PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

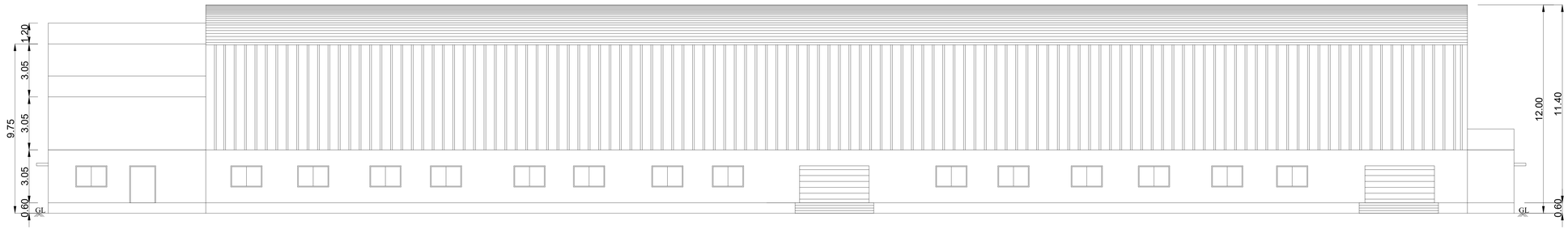
ISSUING AUTHORITY
DTCP

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

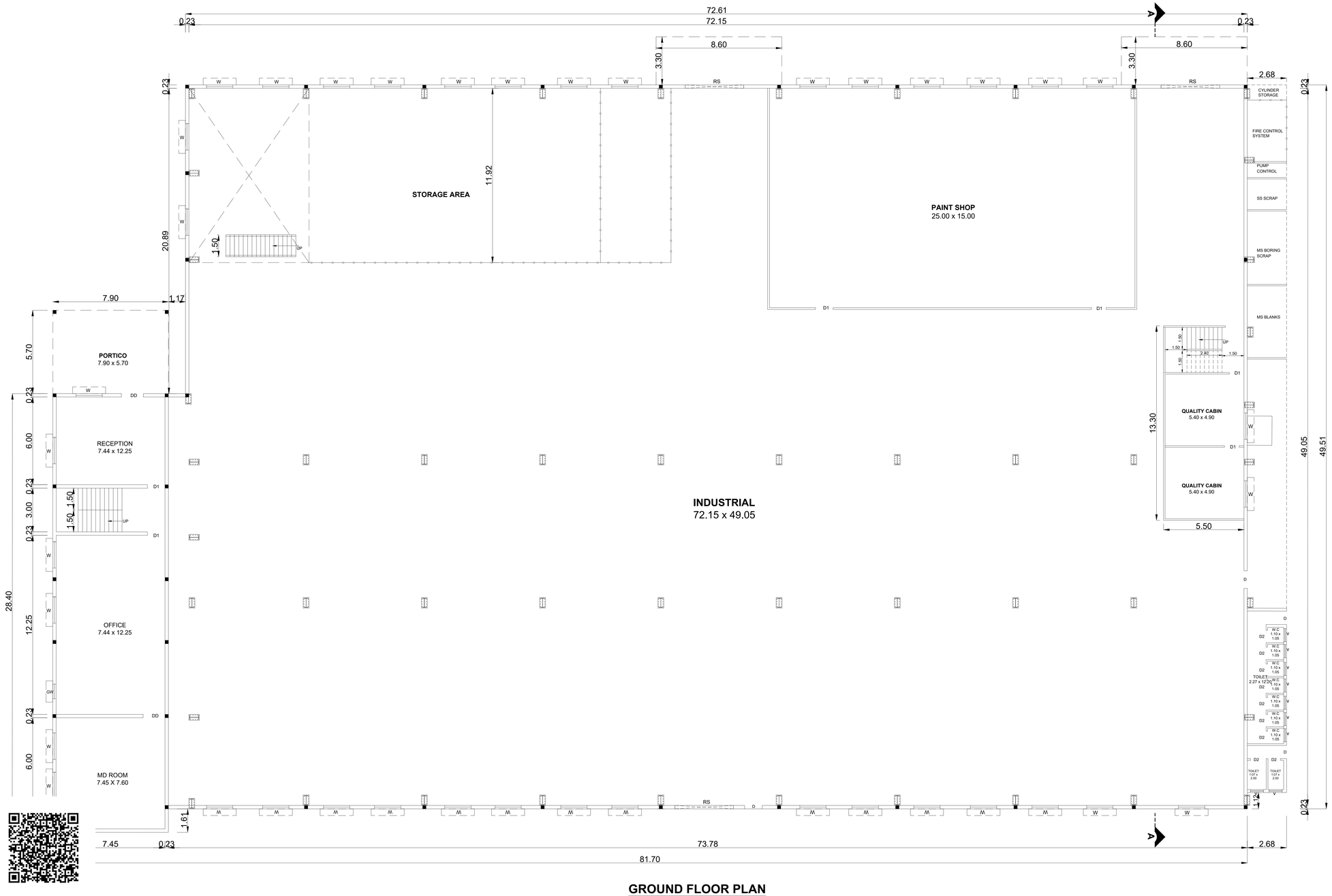
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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NORTH SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK -01	SHEET NO: 01 / 08

PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.
MANUFACTURING OF "(METAL COMPONENT AND VALVE ACTUATOR ASSEMBLY) " INDUSTRY CLASSIFIED AS "GREEN" LAND USE : SPECIAL AND HAZARDOUS INDUSTRIES

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
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COLOUR INDEX :		REFERENCE :
EXISTING		SCALE : 1:200
PROPOSED		DATE : 18 DEC 2025
BOUNDARY		
ROAD		
DRIVEWAY		

N W E S

APPLICANT :

