PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

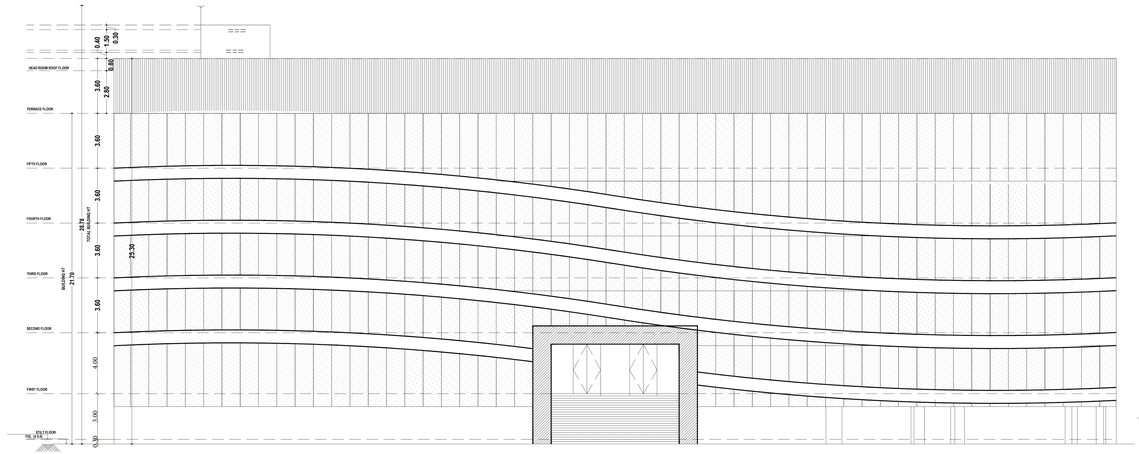
ISSUING AUTHORITY
DTCP

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,
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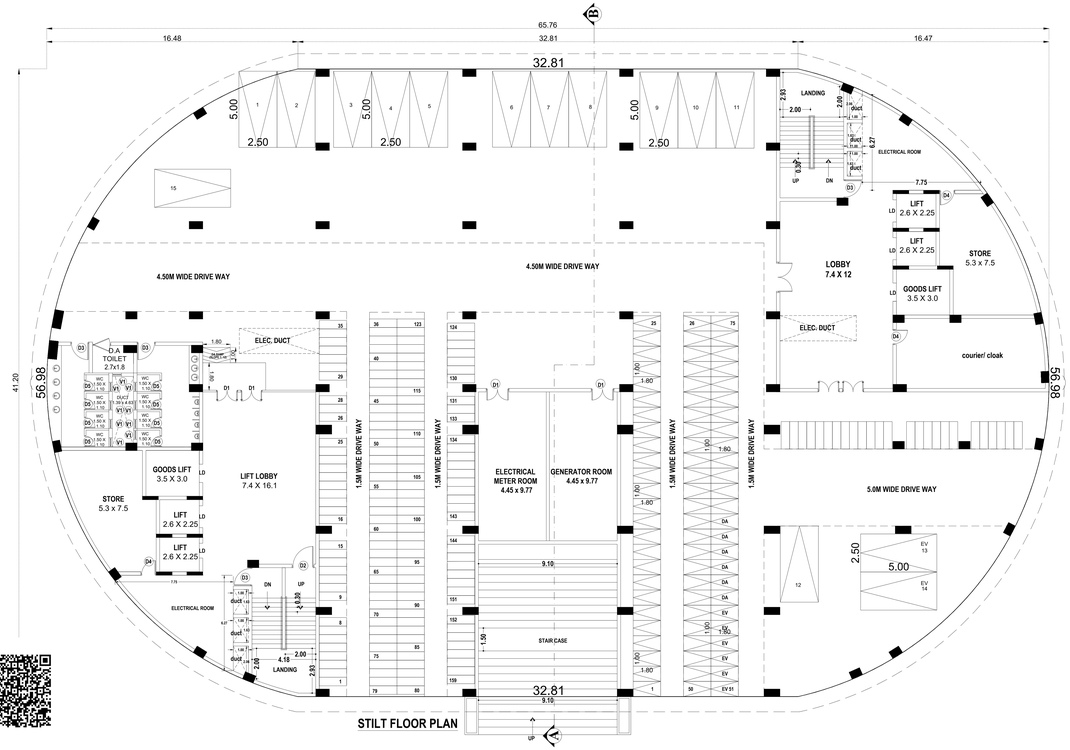


