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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# PLAN SHOWING THE EXISTING CONSTRUCTION OF COIR - MANUFACTURING (WHITE CATEGORY BUILDING - 143.86 HP ) S.F.No: 261/B2B, AT SULEESHWARANPATTI VILLAGE & TOWN PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

APPLICANT NAME : P. BHASKARNADAR
APPLICATION NUMBER : SWP/BPA/850013/2026

| AREA DETAILS | | TOTAL (SQ.M) |
|---|---|---|
| Area of The Applicant Site | As Per Document | 8100.00 |
| | As Per Patta Record | 8100.00 |

EXISTING BUILDING AREA DETAIL

| BLOCK NAME | EXISTING BUILDING DETAILS | Total F.S.I.AREA (SQ.M) | Non FSI Area (SQ.M) Deduction | Total Buildup Area (SQ.M) |
|---|---|---|---|---|
| BLOCK - 1 | Area of the Ex. Building In Ground Floor | 1434.66 | - | 1434.66 |
| BLOCK - 2 | Area of the Ex. Building In Ground Floor | 584.12 | - | 584.12 |
| BLOCK - 3 | Area of the Ex. Building In Ground Floor | 278.89 | - | 278.89 |
| BLOCK - 4 | Area of The Ex. Toilet Block -1 In Ground Floor | 29.96 | - | 29.96 |
| BLOCK - 5 | Area of The Ex. Security Room In Ground Floor | 9.27 | - | 9.27 |
| BLOCK - 6 | Area of The Ex. Servant Room In Ground Floor | 49.93 | - | 49.93 |
| BLOCK - 7 | Area of The Ex. Generator Room In Ground Floor | 9.24 | - | 9.24 |
| TOTAL BUILDUP AREA | | 2396.07 | - | 2396.07 |

HEIGHT OF BUILDING - 9.00 M

MACHINERY DETAILS & POWER REQUIREMENT DETAILS

| S.No | Machine Details | No.of M/c | Connected load HP | Connected load KW |
|---|---|---|---|---|
| 1 | Coir Pith Block Making Machine | 4 | 100 | 74.57 |
| 2 | Conveyor Belt | 12 | 12 | 8.94 |
| 3 | Buster | 1 | 5 | 3.72 |
| 4 | Destoner | 2 | 6 | 4.47 |
| 5 | Screener | 3 | 3 | 2.23 |
| 6 | Coconut Husk Cutting Machine | 5 | 7.5 | 5.59 |
| 7 | Shaker and Buster | 1 | 5 | 3.72 |
| | Lighting Load | 4000 Watts | 5.36 | 3.99 |
| | TOTAL HP | | 143.86 | 107.23 |

Generator - 62.5 KVA - ( Stand By)

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

M. LOGANATHAN ME. Struc(Hon's)
Chartered & Structural Engineer
R.DIS.H1/B3160/2019/C2.DT 09/11/2020
(PWD C-IA Approved Engineer)
No.9, 100 Feet Road, Gandhipuram, Coimbatore-641012
Phone: 9788730777, 9842930778

STRUCTURAL ENGINEER

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.
Ph . 94421 30186

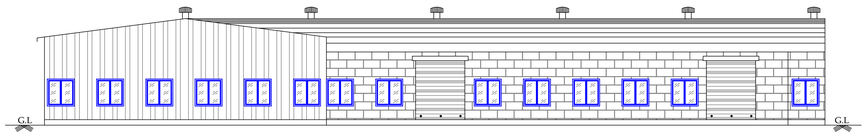
CONSTRUCTION ENGINEER

APPLICANT

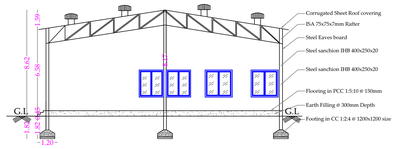
Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

L.B.S/ ENGINEER

## BLOCK - 1 EXISTING BUILDING




ELEVATION




SECTION ON 'AA'

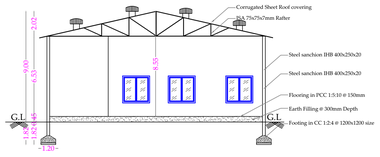



EXISTING GROUND FLOOR PLAN

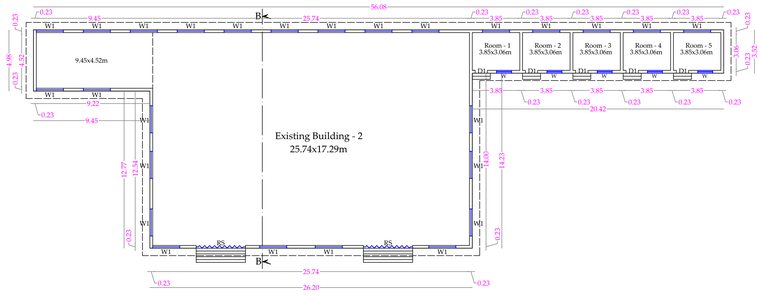
## BLOCK - 2 EXISTING BUILDING




ELEVATION

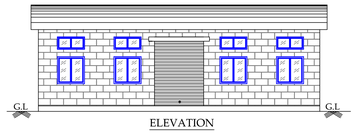



SECTION ON 'BB'