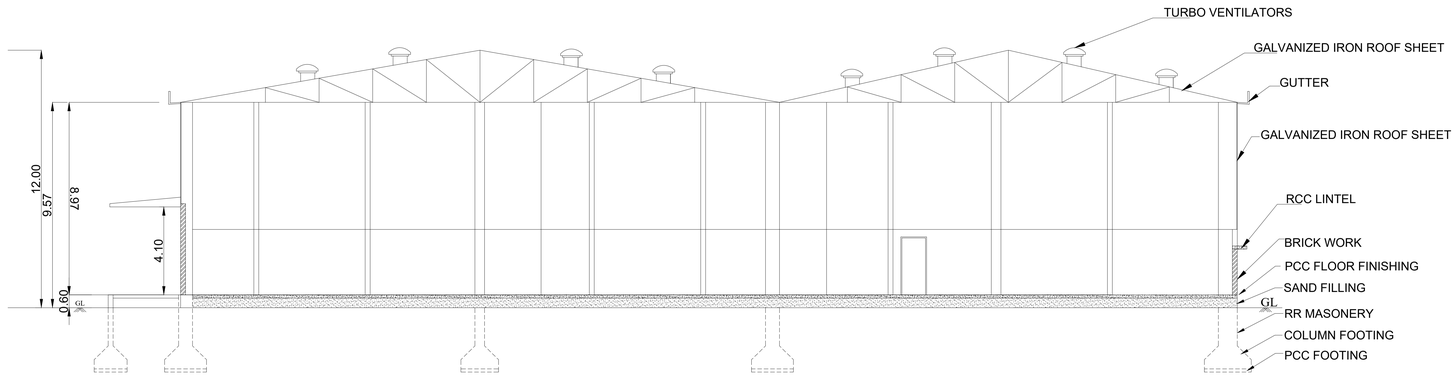
For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

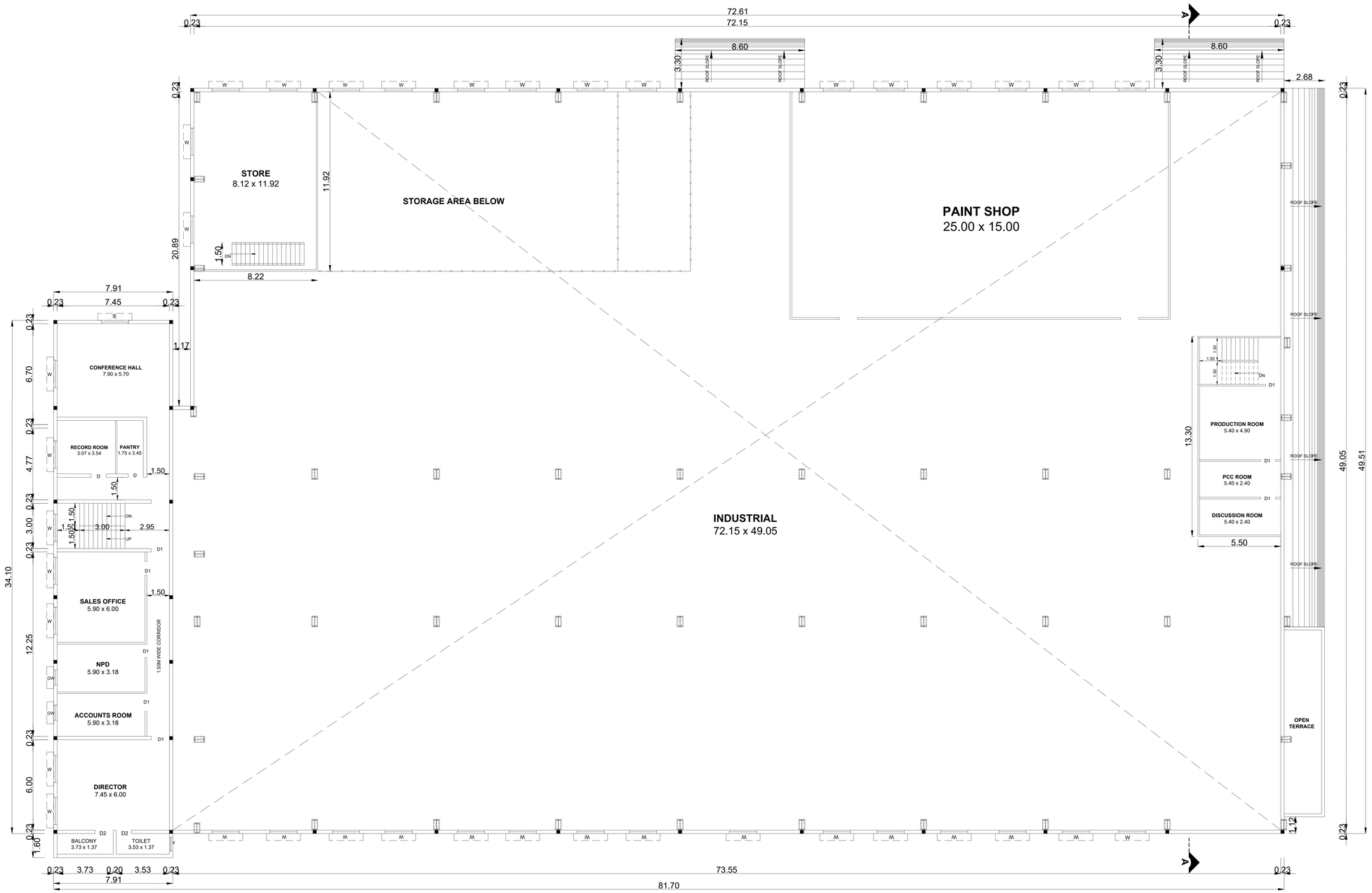
B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-I/012/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255



SECTION - AA



FIRST FLOOR PLAN

BLOCK -01	SHEET NO: 02 / 08

PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.
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COLOUR INDEX :		REFERENCE :
EXISTING		SCALE : 1:200
PROPOSED		DATE : 18 DEC 2025
BOUNDARY		
ROAD		
DRIVEWAY		

N W E S

APPLICANT :

For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

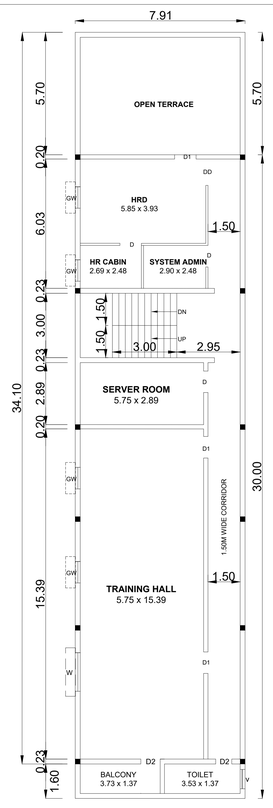
ARCHITECT / REGISTERED ENGINEER :

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17/12, V.C.S. Nagar
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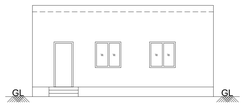
BLOCK -01



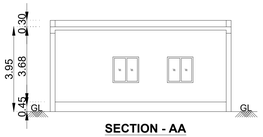


SECOND FLOOR PLAN

BLOCK -03 (POWER HOUSE)

