PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

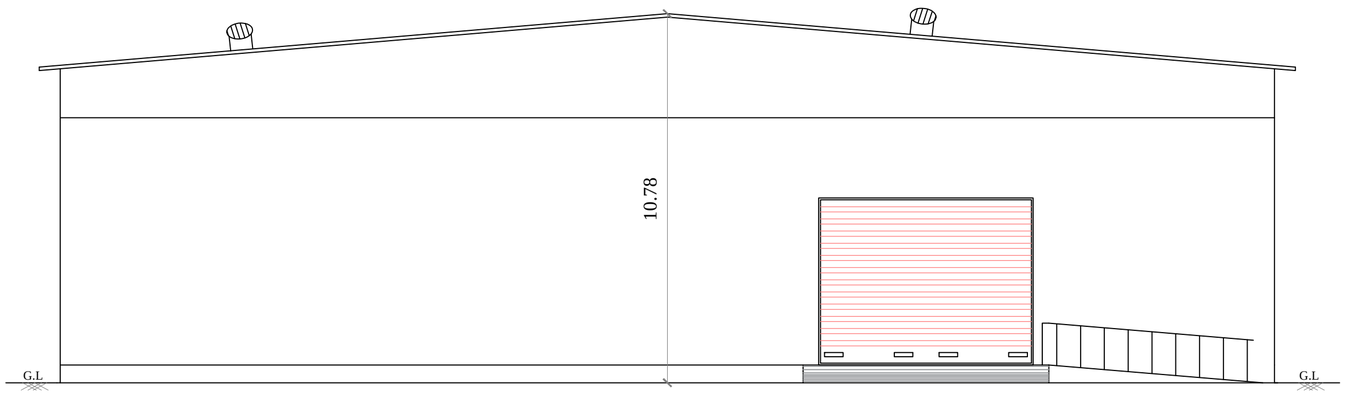
ISSUING AUTHORITY
DTCP

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

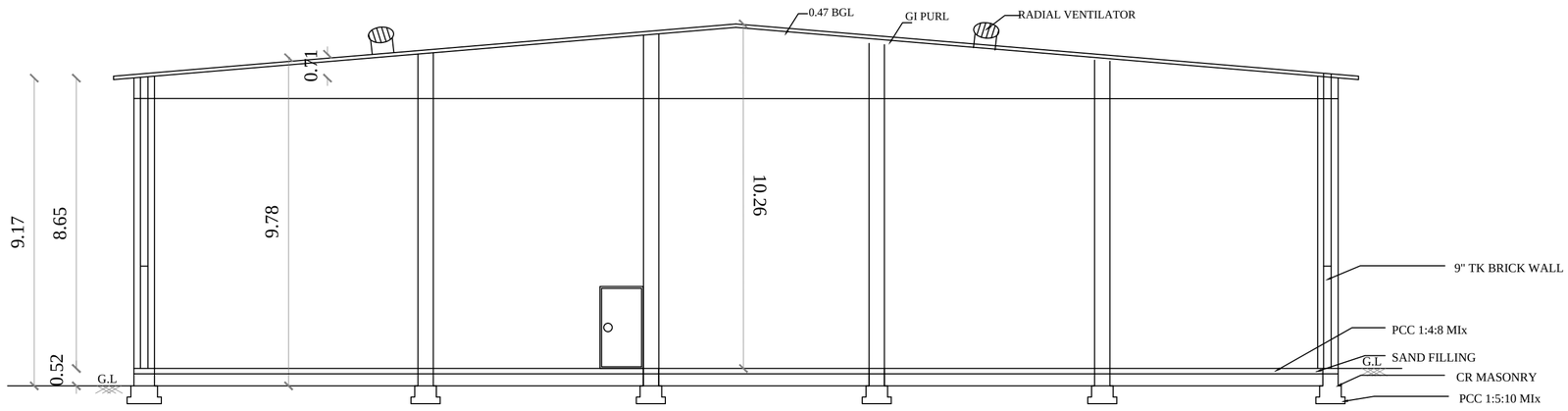
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

