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.

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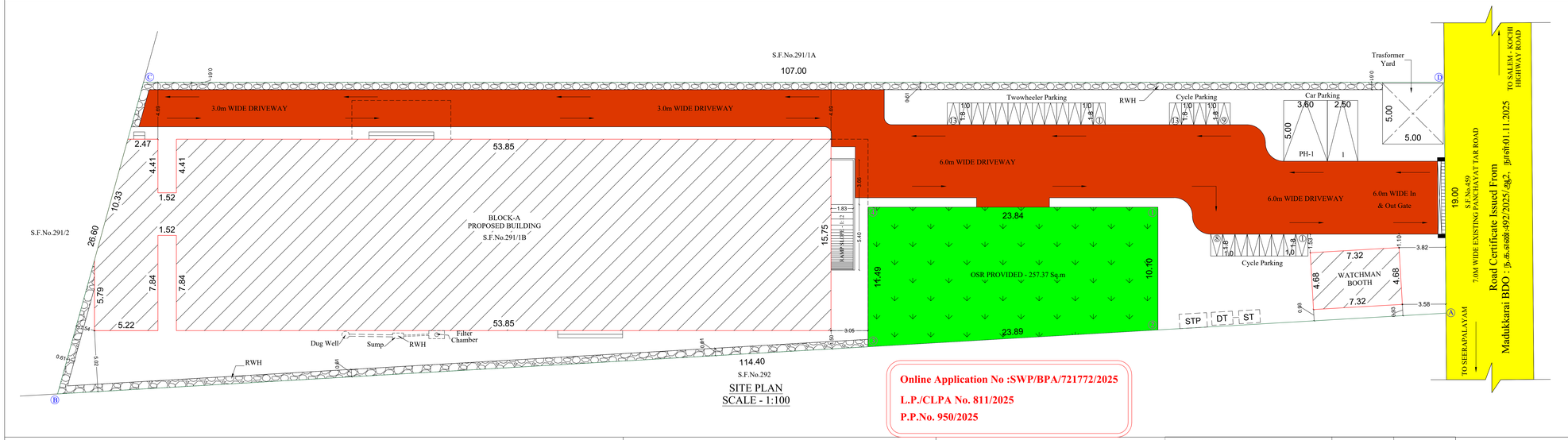

SITE PLAN
SCALE - 1:100

SCALE - 1:100

Online Application No :SWP/BPA/721772/2025

L.P./CLPA No. 811/2025

P.P.No. 950/2025

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND GALVALUME SHEET ROOF BLOCK-A HAVING GROUND FLOOR AND MEZZANINE FLOOR IN ENGINEERING AND FABRICATION UNITS (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS / PAINTING) WHITE CATEGORY INDUSTRIAL BUILDING WITH 5HP IN S.F.NO:291/1B, AT SEERAPALAYAM VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION No :SWP/BPA/721772/2025

Master Plan Land Use

Note: Zoning Regulations (Residential Use Zone)

NAME OF THE APPLICANTS :
M/s.HEXAFLOW TECHNOLOGIES
By Its, Partner
1. Mr.K.SRIRAMKUMAR C/o.Mr.KRISHNAMOORTHY
2. Mr.K.SARAVANAN S/o.Mr.KAMATCHIPILLAI

AREA DETAILS :

AS PER DOCUMENT	- 0.61 Acre
AS PER PATTA	- 2470.00 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 2457.37 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	922.01	-	922.01
2	MEZZANINE FLOOR	109.91	-	109.91
WATCHMAN BOOTH				
2	GROUND FLOOR	34.24	-	34.24
	TOTAL :	**1066.16**	-	1066.16

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 1066.16 Sqm / 2457.37 Sqm = 0.43 < 2

HEIGHT OF THE BUILDING	10.37 M
DESCRIPTION	AREA IN Sqm
OFFICE AREA	109.91
WORKSHOP AREA	956.25

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA	109.91	2	2(Including 1 PH)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	956.25	13	13
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	956.25	13	13

OSR DETAILS :

REQUIRED FOR OSR	247.00 (10.00 %)
PROVIDED FOR OSR	257.37 (10.41 %)

MACHINERY DETAILS :

S.NO	MACHINE NAME	NO'S	HP	TOTAL HP
1	SHEARING MACHINE	2	0.5	1.00
2	PUNCH PRESS	2	0.5	1.00
3	DRILLING	1	1.5	1.50
4	GRINDING	1	1.5	1.50
	TOTAL H.P			5.00

