

PP

APPROVAL RECORD

Planning Permission

Kuppam

Karur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

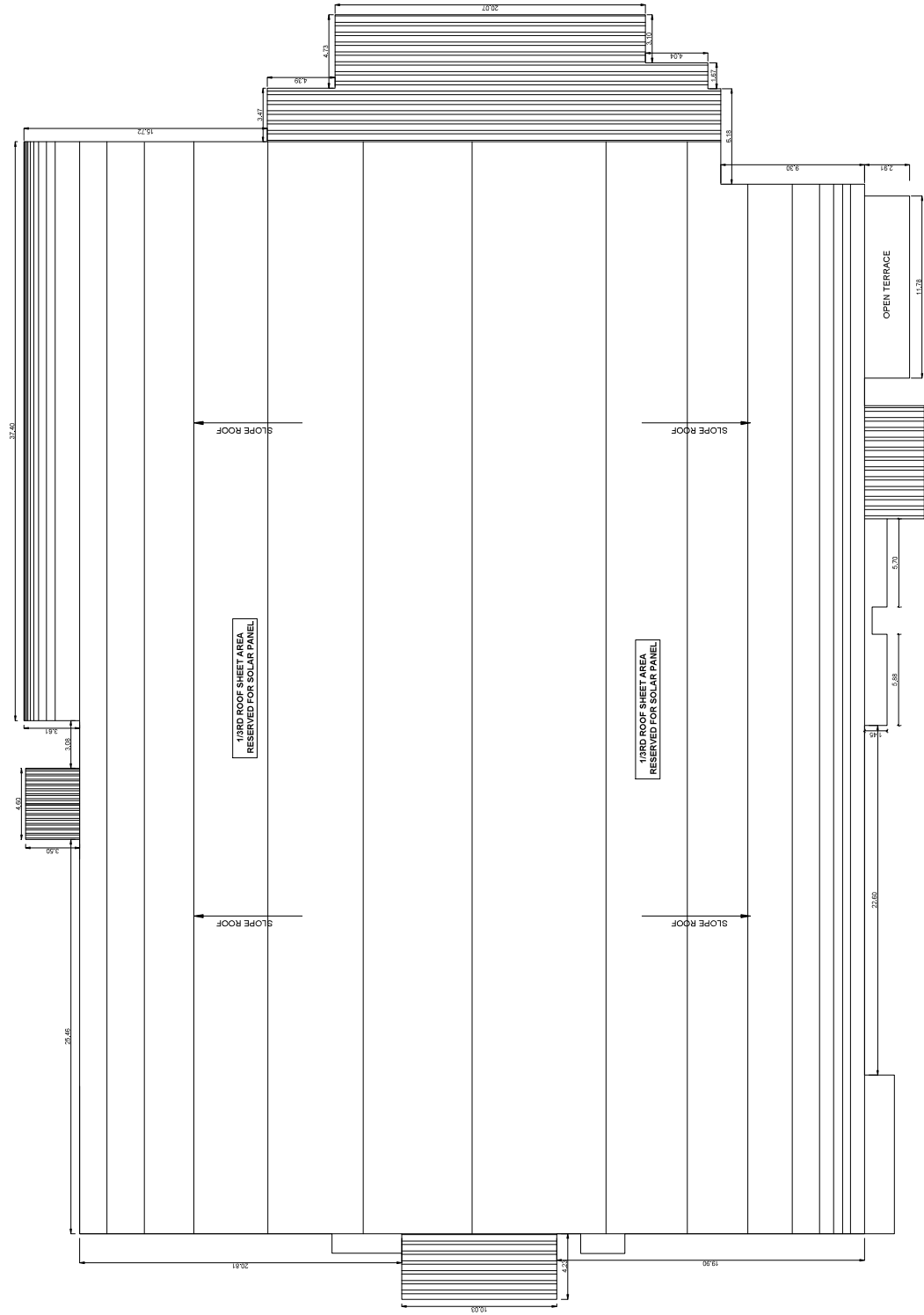
PURPOSE

Industrial

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.

