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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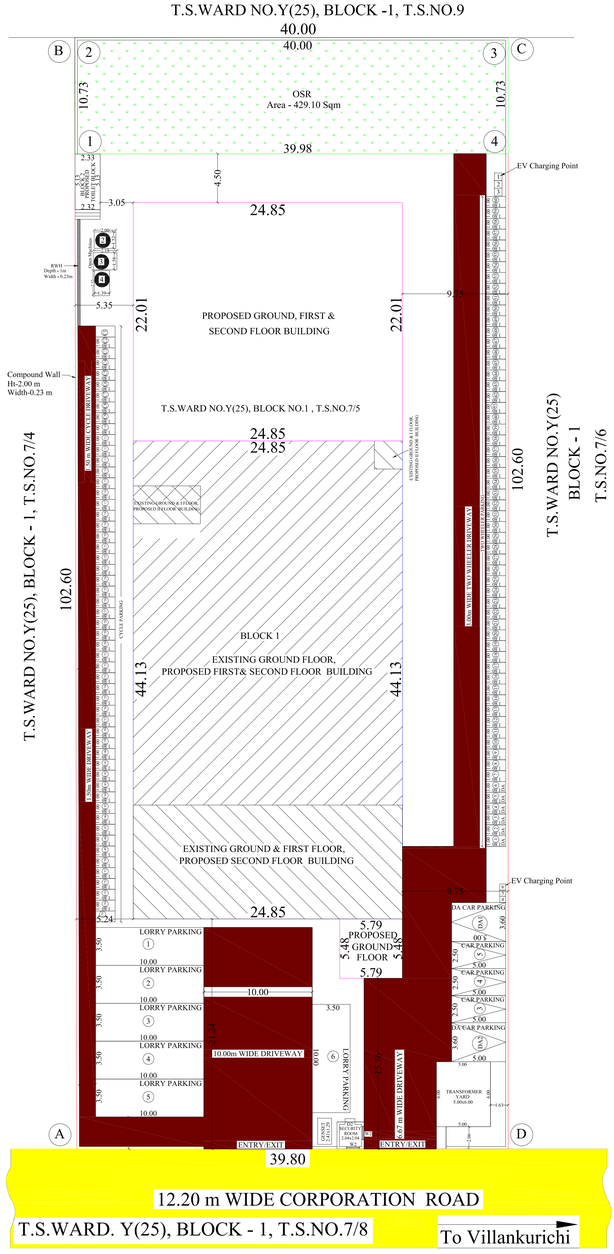
SHEET NO.01/02

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED ADDITIONAL & REVISED GROUND, FIRST FLOOR & PROPOSED CONSTRUCTION OF SECOND FLOOR INDUSTRIAL (COSMETICS MANUFACTURING - ORANGE) BUILDING AT T.S.WARD NO.Y(25), BLOCK NO.1, T.S.NO.7/5, (OLD S.F.NO.274/5 PART, VILLANKURICHI VILLAGE), COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - INDUSTRIAL

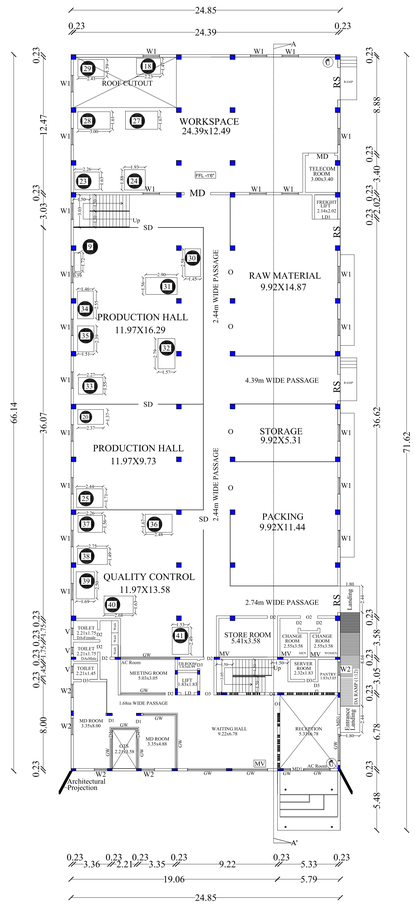
ALL DIMENSIONS ARE IN METER
SCALE 1:200
ONLINE APPLICATION NO. SWP/BPA/745230/2026