FRONT ELEVATION

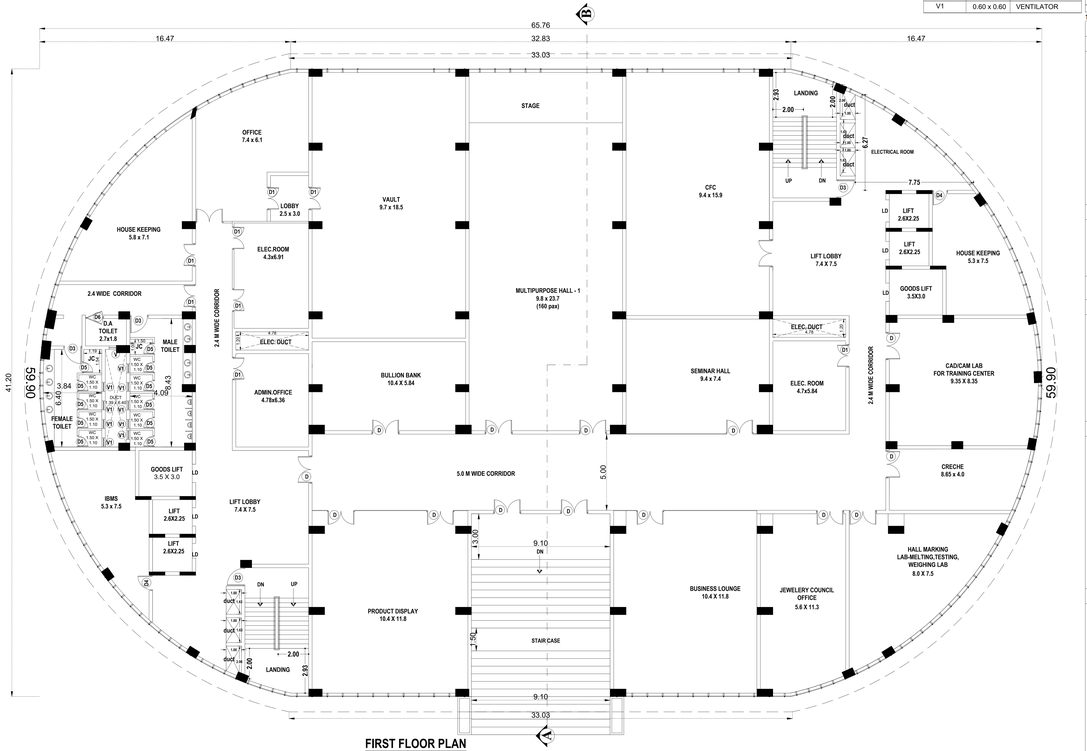


SECTION - AB

JOINERY SCHEDULE		
RS	1.80 x 2.40	ROLLING SHUTTER
D	1.80 x 2.40	DOOR
D1	1.50 x 2.40	DOOR
D3	1.20 x 2.40	DOOR
D4	1.00 x 2.40	DOOR
D5	0.75 x 2.40	DOOR
W1	1.80 x 1.20	WINDOW
V1	0.60 x 0.60	VENTILATOR



