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REFERENCE
01/2026-2027

ISSUED
08 June 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

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DIGITALLY VERIFIED RECORD

SITE AND FLOOR PLAN (Scale 1:200)	SHEET NO: 1/2

PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL & RCC ROOF GROUND FLOOR INDUSTRIAL GLASS PACKAGING UNIT BUILDING IN SF.NOS:127/1B & 135/1A1B AT PACHAPALAYAM VILLAGE & SULTANPET PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

ONLINE APPLICATION : SWP/BPA/766879/2026
LP/CLPA No:295/2026.
Planning Permission No: 380/2026.

APPLICANT : Mr.ROSHAN KUMAR J

INDUSTRIAL CATEGORY - GREEN CATEGORY
INDUSTRIAL TYPE -S.NO:68 - MISCELLANEOUS

HP DETAILS :
TOTAL HP - 30HP
Number of Workers : Male - 5, Female - 3, Total = 8Nos

AREA OF THE SITE ---- 6912.00 SQM. (AS AT SITE)
AREA OF THE SITE ---- 7042.00 SQM. (AS PER PATTA)

BUILDING AREA DETAILS

BLOCK NO.	FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK-1	PACKAGING UNIT			
	GROUND FLOOR	1395.88	-	1395.88
BLOCK-2	PACKAGING UNIT			
	GROUND FLOOR	1053.86	-	1053.86
BLOCK-3	ELECTRICAL TRANSFORMER ROOM			
	GROUND FLOOR	28.81	-	28.81
BLOCK-4	SECURITY ROOM			
	GROUND FLOOR	6.25	-	6.25
	GRAND TOTAL	2484.80	-	2484.80

I. PLOT COVERAGE AREA: $\frac{\text{BUILDING AREA}}{\text{SITE AREA}} \times 100\% = \frac{2484.80}{6912.00} \times 100\% = 35.949\%$

II. FLOOR SPACE INDEX : $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2484.80}{6912.00} = 0.359$

PARKING AREA DETAILS:

Blocks	Workshop	Office
Block - 1	1360.16	35.72
Block - 2	1018.14	35.72
TOTAL	2378.30	71.44
Vehicle	**Required**	**Provided**
Lorry (1 for 750sqm of Workshop area)	4	4
Two Wheeler (1 for 75sqm of Workshop area) (EV including)	32	35
Cycle (1 for 75sqm of Workshop area)	32	35
Car (1 for 150sqm office area)	1	2

REFERENCE:

- OWNER'S BOUNDARY SHOWN AS (A,B,C,D,E)
- PROPOSED CONSTRUCTION SHOWN AS ....
- OSR BOUNDARY SHOWN AS (1,2,3,4) .....
- EXISTING ROAD SHOWN AS ....
- DRIVE WAY SHOWN AS ....
- EV CHARGING POINT ....

NOTE:-

HEIGHT OF THE BUILDING - 11.28M
ALL DIMENSIONS ARE IN METERS
PALM TREES SHOWN NO - 1 TO 15 Nos

OSR REQUIRED 704.20SQM (10.0%)
OSR PROVIDED 740.32SQM (10.51%)

JOINERY DETAILS

RS	ROLLING SHUTTER	3.65x2.21
W	WINDOW	1.83x1.52
W1	WINDOW 1	1.20x1.52
D1	DOOR	0.76x2.21
O	OPEN	3.65x2.21
V	VENTILATOR	1.83x0.60
V1	VENTILATOR	1.00x0.60

MACHINERY DETAILS

S.NO	MACHINE NAME	Nos	TOTAL.HP
1	Cutting (Large Glass Sheets are cut into the required Sizes)	1	5
2	Furnace (The glass is heated in a furnace to improve strength & durability)	1	10
3	Single Edger (The Glass edges are processed by single edge cutting)	1	5
4	L Type Double Edger (Curved Edges are cut on both sides and polished for smooth finishing)	1	10
TOTAL POWER		30.00 HP	

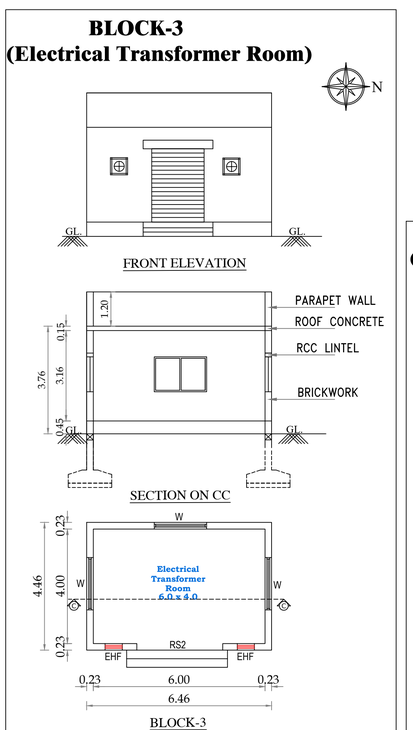
OWNER 'S SIGNATURE

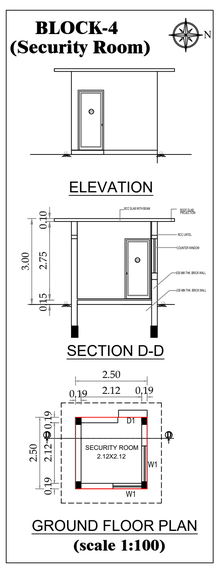
B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