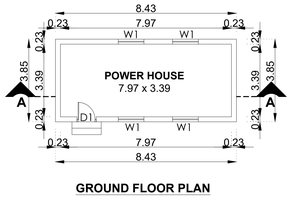


FRONT ELEVATION

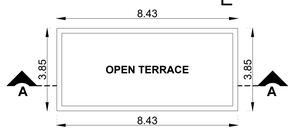


SECTION - AA

JOINERY SCHEDULE		
D1	0.91 x 2.20	DOOR
W1	1.20 x 1.20	WINDOW



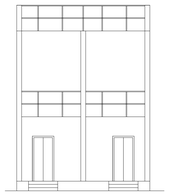
GROUND FLOOR PLAN



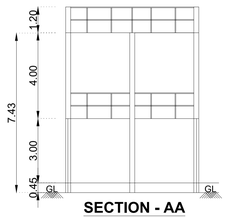
TERRACE FLOOR PLAN



BLOCK - 05 (RESTRICTED ACCESS HAZARDOUS MATERIAL STORAGE)

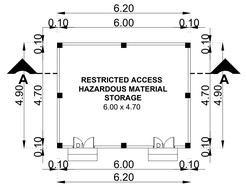


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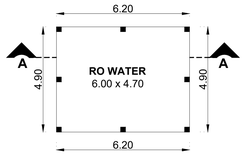


SECTION - AA

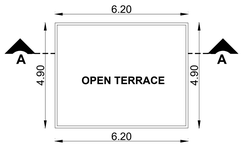
JOINERY SCHEDULE		
D1	0.91 x 2.20	DOOR
W1	1.20 x 1.20	WINDOW



GROUND FLOOR PLAN

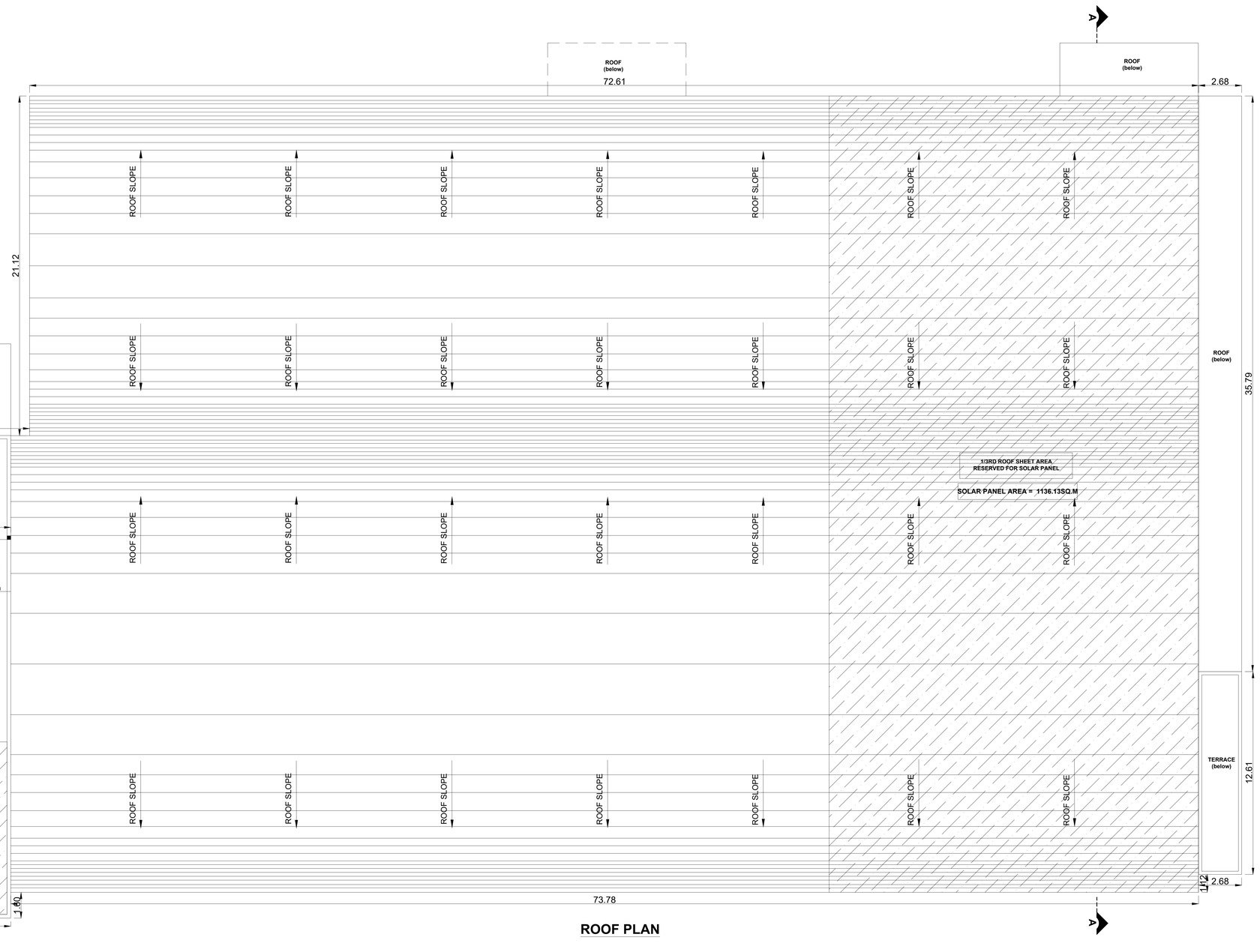


FIRST FLOOR PLAN



TERRACE FLOOR PLAN





ROOF PLAN

PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.
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LAND USE : SPECIAL AND HAZARDOUS INDUSTRIES

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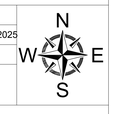
COLOUR INDEX :

EXISTING	
PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	

REFERENCE :

SCALE : 1:200

DATE : 18 DEC 2025



APPLICANT :

For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

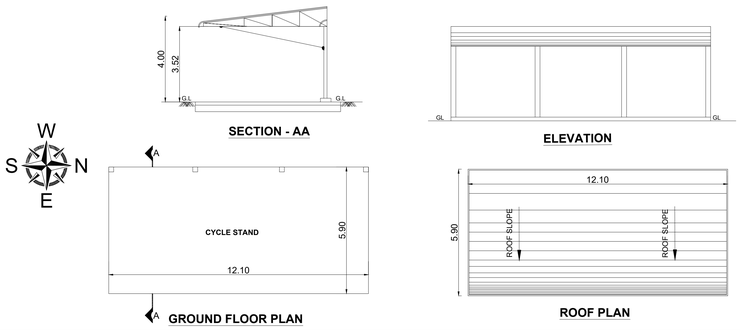
ARCHITECT / REGISTERED ENGINEER :

