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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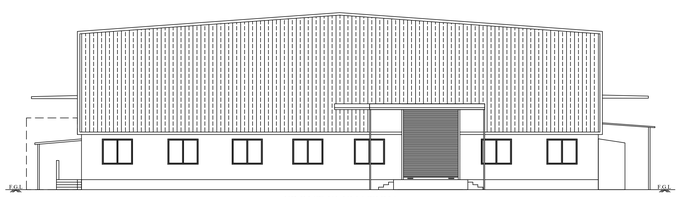
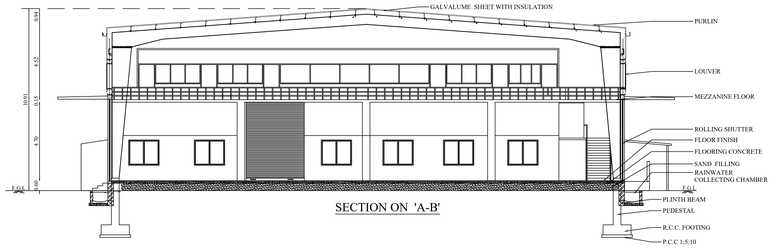
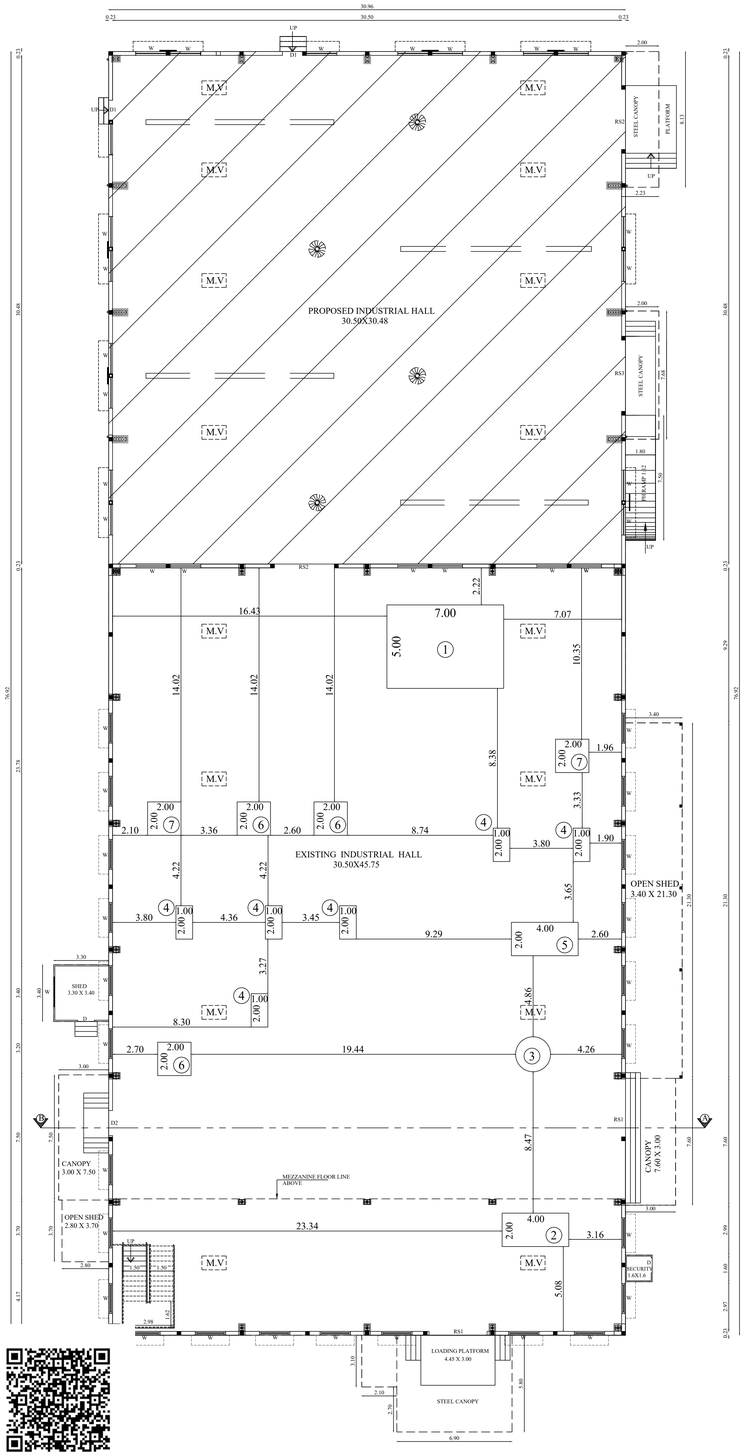


