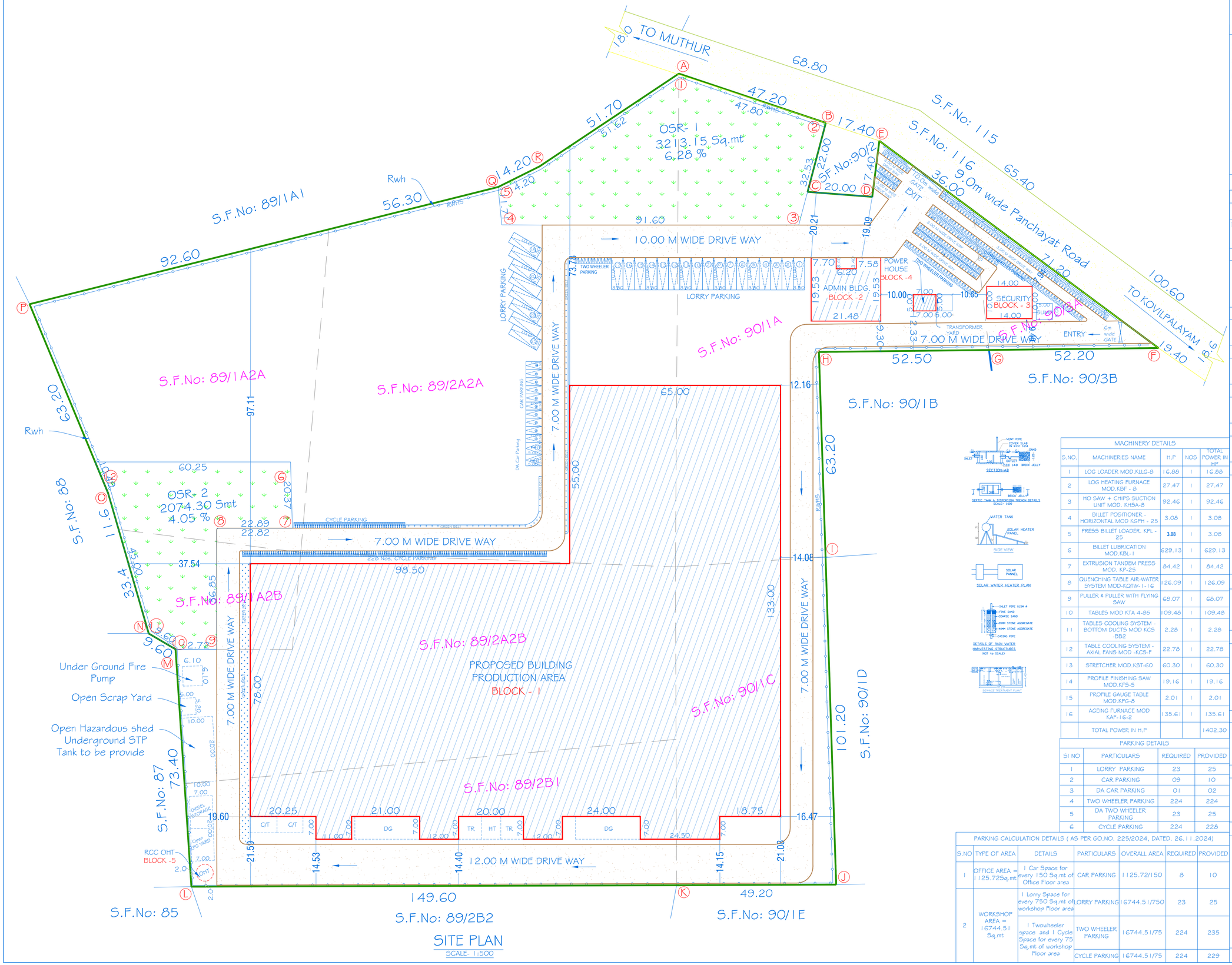
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Grade	I	I	I	LI	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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SITE PLAN