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING,
FOR M/S.HATSUN AGRO PRODUCT LTD.,
IN S.F.NO. 87/11 AT KUPPAM VILLAGE,
PUGALUR TALUK, KARUR DISTRICT,
MANUFACTURING OF "(SOFT DRINKS,FROZEN
AND DRY STORAGE DIVISION)" INDUSTRY
CLASSIFIED AS "ORANGE"



ROOF PLAN

NOTE: ALL DIMENSIONS ARE IN METERS	
SPECIFICATION	
FOUNDATION	RCC 1:1.5:3, 100 Concrete Column holding 400 Over sand filling and RCC 14 lb.
RCC WORK	All Columns, Beams, Roof Slab, Lintel & Surrounds are in CC 1:1:2 (M40)
BRICKWORK	BM in Basement & Superstructure are in CM 1:3. Joints are made with (bed) (or) first class tan wood.
WEATHERING COURSE	9" x 9" Plaster (Blue) laid over the Brick with lime mortar and Slope with water proofing compound.
PLASTERING	On the exterior wall of the building & Outside walls are plastered with CM 1:4.
PAINING	White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over primer for walls & floor in CM 1:4.
JOINERY SCHEDULE	
RS	2.44 x 4.00 ROLLING SHUTTER
RS1	7.17 x 4.00 ROLLING SHUTTER
AW1	1.50 x 1.50 ALUMINIUM SLIDING WINDOW
D	1.42 x 2.40 DOOR
D1	1.05 x 2.40 DOOR
W	1.21 x 1.50 DOOR
W1	1.07 x 1.50 WINDOW
V	1.50 x 1.50 GLAZED VENTILATION
GV	1.50 x 1.07 GLAZED VENTILATION
COLOUR INDEX	
PROPOSED	SCALE 1:100
BOUNDARY	DATE 15 MAY 2021
ROAD	
DRAINAGE	
REFERENCE	
MECHANICAL VENTILATION AND AIR REGULATION SYSTEM PROVIDED FOR ENTIRE BUILDING	
APPLICANT	

For HATSUN AGRO PRODUCT LTD.

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER


B. SRIDHAR KUMAR, M.E (Structural)
Registered Structural Engineer
Contract No. S/2019/001/2204
17/11, V.C.B. Nagar, 625004
G.N. Mills Post, Coimbatore-641009
Cell: 94490 92205

REGISTERED STRUCTURAL ENGINEER


B. SRIDHAR KUMAR, M.E (Structural)
Registered Structural Engineer
Contract No. S/2019/001/2204
17/11, V.C.B. Nagar, 625004
G.N. Mills Post, Coimbatore-641009
Cell: 94490 92205

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, FOR M/S.HATSUN AGRO PRODUCT LTD.,IN S.F.NO. 871/1 AT KUPPAM VILLAGE, PUGALUR TALUK, KARUR DISTRICT.

MANUFACTURING OF "SOFT DRINKS,FROZEN AND DRY
STORAGE DIVISION) " INDUSTRY CLASSIFIED AS
"ORANGE"

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION:

FOUNDATION : RCC 1:1/2:3 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 Steel (or) first class teak wood.

WEATHERING COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside walls are plastering with CM 1:4.

PAINING

- : 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		COAL	4.400
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PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 15/11/2018

BOUNDARY	
ROAD	

ROAD

DRIVEWAY



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT:

For HATSUN AGRO PRODUCT LTD.