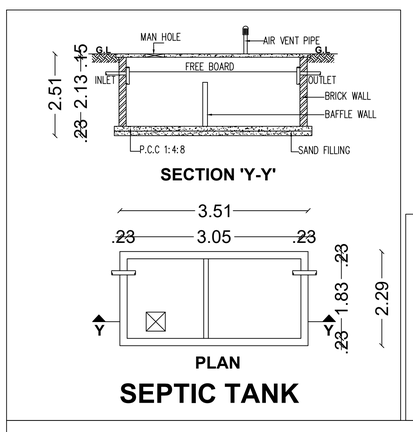
STRUCTURAL ENGINEER

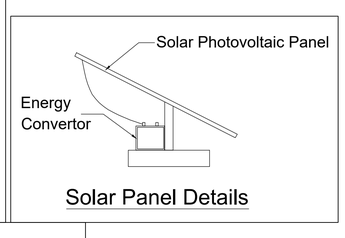
M.KIPSON DHARMARAJAN B.E.,
ENGINEER GRADE - II (RE)
COIMBATORE RE / GR - II / 001 / 2022
No:5, K.K. Pudur, Saibaba Colony
Coimbatore - 641 038

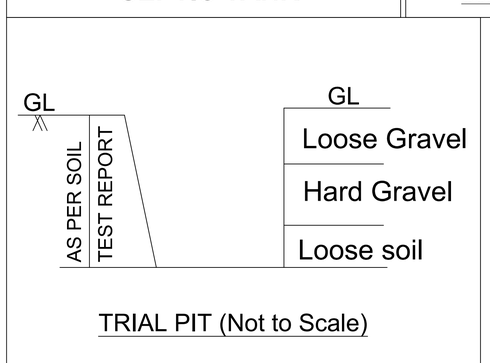
REGISTERED ENGINEER