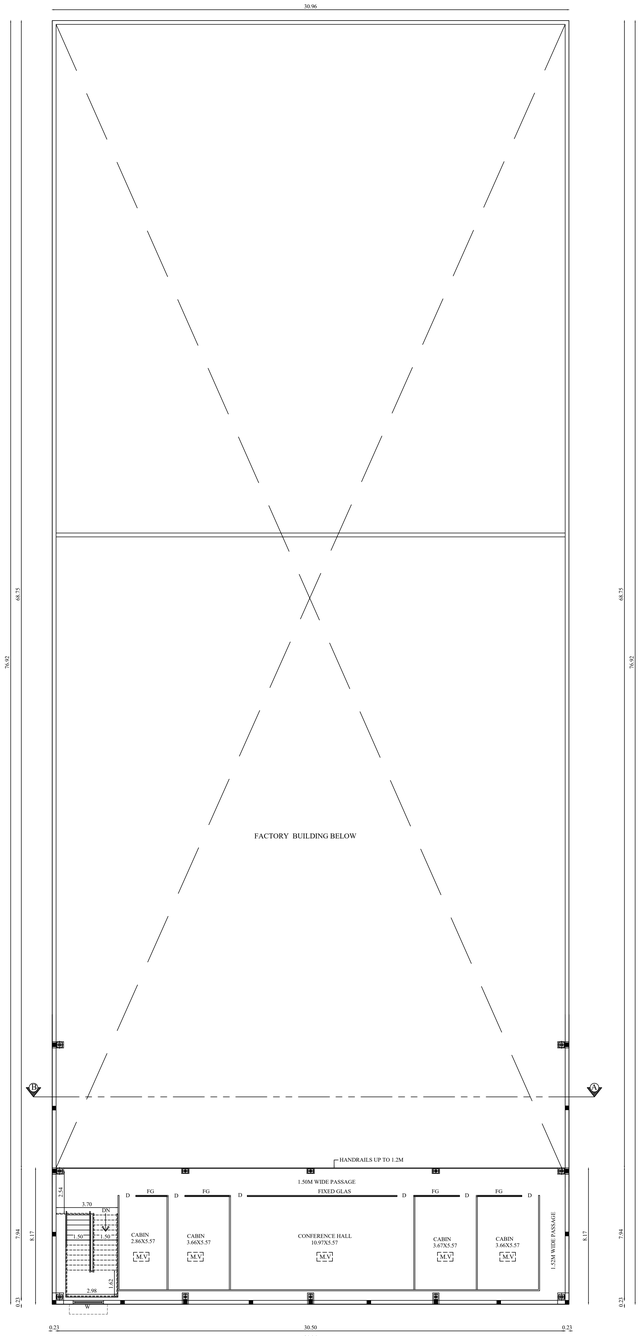
FRONT ELEVATION



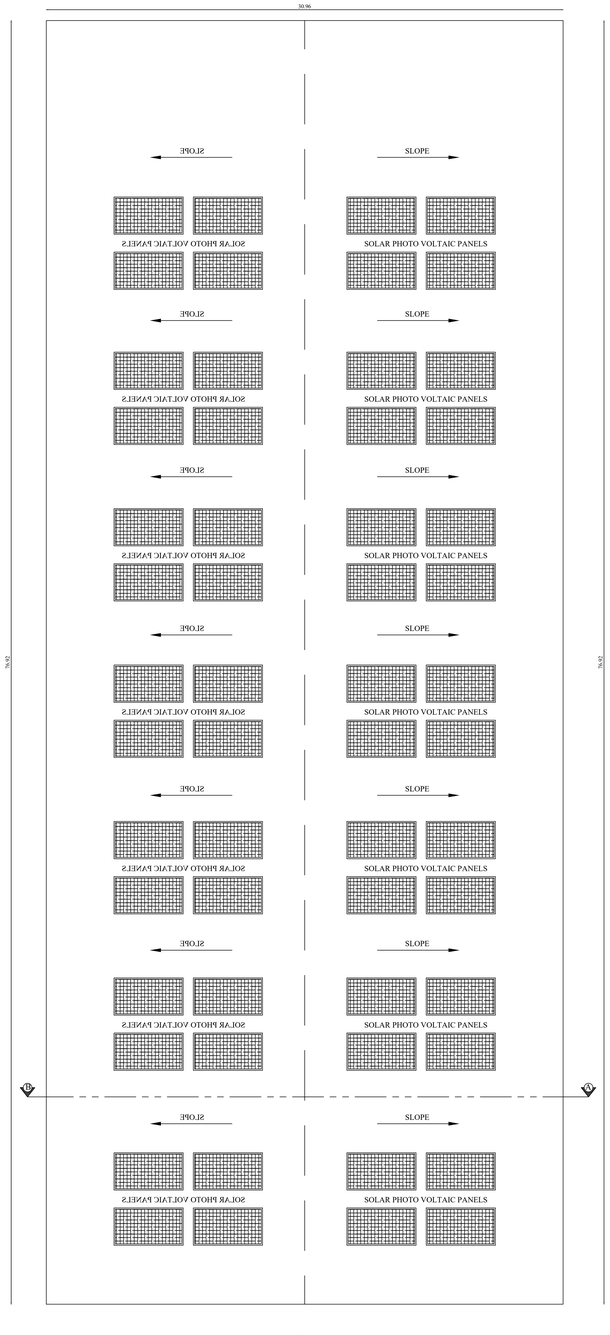
SECTION ON 'A-B'