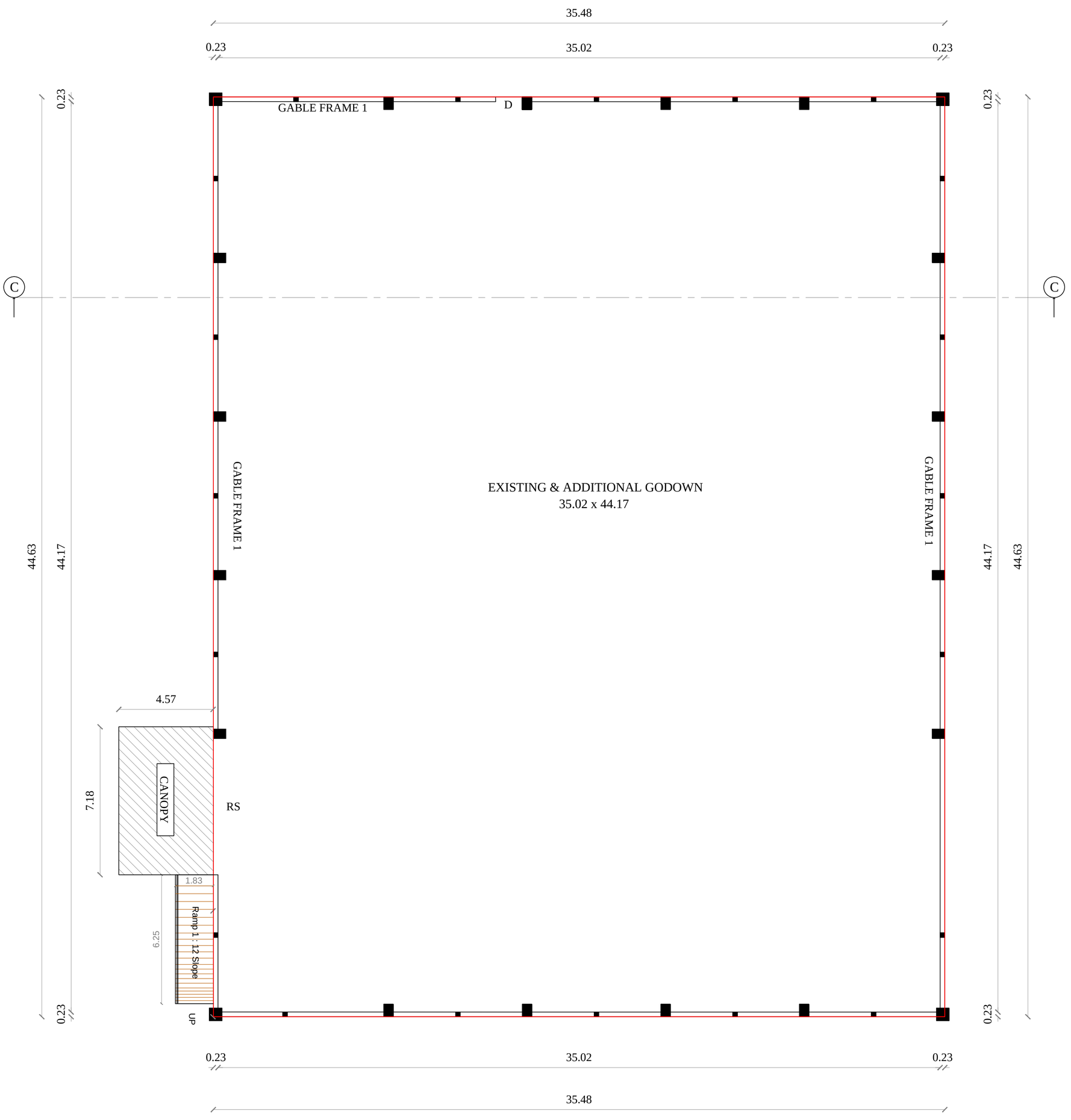
hello@verified.realestate
+91 9996 12 9996
verified.realestate



ELEVATION ON WEST SIDE



SECTION ON CC



EXISTING & ADDITIONAL GODOWN GROUND FLOOR PLAN

BLOCK - 07

PLAN SHOWING THE EXISTING REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 34 / A, 35 / A2B, B2A, B2B & 35 / B2C, AT NALLAMPALLI VILLAGE & PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

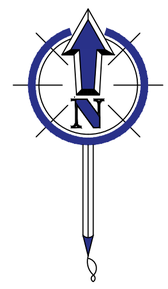
For : M/S. BIOGROW ULTRA PRIVATE LIMITED &

For : M/S. BIOGROW SUBSTRATES INDIA PRIVATE LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

JOINERIES DETAILS

RS1	ROLLING SHUTTER	4.07 x 4.57
RS2	ROLLING SHUTTER	6.07 x 4.57
RS	ROLLING SHUTTER	1.83 x 2.44
D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61



STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN
CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarojini Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

APPLICANT

For BIOGROW ULTRA PRIVATE LTD.
Director

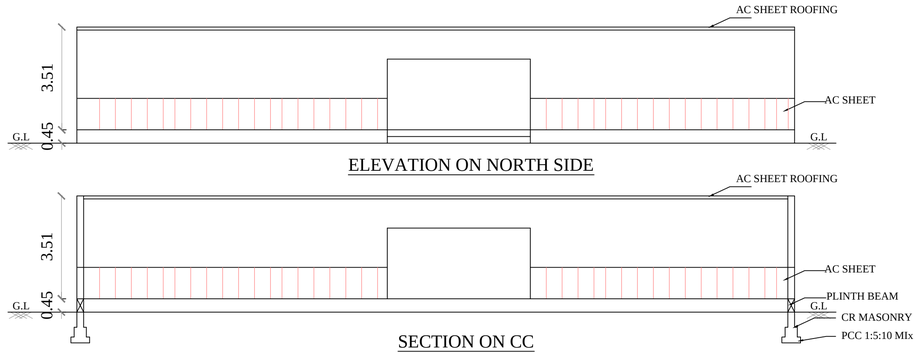
For BIOGROW SUBSTRATES INDIA PVT. LTD,
Authorised Signature