STILT FLOOR PLAN



FIRST FLOOR PLAN

BLOCK -1 | SHEET NO: 01/ 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GOLD JEWELLERY PARK (GREEN CATEGORY) " IN S.F. NO. 189/2A1A2, PLOT IN APPROVED SIPCO INDUSTRIAL LAYOUT NO: LP/K.N.TDA NO -17/2017, AT TANSIDCO INDUSTRIAL ESTATE, KURICHI VILLAGE, WARD NO. 98, COIMBATORE CORPORATION SOUTH ZONE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

ELECTRICAL DESIGN LOAD CALCULATION for JEWELLERY MANUFACTURING

Spaces	Area per floor	No. of floors	Total area (in sqm)	Lighting & Power load (in watts)	Equipment load (in watts)	HVAC load (in watts)	Total Load (in Kilowatts)
Mlk, members, Toilets, service rooms, hallway, lift & staircase			4517	112925	0	0	112.925
Common Facility Center	700	1	375	9375	214800	18750	242.925
Convention Hall, Pitched Display center & Business Lounges	422	1	422	6330	0	21100	27.43
Workshops	2047	4	8188	122820	919800	40920	1963.62
Connected Load (in Kilowatts)				253.65	1134	73.95	**1461.5**
Diversity Factor D.F				0.8	0.7	0.7	
Active loads (in KW)				203.16	779.8	51.895	**1034.855**
Active loads (in KVA)				253.45	974.75	64.8638	**1294.0187**1

Other Power Loads	Assumption	C.L (in Kilowatts)	D.F	Active Load (in Kilowatts)
Pantry Equipments	3kw/floor	45	0.6	27.0
Passenger elevators	50kw	49	0.7	28.0
FFE main pump	2 x 90kw	180	1	180.0
FFE Jockey pump	3 x 7.5kw	15	0.5	7.5
STP/ RO	32 kw	59	0.5	25.0
Pump load	30 kw	25	0.5	12.5
Miscellaneous		69	0.5	30.0
Active loads (in KW)				**310.00**
Active Load (in KVA)				**387.5**

Final Analysis		
Total Connected Load	KVA	2194.125
Total Active Load	KVA	1681.54875
Transformer Loading Factor @ 85%	KVA	1980.67
Nearest Transformer size	KVA	3200
(3) No transformer	KVA	2 x 3200
(N+1) Capacity	100% backup	2 x 3200

TOTAL CONNECTED LOAD - 3000.00 HP

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 1:1½:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
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 :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