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



ROOF PLAN

BLOCK : 6 | SHEET NO: 4/4

PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDING (COIR AND COIR PITH RELATED PRODUCTS) IN S.F.NO: 233/2A2 & 233/2B1 AT KALLAPALAYAM VILLAGE, SULTHANPET PANCHAYAT UNION. SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name :
M/s. DUTCH PLANTIN COIR INDIA PRIVATE LIMITED
Online Application No : SWP/BPA/0819060/2026

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	2413.07	-	2601.46
MEZZANINE FLOOR	252.97	-	252.97
TOTAL	2854.43	-	2854.43

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER 1	3.48 X 4.88
RS2	ROLLING SHUTTER 2	3.60 X 3.60
RS3	ROLLING SHUTTER 3	4.27 X 4.27
W	WINDOW	1.83 X 1.52
D	DOOR	1.00 X 2.15
D1	DOOR 1	1.20 X 2.44
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL HP	POWER DETAIL TOTAL HP
1	AUTO WEIGHING M/C	1	22.00	22.00
2	FILM ROLE WRAPPING M/C	1	1.00	1.00
3	AUTOMATIC CUTTING M/C	1	40.00	40.00
4	GANG DRILLING M/C	6	18.00	108.00
5	AUTO SEALING M/C	1	12.00	12.00
6	GB M/C	3	30.00	90.00
7	GB M/C	2	43.00	86.00
	TOTAL	15		359.00 HP

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.
Registered Architect A9
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

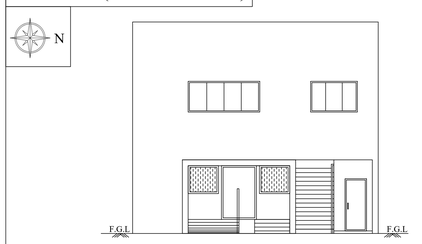
Structural Engineer

For DUTCH PLANTIN COIR INDIA PVT. LTD,

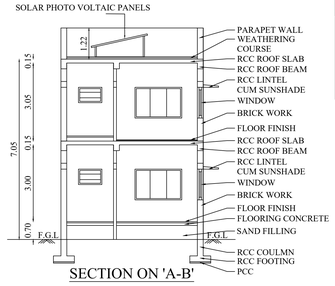
Authorised Signatory

Applicant

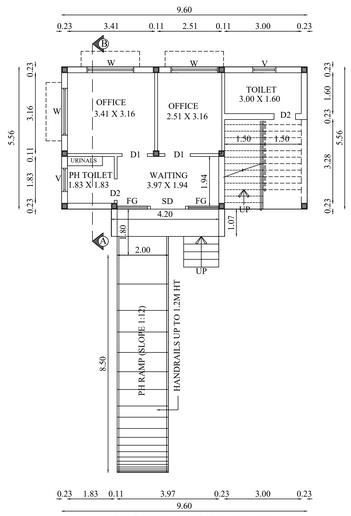
BLOCK - 2 (ADMIN BLOCK)



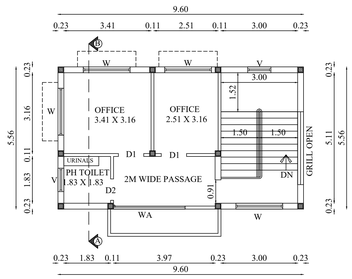
FRONT ELEVATION



SECTION ON 'A-B'