REGISTERED ENGINEER

Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

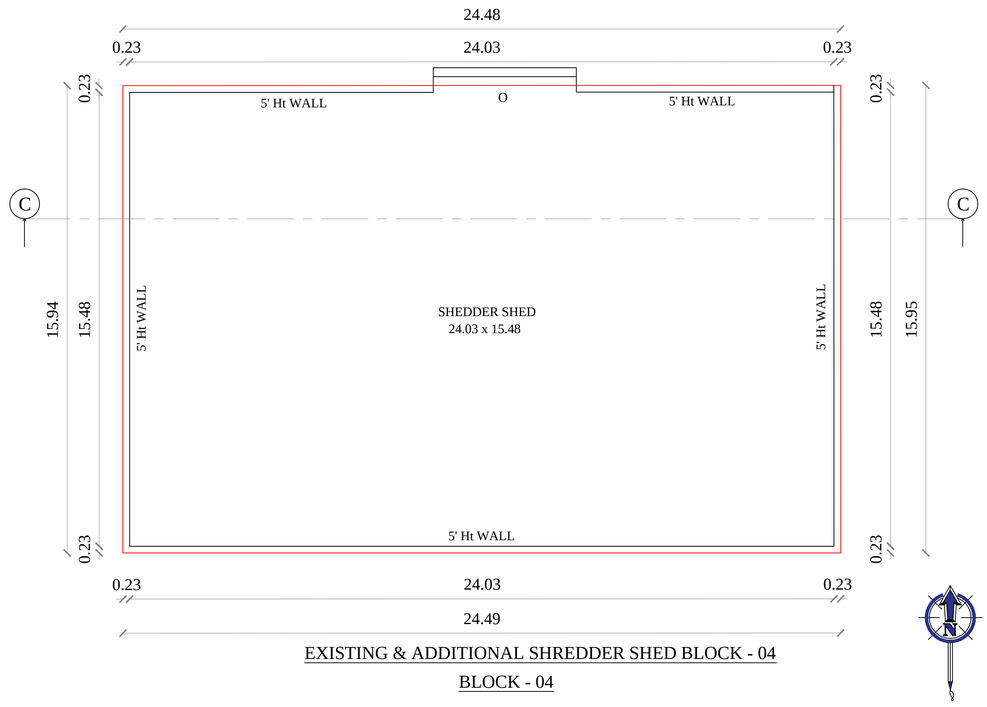
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-II/011/2024