SCALE : 1:100
DATE : 20 MAY 2026

N W E S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

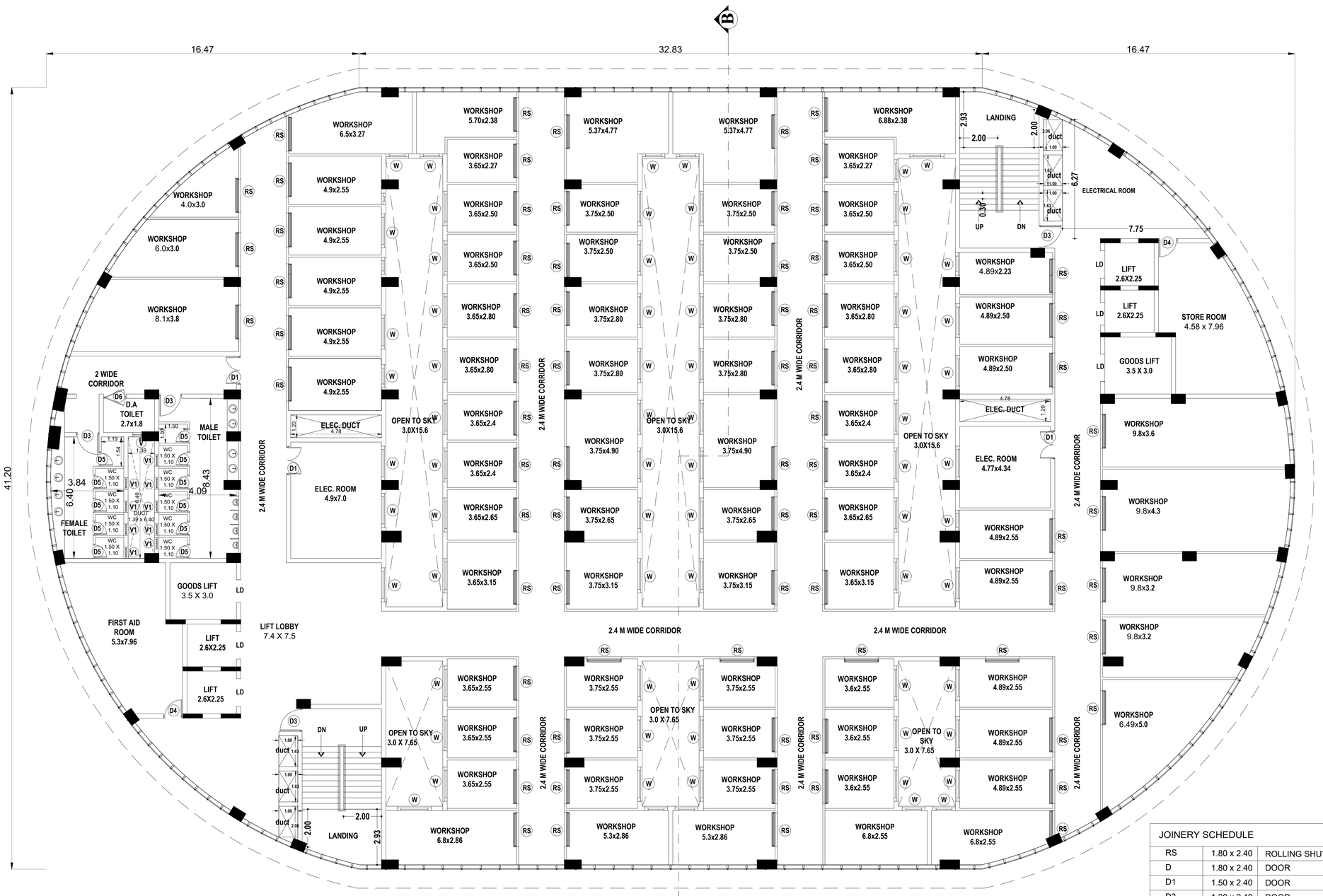
BRANCH MANAGER
SIDCO COIMBATORE

ARCHITECT / REGISTERED ENGINEER :

D. VIVEKKUMAR, B.Arch., A.I.I.A, MDP,
CA/2008/43319
INVENTARCHITECTS
No: 30, 3rd Floor, 1st Main Road,
Shastri Nagar, Adyar, Chennai - 600 020.

REGISTERED STRUCTURAL ENGINEER :

Er.S.PRAVEEN KUMAR, B.E.M.Tech.,
Chartered Engineer (AM1830908-2)
SDTCP/SE/CR-I/03/2022
4/336, Shanthi Nagar,
Ingur Ammapalayam, SALEM-636 302



TYPICAL FLOOR PLAN
(SECOND, THIRD, FOURTH & FIFTH FLOOR)

JOINERY SCHEDULE		
RS	1.80 x 2.40	ROLLING SHUTTER
D	1.80 x 2.40	DOOR
D1	1.50 x 2.40	DOOR
D3	1.20 x 2.40	DOOR
D4	1.00 x 2.40	DOOR
D5	0.75 x 2.40	DOOR
W1	1.80 x 1.20	WINDOW
V1	0.60 x 0.60	VENTILATOR

BLOCK -1 | SHEET NO: 02/ 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GOLD JEWELLERY PARK (GREEN CATEGORY) " IN S.F. NO. 189/2A1A2, PLOT IN APPROVED SIPCO INDUSTRIAL LAYOUT NO: LP/K.N.TDA NO -17/2017, AT TANSIDCO INDUSTRIAL ESTATE, KURICHI VILLAGE, WARD NO. 98, COIMBATORE CORPORATION SOUTH ZONE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