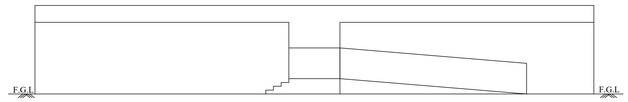
GROUND FLOOR PLAN



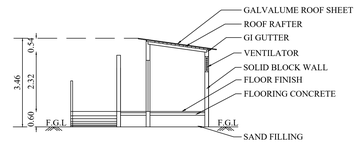
FIRST FLOOR PLAN

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D1	DOOR	0.99 X 2.20
D2	DOOR 1	0.84 X 2.20
W	WINDOW	1.83 X 1.20
WA	WINDOW	2.80 X 1.20
V	VENTILATOR	0.91 X 0.60

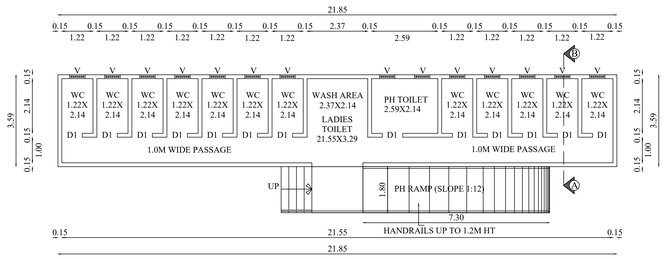
BLOCK - 4 (TOILET -1)



FRONT ELEVATION



SECTION ON 'A-B'



GROUND FLOOR PLAN

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D1	DOOR 1	0.80 X 2.15
V	VENTILATOR	0.60 X 0.90

BLOCK - 2,3,4 & 5 | SHEET NO: 3/4

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Applicant Name :
M/s. DUTCH PLANTIN COIR INDIA PRIVATE LIMITED
Online Application No : SWP/BPA/0819060/2026

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 2 (ADMIN BLOCK)			
GROUND FLOOR	58.15	-	58.15
FIRST FLOOR	53.41	-	53.41
TOTAL	111.56	-	111.56
BLOCK - 3 (POWER HOUSE)			
GROUND FLOOR	153.13	-	153.13
BLOCK - 4 (TOILET)			
GROUND FLOOR	78.54	-	78.54
BLOCK - 5 (TOILET)			
GROUND FLOOR	31.96	-	31.96

M.V	MECHANICAL VENTILATION PROVIDED

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.
Registered Architect As
L.B.S. GRADE-1
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

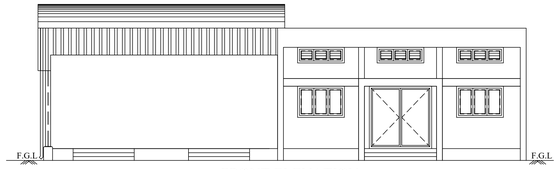
S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

Structural Engineer

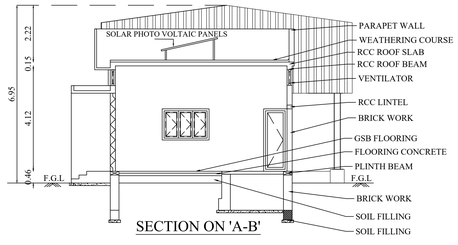
For DUTCH PLANTIN COIR INDIA PVT. LTD,
Authorised Signatory

Applicant

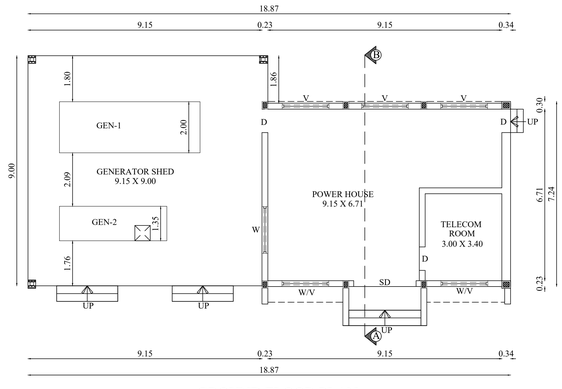
BLOCK - 3 (POWER HOUSE)



FRONT ELEVATION



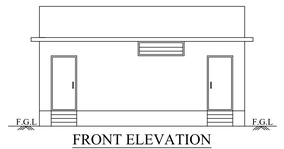
SECTION ON 'A-B'



GROUND FLOOR PLAN

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
SD	STEEL DOOR	2.44 X 2.44
D	DOOR 1	0.92 X 2.44
W	WINDOW	1.83 X 1.22
V	VENTILATOR	1.83 X 0.61

BLOCK - 5 (TOILET -2)



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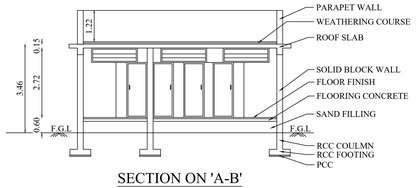