SHEET No : 04



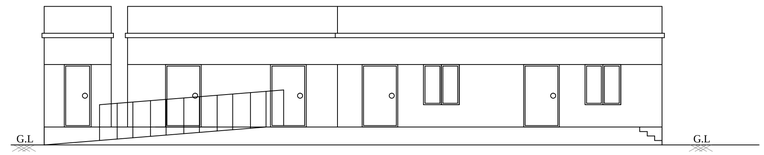
ELEVATION ON NORTH SIDE

SECTION ON CC

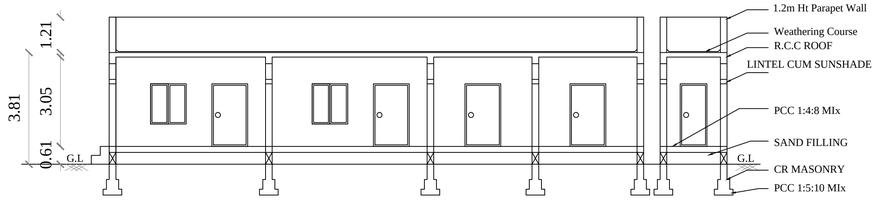


EXISTING & ADDITIONAL SHREDDER SHED BLOCK - 04

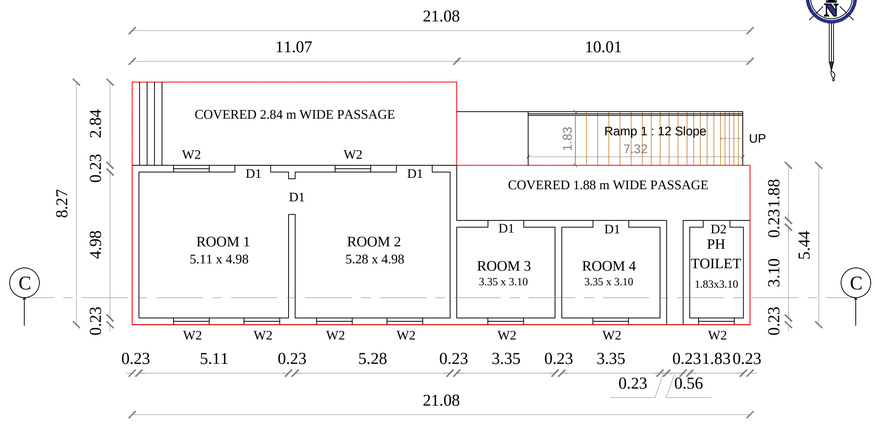
BLOCK - 04



ELEVATION

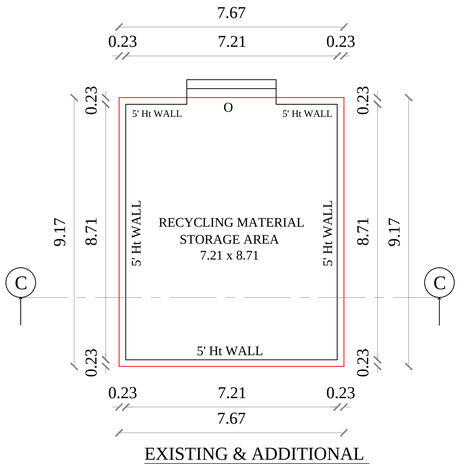


SECTION ON - " CC "



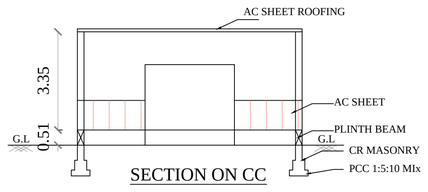
EXISTING & ADDITIONAL SERVANT ROOM

BLOCK - 03

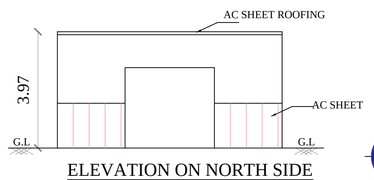


EXISTING & ADDITIONAL

STORAGE AREA BLOCK - 05

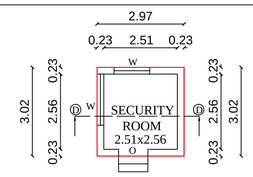


SECTION ON CC



ELEVATION ON NORTH SIDE

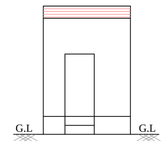
BLOCK - 05



EXISTING& ADDITIONAL

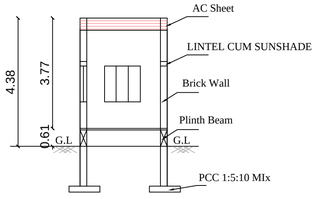
GROUND FLOOR PLAN

BLOCK - 6 (Security room)

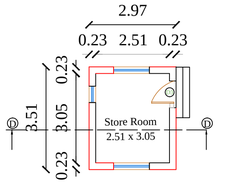


FRONT ELEVATION

BLOCK - 06



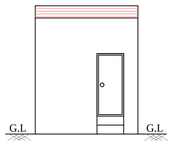
SECTION - DD



EXISTING& ADDITIONAL

GROUND FLOOR PLAN

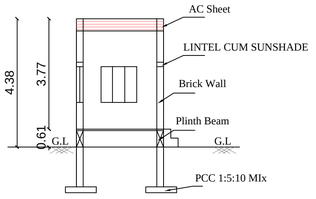
BLOCK - 08 (Store room)



FRONT ELEVATION

(East Side Elevation)

BLOCK - 08



SECTION - DD

PLAN SHOWING THE EXISTING REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 34 / A, 35 / A2B, B2A, B2B & 35 / B2C, AT NALLAMPALLI VILLAGE & PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

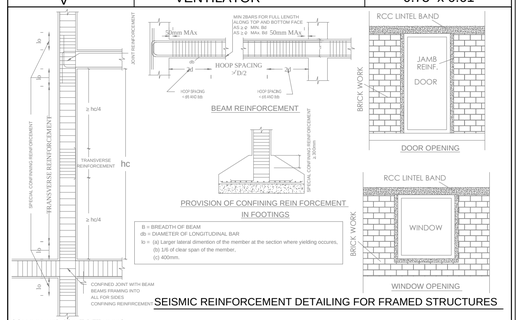
For : M/S. BIOGROW ULTRA PRIVATE LIMITED &

For : M/S. BIOGROW SUBSTRATES INDIA PRIVATE LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

JOINERIES DETAILS

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RS2	ROLLING SHUTTER	6.07 x 4.57
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D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61



SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN
CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarojini Street,
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Cell : 98430 76865.

APPLICANT

For BIOGROW ULTRA PRIVATE LTD.
Director

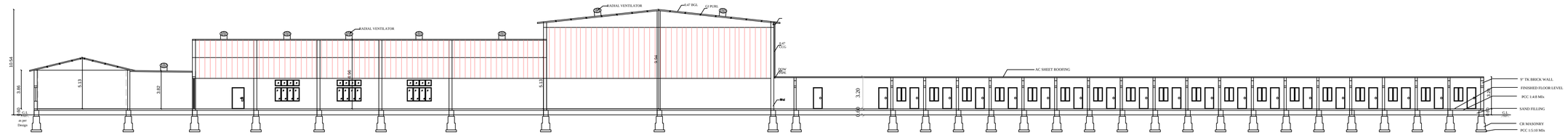
For BIOGROW SUBSTRATES INDIA PVT. LTD.
Authorised Signature