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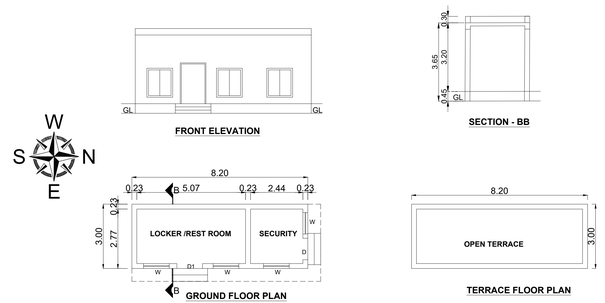
REGISTERED STRUCTURAL ENGINEER :

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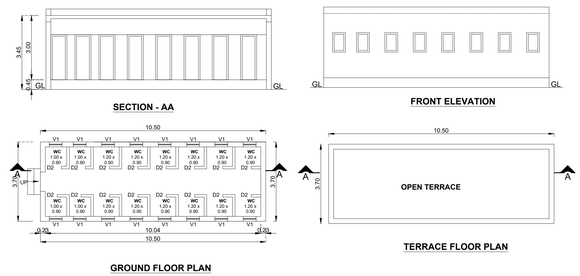
BLOCK - 06 (CYCLE STAND)



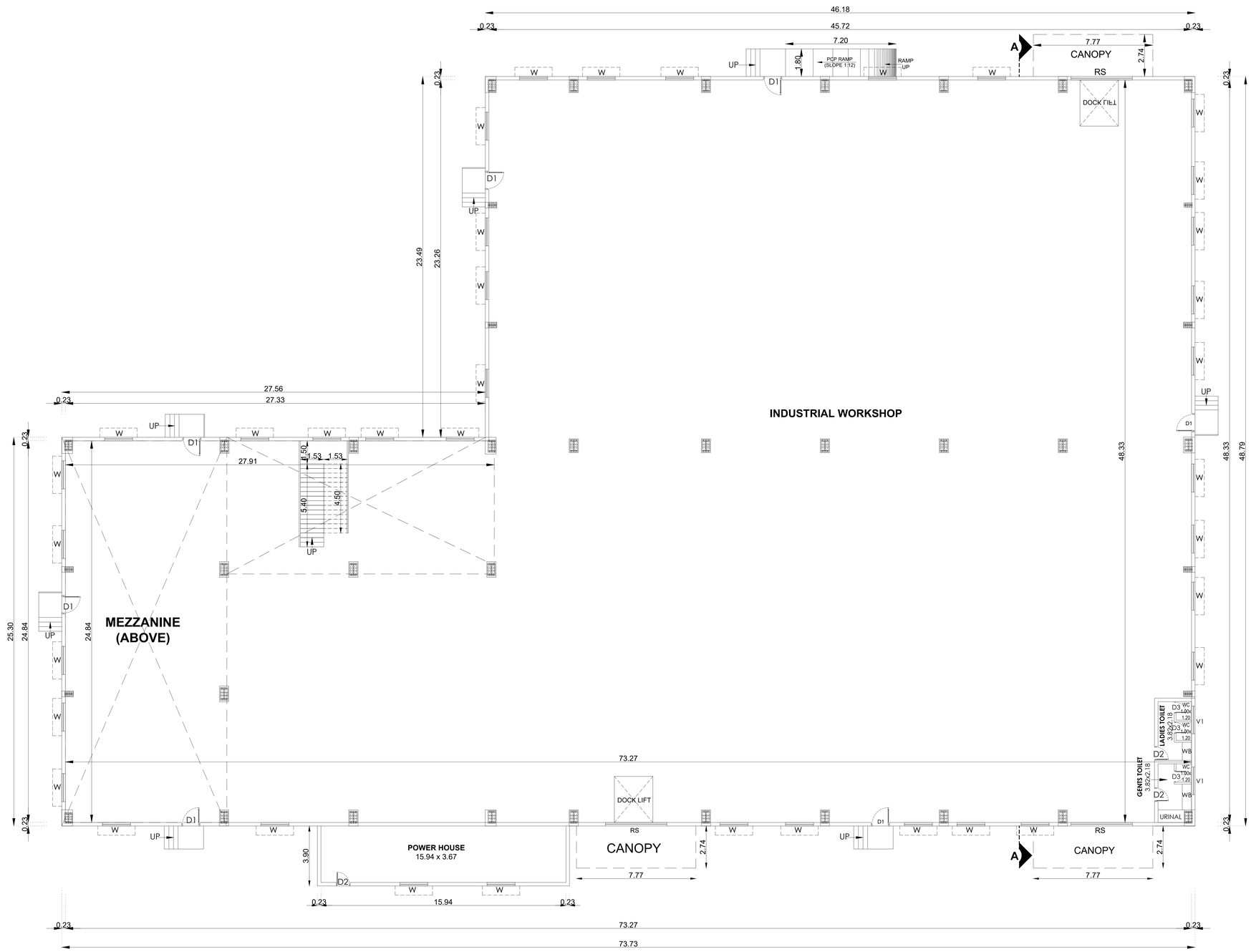
BLOCK - 07 (SECURITY)



BLOCK - 08 (TOILET -02)



BLOCK -02



GROUND FLOOR PLAN

SHEET NO: 04 / 08

PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT. MANUFACTURING OF "(METAL COMPONENT AND VALVE ACTUATOR ASSEMBLY) " INDUSTRY CLASSIFIED AS "GREEN" LAND USE : SPECIAL AND HAZARDOUS INDUSTRIES

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COLOUR INDEX :

EXISTING
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 18 DEC 2025

N W E S

APPLICANT :