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 Country wood / Enginrred Doors.
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 :	
PROPOSED		SCALE : 1:100	N W E S
BOUNDARY		DATE : 20 MAY 2026	
ROAD			
DRIVEWAY			

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

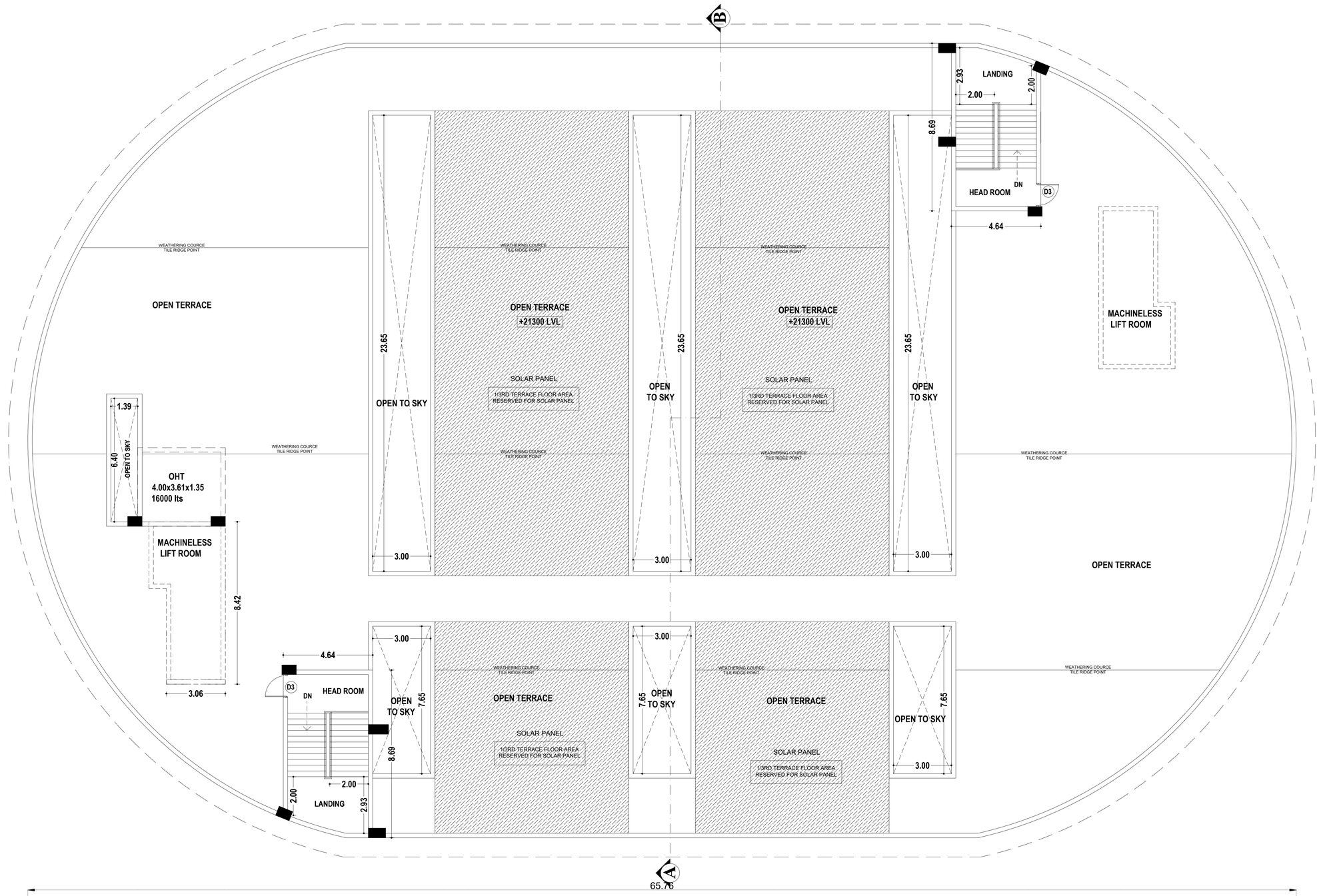
BRANCH MANAGER
SIDCO COIMBATORE

ARCHITECT / REGISTERED ENGINEER :