REGISTERED ENGINEER

Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

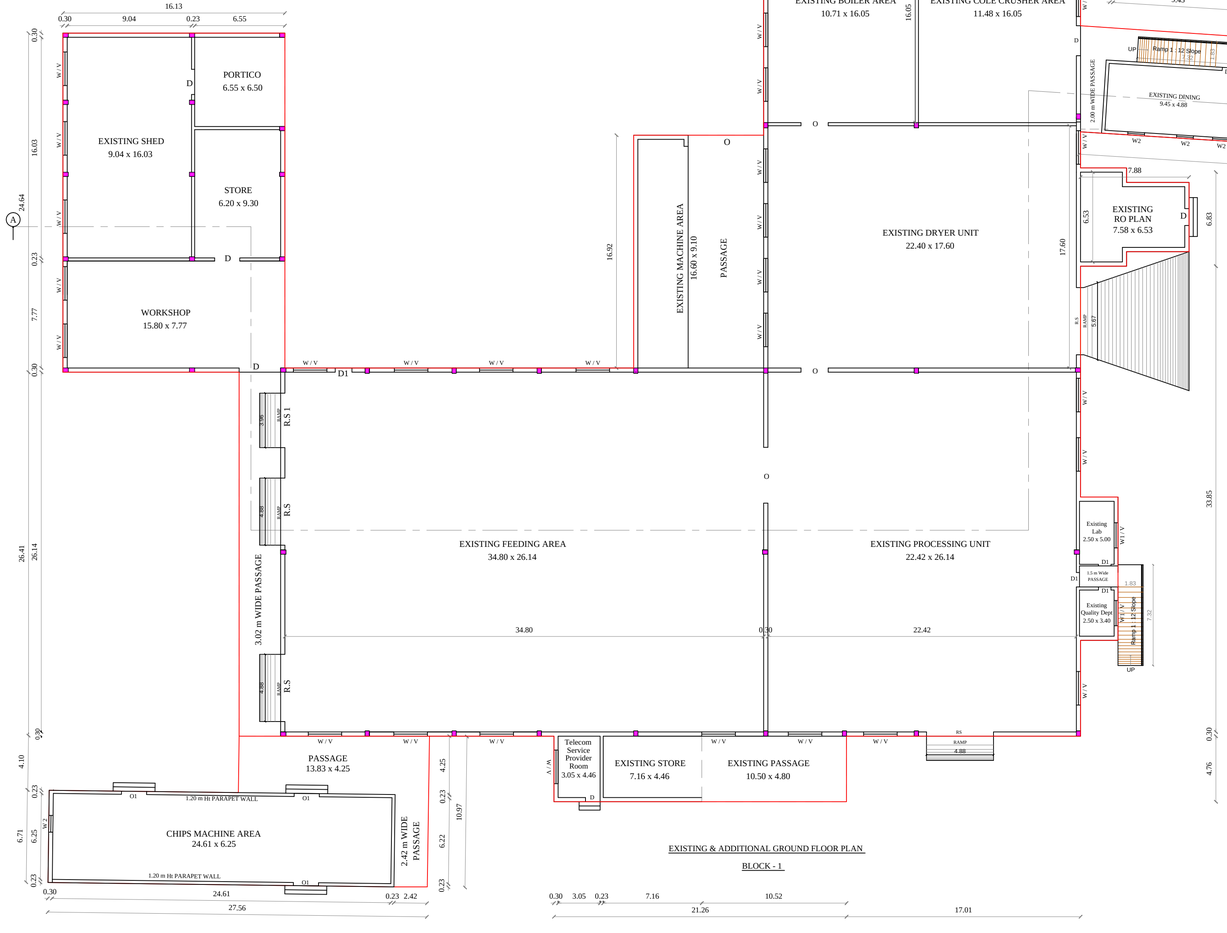
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.857.2018.LPA/RE/GR-II/011/2024

SHEET No : 03



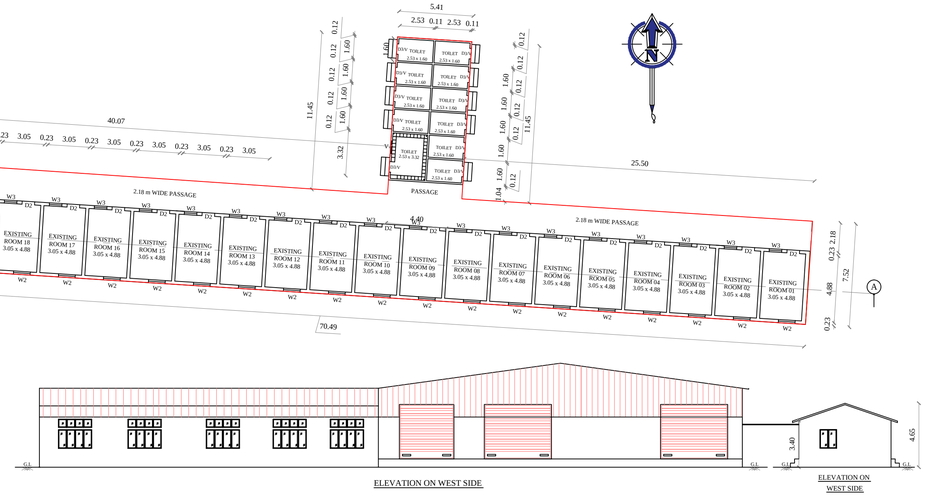
SECTION ON " AA "