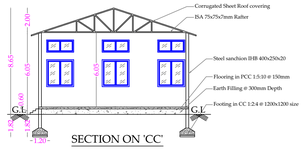



EXISTING GROUND FLOOR PLAN

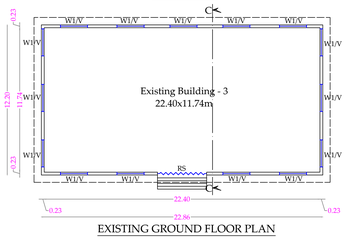
## BLOCK - 3 EXISTING BUILDING




ELEVATION

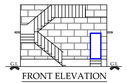



SECTION ON 'CC'

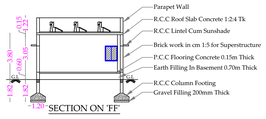



EXISTING GROUND FLOOR PLAN

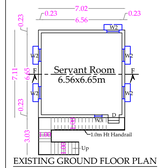
## BLOCK - 6 EXISTING SERVANT ROOM



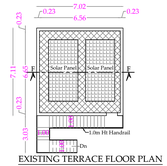
FRONT ELEVATION




SECTION ON 'FF'

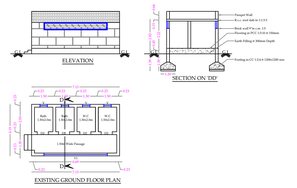



EXISTING GROUND FLOOR PLAN

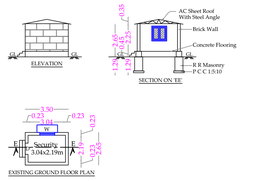



EXISTING TERRACE FLOOR PLAN

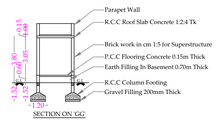
## BLOCK - 4 TOILET BLOCK - 1

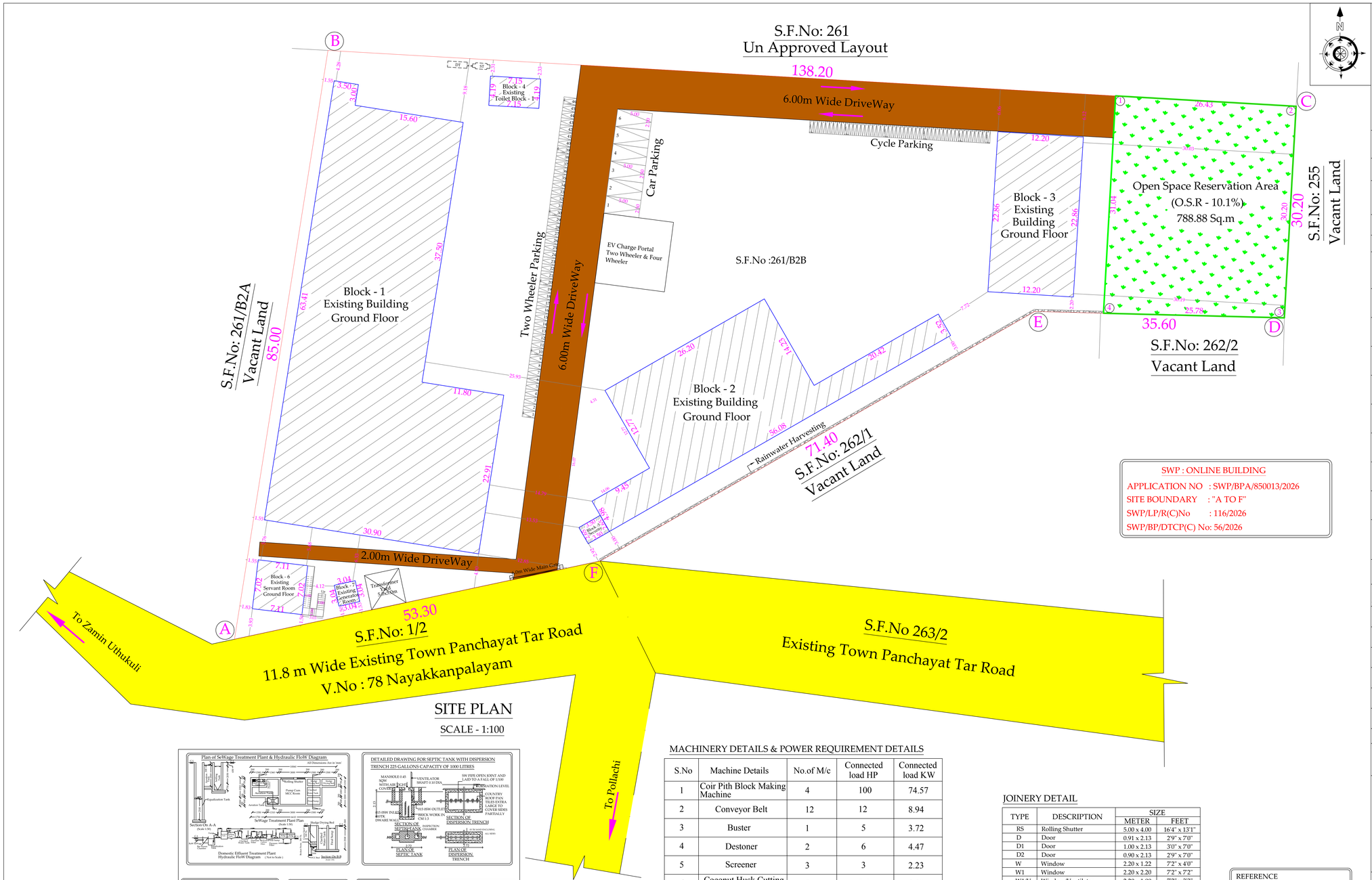



## BLOCK - 5 SECURITY ROOM




## BLOCK - 7 EX. GENERATOR ROOM






## SITE PLAN

SCALE - 1:100




## MACHINERY DETAILS & POWER REQUIREMENT DETAILS

| S.No | Machine Details | No.of M/c | Connected load HP | Connected load KW |
|---|---|---|---|---|
| 1 | Coir Pith Block Making Machine | 4 | 100 | 74.57 |
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| | Lighting Load | 4000 Watts | 5.36 | 3.99 |
| | TOTAL HP | | 143.86 | 107.23 |
| | Generator - 62.5 KVA - ( Stand By) | | | |

## JOINERY DETAIL

| TYPE | DESCRIPTION | SIZE | |
|---|---|---|---|
| | | METER | FEET |
| RS | Rolling Shutter | 5.00 x 4.00 | 16'4" x 13'1" |
| D | Door | 0.91 x 2.13 | 2'9" x 7'0" |
| D1 | Door | 1.00 x 2.13 | 3'0" x 7'0" |
| D2 | Door | 0.90 x 2.13 | 2'9" x 7'0" |
| W | Window | 2.20 x 1.22 | 7'2" x 4'0" |
| W1 | Window | 2.20 x 2.20 | 7'2" x 7'2" |
| W1/V | Window/Ventilator | 2.20 x 1.00 | 7'2" x 3'3" |
| W2 | Window | 1.00 x 1.22 | 3'0" x 4'0" |
| W3 | Window | 0.60 x 1.22 | 2'0" x 4'0" |
| V | Ventilator | 0.60 x 0.60 | 2'0" x 2'0" |
| V1 | Ventilator | 5.15 x 0.60 | 16'8" x 2'0" |

SCALE DETAILS:
ALL DIMENSION ARE IN METER
SCALE - 1:100

— MULTI TYPE FIRE FIGHTER
— FIRE EXTINGUISHER

SWP : ONLINE BUILDING