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CA/2008/43319
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REGISTERED STRUCTURAL ENGINEER :

Er.S.PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer (AM183598-2)
SDTCP/SE/GR-I/03/2022
4/338, Bharathi Nagar,
Jagir Ammanalavam. SALEM-636 302.



TERRACE FLOOR PLAN

BLOCK -1 | SHEET NO: 03/ 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GOLD JEWELLERY PARK (GREEN CATEGORY) " IN S.F. NO. 189/2A1A2, PLOT IN APPROVED SIPCO INDUSTRIAL LAYOUT NO: LP/K.N.TDA NO -17/2017, AT TANSIDCO INDUSTRIAL ESTATE, KURICHI VILLAGE, WARD NO. 98, COIMBATORE CORPORATION SOUTH ZONE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

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 Country wood / Enginrred Doors.
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 :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 20 MAY 2026

N W E S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

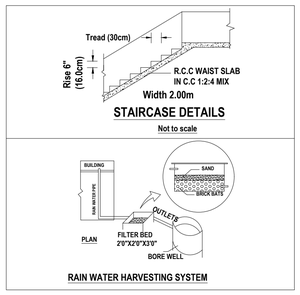
BRANCH MANAGER
SIDCO COIMBATORE

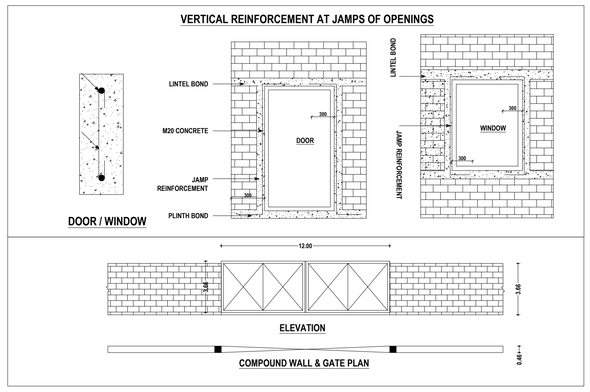
ARCHITECT / REGISTERED ENGINEER :

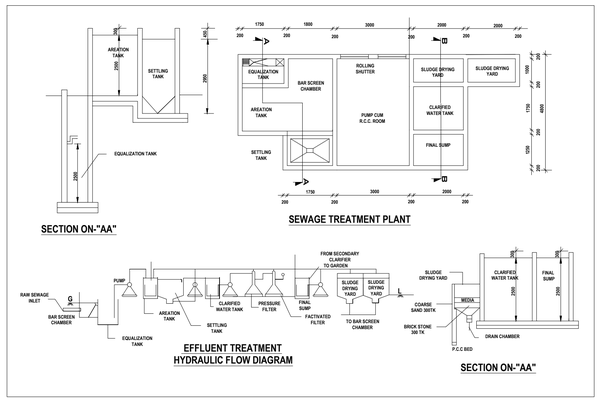
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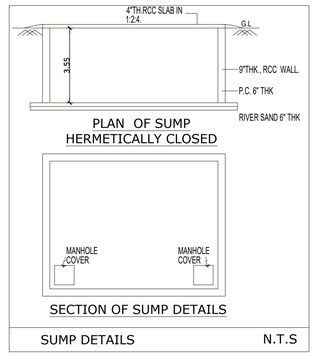
REGISTERED STRUCTURAL ENGINEER :

