PP APPROVAL RECORD

Planning Permission

Survey 374/2 and 10 more

Marudhandapalli, Shoolagiri taluk

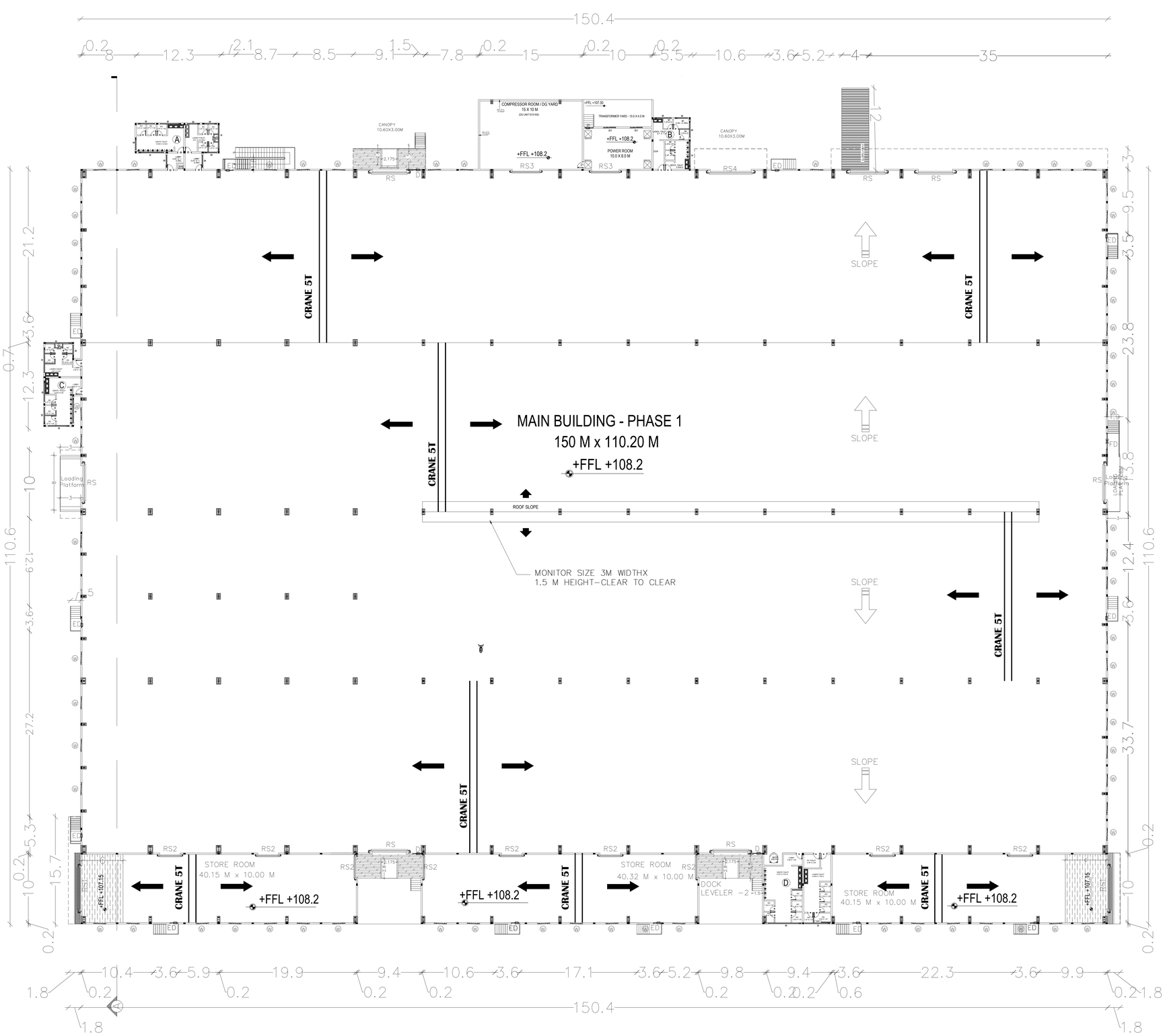
Krishnagiri district, Tamil Nadu

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.



BLOCK 1-FACTORY BUILDING PLAN	SHEET NO : 1/5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (MANUFACTURER OF PARTS AND ACCESSORIES FOR MOTOR VEHIDLES, OTHER FABRICATED METAL PRODUCTS, METAL WORING SERVICE ACTIVITIES)
IN PLOT NO - 109,110 & 111;
SF NO 374/2(pt), 374/1E(pt),379/1B(pt), 382/7B(pt), 374/1D, 374/1C(pt), 374/1A(pt)& 382/7A(pt),374/1C,(pt), 374/1B(pt), 374/1A(pt), 373/2(pt) 373/3(pt), 382/6A(pt), 382/7A(pt) 374/2(pt), 374/1D(pt), 374/1F(pt), 49/4(pt), 374/1A(pt),374/1B(pt), 373/2(pt)AT SIPCOT PHASE-4, MARUDHANDAPALLI VILLAGE, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

Applicant Name:
M/s. L.G. Balakrishnan and Bros Limited
P.Prabakaran(Managaing Director)
Online Application No:SWP/BPA/0834542/2026

N W E S

SCALE-1:100

LAYOUT APPROVED DETAILS:

மாவட்ட நகர ஊரமைப்பு (கி.ம.ா) எண். 119/2023 என்ற ஒப்புதல் மாற்றியமைத்து மாவட்ட நகர ஊரமைப்பு (கி.ம.ா) எண்.143/2025 என எண்ணிட்டு தெரிவிக்க ஒப்புதல் வழங்கப்படுகிறது