APPLICATION NO : SWP/BPA/850013/2026
SITE BOUNDARY : "A TO F"
SWP/LP/R(C)No : 116/2026
SWP/BP/DTCP(C) No: 56/2026

REFERENCE
SITE BOUNDARY -
EXISTING BUILDING -
EXISTING ROAD -
O.S.R -
DRIVE WAY -

# PLAN SHOWING THE EXISTING CONSTRUCTION OF COIR - MANUFACTURING (WHITE CATEGORY BUILDING - 143.86 HP ) S.F.No: 261/B2B, AT SULEESHWARANPATTI VILLAGE & TOWN PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT.

APPLICANT NAME : P. BHASKARNADAR
APPLICATION NUMBER : SWP/BPA/850013/2026

| AREA DETAILS | | TOTAL (SQ.M) |
|---|---|---|
| Area of The Applicant Site | As Per Document | 8100.00 |
| | As Per Patta Record | 8100.00 |
| Open Space Reservation Area (O.S.R ) 10.1% [ ① - ② - ③ - ④ ] - | | 788.88 Sqm |

EXISTING BUILDING AREA DETAIL

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| TOTAL BUILDUP AREA | | 2396.07 | - | 2396.07 |

HEIGHT OF BUILDING - 9.00 M

FSI = 2396.07 / 8100.00 = 0.29 PC = 2396.07 / 8100.00 X 100 = 29 %

REQUIRED DETAIL

NO OF WORKERS - 20 - No's

TOTAL HP - 143.86 HP

| PARKING DETAILS | | REQUIRED | PROVIDED |
|---|---|---|---|
| CAR PARKING | Nil | 0 | 6 |
| TWO WHEELER PARKING | 2412.60 / 75 = 32 No's | 32 | 46 |
| CYCLE PARKING | 2412.60 / 75 = 32 No's | 32 | 46 |

(PHYSICALLY HANDICAPPED PARKING INCLUDED)

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

M. LOGANATHAN ME, Struc(Hon's)
Chartered & Structural Engineer
R.DIS.HI/3516/2019/C2.DT 09/11/2020
(PWD C-IA Approved Engineer)
No3,100 Feet Road, Gandhipuram, Coimbatore-641012
Phone: 9788730777, 9842930778
STRUCTURAL ENGINEER

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. UM/CE/003/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.
Ph . 94421 30166
CONSTRUCTION ENGINEER

APPLICANT

Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024
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**

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,
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.