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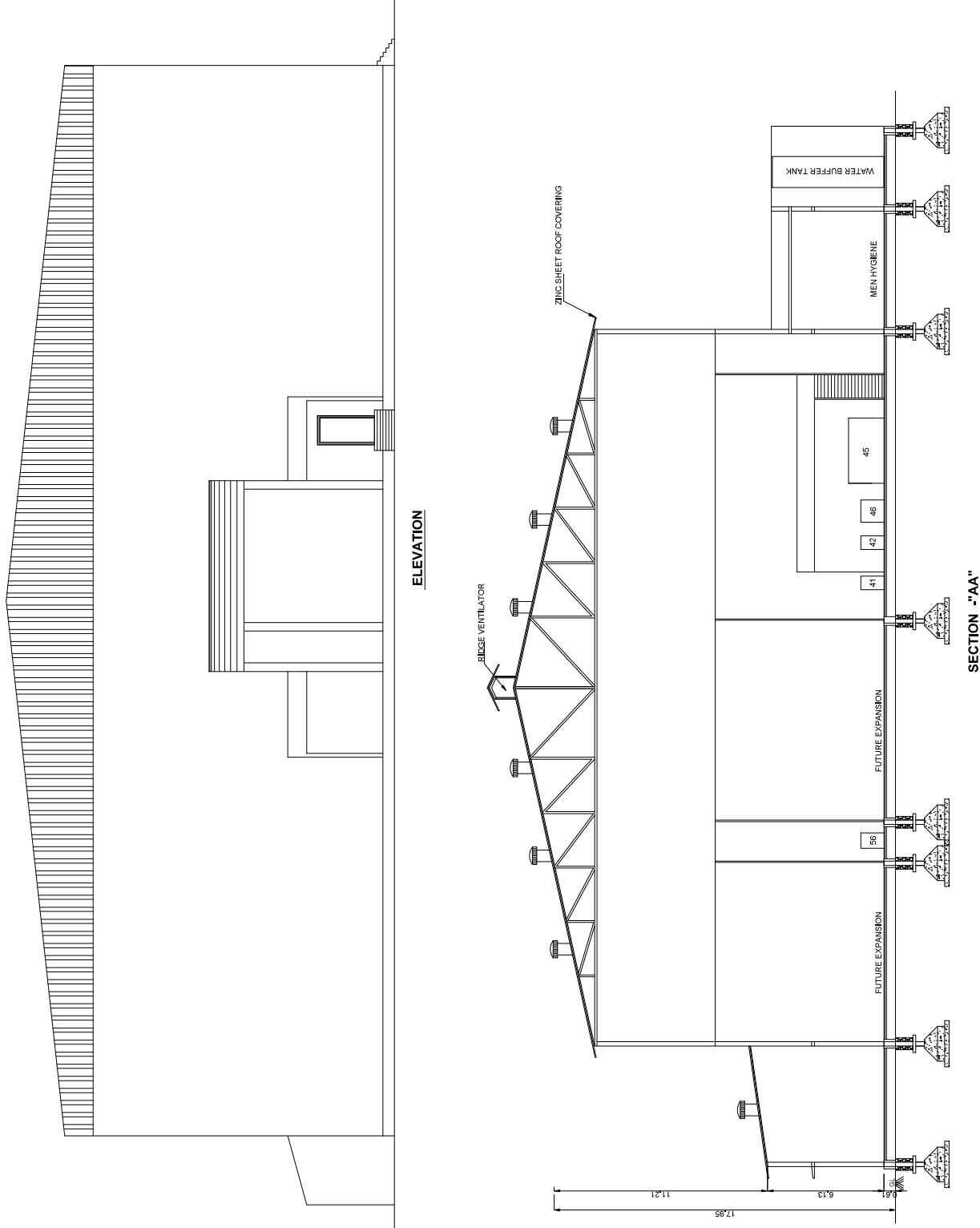
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