SITE PLAN

EXISTING APPROVAL DETAILS:	
LPA: ROC No. 3229/2020/LPA P.P No. 246/2020 Date: 30.12.2020	CORPORATION: Building License No. 0302/2021/MH2/E R.O.C No. 1212/2021/MH2/E Date: 17.03.2021

EXISTING APPROVAL AREA DETAILS:	
FLOOR DETAILS	FSI Area (Sqm)
GROUND FLOOR	1091.33
FIRST FLOOR	256.05
TOTAL	1347.38



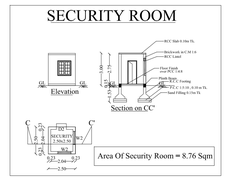
BLOCK -1

REVISED & ADDITIONAL GROUND FLOOR PLAN

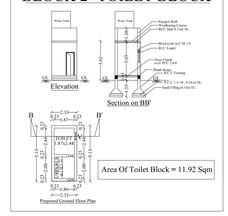
TYPE OF INDUSTRY	10. MANUFACTURING OF TOOTH POWDER, TOOTH PASTE, TALCUM POWDER AND OTHER COSMETIC ITEMS
CATEGORY OF INDUSTRY	ORANGE
TOTAL HP	EXISTING = 507.22 HP PROPOSED = 107.55 HP TOTAL H.P = 614.77 H.P
NO OF WORKERS	EXISTING = 100 Nos PROPOSED = 150 Nos TOTAL = 250 Nos

SANITATION REQUIREMENTS CALCULATION	
MALE - 2/3 of 250 Nos No of Males = 167 W.C Required = 4+2 W.C = 6 Nos W.C Provided = 6 Nos Urinals Required = 4+2 = 6 Nos Urinals Provided = 11 Nos	FEMALE - 1/3 of 250 Nos No of Females = 84 W.C Required = 6 Nos W.C = 6 Nos W.C Provided = 8 Nos

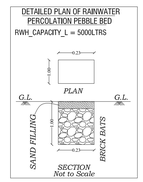
SECURITY ROOM

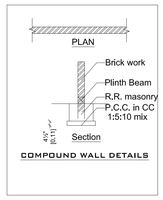


BLOCK 2 -TOILET BLOCK



DETAILED PLAN OF RAINWATER PERCOLATION PEBBLE BED
RWH_CAPACITY_L = 5000LTRS





REFERENCE	
PLOT BOUNDARY (Superimposed)	-
PROPOSED BUILDING	-
EXISTING BUILDING	-
EXISTING ROAD	-
DRIVEWAY	-
OSR	-
Machinery Position	-
Fire Extinguisher	-

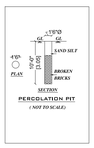
AREA OF THE SITE	
AREA OF THE SITE (AS PER FMB)	= 4050.00 Sqm
AREA OF THE SITE (AS PER DOCUMENT)	= 4289.63 Sqm
AREA OF THE SITE (Superimposed "ABCD")	= 4093.89 Sqm

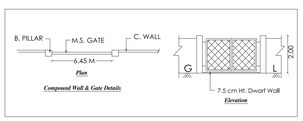
OSR (Open Space Reservation)
=10% of Total Site Area
=10% of 4289.63 Sqm
OSR Required =428.963 Sqm
OSR Provided ("1234")=429.100 Sqm