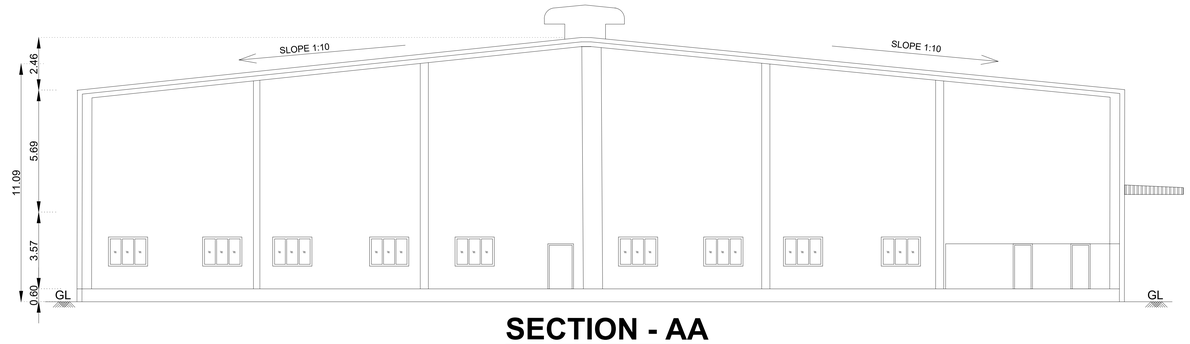
For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

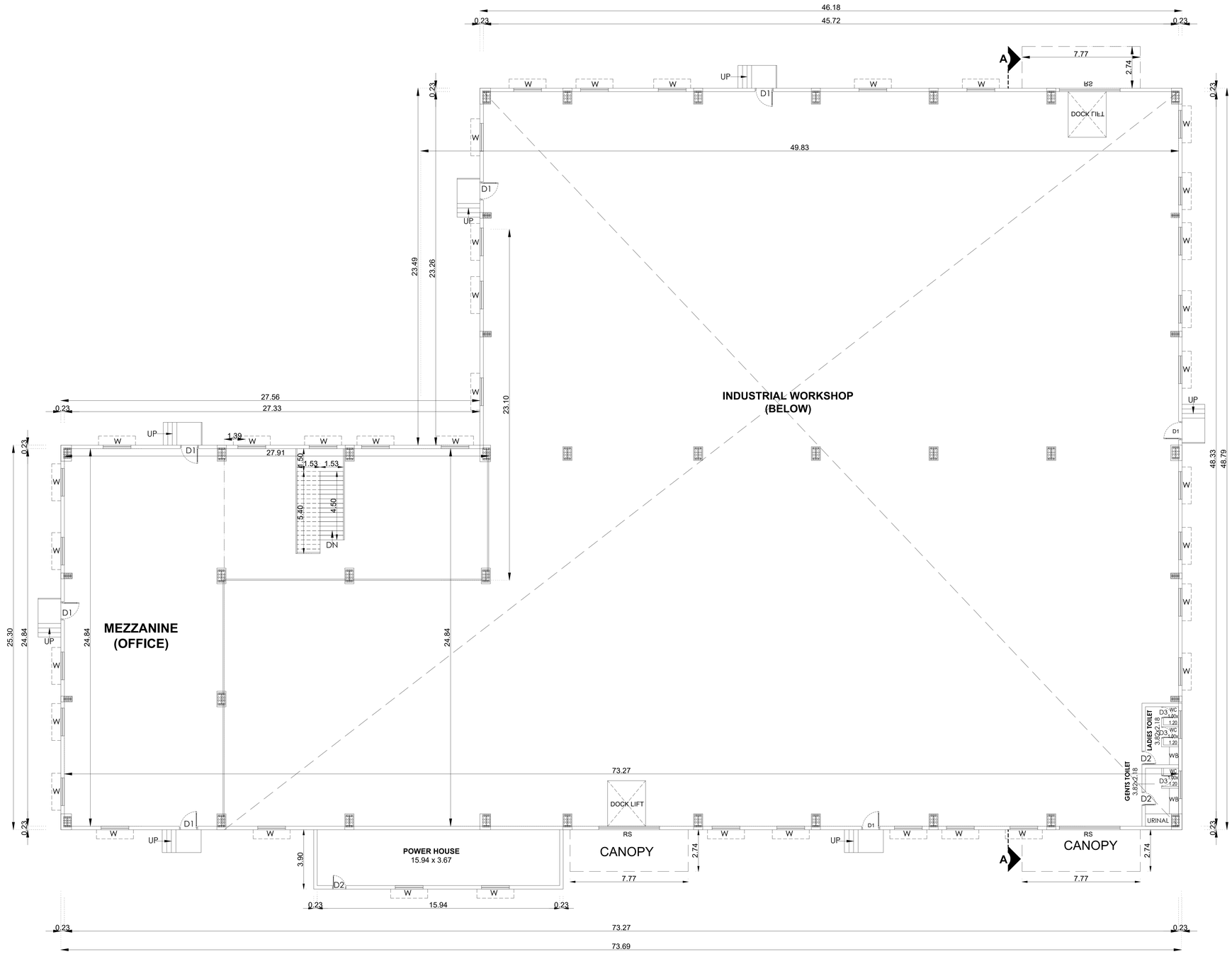
B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-I/012/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

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Registered Structural Engineer
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Cell: 98658 52255



SECTION - AA



MEZZANINE FLOOR PLAN

BLOCK -02 | SHEET NO: 05 / 08

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COLOUR INDEX : | REFERENCE :

EXISTING
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

SCALE : 1:200
DATE : 18 DEC 2025

N W E S

APPLICANT :

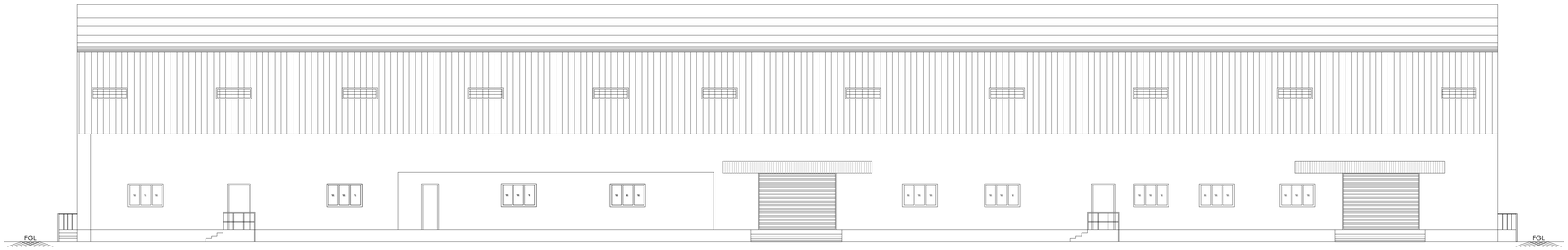
For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