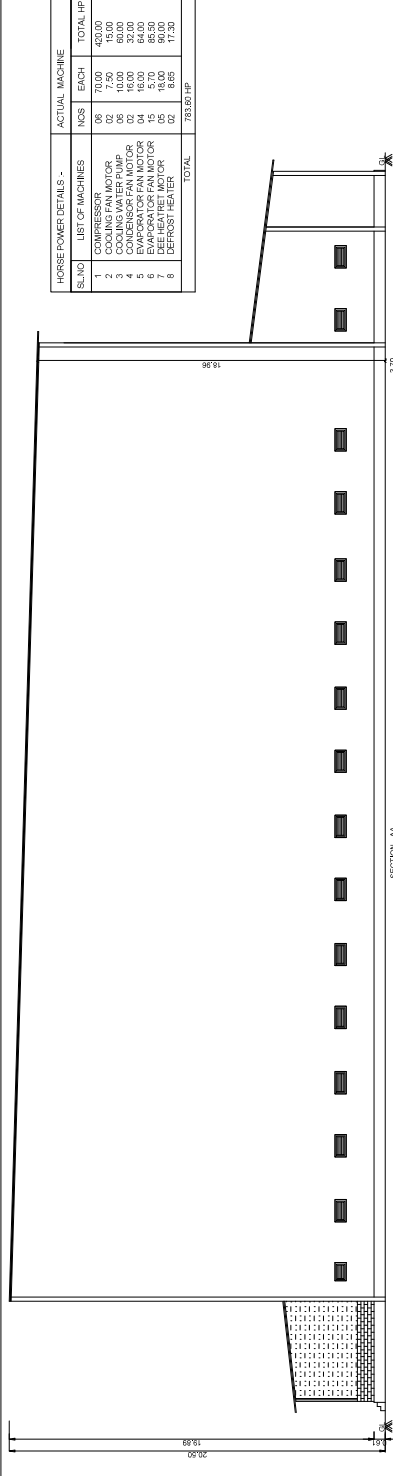
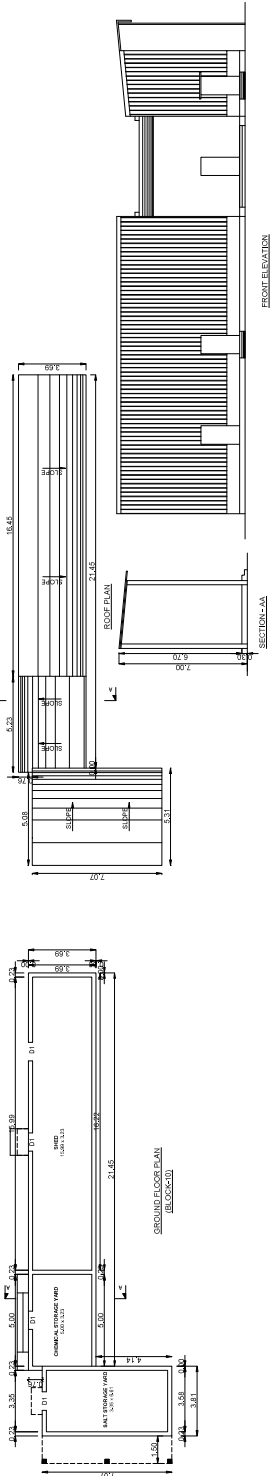
Jim [unclear]
B. SENTHILKUMAR, M.E.(Structural)
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17/12, V.C.S. Nagar
Q.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER:

[Mr. T. J. Joseph]
B. SENTHIL KUMAR, M.E. (Structural)
Registered Structural Engineer
Coimbatore LP/SE/GR-1021/2024
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Cell: 98658 52255



PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING,
FOR M/S.HATSUN AGRO PRODUCT LTD.IN
S.F.NO. 871/1 AT KUPPAM VILLAGE, PUGALUR
TALUK, KARUR DISTRICT.
MANUFACTURING OF 'SOFT DRINKS FROZEN
AND DRY STORAGE DMSION' * INDUSTRY
CLASSIFIED AS 'ORANGE'



HORSE POWER DETAILS -			
S.NO	LIST OF MACHINES	NOS	EACH
1	COMPRESSION	06	70.00
2	COOLING WATER PUMP	06	10.00
3	EVAPORATOR FAN MOTOR	06	10.00
4	CONDENSER FAN MOTOR	06	10.00
5	EVAPORATOR FAN MOTOR	06	10.00
6	CONDENSER FAN MOTOR	06	10.00
7	DEFROST HEATER	06	10.00
8	DEFROST HEATER	06	10.00
TOTAL		768.00 HP	

NOTE: ALL DIMENSIONS ARE IN METER

SPECIFICATION :
FOUNDATION : RCC 1102.3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK : All Column, Beams, Roof Slab, Lined & Buntade are in CC 1:1:2 (30:40:50)
BRICKWORK : E/W in Basement & Superstructure are in CM 1:5.
JOINERY : Joineries are made with Shed (or) first class teak wood.
WEATHERING : 6" x 6" Pressure Treated over the Brick Velly with Gypsum and Epoxy Resin and Water proofing compound.
PLASTERING : Plaster work in all rooms in 1:3:6 Sand & Cements walls are plastering with CM 1:4.
PAINTING : White washing with two coats over the one coat of primer for Ceiling Colours washing with two coats over primer for primer for all walls.