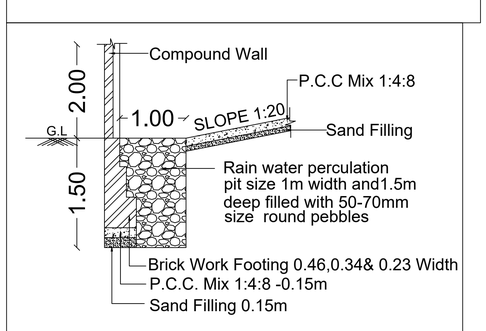


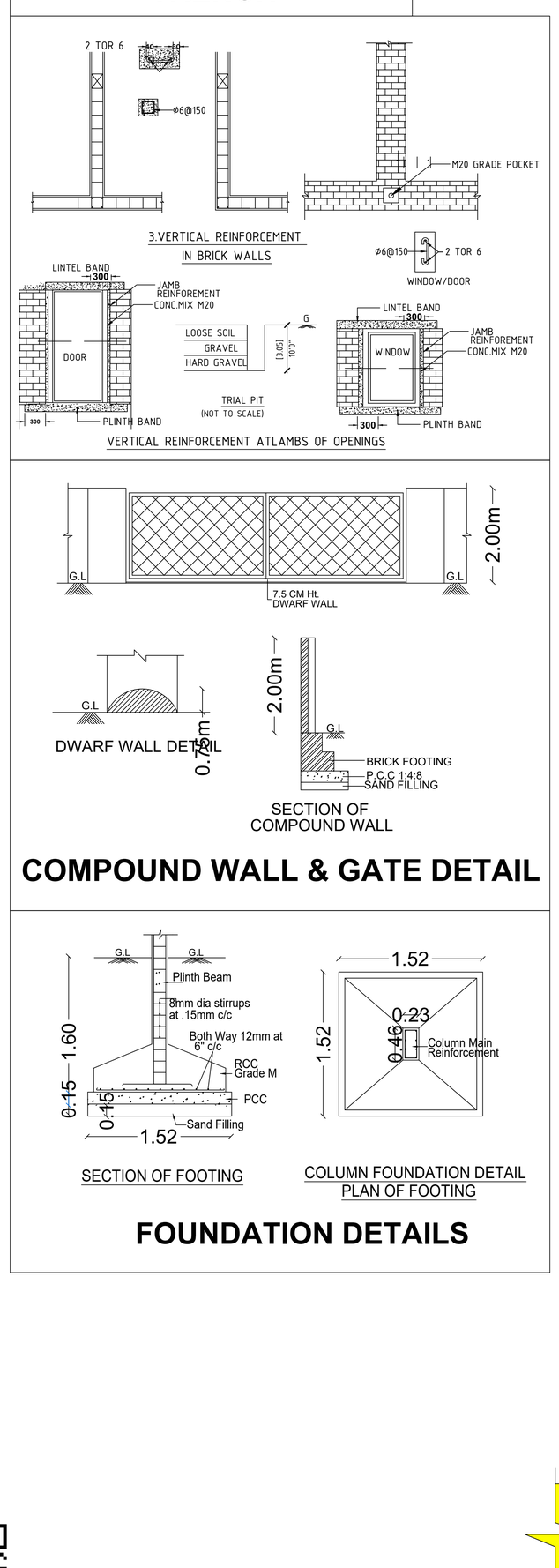


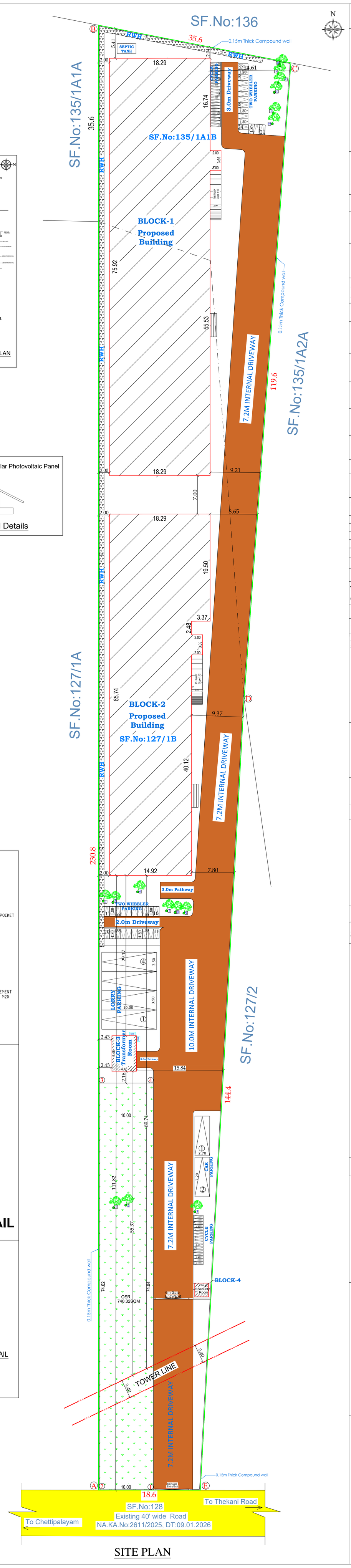




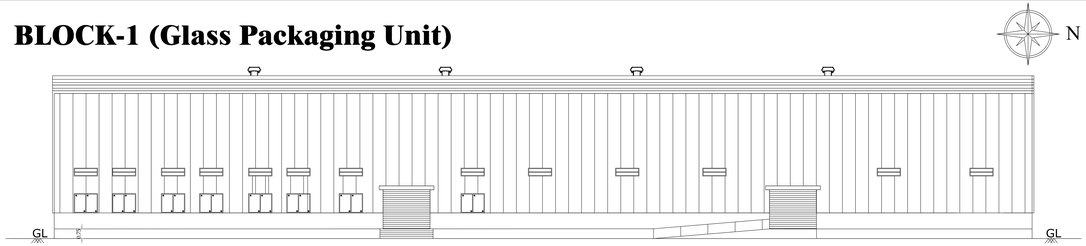




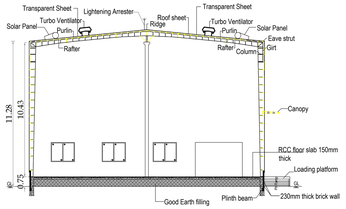




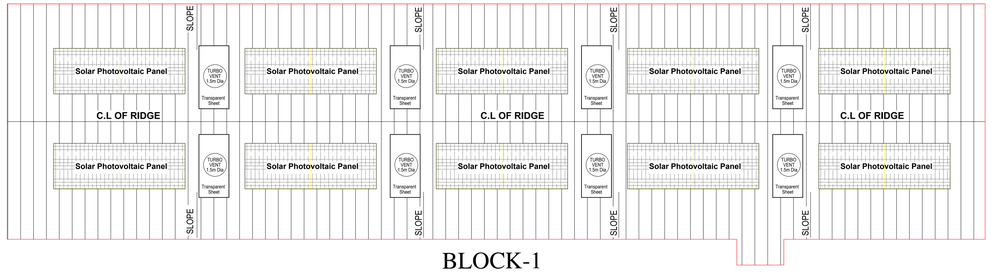
BLOCK-1 (Glass Packaging Unit)