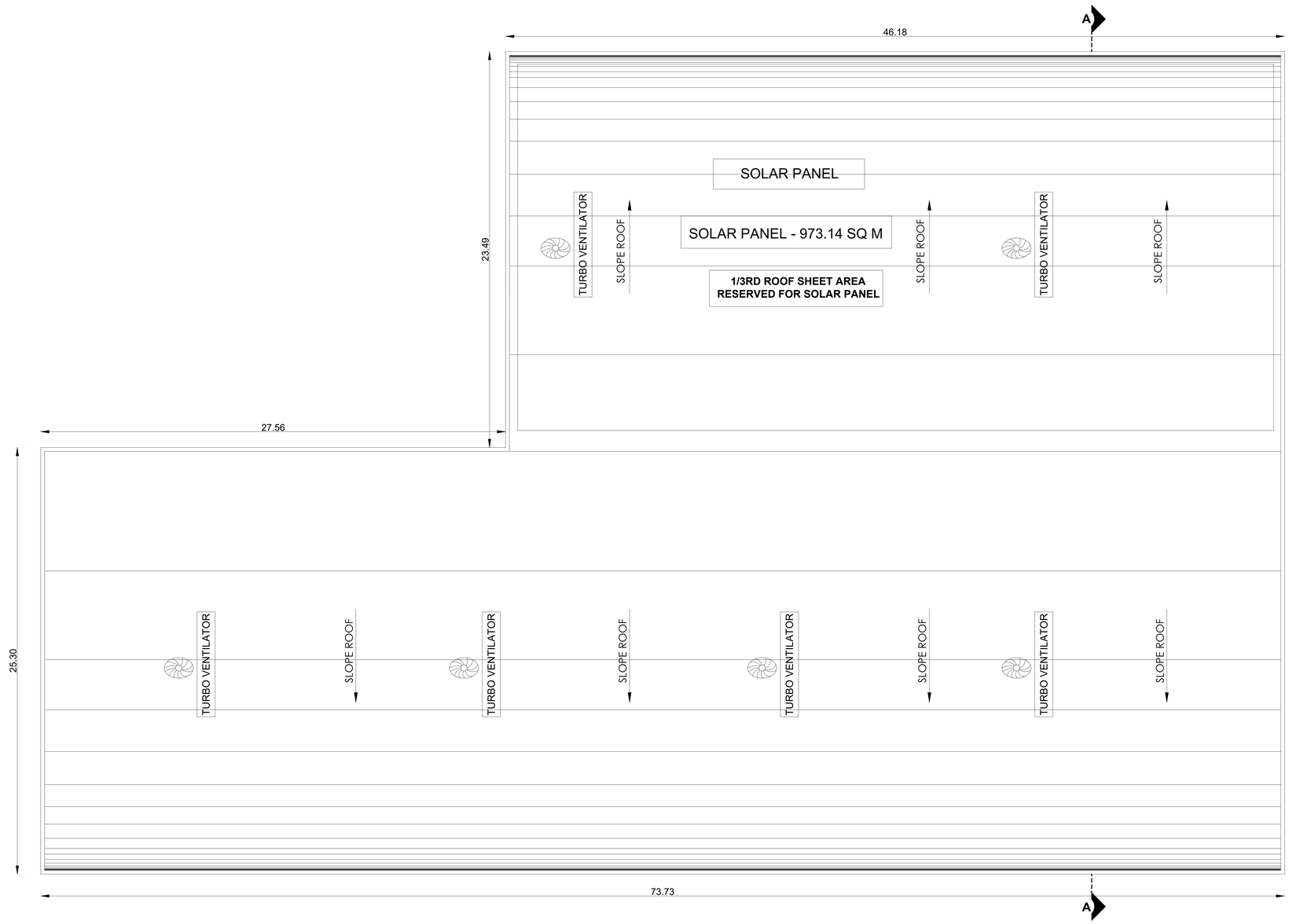
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REGISTERED STRUCTURAL ENGINEER :

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Registered Structural Engineer
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FRONT ELEVATION



ROOF PLAN

BLOCK -02 | SHEET NO: 06 / 08

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COLOUR INDEX :		REFERENCE :	
EXISTING		SCALE : 1:200	N
PROPOSED		DATE : 18 DEC 2025	W E
BOUNDARY			S
ROAD			
DRIVEWAY			

APPLICANT :

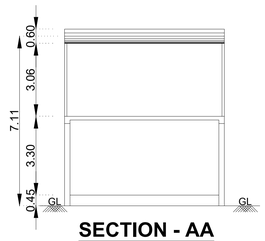
For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

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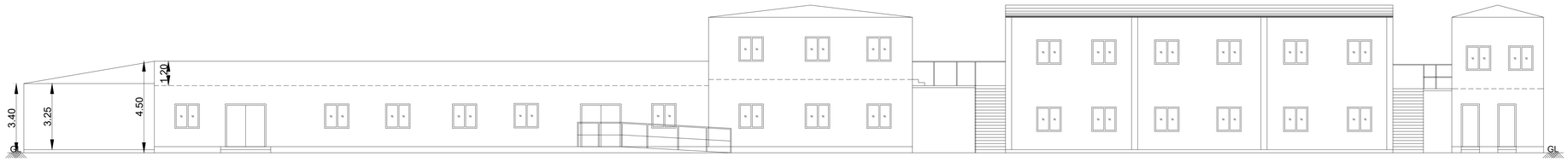
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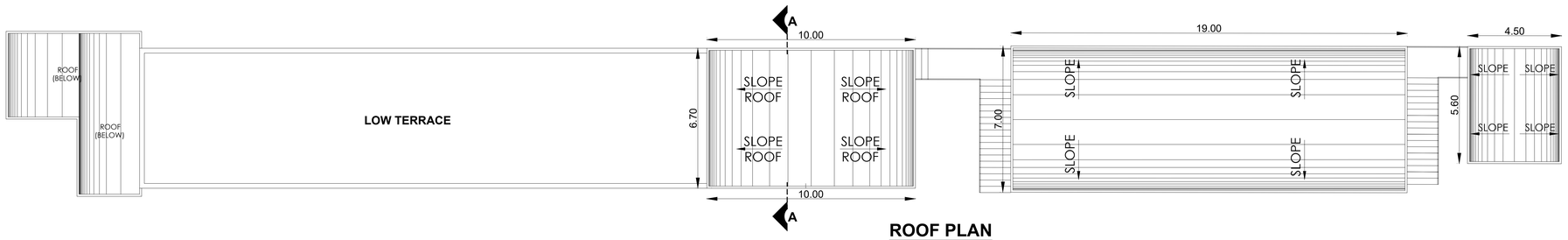