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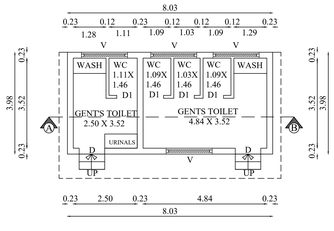
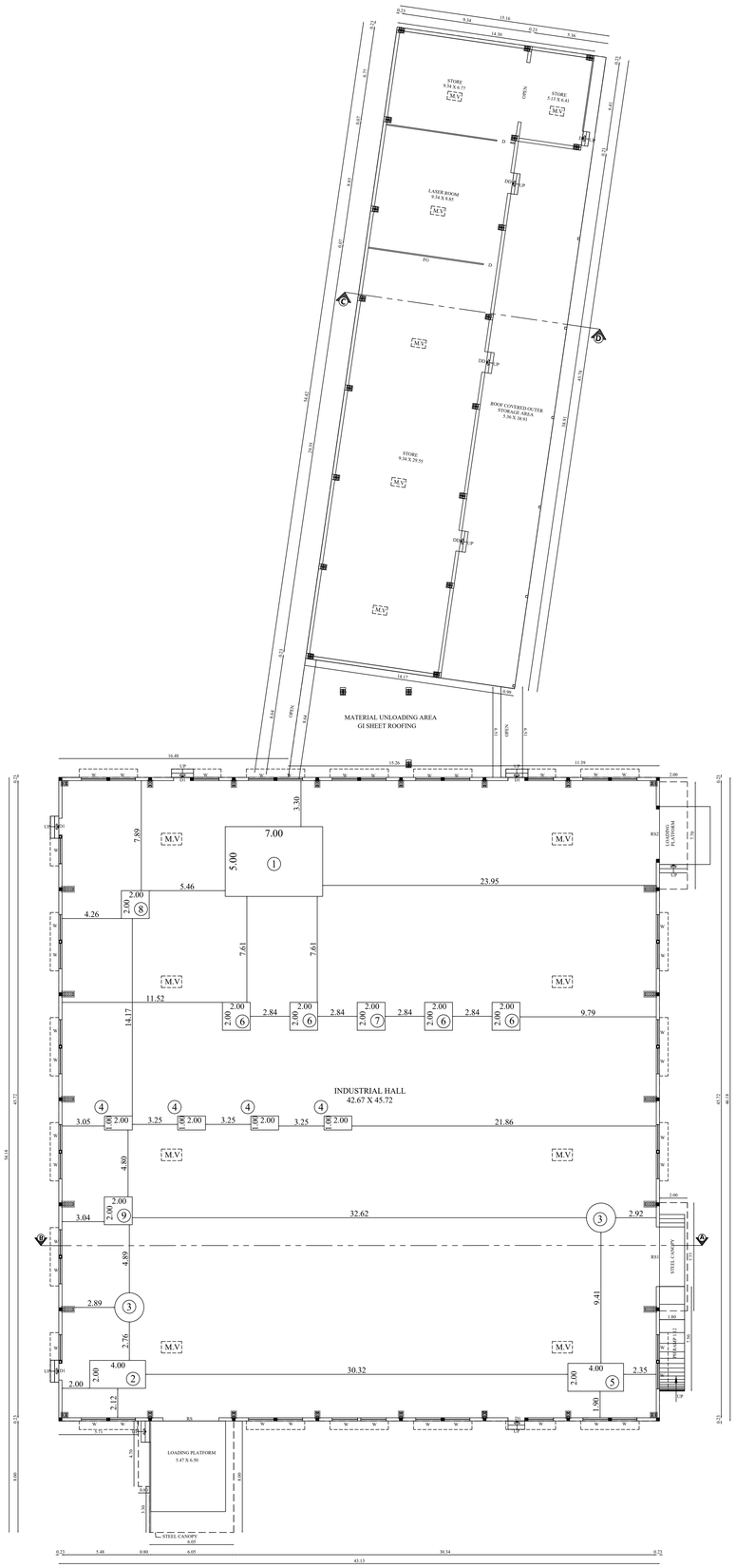
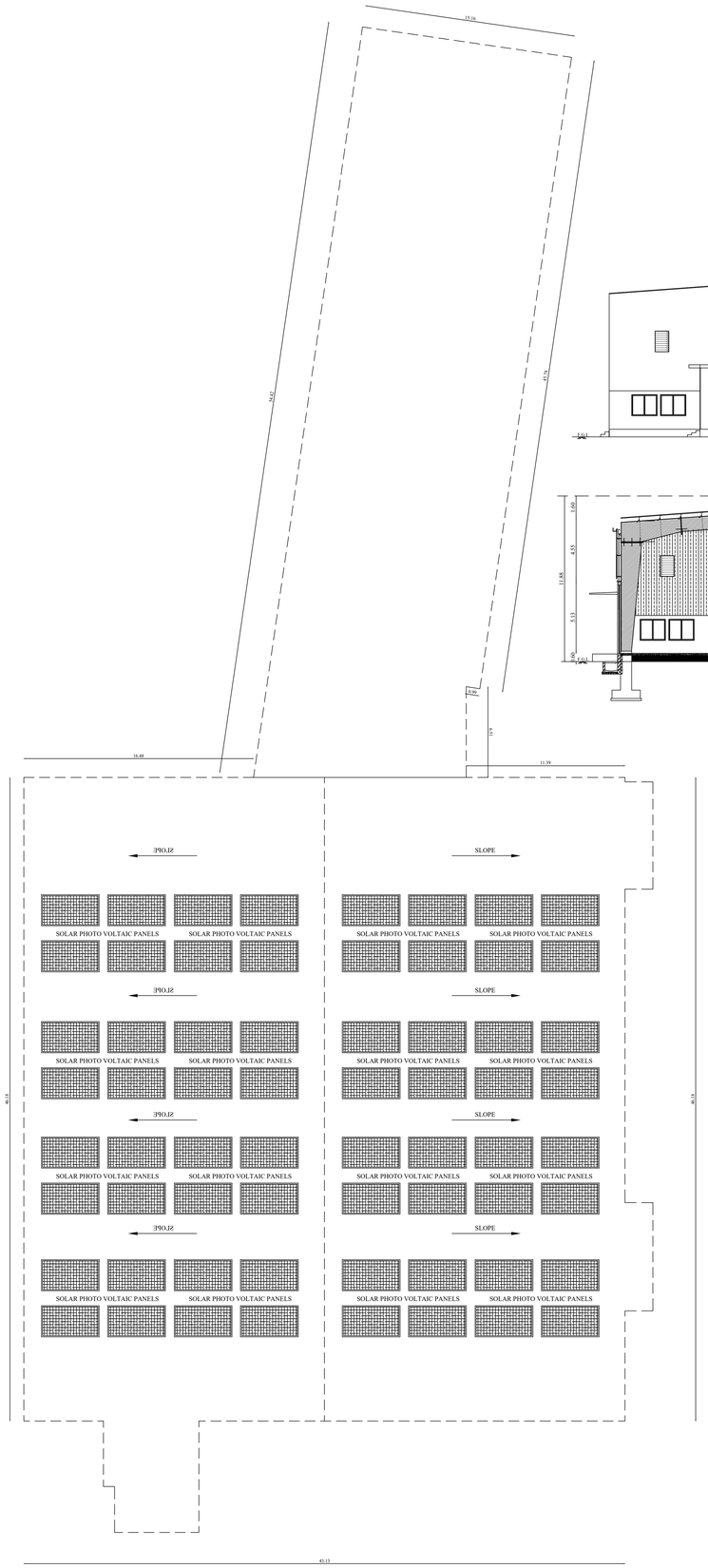