EXISTING AND PROPOSED ADDITIONAL BUILTUP AREA DETAILS

FLOOR DETAILS	EXISTING APPROVED AREA		PROPOSED ADDITIONAL AREA		TOTAL Sqm
	FSI Sqm	NON FSI Sqm	FSI Sqm	NON FSI Sqm	
BLOCK 1 - MAIN BUILDING					
GROUND FLOOR	1091.33	-	575.90	7.91	1675.14
FIRST FLOOR	256.05	-	1299.18	88.20	1643.43
SECOND FLOOR	-	-	1635.52	7.91	1643.43
TERRACE FLOOR	-	-		57.05	57.05
BLOCK 1 TOTAL		-		-	5019.05
BLOCK 2 -TOILET BLOCK					
GROUND FLOOR	-	-	11.92	-	11.92
BLOCK 2 TOTAL				-	11.92
SECURITY ROOM	-	-	-	6.25	6.25
TOTAL (Block 1 + Block 2+ Security Room)	1347.38	-	3522.52	167.32	5037.22

DETAILS OF MACHINES	HP
EXISTING	
1.Borewell Pump	2.00
2.RO Plant with Pressure Pump	7.00
3. ETP Plant	5.25
4. STP Plant	4.50
5. Backwash Motor	1.00
6. Fountain Tank	3.00
7. Compressor (Reciprocating)	2.00
8. Screw Compressor (ELGI)	10.00
9. Vacuum Pump	3.00
10. Air Cooler (5Nos)	10.00
11. AC Outdoor Unit (5 Nos)	237.90
12. LG AC Outdoor Unit	12.50
13. R&D Lab Outdoor Unit	14.21
14. Passenger Lift (KONE)	5.00
15. Service Lift	3.00
16. DM Plant	0.50
17. Chiller	16.50
18. Water Heater	2.68
19. Split AC Unit (2 Nos)	8.85
20. 3 Lit Heater	8.00
21. Total Lighting Load	1.50
22. Generator (125KVA)	134.00
23. Planetary Mixer Machine -350 Kg	28.00
24. Oil Mixer (200 Kg)	10.00
25. Planetary mixer (30 Kg)	3.00
26. Powder Mixer (100 Kg)	1.00
27. Oil Mixer (150 Kg)	5.00
28. Planetary Mixer Machine (500 Kg)	32.00
TOTAL EXISTING	507.22
PROPOSED	
29. Wax Melting Machine	5.00
30. Automatic Filling Machine	3.00
31. Lip Balm Filling Machine	0.30
32. Crimping Machine	3.50
33. Shrink Wrap Machine	3.50
34. Vertical Shrink Wrap Machine	3.50
35. Hot Air Oven	2.00
36. Voltas Refrigerator	0.50
37. Stability Chamber	2.70
38. Water Bath	1.25
39. Bacteriological Incubator	0.50
40. Freezer	0.30
41. Incubator - 1	2.50
TOTAL PROPOSED	107.55 HP
GRAND TOTAL	614.77 HP





PARKING CALCULATION

OFFICE AREA = 743.10 Sqm
No Of CARS Required = 5 Nos
(1 Car for 150 Sqm of floor Area)

PRODUCTION AREA = 4072.53 Sqm
No Of LORRY Required = 6 Nos
(1 Lorry for 750 Sqm of Production Area)
No Of TWO WHEELER Required = 55 Nos
(1 Two Wheeler for 75 Sqm of Production Area)
No Of CYCLE Required = 55 Nos
(1 Cycle for 75 Sqm of Production Area)

PARKING DETAILS	Required	Provided	Total
CAR	3	3	5
DA CAR	2	2	
CYCLE	55	55	55
LORRY	6	6	6
TWO WHEELER	49	54	60
DA TWO WHEELER	6	6	

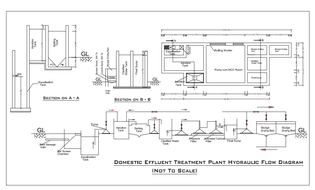
CAR PARKING - Marked as 3 To 5
DA CAR PARKING - Marked as DA1 And DA2
CYCLE PARKING - Marked as C1 To C55
TWO WHEELER PARKING - Marked as 7 To 60
DA TWO WHEELER PARKING - Marked as 1 To 6
LORRY PARKING - Marked as 1 To 6