SECTION - AA

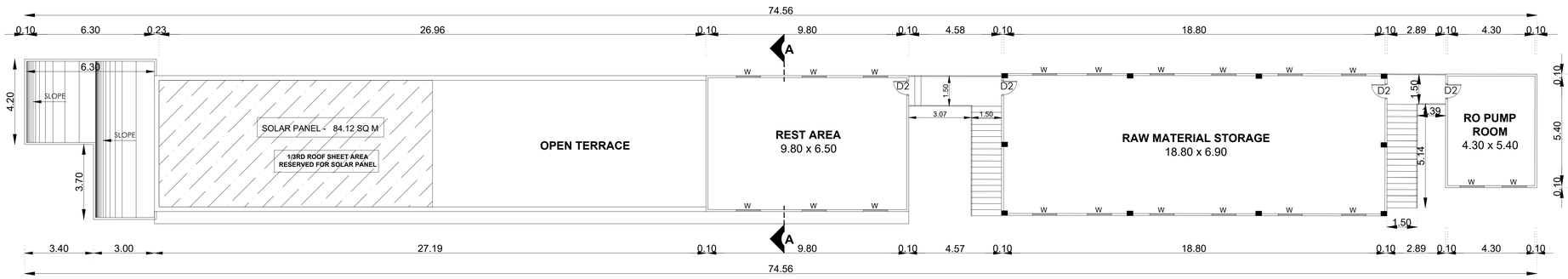
JOINERY SCHEDULE		
DD	2.00 x 2.10	DOOR
D1	0.91 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W1	1.20 x 1.20	WINDOW
V1	0.60 x 0.90	VENTILATOR



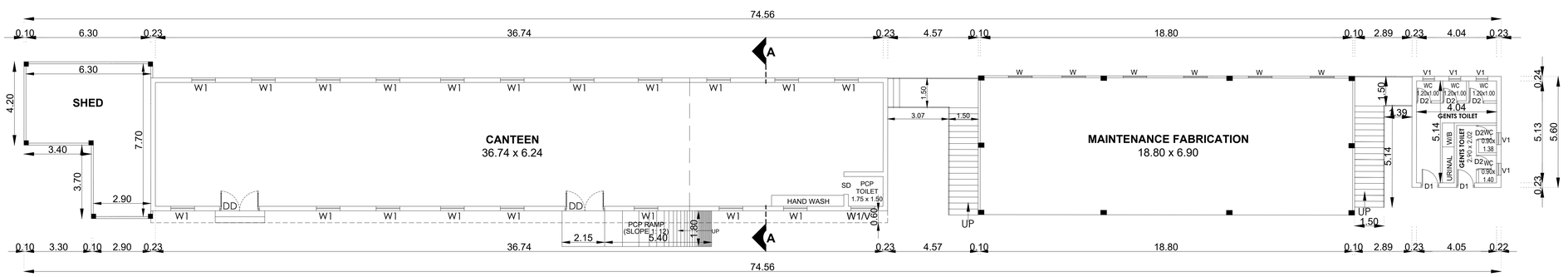
FRONT ELEVATION



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

BLOCK -04 | SHEET NO: 07 / 08

PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.
MANUFACTURING OF "(METAL COMPONENT AND VALVE ACTUATOR ASSEMBLY) " INDUSTRY CLASSIFIED AS "GREEN"
LAND USE : SPECIAL AND HAZARDOUS INDUSTRIES

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :		REFERENCE :
EXISTING		SCALE : 1:200
PROPOSED		DATE : 18 DEC 2025
BOUNDARY		
ROAD		
DRIVEWAY		

S E W N

APPLICANT :

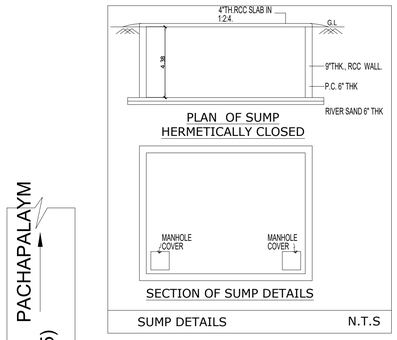
For BARANI HYDRAULICS INDIA PRIVATE LIMITED
MANAGING DIRECTOR

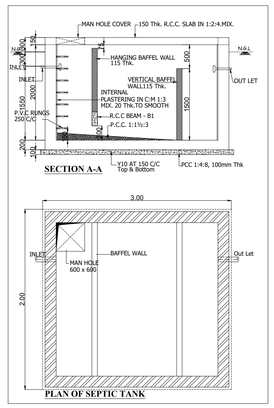
ARCHITECT / REGISTERED ENGINEER :