INDUSTRIAL CATEGORY : ORANGE
INDUSTRIAL TYPE CODE : 2036
INDUSTRIAL SCETOR TYPE : HEAT TREATMENT USING OIL FIRED FURNACE (WITHOUT CYANIDING)

TOTAL HP : 1500 HP
NO. OF WORKERS :500 NOS
(MALE: 400 NOS
FEMALE : 100 NOS)

AREA DETAILS

AREA OF THE SITE(AS PER FMB/SLR)			36827.00Sqm
AREA OF THE SITE(AS PER DEED)			36827.00 Sqm
AREA OF THE SITE			36850.45 Sqm
FLOOR NAME	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL (IN SQM)
BLOCK -1(FACTORY BUILDING)	17350.00	--	17350.00
BLOCK -2(HAZRDOUS & SCARP YARD)	150.00	--	150.00
BLOCK-3(LPG YARD)OTHER BUILDING)	234.00	--	234.00
BLOCK -4(CANTEEN)			
STILT FLOOR	317.00	771.00	1088.00
GROUND FLOOR	719.00	--	719.00
HEADROOM	--	40.00	40.00
WATCHMAN BOOTH-1	--	6.25	6.25
WATCHMAN BOOTH-2	--	6.25	6.25
PUMP ROOM	25.00		25.00
GRAND TOTAL	18795.00	823.50	19619.00

$$FSI = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{18795.00}{37827.00} = 0.496$$

SCHEDULE OF OPENING

TYPE	NAME	SIZE	SILL	LINTEL	QTY
RS	ROLLING SHUTTER	5.0 x5.0	--	5.0m	07
RS1	ROLLING SHUTTER	6.0 x 6.0	--	6.0m	02
RS2	ROLLING SHUTTER	3.0 x 4.0	--	4.0m	09
RS3	ROLLING SHUTTER	4.0 x 4.0	--	4.0m	02
RS4	ROLLING SHUTTER	6.0 x 5.0	--	5.0m	01
ED	EMERGENCY DOOR	1.22 x 2.44	--	2.44m	11
FD	FIXED DOOR	2.44 x 2.44	--	2.44m	01
D	DOOR	1.06 x 2.44	--	2.44m	03
D1	DOOR -1	0.91 x 2.44	--	2.44m	11
D2	DOOR -2	0.76 x 2.44	--	2.44m	29
D3	DOOR -3	1.22 x 2.44	--	2.44m	03
W	WINDOW	2.44 x 1.52	0.91m	2.44m	67
W1	WINDOW -1	1.83 x 1.52	0.91m	2.44m	03
V	VENTILATOR	3.66 x 0.60	--	2.44m	06
V1	VENTILATOR -1	3.05 x 0.60	--	2.44m	04
V2	VENTILATOR -2	2.44 x 0.60	--	2.44m	04
V3	VENTILATOR -3	1.83 x 0.60	--	2.44m	08

MECHANICAL VENTILATION PROVIDED

SANITARY REQUIREMENT DETAILS

DESCRIPTION	MALE		FEMALE		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	10	13	4	16	14	29
ABLUTION TAPS	10	13	4	16	14	29
URINALS	10	27	--	--	10	27
WASH BASIN	16	16	4	9	20	23
DRINKING WATER	4	4	1	3	5	7

REG.CONS.ENGINEER:-

J. SRINIVASAN, B.E (Hons), FIE
Construction Engineer (CE)
14/2 & 4, Avinashi Road
Opp. Tirupur Textiles, Peelamedu
Coimbatore – 641 004
Coimbatore – LPA/CE/ 1772025

REG.STRUCTURAL ENGINEER:-

Ex. M. SAKKARIANAND, M.E.(Struct)
Structural Engineer Grade-I (SE)
Regn. No. SE / GR-I / 004 / 2023
81B/2B, Dhaninal, Annur Road, Annur(Po)
Coimbatore - 641 407
Cell: 97910 33173

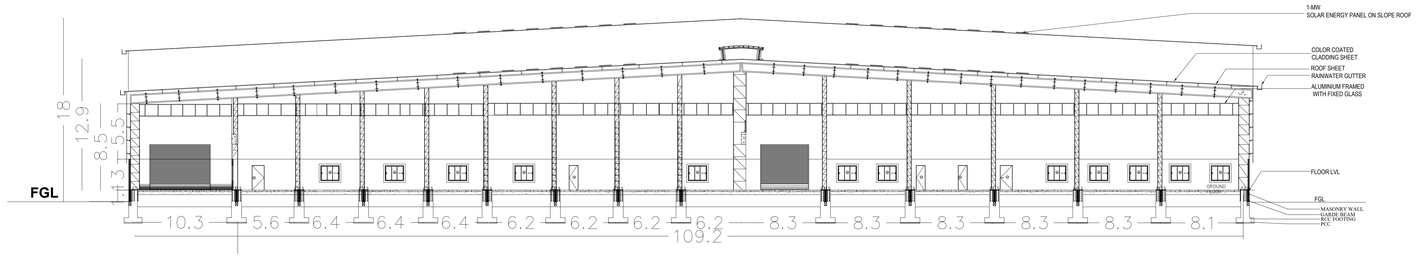
APPLICANT

For L.G. BALAKRISHNAN & BROS LIMITED

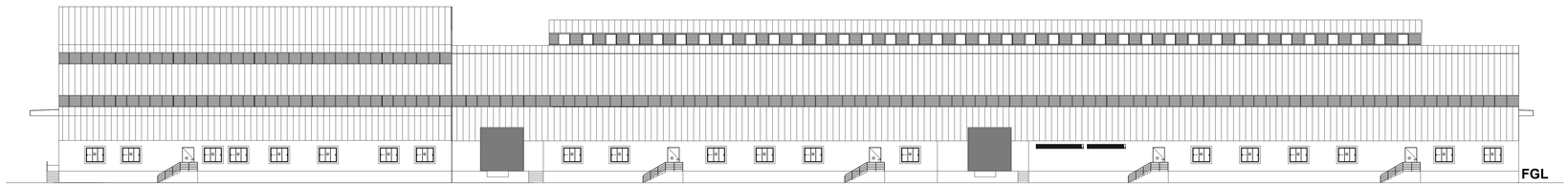
P. PRABAKARAN
MANAGING DIRECTOR
DIN No.: 01709564