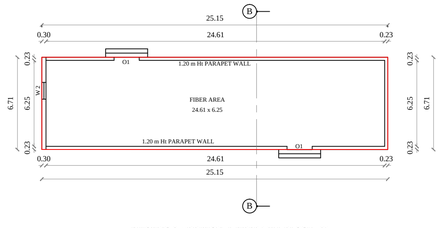




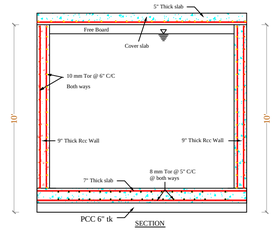
EXISTING & ADDITIONAL GROUND FLOOR PLAN

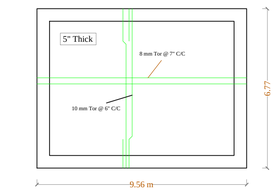
BLOCK - 1





EXISTING & ADDITIONAL FIBER MILL BLOCK - 02





RAIN WATER COLLECTION TANK

PLAN SHOWING THE EXISTING REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 34 / A, 35 / A2B, B2A, B2B & 35 / B2C, AT NALLAMPALLI VILLAGE & PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

For : M/S. BIOGROW ULTRA PRIVATE LIMITED &
For : M/S. BIOGROW SUBSTRATES INDIA PRIVATE LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

JOINERIES DETAILS

RS1	ROLLING SHUTTER	4.07 x 4.57
RS2	ROLLING SHUTTER	6.07 x 4.57
RS	ROLLING SHUTTER	1.83 x 2.44
D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61

MACHINERIES POWER DETAILS

S.NO	MACHINE NAME	NO'S	EACH POWER IN HP	TOTAL POWER IN HP
1	HMC M/C	1	120.00	120.00
2	VMC M/C	2	24.00	48.00
3	HMC M/C	1	75.00	75.00
4	RADIAL DRILLING	3	10.00	30.00
5	RADIAL DRILLING	1	2.50	2.50
6	CYLINDERICAL GRINDER	1	6.50	6.50
7	SURFACE GRINDING	3	4.00	12.00
8	SURFACE GRINDING	1	5.00	5.00
9	JIG BORING	1	33.50	33.50
10	HORIZONTAL BORING M/C	1	7.50	7.50
11	SPARKING M/C	3	10.00	30.00
12	EDM WIRE CUTTING M/C	14	2.00	28.00
13	VMC M/C	2	24.00	48.00
14	HMC M/C	1	94.00	94.00
15	VERTICAL MILLING	2	10.00	20.00
16	SPM MILLING M/C	1	12.00	12.00

NOTE

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

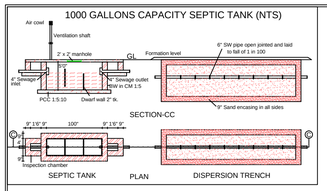
3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

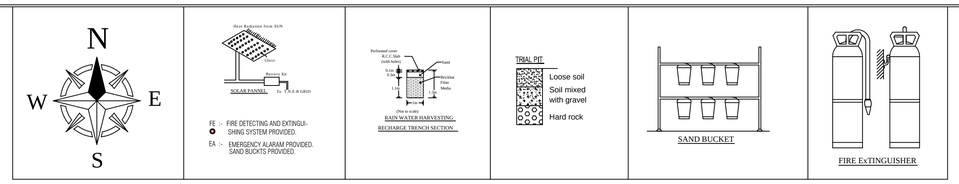
4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