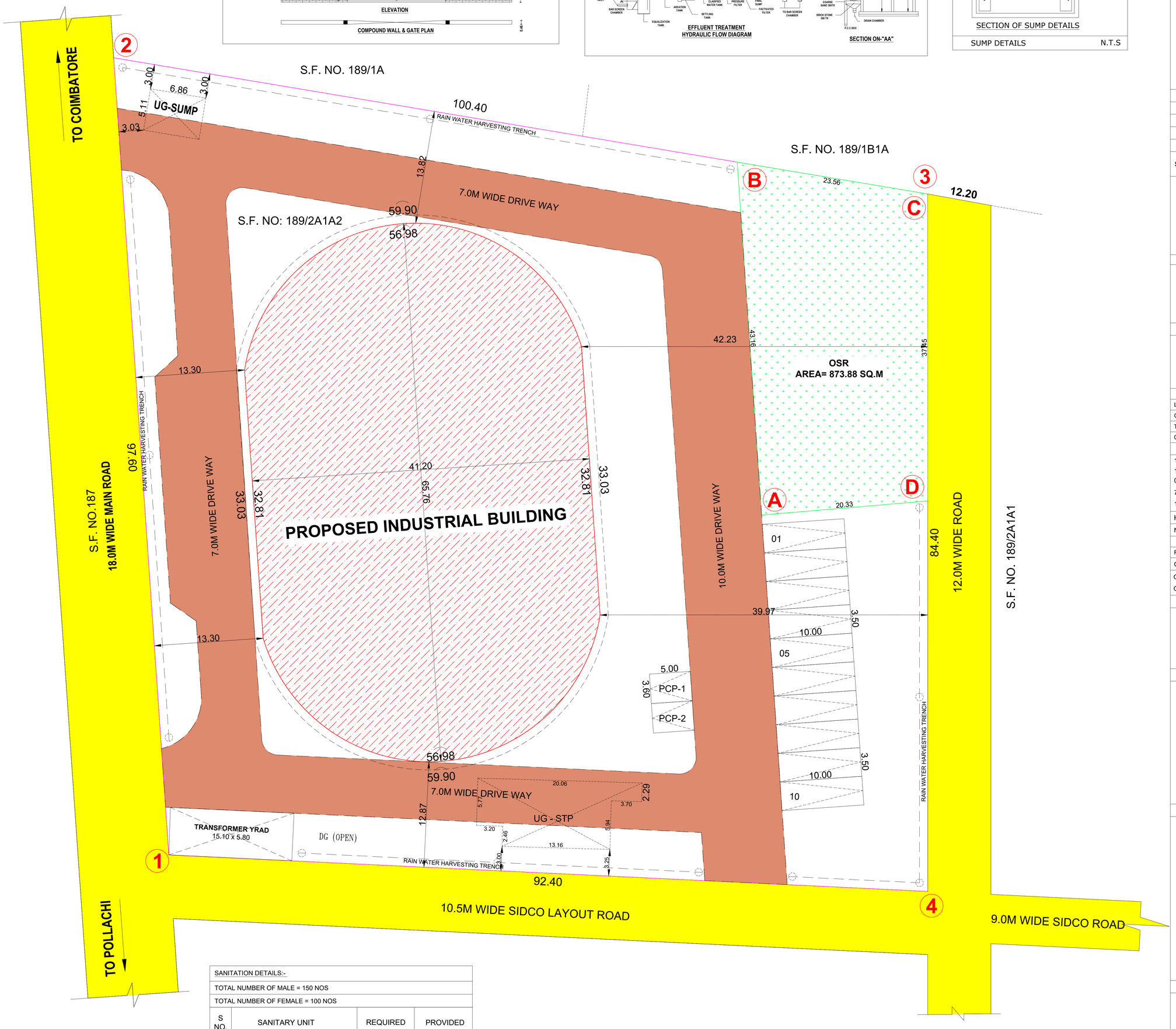
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SDTCP/SE/GR-I/03/2022
4/338, Bharathi Nagar,
Jagir Ammanalavam. SALEM-636 302.