FSI CALCULATION

FSI = TOTAL FSI (Existing FSI Area +Proposed FSI Area)/PLOT AREA
=(1347.38+3522.52)/4050.00
=4869.90/4050.00
=1.202 < 1.5

Mechanical Ventilation (MV) and Fire Fighting System is Provided in all Floors for the Entire Building

SPECIAL CONDITION
The Building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiated under 56 and 57 of Town And Country Planning Act - 1971 without prior notice, considered as unauthorized construction.



PROFESSIONAL DETAILS BASED ON FORM C					
REGISTERED CONSTRUCTION ENGINEER	Er. T.S. MADHUMITHA LPA/CE/21/2025 T.S. MADHUMITHA, M.E.,(Const.Mgmt.) CONSTRUCTION ENGINEER 59, Sairam Nivas, First Floor, Bharathi Nagar 3rd Street, Ramanathapuram, Coimbatore - 641 045. Mob : 96 59 71 20 20 LPA/CE/21/2025	REGISTERED STRUCTURAL ENGINEER	Er. M.MANOJ KUMAR LPA/SE/GR - I/048/2025 20/06/2026 Er. M. MANOJKUMAR, M.E(Structs), STRUCTURAL ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641 045. Cell : 97 90 65 63 62 LPA / SE / Gr.I / 48 / 2025	REGISTERED ENGINEER	K. MOORTHY LPA/RE/GR - II/109/2024 20/6/26 K. MOORTHY, D.C.E., REGISTERED ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641045. Cell: 98422 39764 LPA/RE/Gr.II/109/2024	APPLICANT Mrs. T. KRUTHIKA

e-signed
Joint Director/ Member Secretary,
Coimbatore District

SHEET NO.02/02

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

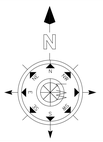
PLAN SHOWING THE PROPOSED ADDITIONAL & REVISED GROUND, FIRST FLOOR & PROPOSED CONSTRUCTION OF SECOND FLOOR INDUSTRIAL (COSMETICS MANUFACTURING - ORANGE) BUILDING AT T.S.WARD NO.Y(25), BLOCK NO.1, T.S.NO.7/5, (OLD S.F.NO.274/5 PART, VILLANKURICHI VILLAGE), COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - INDUSTRIAL

TYPE OF INDUSTRY = 10. MANUFACTURING OF TOOTH POWDER, TOOTH PASTE, TALCUM POWDER AND OTHER COSMETIC ITEMS

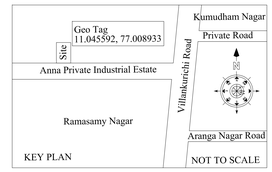
CATEGORY OF INDUSTRY = ORANGE

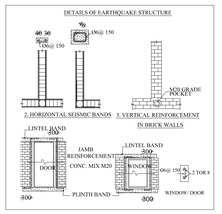
ALL DIMENSIONS ARE IN METER
SCALE 1:200
ONLINE APPLICATION NO. SWP/BPA/745230/2026

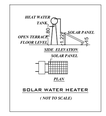


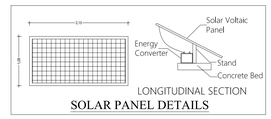
AREA OF THE SITE

AREA OF THE SITE (AS PER FMB)	= 4050.00 Sqm
AREA OF THE SITE (AS PER DOCUMENT)	= 4289.63 Sqm
AREA OF THE SITE (Superimposed "ABCD")	= 4093.89 Sqm