JOINERY SCHEDULE	
ALUMINIUM SLIDING DOOR	2.00 X 4.00
DOOR	2.00 X 2.00
DOOR	1.50 X 2.00
VENTILATOR	1.20 X 0.50
REFERENCE :	
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 15 MAY 2024
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR THIS BUILDING

APPLICANT :

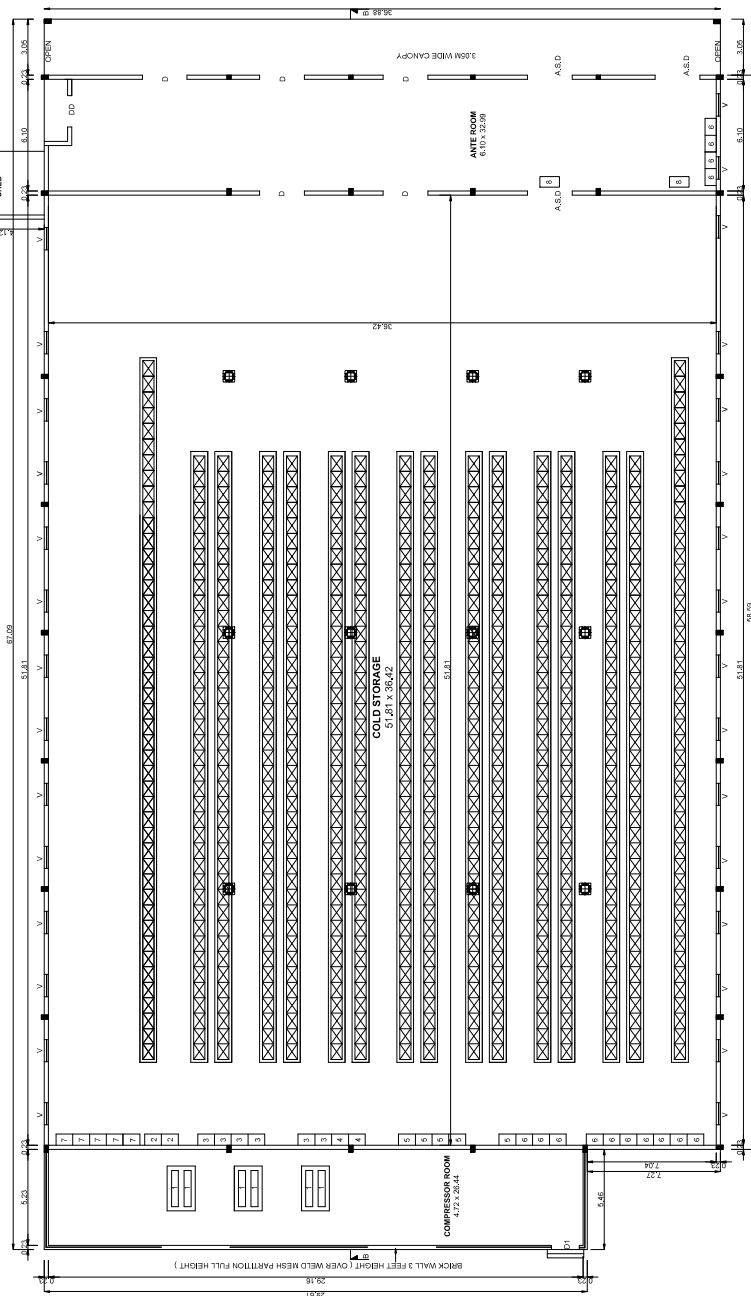
For HATSUN AGRO PRODUCT LTD.
Authorized Signatory