SANITATION DETAILS:-			
TOTAL NUMBER OF MALE = 150 NOS			
TOTAL NUMBER OF FEMALE = 100 NOS			
S NO.	SANITARY UNIT	REQUIRED	PROVIDED
1.	WATER CLOSET	10 Nos	53 Nos
2.	ABLUTION TAPS	10 Nos	53 Nos
3.	URINALS	06 Nos	24 Nos
4.	WASH BASINS	06 Nos	55 Nos
5.	BATHS	-	-
6.	DRINKING WATER FOUNTAINS	03 Nos	03 Nos
7.	CLEANER'S SINK	01 Nos	01 Nos

SITE PLAN
(SCALE = 1 : 200)

SITE PLAN | SHEET NO: 04 / 04

SITE SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GOLD JEWELLERY PARK (GREEN CATEGORY) " IN S.F. NO. 189/2A1A2, PLOT IN APPROVED SIPCO INDUSTRIAL LAYOUT NO: LP/K.N.TDA NO -17/2017, AT TANSIDCO INDUSTRIAL ESTATE, KURICHI VILLAGE, WARD NO. 98, COIMBATORE CORPORATION SOUTH ZONE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 8690.00 SQ.M

SITE AREA AS PER PATTA : 8690.00 SQ.M

PROPOSED BUILDING AREA DETAILS:

S.NO	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	BLOCK -01 (INDUSTRIAL)			
	STILT FLOOR	785.12	1761.29	2546.41
	FIRST FLOOR	2433.92	-	2433.92
	SECOND FLOOR	2234.27	-	2234.27
	THIRD FLOOR	2234.27	-	2234.27
	FOURTH FLOOR	2234.27	-	2234.27
	FIFTH FLOOR	2234.27	-	2234.27
	HEAD ROOM	-	77.71	77.71
	TOTAL	12156.12	1839.00	13995.12

TOTAL FSI AREA = 12156.12 SQ M

FLOOR SPACE INDEX = 12156.12 / 8690.00 = 1.40

PLOT COVERAGE = 2433.92 / 8690.00 x 100 = 28.008%

PARKING DETAILS :

INDUSTRIAL WORKSHOP AREA (2nd to 5th Floor) : 4013.36 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 (1st Floor) : 2433.92 SQ.M
1 CAR PARKING SPACE FOR EVERY 150.00 SQ.M

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	06 NOS	10 NOS
CAR PARKING	13 + 02DA+ 02EV = 17 NOS	13 + 02DA+ 02EV = 17 NOS
TWO WHEELER PARKING	42 + 06DA+ 06EV = 54 NOS	63 + 06DA+ 06EV = 75 NOS
CYCLE PARKING	54 NOS	159 NOS

PARKING DIMENSIONS :

10 LORRY SLOT DIMENSION 3.60 x 10.00M
15 CAR SLOT DIMENSION 2.50 x 5.00M
02 DA CAR SLOT DIMENSION 3.60 X 5.00M
75 TWO WHEELER PARKING SLOT DIMENSION 1.00 x 1.80M
159 CYCLE PARKING SLOT DIMENSION 0.56 x 1.80M

HORSE POWER DETAILS : 3000.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	150	100	250

O.S.R DETAIL :

O.S.R REQUIRED = 870.99 SQ.M

O.S.R PROVIDED = 873.88 SQ.M

COLOUR INDEX : PROPOSED, BOUNDARY, ROAD, DRIVEWAY

REFERENCE :

SCALE : 1:200

DATE : 20 MAY 2026

N W E S

APPLICANT :

BRANCH MANAGER
SIDCO COIMBATORE

ARCHITECT / REGISTERED ENGINEER :

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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,
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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.