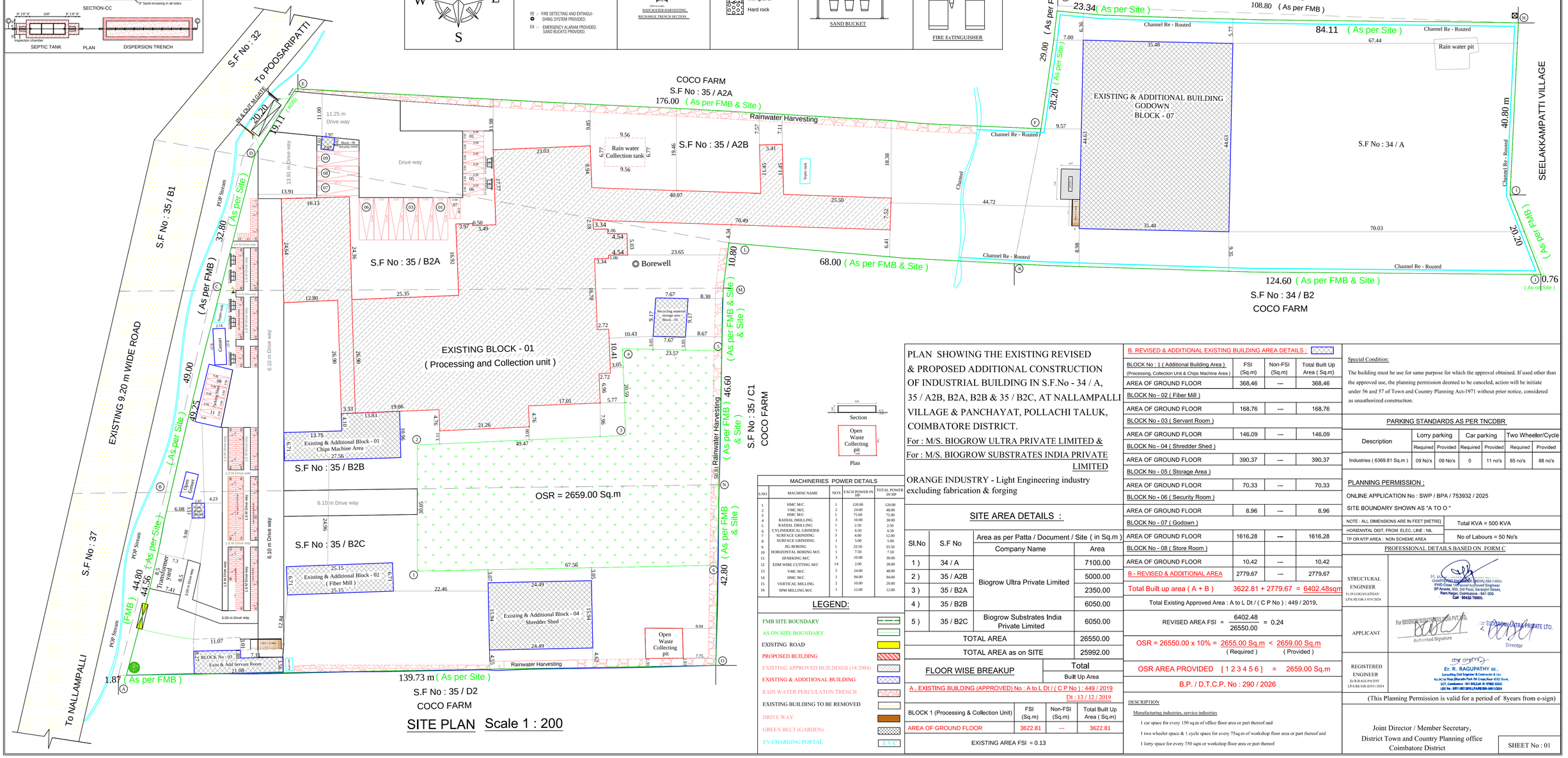
REFERENCE — ExiS.MACHINE

STRUCTURAL ENGINEER Er.M.LOGANATHAN LPA/SE/GR-1/074/2024	M. LOGANATHAN, B.E., CHARTERED ENGINEER (INDIA) A8-74954, FIVED Class 1 Licensed Authorised Engineer SP Arcadia, 303, 3rd Floor, Sarojini Street, Ram Nagar, Coimbatore - 641 009. Cell : 98432 70865.
APPLICANT	For BIOGROW ULTRA PRIVATE LTD. Director For BIOGROW SUBSTRATES INDIA PVT. LTD. Authorised Signature
REGISTERED ENGINEER Er.R.RAGUPATHY LPA/RE/GR-II/011/2024	Er. R. RAGUPATHY M.E., Consulting Civil Engineer & Contractor & Liv. No.54 1st Floor,Bharathi Park 7th Cross,Peelamedu P.O.,Coimbatore - 641 004.Cell 99425 81 478/82 22222 LIC No : GR1-187,2016,LPA/RE/GR-II/011/2024

SHEET No : 02







SITE PLAN Scale 1 : 200

MACHINERIES POWER DETAILS

S.NO	MACHINE NAME	NO'S	EACH POWER IN HP	TOTAL POWER IN HP
1	HMC M/C	1	120.00	120.00
2	VMC M/C	2	24.00	48.00
3	HMC M/C	1	75.00	75.00
4	RADIAL DRILLING	3	10.00	30.00
5	RADIAL DRILLING	1	2.50	2.50
6	CYLINDERICAL GRINDER	1	6.50	6.50
7	SURFACE GRINDING	3	4.00	12.00
8	SURFACE GRINDING	1	5.00	5.00
9	JIG BORING	1	33.50	33.50
10	HORIZONTAL BORING M/C	1	7.50	7.50
11	SPARKING M/C	3	10.00	30.00
12	EDM WIRE CUTTING M/C	14	2.00	28.00
13	VMC M/C	2	24.00	48.00
14	HMC M/C	1	94.00	94.00
15	VERTICAL MILLING	2	10.00	20.00
16	SPM MILLING M/C	1	12.00	12.00

LEGEND:

- FMB SITE BOUNDARY
- AS ON SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- EXISTING APPROVED BUILDINGS (14/2004)
- EXISTING & ADDITIONAL BUILDING
- RAIN WATER PERCULATON TRENCH
- EXISTING BUILDING TO BE REMOVED
- DRIVE WAY
- GREEN BELT (GARDEN)
- EV CHARGING PORTAL