GROUND FLOOR PLAN

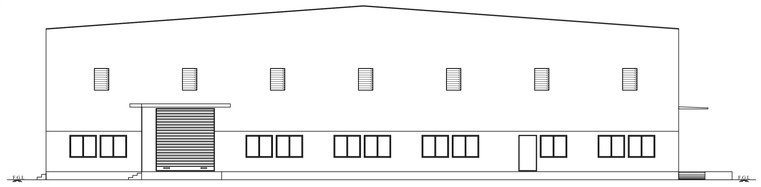
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	1.00 X 2.15
D1	DOOR 1	0.80 X 2.15
V	VENTILATOR	1.80 X 0.60



GROUND FLOOR PLAN



ROOF PLAN



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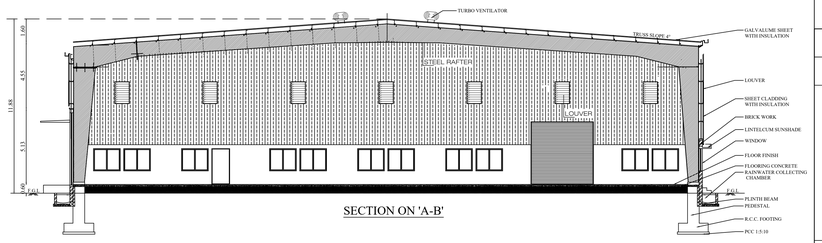

SECTION ON 'A-B'



SECTION ON 'C-D'