REGISTERED ENGINEER:-

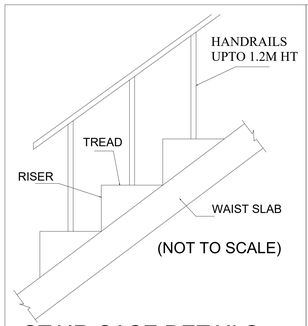
VIDYA SRINIVASAN
CA/2015/69371
Vesta Architects
418/1, Nivasan Udhyana,
Gurusamy Nagar,
Coimbatore - 641 004.



SECTION ON A- A'

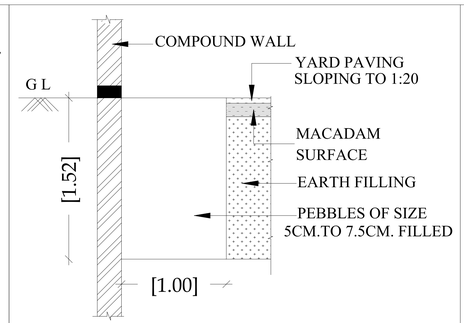


SOUTH SIDE ELEVATION

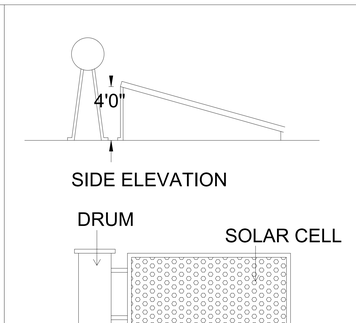


STAIR CASE DETAILS

1. WIDTH - 1.52 M
2. RISE - 0.15 M
3. TREAD - 0.30 M

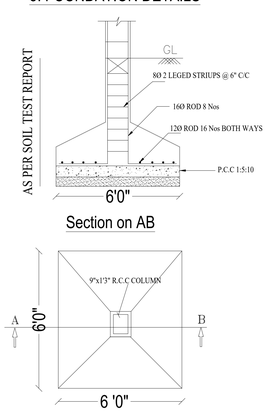


SECTION-Y Y
RAIN WATER
PERCULATION TRENCH DETAIL



SOLAR WATER HEATER
DETAIL (NTS)

5. FOUNDATION DETAILS



BLOCK 1-FACTORY BUILDING SECTION AND ELEVATION

SHEET NO :2/5

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P.Prabakaran(Managaing Director)
Online Application No:SWP/BPA/0834542/2026

N W E S

SCALE-1:100

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REG.CONS.ENGINEER:-

G. SRINIVASAN, B.E (Hons), FIE
Construction Engineer (CE)
14/2 & 4, Avinashi Road
Opp. Tirupur Textiles, Peelamedu
Coimbatore – 641 004
Coimbatore – I.PIA/CE/ 17/2025

REG.STRUCTURAL ENGINEER:-

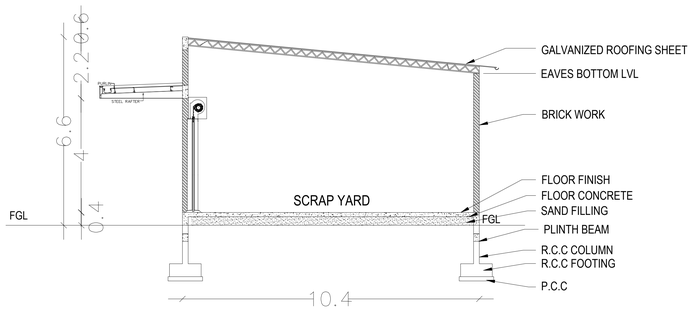
Er. M. SABARIANAND, M.E.(Struct)
Structural Engineer Grade-I (SI)
Regn. No. SE / GR.I / 001 / 2023
91/82A, Dhalmiral, Annur Road, Arasur(Po)
Coimbatore - 641 407
Cell: 97910 33173

APPLICANT

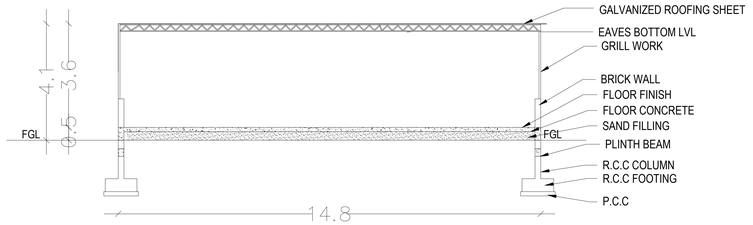
For L.G. BALAKRISHNAN & BROS LIMITED
P. PRABAKARAN
MANAGING DIRECTOR
DIN No.: 01749564