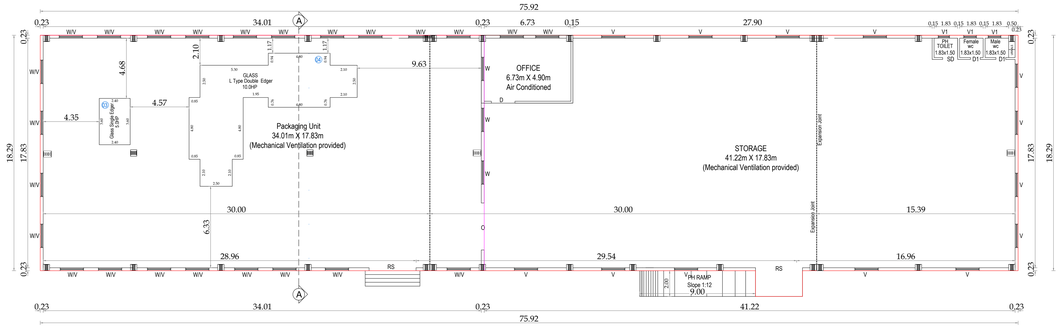
FRONT ELEVATION



Section - AA

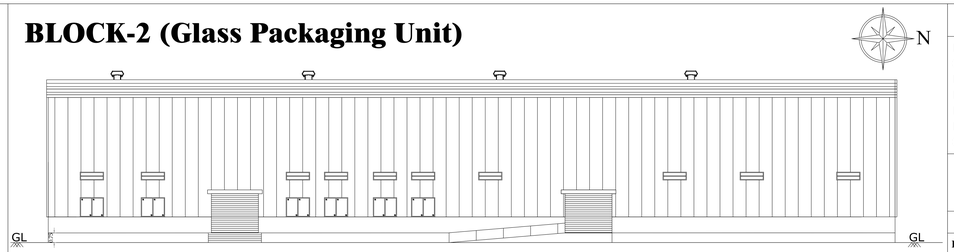


BLOCK-1
ROOF PLAN



BLOCK-1
GROUND FLOOR PLAN

BLOCK-2 (Glass Packaging Unit)



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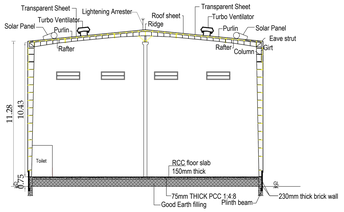
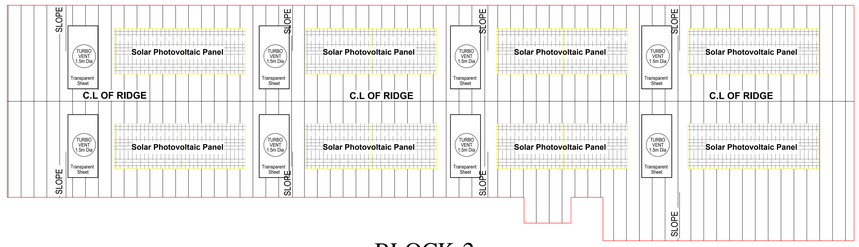
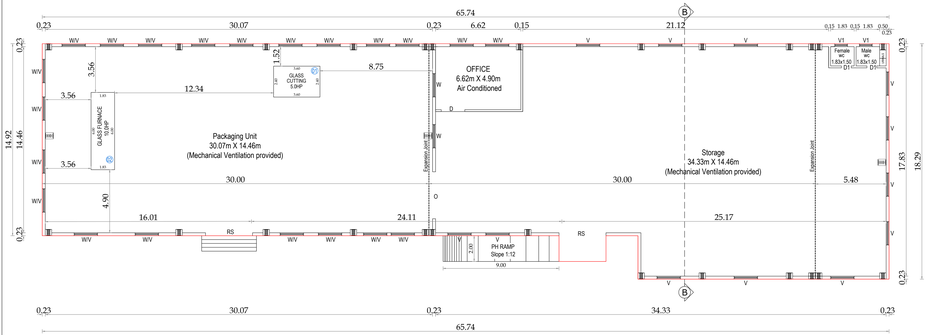


SECTION - BB



BLOCK-2
ROOF PLAN



BLOCK-2
GROUND FLOOR PLAN

BLOCK 1 & 2 FLOOR PLAN (Scale 1:100)	SHEET NO: 2/2

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REGISTERED ENGINEER

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

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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.