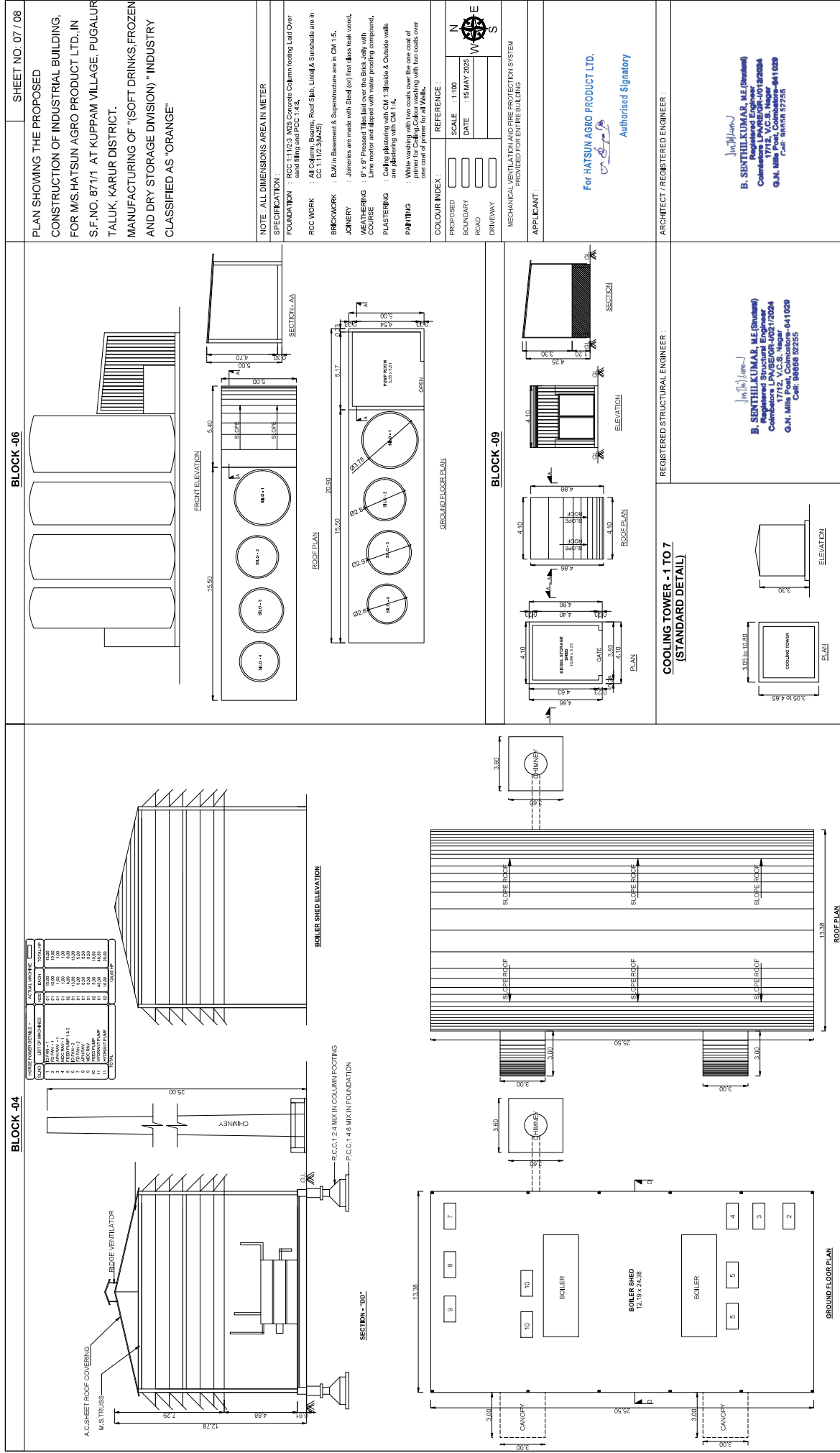
ARCHITECT / REGISTERED ENGINEER :

B. SENTHILKUMAR, M.E. (Structure)
Registered Engineer
Civil
17712, U.C.S. Nagar
Chennai-600 084
Cell: 94490 82255
Car: 94490 82255

REGISTERED STRUCTURAL ENGINEER :

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Registered Engineer
Civil
17712, U.C.S. Nagar
Chennai-600 084
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SITE PLAN SHEET NO: 08 / 08

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S.HATSUN AGRO PRODUCT LTD. IN S.F.NO. 87/11 AT KUPPAM VILLAGE, PUDUCHAR TALUK, KARUR DISTRICT.