REGISTERED ENGINEER:-

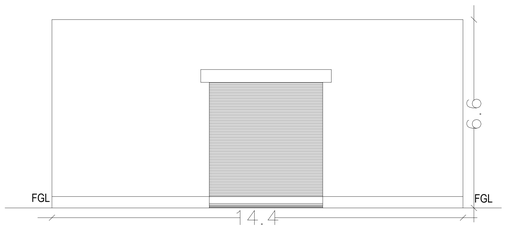
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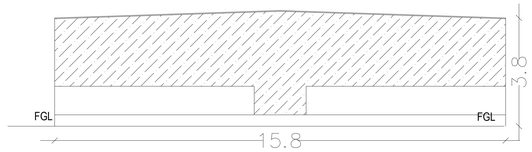
SECTION ON A-A'



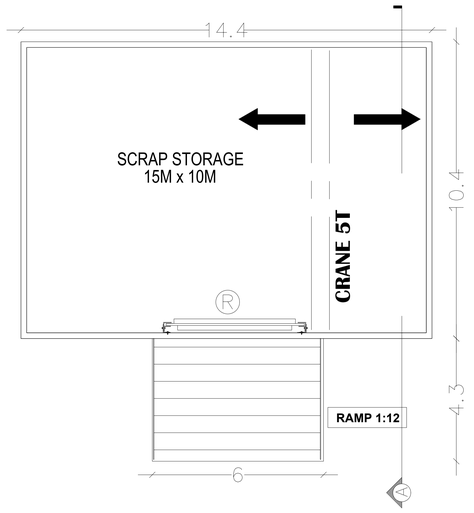
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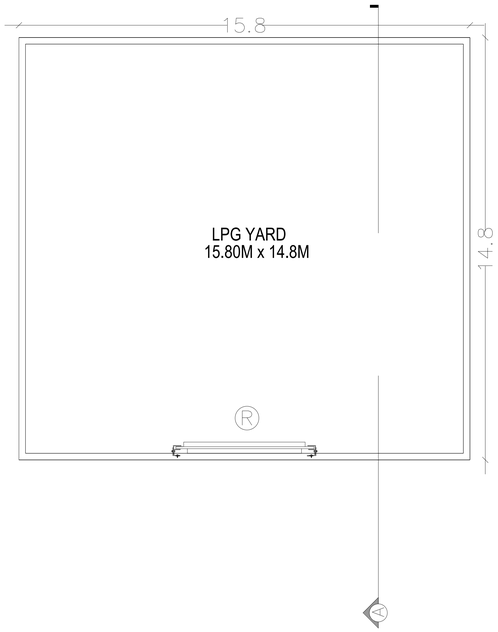
SOUTH ELEVATION



ELEVATION



BLOCK 2
GROUND FLOOR PLAN



BLOCK 3
GROUND FLOOR PLAN

BLOCK 2 & BLOCK 3 | SHEET NO : 3/5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (MANUFACTURER OF PARTS AND ACCESSORIES FOR MOTOR VEHIDLES, OTHER FABRICATED METAL PRODUCTS, METAL WORING SERVICE ACTIVITIES)
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Online Application No:SWP/BPA/0834542/2026

N W E S

SCALE-1:100

LAYOUT APPROVED DETAILS:

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AREA DETAILS

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BLOCK -2(HAZRDOUS & SCARP YARD)	150.00	--	150.00
BLOCK-3(OTHER BUILDING)	259.00	12.50	271.00
BLOCK -4(CANTEEN)	1036.00	811.00	1847.00
GRAND TOTAL	18796.00	823.50	19619.00

$$FSI = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{18795.00}{37827.00} = 0.496$$

SCHEDULE OF OPENING

TYPE	NAME	SIZE	SILL	LINTEL	QTY
RS	ROLLING SHUTTER	4.5 X 4.0	-	4.00m	01

MECHANICAL VENTILATION PROVIDED

REG.CONS.ENGINEER:-

J. SRINIVASAN, B.E (Hons), FIE
Construction Engineer (CE)
14/2 & 4, Avinashi Road
Opp. Tirupur Textiles, Peelamedu
Coimbatore – 641 004
Coimbatore – LPA/CE/ 17/2025

REG.STRUCTURAL ENGINEER:-

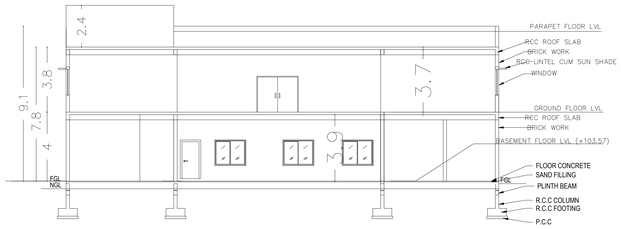
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61B/8, Dhanraj, Annur Road, Arasur(Po)
Coimbatore - 641 407
Cell: 97910 33173

APPLICANT

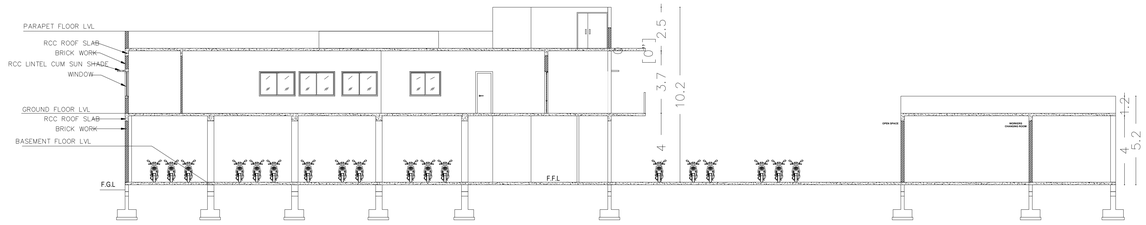
For L.G. BALAKRISHNAN & BROS LIMITED
P. PRABAKARAN
MANAGING DIRECTOR
DIN No.: 01709564