PLAN SHOWING THE EXISTING REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 34 / A, 35 / A2B, B2A, B2B & 35 / B2C, AT NALLAMPALLI VILLAGE & PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

For : M/S. BIOGROW ULTRA PRIVATE LIMITED &

For : M/S. BIOGROW SUBSTRATES INDIA PRIVATE LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

SITE AREA DETAILS :

Sl.No	S.F No	Area as per Patta / Document / Site (in Sq.m) Company Name	Area
1)	34 / A	Biogrow Ultra Private Limited	7100.00
2)	35 / A2B		5000.00
3)	35 / B2A		2350.00
4)	35 / B2B		6050.00
5)	35 / B2C	Biogrow Substrates India Private Limited	6050.00
TOTAL AREA			26550.00
TOTAL AREA as on SITE			25992.00

FLOOR WISE BREAKUP

A . EXISTING BUILDING (APPROVED) No : A to L Dt / (C P No) : 449 / 2019 Dt : 13 / 12 / 2019

BLOCK 1 (Processing & Collection Unit)	FSI (Sq.m)	Non-FSI (Sq.m)	Total Built Up Area (Sq.m)
AREA OF GROUND FLOOR	3622.81	---	3622.81

EXISTING AREA FSI = 0.13

B. REVISED & ADDITIONAL EXISTING BUILDING AREA DETAILS :

BLOCK No : 1 (Additional Building Area) (Processing, Collection Unit & Chips Machine Area)	FSI (Sq.m)	Non-FSI (Sq.m)	Total Built Up Area (Sq.m)
AREA OF GROUND FLOOR	368.46	---	368.46
BLOCK No - 02 (Fiber Mill)			
AREA OF GROUND FLOOR	168.76	---	168.76
BLOCK No - 03 (Servant Room)			
AREA OF GROUND FLOOR	146.09	---	146.09
BLOCK No - 04 (Shredder Shed)			
AREA OF GROUND FLOOR	390.37	---	390.37
BLOCK No - 05 (Storage Area)			
AREA OF GROUND FLOOR	70.33	---	70.33
BLOCK No - 06 (Security Room)			
AREA OF GROUND FLOOR	8.96	---	8.96
BLOCK No - 07 (Godown)			
AREA OF GROUND FLOOR	1616.28	---	1616.28
BLOCK No - 08 (Store Room)			
AREA OF GROUND FLOOR	10.42	---	10.42
B - REVISED & ADDITIONAL AREA	2779.67	---	2779.67
Total Built up area (A + B)	3622.81 + 2779.67 = 6402.48sqm		

Total Existing Approved Area : A to L Dt / (C P No) : 449 / 2019.

REVISED AREA FSI = 6402.48 / 26550.00 = 0.24

OSR = 26550.00 x 10% = 2655.00 Sq.m (Required) < 2659.00 Sq.m (Provided)

OSR AREA PROVIDED [1 2 3 4 5 6] = 2659.00 Sq.m

B.P. / D.T.C.P. No : 290 / 2026

DESCRIPTION

Manufacturing industries, service industries

1 car space for every 150 sq.m of office floor area or part thereof and

1 two wheeler space & 1 cycle space for every 75sq.m of workshop floor area or part thereof and

1 lorry space for every 750 sqm or workshop floor area or part thereof

Special Condition:

The building must be use 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 initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

PARKING STANDARDS AS PER TNCDBR

Description	Lorry parking		Car parking		Two Wheeler/Cycle	
	Required	Provided	Required	Provided	Required	Provided
Industries (6369.81 Sq.m)	09 No's	09 No's	0	11 no's	85 no's	88 no's

PLANNING PERMISSION :

ONLINE APPLICATION No : SWP / BPA / 753932 / 2025

SITE BOUNDARY SHOWN AS "A TO O "

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NON SCHEME AREA

Total KVA = 500 KVA

No of Labours = 50 No's

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER Ex.M.LOGANATHAN LPA/SE/GR-1/074/2024	M. L. LOGANATHAN, B.E., CHARTERED ENGINEER (INDIA) A68-74954 PWD Class 1A Special Authorised Engineer SP Arcade, 309, 3rd Floor, Sarojini Street, Ram Nagar, Coimbatore - 641 009. Cell : 99430 76665.
APPLICANT	For BIOGROW SUBSTRATES INDIA PVT. LTD. Authorised Signature / For BIOGROW ULTRA PRIVATE LTD. Director
REGISTERED ENGINEER Er.R.RAGUPATHY LPA/RE/GR-II/011/2024	Er. R. RAGUPATHY BE., Consulting Civil Engineer & Contractor & Lic No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank, SCT, Coimbatore - 641 043,Cell: 91 97862 33332 LIC No : GR/11.BCI.2010/LPA/RE/GR-II/011/2024

(This Planning Permission is valid for a period of 8years from e-sign)

Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

SHEET No : 01

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
3/350/2 Mettukuppam,
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.