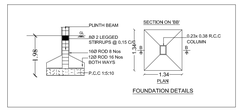


SOLAR PANEL DETAILS

EXISTING AND PROPOSED ADDITIONAL BUILTUP AREA DETAILS

FLOOR DETAILS	EXISTING APPROVED AREA		PROPOSED ADDITIONAL AREA		TOTAL Sqm
	FSI Sqm	NON FSI Sqm	FSI Sqm	NON FSI Sqm	
BLOCK 1 - MAIN BUILDING					
GROUND FLOOR	1091.33	-	575.90	7.91	1675.14
FIRST FLOOR	256.05	-	1299.18	88.20	1643.43
SECOND FLOOR	-	-	1635.52	7.91	1643.43
TERRACE FLOOR	-	-		57.05	57.05
BLOCK 1 TOTAL		-		-	5019.05
BLOCK 2 -TOILET BLOCK					
GROUND FLOOR	-	-	11.92	-	11.92
BLOCK 2 TOTAL				-	11.92
SECURITY ROOM	-	-	-	6.25	6.25
TOTAL (Block 1 + Block 2+ Security Room)	1347.38	-	3522.52	167.32	5037.22





JOINERY DETAILS

MD : Main Door	2.44m x 2.21m	W : Window	1.83m x 2.61m
MD1 : Main Door	1.22m x 2.21m	W1 : Window	1.52m x 2.61m
D1 : Door	1.07m x 2.21m	W2 : Window	1.22m x 1.37m
D2 : Door	0.91m x 2.21m	O : Open	4.85m x 2.14m
D3 : Door	0.76m x 2.21m	O1 : Open	1.70m x 2.14m
D4 : Door	0.66m x 2.21m	O2 : Open	1.57m x 2.14m
LD : Lift Door	1.22m x 2.14m	O3 : Open	1.52m x 2.14m
LD1 : Lift Door	2.14m x 2.14m	O4 : Open	1.22m x 2.14m
RS1 : Rolling Shutter	3.05m x 2.14m	V : Ventilator	0.61m x 0.91m
RS : Rolling Shutter	2.44m x 3.05m	E : Exhaust Fan	0.61m x 0.61m
SD : Sliding Door	1.83m x 2.14m		

Mechanical Ventilation (MV) and Fire Fighting System is Provided in all Floors for the Entire Building

SPECIAL CONDITION
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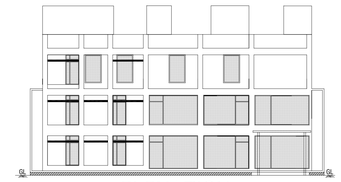
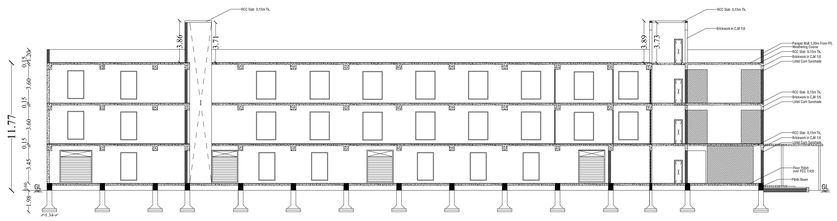
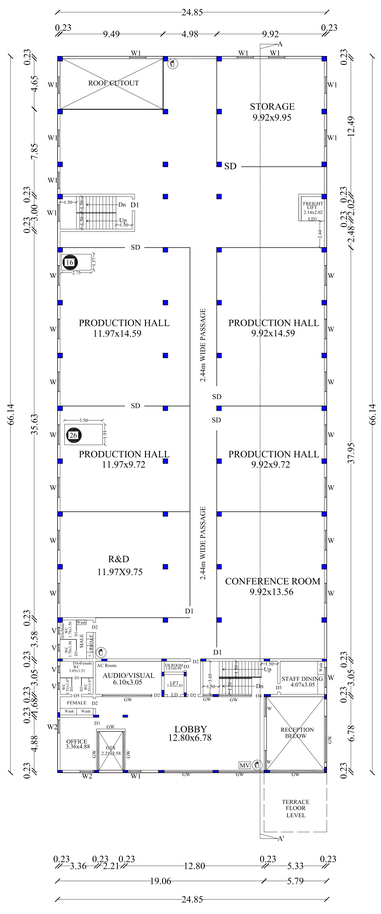
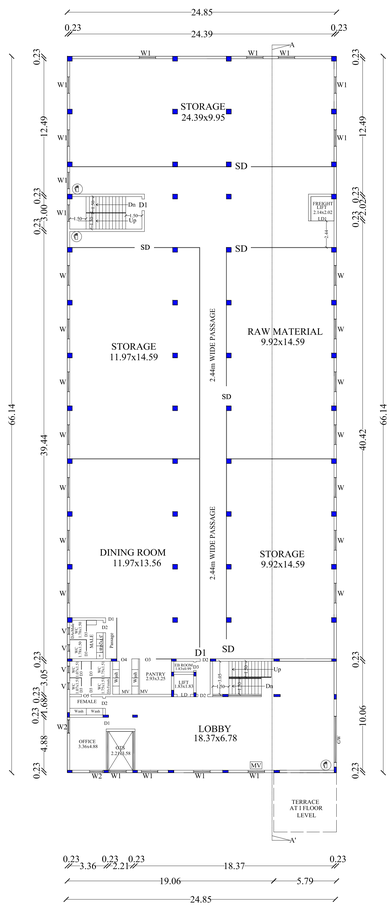