MANUFACTURING OF "SOFT DRINKS FROZEN AND DRY STORAGE (MISOBI)" INDUSTRY CLASSIFIED AS "ORANGE"

AREA STATEMENT DETAILS			
SITE AREA AS PER DOCUMENT = 46700.00 SQ.M			
SITE AREA AS PER PATTI = 46700.00 SQ.M			
PROPOSED BUILDING AREA :			
S.NO	DESCRIPTION	FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK-01 - INDUSTRIAL BUILDING	4169.81	4169.81
2	BLOCK-02 - COLD STORAGE BUILDING	5904.75	5904.75
3	BLOCK-03 - COLD STORAGE BUILDING	2550.11	2550.11
4	BLOCK-04 - SHELTER SHED & CHIMNEY	372.12	372.12
5	BLOCK-05 - COLD STORAGE SHED	116.87	116.87
6	BLOCK-06 - PUMP ROOM & SILO	57.11	57.11
7	BLOCK-07 - STP STORAGE SHED	97.82	97.82
8	BLOCK-08 - WATCHMAN BOOTH	22.76	22.76
9	BLOCK-09 - DIESEL STORAGE SHED	20.23	20.23
10	BLOCK-10 - WATER TANK	60.82	60.82
11	BLOCK-11 - STP	250.04	250.04
12	COOLING TOWER - 1 to 7	177.52	177.52
TOTAL		13707.96	13707.96

TOTAL FSI AREA = 13707.96 SQ.M

FLOOR SPACE INDEX = 13707.96 / 46700.00 = 0.30

PARKING DETAILS :

INDUSTRY WORKSHOP AREA: 3396.05 SQ.M

1. LORRY PARKING SPACE FOR EVERY 1500.00 SQ.M

1. TWO WHEELER & CYCLE SPACE FOR EVERY 750.00 SQ.M

1. COLD STORAGE SPACE FOR EVERY 150.00 SQ.M

1. COLD STORAGE AREA: 5302.63 SQ.M

1. LORRY PARKING SPACE FOR EVERY 1500.00 SQ.M

DESCRIPTION REQUIRED PROVIDED

LORRY PARKING 10 NOS 16 NOS

CAR PARKING 02 NOS 03 NOS

TWO WHEELER PARKING 46 NOS 41 + 50CP = 46 NOS

CYCLE PARKING 46 NOS 46 NOS

OSR DETAILS :

OSR REQUIRED = 4570.00 SQ.M

OSR PROVIDED = 4573.65 SQ.M

HORSE POWER DETAILS : 3390.65 HP

NO OF WORKERS DETAIL :

MALE 100 NOS

FEMALE 50 NOS

TOTAL 150 NOS

COLOUR INDEX :

REFERENCE :