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	4.88 X 3.66
2	DOOR - D	1.52 X 2.40
3	DOOR - D1	1.22 X 2.40
4	DOOR - D2	0.91 X 2.40
5	DOOR - D3	0.76 X 2.40
6	WINDOW - W	1.83 X 1.52
7	WINDOW - W1	1.52 X 1.52
8	WINDOW - W2	2.01 X 1.52
9	VENTILATION - V	1.83 X 0.61
10	VENTILATION - V1	0.76 X 0.61

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str.),ME.A(IV),F.I.E.,C.Engg., F.I.(I).C.
Structural Structural Engineer /Grade -1
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REGISTERED STRUCTURAL ENGINEER

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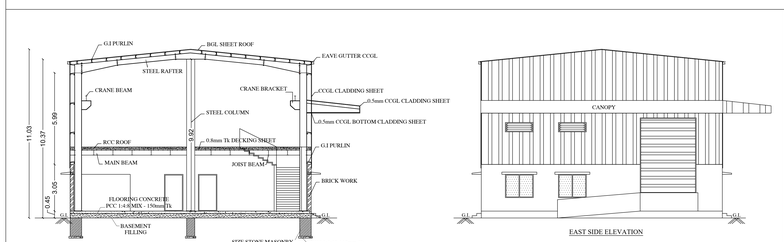
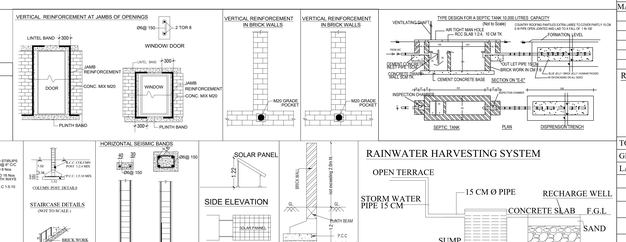
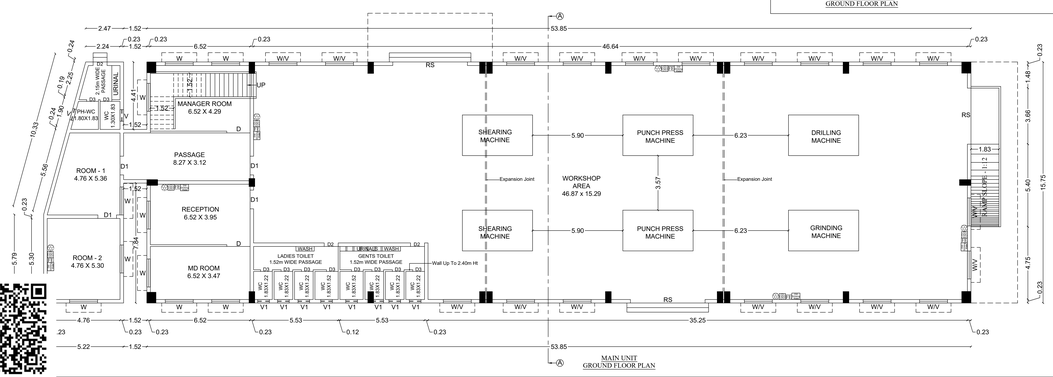
REGISTERED ENGINEER

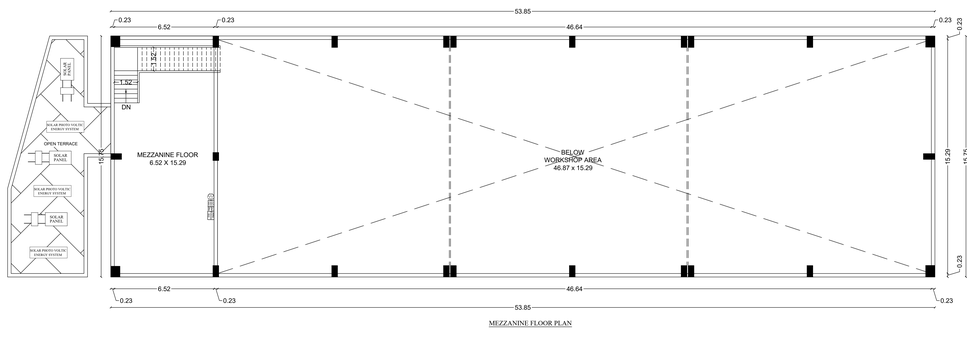
APPLICANTS



COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY
OSR







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

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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.