REGISTERED ENGINEER:-

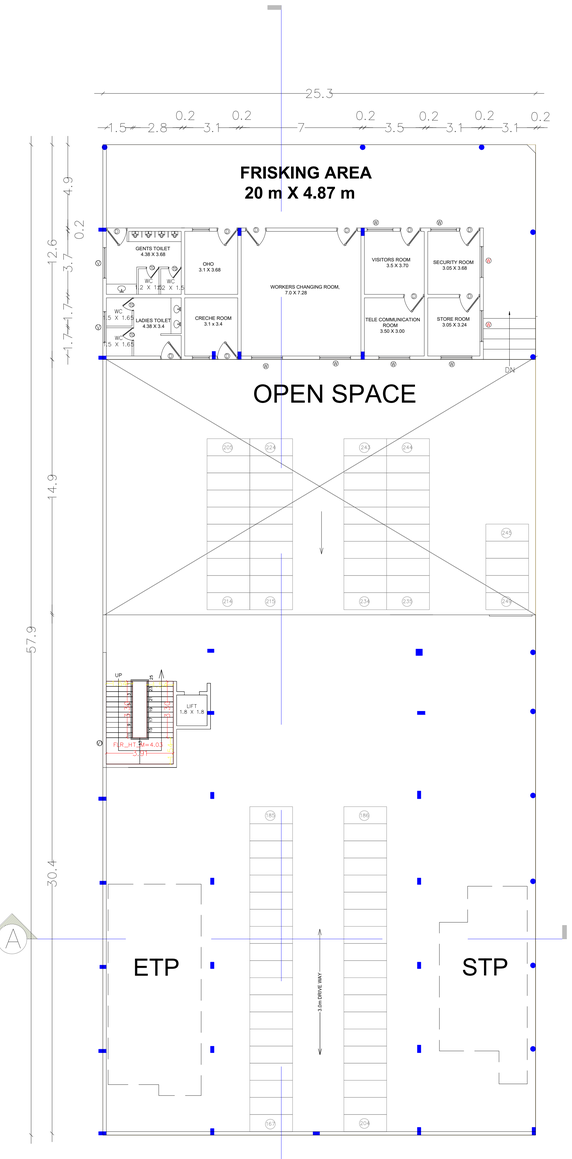
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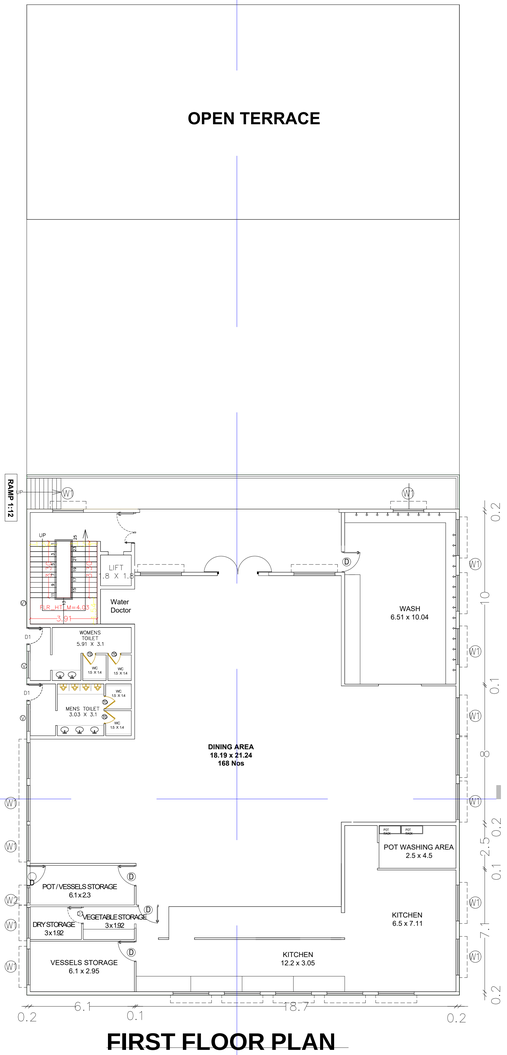
SECTION A



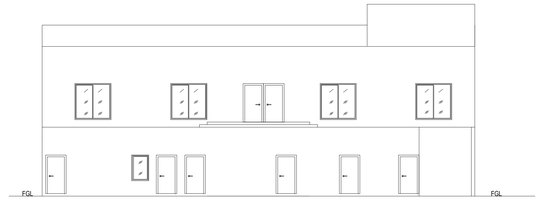
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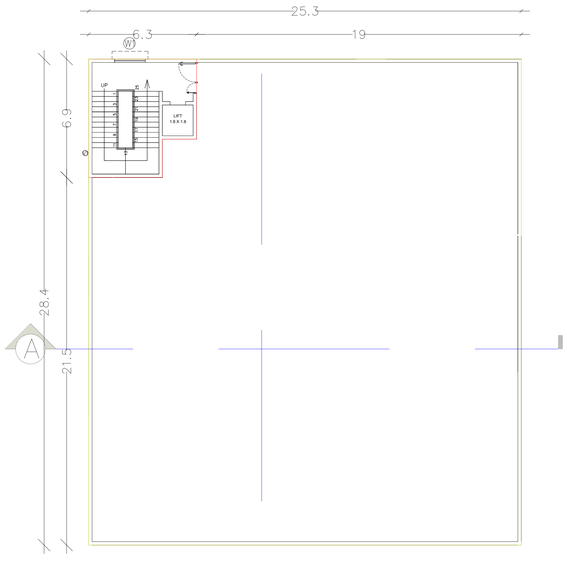
STILT FLOOR PLAN