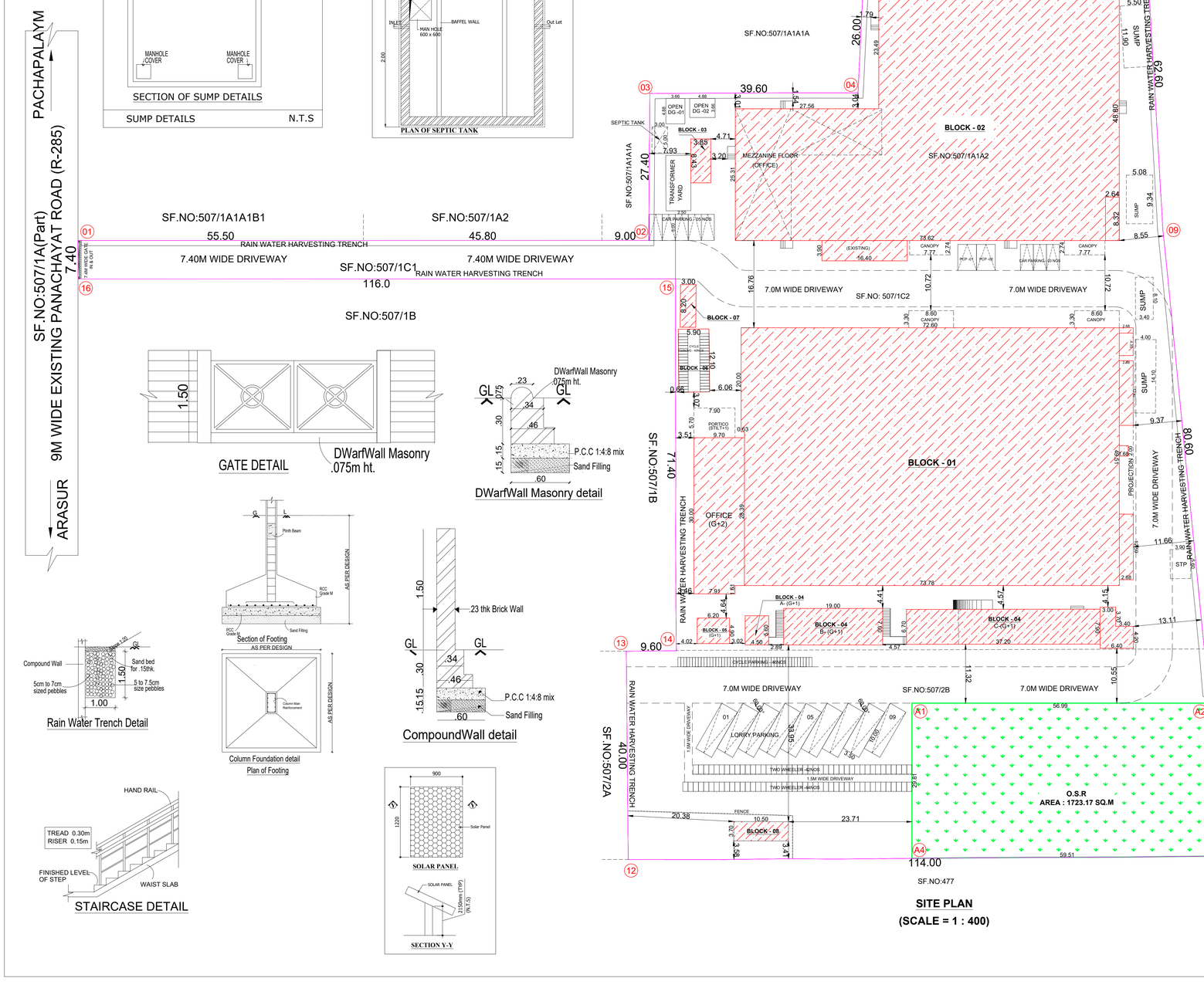
B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-I/012/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255







SITE AREA DETAILS	
S.F.NO	SITE AREA (SQ.M)
507/1C1	890.00
507/1C2	7760.00
507/1A1A2	4358.00
507/2B	4452.00
TOTAL	17460.00

B.P/DTCP No.670/2025

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:400
BOUNDARY	DATE : 18 DEC 2025
ROAD	
DRIVEWAY	

N W E S

APPLICANT :

For BARANI HYDRAULICS INDIA PRIVATE LIMITED

MANAGING DIRECTOR

ARCHITECT / REGISTERED ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-I/012/2024
17/12, V.C.S. Nagar
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G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

SITE PLAN — SHEET NO: 08 / 08

SITE PLAN SHOWING THE REVISED AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR BARANI HYDRAULICS INDIA PRIVATE LIMITED, OF S.F.NO.507/1A1A2, 1C1, 1C2, 2B AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

MANUFACTURING OF "(METAL COMPONENT AND VALVE ACTUATOR ASSEMBLY) " INDUSTRY CLASSIFIED AS "GREEN"

LAND USE : SPECIAL AND HAZARDOUS INDUSTRIES

APPROVED NO : 148 /2023 DATED : 15.03.2023

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 17460.00 SQ.M

SITE AREA AS PER PATTA : 17460.00 SQ.M

SUPER IMPOSED SITE AREA : 17460.00 SQ.M

ALREADY APPROVED BUILDING AREA DETAILS:

S.NO	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	BLOCK -01			
	GROUND FLOOR (INDUSTRIAL)	4351.32	-	4351.32

REVISED AND PROPOSED BUILDING AREA DETAILS:

01	BLOCK -01(INDUSTRIAL)			
	GROUND FLOOR (INDUSTRIAL)	4097.05	-	4097.05
	FIRST FLOOR (OFFICE)	443.13	-	443.13
	SECOND FLOOR (OFFICE)	237.38	-	237.38
	SUB TOTAL	4777.56	-	4777.56
02	BLOCK - 02(INDUSTRIAL)			
	GROUND FLOOR	3078.43	-	3078.43
	MEZZANINE FLOOR (OFFICE)	426.47	-	426.47
	SUB TOTAL	3504.90	-	3504.90
03	BLOCK - 03(POWER HOUSE)			
	GROUND FLOOR	32.46	-	32.46
04	BLOCK - 04(CANTEEN) -(MAINTANCE FABRICATION) - (TOILET -01)			
	GROUND FLOOR	472.39	-	472.39
	FIRST FLOOR	243.97	-	243.97
	SUB TOTAL	716.36	-	716.36
05	BLOCK - 05 (RESTRICTED ACCESS HAZARDOUS MATERIAL STORAGE)			
	GROUND FLOOR	30.38	-	30.38
	FIRST FLOOR	30.38	-	30.38
	SUB TOTAL	60.76	-	60.76
06	BLOCK - 06 (CYCLE STAND)			
	GROUND FLOOR	71.39	-	71.39
07	BLOCK - 07 (SECURITY)			
	GROUND FLOOR	24.60	-	24.60
08	BLOCK - 08 (TOILET -02)			
	GROUND FLOOR	38.85	-	38.85
	TOTAL	9226.88	-	9226.88

TOTAL FSI AREA = 9226.88 SQ.M

FLOOR SPACE INDEX = 9226.88 / 17460.00 = 0.528

PARKING DETAILS :

INDUSTRIAL WORKSHOP AREA : 6392.85 SQ.M

1 LORRY PARKING SPACE FOR EVERY 750.00 SQ.M

1 TWO WHEELER & CYCLE SPACE FOR EVERY 75.00 SQ.M

OFFICE AREA : 953.29 SQ.M

1 CAR PARKING SPACE FOR EVERY 150.00 SQ.M

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	09 NOS	09 NOS
CAR PARKING	08 + 2PCP = 10 NOS	08 + 2PCP = 10 NOS
TWO WHEELER PARKING	86 NOS	86 NOS
CYCLE PARKING	86 NOS	86 NOS

HORSE POWER DETAILS : 150.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	35	15	50

O.S.R DETAIL :

O.S.R REQUIRED = 1722.78 SQ.M

O.S.R PROVIDED = 1723.17 SQ.M

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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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.