PROPOSED SCALE : 1:400

BOUNDARY DATE : 15 MAY 2025

ROAD

DRIVEWAY

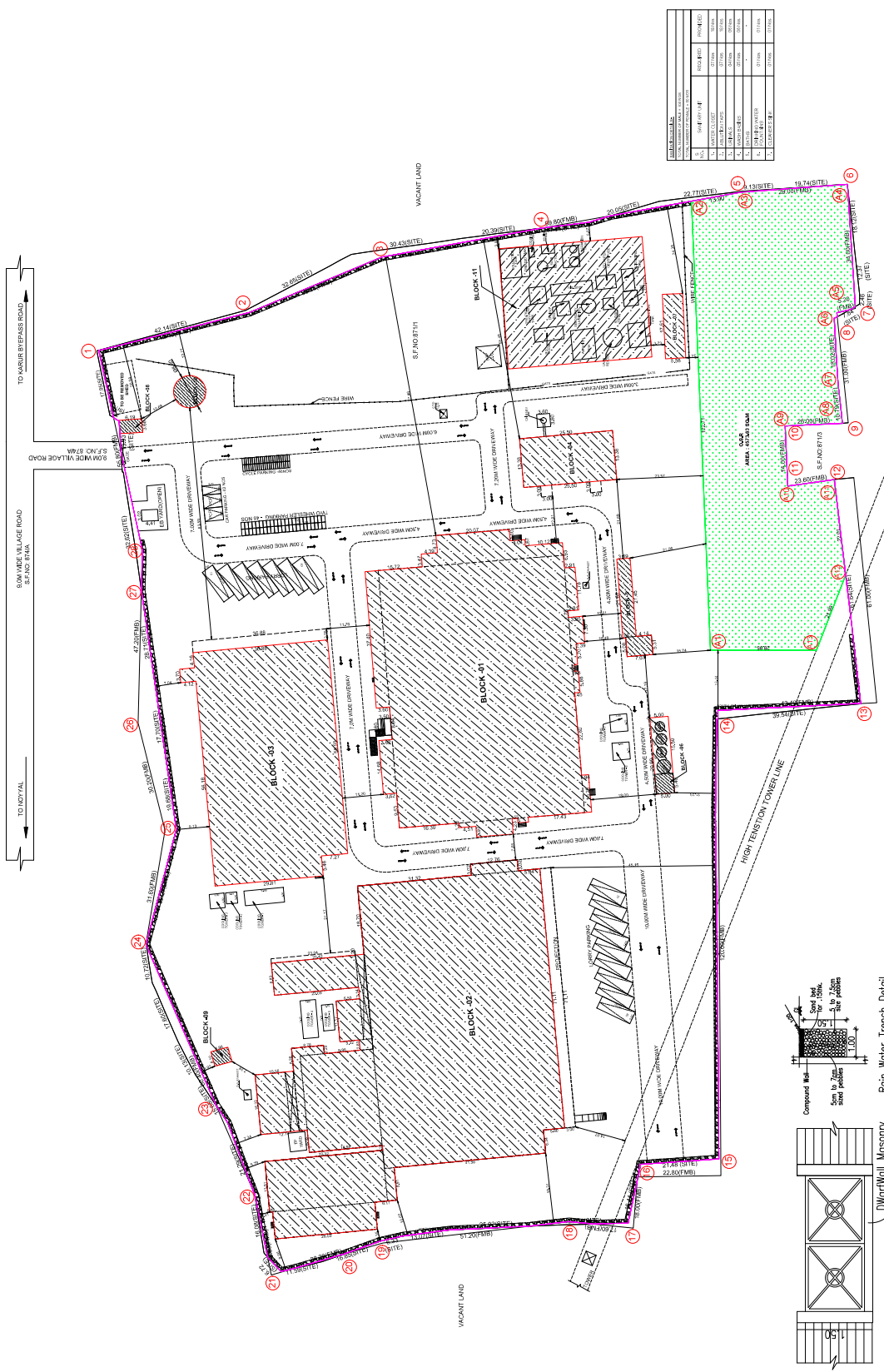
APPLICANT :

For HATSUN AGRO PRODUCT LTD.

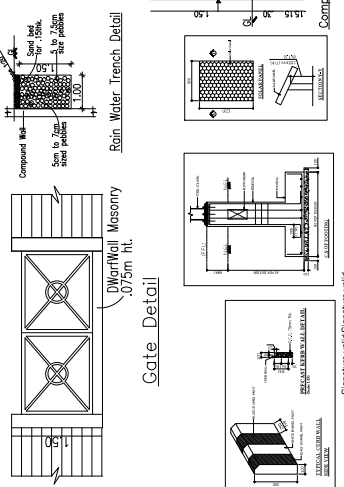
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ARCHITECT / REGISTERED ENGINEER :

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SITE PLAN
SCALE 1:400



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REGISTERED STRUCTURAL ENGINEER :

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](#)



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

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

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

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



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.