BLOCK : 1	SHEET NO: 2/4

PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDING (COIR AND COIR PITH RELATED PRODUCTS) IN S.F.NO: 233/2A2 & 233/2B1 AT KALLAPALAYAM VILLAGE, SULTHANPET PANCHAYAT UNION. SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name :
M/s. DUTCH PLANTIN COIR INDIA PRIVATE LIMITED
Online Application No : SWP/BPA/0819060/2026

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
GROUND FLOOR	2879.55	-	2879.55

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.27 X 4.27
RS1	ROLLING SHUTTER 1	4.27 X 4.88
RS2	ROLLING SHUTTER 2	3.60 X 3.60
DD	DOUBLE DOOR	1.50 X 2.15
D	DOOR	1.20 X 2.44
D1	DOOR 1	1.00 X 2.15
W	WINDOW	1.83 X 1.52
M.V	MECHANICAL VENTILATION PROVIDED	

MACHINERY DETAILS:

S.NO	MACHINE NAME	QTY	POWER DETAIL	
			HP	TOTAL HP
1	AUTO WEIGHING M/C	1	22.00	22.00
2	FILM ROLE WRAPPING M/C	1	1.00	1.00
3	AUTOMATIC CUTTING M/C	2	40.00	80.00
4	GANG DRILLING M/C	4	18.00	72.00
5	AUTO SEALING M/C	1	5.00	5.00
6	GB M/C	4	30.00	120.00
7	GB M/C	1	32.00	32.00
8	GB M/C	1	41.00	41.00
9	GB M/C	1	25.00	25.00
	TOTAL	16		398.00 HP

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.
Registered Architect A4
I.B.S. GRADE-1
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

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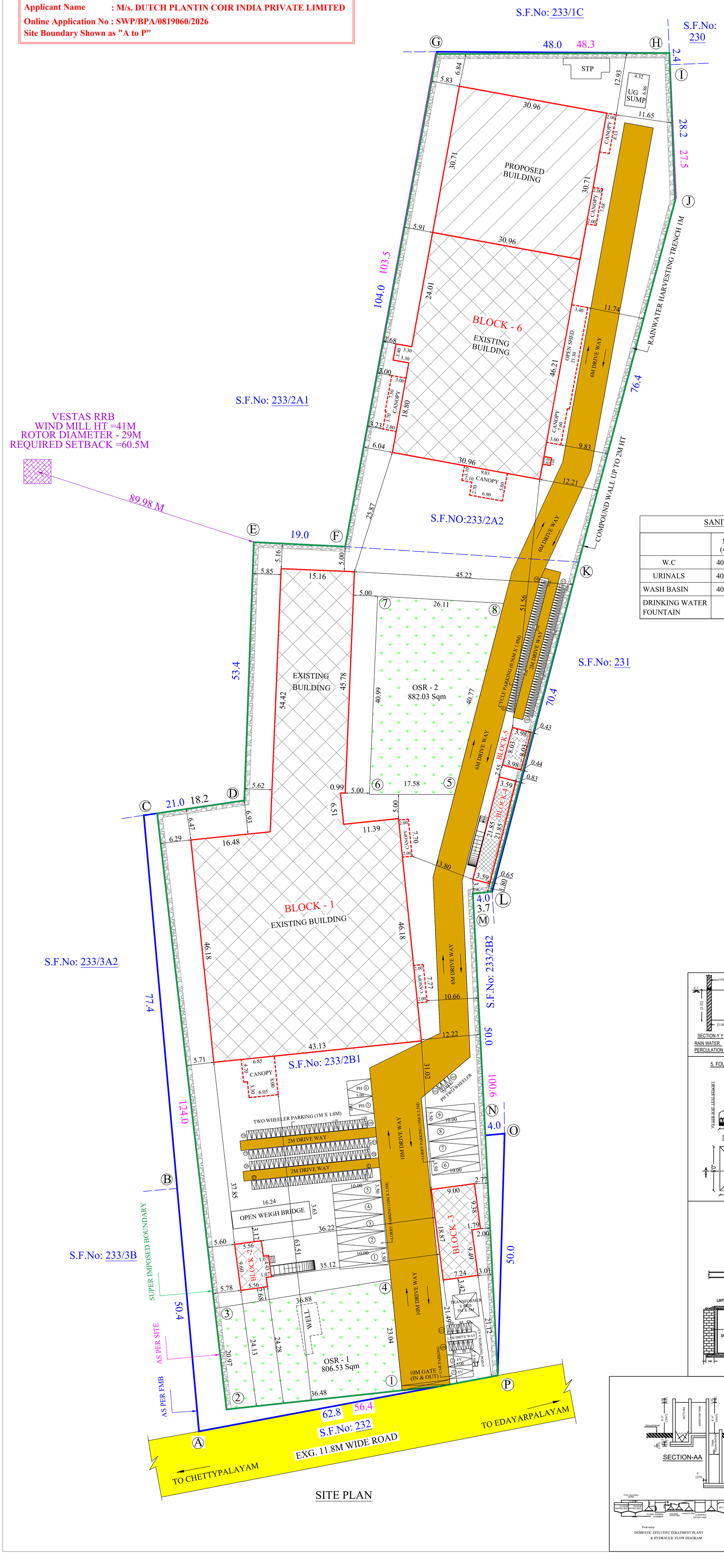
Structural Engineer