SCALE- 1:500

MACHINERY DETAILS				
S.NO.	MACHINERIES NAME	H.P	NOS	TOTAL POWER IN HP
1	LOG LOADER MOD.KLLG-8	16.88	1	16.88
2	LOG HEATING FURNACE MOD.KBF - 8	27.47	1	27.47
3	HO SAW + CHIPS SUCTION UNIT MOD. KHSA-8	92.46	1	92.46
4	BILLET POSITIONER - HORIZONTAL MOD KGPH - 25	3.08	1	3.08
5	PRESS BILLET LOADER. KPL - 25	3.08	1	3.08
6	BILLET LUBRICATION MOD.KBL-1	629.13	1	629.13
7	EXTRUSION TANDEM PRESS MOD. KP-25	84.42	1	84.42
8	QUENCHING TABLE AIR-WATER SYSTEM MOD-KQTW-1-16	126.09	1	126.09
9	PULLER & PULLER WITH FLYING SAW	68.07	1	68.07
10	TABLES MOD KTA 4-85	109.48	1	109.48
11	TABLES COOLING SYSTEM - BOTTOM DUCTS MOD KCS -BB2	2.28	1	2.28
12	TABLE COOLING SYSTEM - AXIAL FANS MOD -KCS-F	22.78	1	22.78
13	STRETCHER MOD.KST-60	60.30	1	60.30
14	PROFILE FINISHING SAW MOD.KFS-5	19.16	1	19.16
15	PROFILE GAUGE TABLE MOD.KPG-8	2.01	1	2.01
16	AGEING FURNACE MOD KAF-16-2	135.61	1	135.61
	TOTAL POWER IN H.P			1402.30

PARKING DETAILS			
SI NO	PARTICULARS	REQUIRED	PROVIDED
1	LORRY PARKING	23	25
2	CAR PARKING	09	10
3	DA CAR PARKING	01	02
4	TWO WHEELER PARKING	224	224
5	DA TWO WHEELER PARKING	23	25
6	CYCLE PARKING	224	228

PARKING CALCULATION DETAILS (AS PER GO.NO. 225/2024, DATED. 26.11.2024)						
S.NO	TYPE OF AREA	DETAILS	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	OFFICE AREA = 1125.725sq.mt	1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	1125.72/150	8	10
2	WORKSHOP AREA = 16744.51 Sq.mt	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	16744.51/750	23	25
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	TWO WHEELER PARKING	16744.51/75	224	235
			CYCLE PARKING	16744.51/75	224	229

SHEET NO:05/05

SCALE - 1:500

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & RCC ROOF INDUSTRIAL BUILDING IN GROUND, MEZZANINE FLOOR FOR "M/s.JANCO EXTRUSION INDIA PRIVATE LIMITED" (MANUFACTURE OF ALUMINIUM EXTRUSION-ORANGE CATEGORY) AT SF.NO: 89/1A2B, 89/2A2B, 89/2B1, 89/1A2A, 89/2A2A, 90/1A,90/1C AND 90/3A AT SULAKKAL VILLAGE & PANCHAYAT, KINATHUKADAVU TALUK, COIMBATORE DISTRICT

ALL DIMENSIONS ARE IN METER

AREA DETAILS

TOTAL AREA OF THE SITE (12.64 ACRES) =51175.00 Sq.M

Block No	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
	BLOCK - 1 (MAIN BUILDING)			
1	AREA OF THE GROUND FLOOR	16744.51	-	16744.51
	AREA OF THE MEZZANINE FLOOR	727.25	-	727.25
	TOTAL AREA OF BLOCK-1	17471.76	-	17471.76
	BLOCK - 2 (ADMIN BUILDING)			
2	AREA OF THE GROUND FLOOR	398.47	-	398.47
	TOTAL AREA OF BLOCK-2	398.47	-	398.47
	BLOCK - 3 (SECURITY ROOM)			
3	AREA OF THE GROUND FLOOR	140.00	-	140.00
	TOTAL AREA OF BLOCK-3	140.00	-	140.00
	BLOCK -4 (POWER ROOM)			
4	AREA OF THE GROUND FLOOR	35.00	-	35.00
	TOTAL AREA OF BLOCK-4	35.00	-	35.00
	BLOCK - 5 (OHT)			
5	AREA OF THE GROUND FLOOR	21.43	-	21.43
	TOTAL AREA OF BLOCK-4	21.43	-	21.43
	TOTAL AREA (BLOCK -1 to 5)	18066.66		18066.66

PLOT COVERAGE (PC) = 17339.41/51175X 100
= 33.88%

FLOOR SPACE INDEX = 18066.66/51175
= 0.35<1.50

OSR REQUIRED = 5117.50 Sq.mt (10%)
OSR-1 (Ref No. 1 to 5) = 3213.15 Sq.mt (6.28%)
OSR-2 (Ref No. 6 to 12) = 2074.30 Sq.mt (4.05%)
OSR PROVIDED (1+2) = 3213.15 + 2074.30
= 5287.45 Sq.m (10.33%)

WORKERS DETAILS :

NO OF MALE WORKERS : 60
NO OF FEMALE WORKERS : 40
TOTAL NO OF WORKERS : 100

COLOUR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY
OSR

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

M/s. Janco Extrusion India Private Limited

REGISTERED PROFESSION

Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Engi(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, 3944-1, Near DTCP Office, Hudco Colony,
Gandhimaa Nagar, Peelamedu, Coimbatore - 641 004.
Email: civiltec.coimbatore@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC\SERVER\\2025\DRAWING 2025\DTCP-CBE\JANCO\III-IX-XX25

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
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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.