ELEVATION



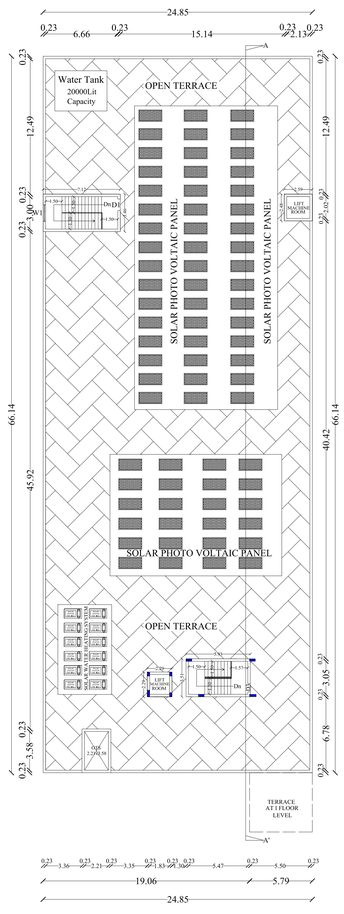
SECTION ON AA'



BLOCK - 1
REVISED AND ADDITIONAL FIRST FLOOR PLAN



BLOCK - 1
PROPOSED SECOND FLOOR PLAN



BLOCK - 1
PROPOSED TERRACE FLOOR PLAN

PROFESSIONAL DETAILS BASED ON FORM C

REGISTERED CONSTRUCTION ENGINEER	REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT
Er. T.S. MADHUMITHA LPA/CE/21/2025 T.S. MADHUMITHA, M.E.,(Const.Mgmt.) CONSTRUCTION ENGINEER 59, Sairam Nivas, First Floor, Bharathi Nagar 3rd Street, Ramanathapuram, Coimbatore - 641 045. Mob : 96 59 71 20 20 LPA/CE/21/2025	Er. M.MANOJ KUMAR LPA/SE/GR - I/048/2025 20/06/2026 Er. M. MANOJKUMAR, M.E(Structs), STRUCTURAL ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641 045. Cell : 97 90 65 63 62 LPA / SE / Gr.I / 48 / 2025	K. MOORTHY LPA/RE/GR - II/109/2024 20/6/26 K. MOORTHY, D.C.E., REGISTERED ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641045. Cell: 98422 39764 LPA/RE/Gr.II/109/2024	Mrs. T. KRUTHIKA

e-signed
Joint Director/ Member Secretary,
Coimbatore District

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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Chennai 600 097, India
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+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.