FIRST FLOOR PLAN



NORTH SIDE ELEVATION



TERRACE FLOOR PLAN

BLOCK 4 | SHEET NO : 4/5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (MANUFACTURER OF PARTS AND ACCESSORIES FOR MOTOR VEHICLES, OTHER FABRICATED METAL PRODUCTS, METAL WORING SERVICE ACTIVITIES)
IN PLOT NO:- 109,110 & 111;
SF NO 374/2(pt), 374/1E(pt),379/1B(pt), 382/7B(pt), 374/1D, 374/1C(pt), 374/1A(pt)& 382/7A(pt),374/1C,(pt), 374/1B(pt), 374/1A(pt), 373/2(pt) 373/3(pt), 382/6A(pt), 382/7A(pt) 374/2(pt), 374/1D(pt), 374/1F(pt), 49/4(pt), 374/1A(pt),374/1B(pt), 373/2(pt)AT SIPCOT PHASE-4, MARUDHANDAPALLI VILLAGE, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

Applicant Name:
M/s. L.G. Balakrishnan and Bros Limited
P.Prabakaran(Managaing Director)
Online Application No:SWP/BPA/0834542/2026

N / W / E / S

SCALE-1:100

LAYOUT APPROVED DETAILS:

ம.வ.ந.ன.து.இ (கி.மா) எண். 119/2023 என்ற ஒப்புதல் மாற்றியமைத்து ம.வ.ந.ன.து.இ (கி.மா) எண்.143/2025 என எண்ணிட்டு தொழிநுட்ப ஒப்புதல் வழங்கப்படுகிறது

TOTAL HP : 1500 HP
NO. OF WORKERS :500 NOS
(MALE: 400 NOS
FEMALE : 100 NOS)

AREA DETAILS

AREA OF THE SITE(AS PER FMB/SLR)	36827.00Sqm
AREA OF THE SITE(AS PER DEED)	36827.00 Sqm
AREA OF THE SITE	36850.45 Sqm

FLOOR NAME	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL (IN SQM)
BLOCK -1(FACTORY BUILDING)	17350.00	--	17350.00
BLOCK -2(HAZRDOUS & SCARP YARD)	150.00	--	150.00
BLOCK-3(LPG YARD)(OTHER BUILDING)	234.00	--	234.00
BLOCK -4(CANTEEN)			
STILT FLOOR	317.00	771.00	1088.00
GROUND FLOOR	719.00		719.00
HEADROOM	--	40.00	40.00
WATCHMAN BOOTH-1	--	6.25	6.25
WATCHMAN BOOTH-2	--	6.25	6.25
PUMP ROOM	25.00	--	25.00
GRAND TOTAL	18796.00	823.50	19619.00

$$FSI = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{18795.00}{37827.00} = 0.496$$

SCHEDULE OF OPENING

TYPE	NAME	SIZE	SILL	LINTEL	QTY
D	DOOR	1.06 X 2.44	-	2.44m	03
D1	DOOR 1	0.91 X 2.44	--	2.44m	05
TD	TOILET DOOR	0.76 X 2.44		2.44m	04
W1	WINDOW 1	2.13 X 2.13	0.305m	2.44m	09
W2	WINDOW 2	1.00 X 1.52	0.91m	2.44m	01
V	VENTILATOR	1.70 X 0.76	-	2.44m	04

MECHANICAL VENTILATION PROVIDED

REG.CONS.ENGINEER:-

J. SRINIVASAN, B.E (Hons), FIE
Construction Engineer (CE)
14/2 & 4, Avinashi Road
Opp. Tirupur Textiles, Peelamedu
Coimbatore – 641 004
Coimbatore – LPA/CE/ 17/2025

REG.STRUCTURAL ENGINEER:-

Ex. M. SARAVANAND, M.E.(Struct)
Structural Engineer Grade-I (SS)
Reg. No. SE / GR.I / 004 / 2023
61/630, Dhalvanai, Annur Road, Annur(Po)
Coimbatore - 641 407
Cell: 97910 33173

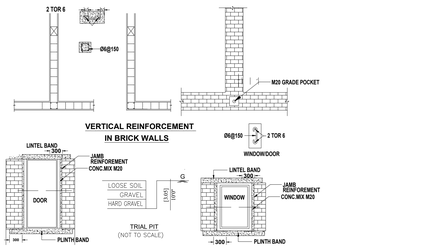
APPLICANT

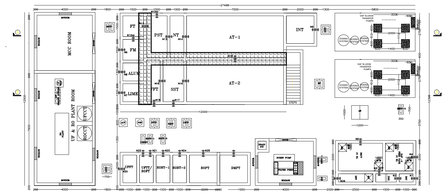
for L.G. BALAKRISHNAN & BROS LIMITED

P. PRABAKARAN
MANAGING DIRECTOR
DIN No.: 01790564

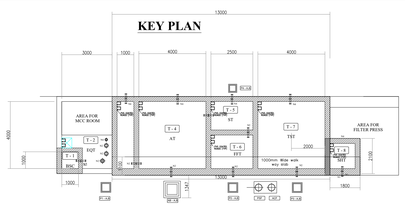
REGISTERED ENGINEER:-

VIDYA SRINIVASAN
CA/2015/69371
Vesta Architects
418/1, Nivasan Vidhyana,
Gurusamy Nagar,
Coimbatore - 641 004.