For DUTCH PLANTIN COIR INDIA PVT. LTD,

Authorised Signatory

Applicant

Applicant Name : M/s. DUTCH PLANTIN COIR INDIA PRIVATE LIMITED
Online Application No : SWP/BPA/0819060/2026
Site Boundary Shown as "A to P"



SITE PLAN

SITE PLAN	SHEET NO: 1/4

PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDING (COIR AND COIR PITH RELATED PRODUCTS) IN S.F.NO: 233/2A2 & 233/2B1 AT KALLAPALAYAM VILLAGE, SULTHANPET PANCHAYAT UNION. SULUR TALUK, COIMBATORE DISTRICT.

MASTER PLAN 2041 USE - INDUSTRIAL

INDUSTRIAL TYPE - WHITE CATEGORY

TOTAL HP = 757.00 HP
NO. OF WORKERS = 90 Nos.

N

Scale 1:200

AREA DETAILS:

SITE AREA DETAILS:

SL.NO:	S.F.NO:	As Per Patta	As Per Document
1.	233/2A2	0.52.00	0.52.22
2.	233/2B1	1.13.00	1.11.32
TOTAL		1.65.00 (or) 16500.00 Sqm	1.63.54 (or) 16354.00 Sqm

AREA OF THE SITE : 16354.00 Sqm

BUILDING AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 1 (INDUSTRIAL BUILDING)			
GROUND FLOOR	2879.55	-	2879.55
BLOCK - 2 (ADMIN BLOCK)			
GROUND FLOOR	58.15	-	58.15
FIRST FLOOR	53.41	-	53.41
TOTAL	111.56	-	111.56
BLOCK - 3 (POWER HOUSE)			
GROUND FLOOR	153.13	-	153.13
BLOCK - 4 (TOILET)			
GROUND FLOOR	78.54	-	78.54
BLOCK - 5 (TOILET)			
GROUND FLOOR	31.96	-	31.96
BLOCK - 6 (INDUSTRIAL BUILDING)			
GROUND FLOOR	2601.46	-	2601.46
MEZZANINE FLOOR	252.97	-	252.97
TOTAL	2854.43	-	2854.43
WEIGH BRIDGE	58.95	-	58.95
GRAND TOTAL	6168.12	-	6168.12

NOTE:

FSI = 6168.12 / 16354.00 = 0.377 < 2.00

SANITARY REQUIREMENTS DETAILS

	MALE (40 Nos)	FEMALE (50 Nos)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	40/15 = 3	50/12 = 5	08	20
URINALS	40/20 = 2		02	05
WASH BASIN	40/25 = 2	50/25 = 2	04	10
DRINKING WATER FOUNTAIN	5		05	06

PARKING DETAILS:-

WORK SHOP AREA = 5733.98 Sqm (Block 1 & 6)

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	08	09
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	77	113
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	77	100
1 CAR PARKING SPACE FOR EVERY 150 Sqm OFFICE AREA	01	04

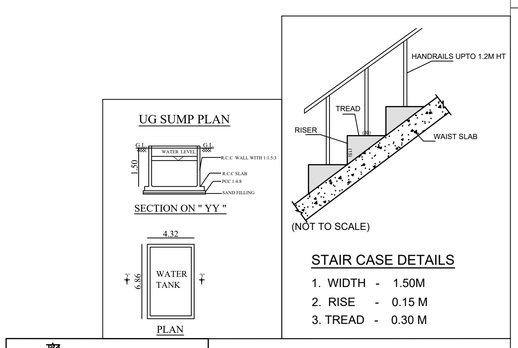
O.S.R 10%:

O.S.R REQUIRED : 1635.40 Sqm (10%)
O.S.R PROVIDED :
O.S.R - 1 : 806.53 Sqm
O.S.R - 2 : 882.03 Sqm
TOTAL : 1688.56 Sqm (10.32 %)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY (A,B,C,.....& P)
- EXISTING BUILDINGS
- PROPOSED BUILDING
- EXISTING ROAD



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Structural Engineer

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Authorised Signatory

Applicant

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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OMR Thoraipakkam,
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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.