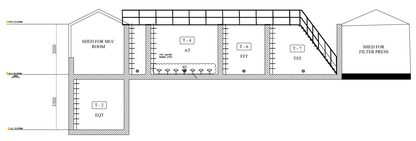




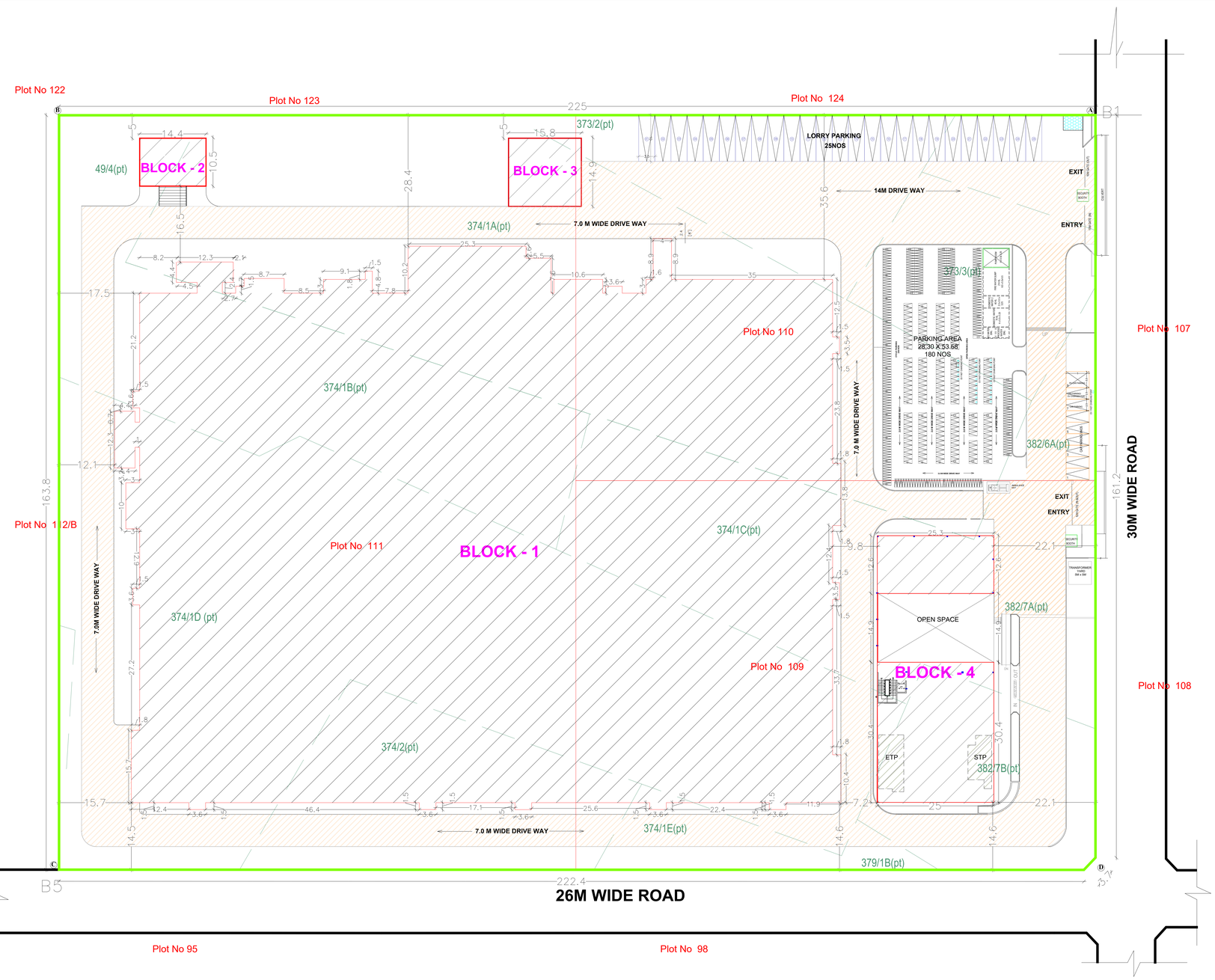
EFFLUENT TREATMENT PLANT



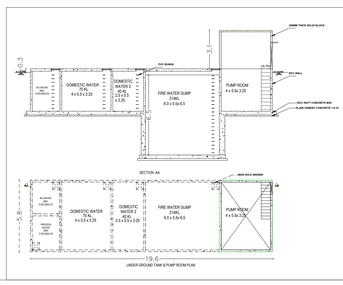
SECTION A-B'

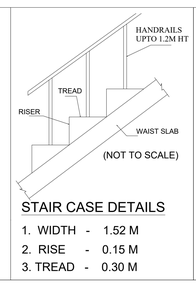


SEWAGE TREATMENT PLANT



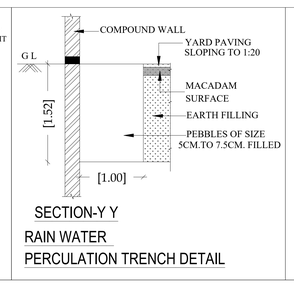
SITE PLAN





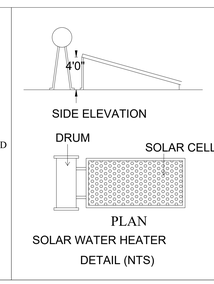
STAIR CASE DETAILS

1. WIDTH - 1.52 M
2. RISE - 0.15 M
3. TREAD - 0.30 M

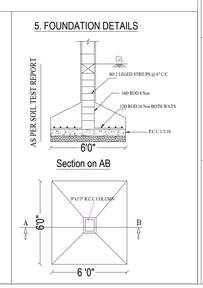


SECTION-Y Y

RAIN WATER PERCULATION TRENCH DETAIL



SOLAR WATER HEATER DETAIL (NTS)



SITE PLAN	SHEET NO:5/5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (MANUFACTURER OF PARTS AND ACCESSORIES FOR MOTOR VEHICLES, OTHER FABRICATED METAL PRODUCTS, METAL WORING SERVICE ACTIVITIES).
IN PLOT NO : 109,110 & 111,
SF.NO.373/2(pt), 373/3(pt),374/1A(pt),379/1B(pt), 382/7B(pt), 374/1D, 374/1C(pt), 374/1A(pt)& 382/7A(pt),374/1C,(pt), 374/1B(pt), 374/1A(pt), 373/2(pt) 373/3(pt), 382/6A(pt), 382/7A(pt) 374/2(pt), 374/1D(pt), 374/1F(pt), 49/4(pt), 374/1A(pt),374/1B(pt), AT SIDCO INDUSTRIAL PHASE-4, MARUDHANDAPALLI VILLAGE, BHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

Applicant Name
M/s. V.S. Sankarshnan and Bros Limited
P. Pushpa (Managing Director)
Online Application No:SWP/BPA/0834542/2026

SCALE-1:100

LAYOUT APPROVED DETAILS:
உமராபாத் (வ.ஊ) பகு. 119/2021 மற்று முழுமை வாழ்விடமைப்பு மதிப்பீட்டு குறி (வ.ஊ) எண்.143/2025 மை வண்ணீட் தொழிற்பட முழுமை வழங்கப்பெற்று

INDUSTRIAL CATEGORY : ORANGE
INDUSTRIAL TYPE CODE : 2036
INDUSTRIAL SCETOR TYPE : HEAT TREATMENT USING OIL FIRED FURNACE (WITHOUT CYANIDING)

TOTAL HP: 1500 HP
NO. OF WORKERS: 500 NOS
(MALE: 400 NOS
FEMALE : 100 NOS)

AREA DETAILS

AREA OF THE SITE(AS PER PATTA/LR)		39027.00Sqm
AREA OF THE SITE(AS PER DEED)		39027.00 Sqm
AREA OF THE SITE		39000.40 Sqm

FLOOR NAME	FSI AREA (IN SQM)	NON-FSI AREA (IN SQM)	TOTAL (IN SQM)
BLOCK -1(FACTORY BUILDING)	17350.00	--	17350.00
BLOCK -2(HAZRDOUS & BOMPP YARD)	150.00	--	150.00
BLOCK-3(PD YARD/OTHER BUILDING)	234.00	--	234.00
BLOCK -4(CANTEEN)			
GTH FLOOR	317.00	771.00	1088.00
FIRST FLOOR	719.00	--	719.00
HEADROOM	--	40.00	40.00
WATCHMAN BOOTH-1	--	6.25	6.25
WATCHMAN BOOTH-2	--	6.25	6.25
PUMP ROOM	25.00	--	25.00
GRAND TOTAL	18795.00	823.50	19618.50

FSI = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 18795.00 / 37827.60 = 0.496

SANITARY REQUIREMENT DETAILS

DESCRIPTION	MALE		FEMALE		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	10	13	4	16	14	29
ABLUTION	10	13	4	16	14	29
URINALS	10	27	-	-	10	27
WASH BASIN	16	16	4	9	20	23
DRINKING WATER	4	4	1	3	5	7

AS PER TNCDBR 2019 REGULATIONS IN ANNEXURE-IX A-PART 1 -

(A) MANUFACTURING INDUSTRIES SERVICE INDUSTRIES, BIOTECHNOLOGY INDUSTRIES

1 CAR SPACE FOR EVERY 100SQM OF OFFICE FLOOR AREA OR PART THEREOF AND 1 CAR SPACE FOR EVERY 200SQM OF WORKSHOP FLOOR AREA OR PART THEREOF AND 1 LORRY/PACE FOR EVERY 3000SQM OF WORKSHOP FLOOR AREA OR PART THEREOF

WORKSHOP : 17350
OFFICE : 719.00
FLOOR AREA : 18618.50 SQ.MT

PARKING DETAILS	REQUIRED	PROVIDED
CYCLE PARKING	231	272
TWO WHEELERS	231	249
CAR PARKING	8	9
LORRY PARKING	24	25
EV FAST CHARGING POINTS		
TWO WHEELERS	23	25
CAR PARKING	0	01

TERRACE FLOOR AREA -17350 SQ.MT
SOLAR PANEL PROVIDED IS AREA OF TERRACE FLOOR AREA - 5783.33 SQ.M

COLOUR INDEX

EXISTING ROAD
SITE BOUNDARY
DRIVE WAY
PROPOSED BUILDING
RAIN WATER HARVESTING

REG.CONS.ENGINEER:-
2. SRINIVASAN, B.E (Civil), FIE
Construction Engineer (CE)
1422 & 4, Avinashi Road,
Opp. Tirupur Textiles, Peelamedu
Coimbatore – 641 004
Coimbatore – LPA/CE/ 17/2025

REG.STRUCTURAL ENGINEER:-
Er. M. KARUPPUSAMY, M.E.(Struct)
Structural Engineer
(G) 2961 / 1991 / 28008
29/888, Sowripalayam, Avinashi Road, Annur(PO)
Coimbatore - 641 687
Cell: 97916 29178

APPLICANT
For L.G. SHANKARAN & BROS LIMITED
P. PUSHPA
MANAGING DIRECTOR
DIN No.: 01758554

REGISTERED ENGINEER:-
VIDYA SRINIVASAN
CA/2015/69371
Vesta Architects
41&1/1, Nirvaan Udhayam,
Gurusamy Nagar,
Coimbatore - 641 004.

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.