PP APPROVAL RECORD

Planning Permission

Survey 110

Anuppattii, ya Complex Avinashi Road Coimbatore south taluk

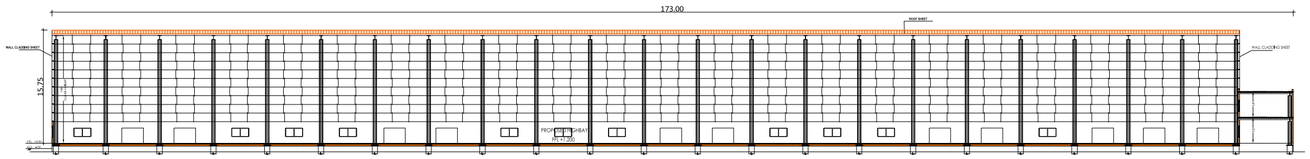
Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

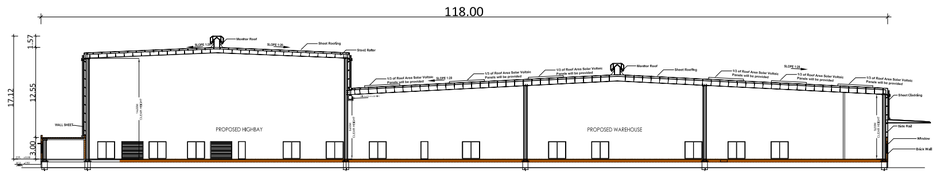
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

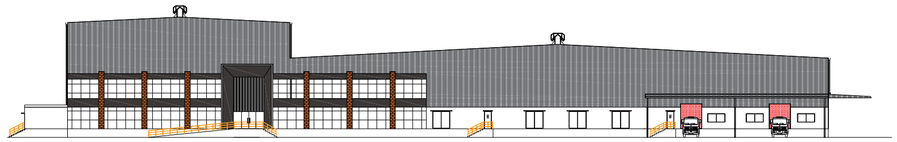
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



CROSS SECTION B-B DETAILS



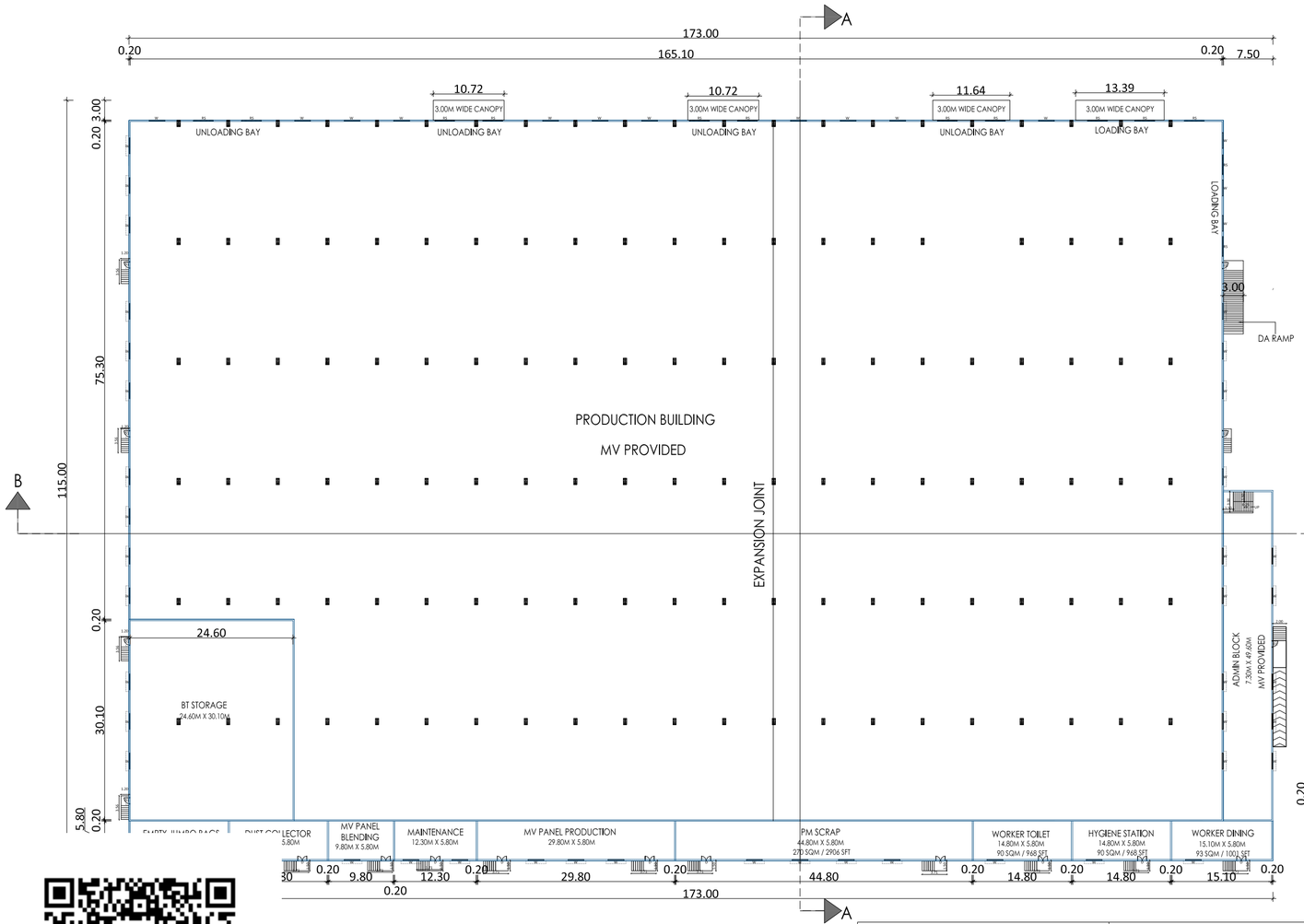
CROSS SECTION A-A DETAILS



EAST SIDE ELEVATION VIEW



WEST SIDE ELEVATION VIEW



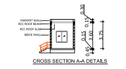
GROUND FLOOR PLAN



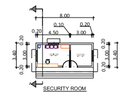
EAST SIDE VIEW



NORTH SIDE VIEW



CROSS SECTION AA DETAILS



SECURITY ROOM



NORTH SIDE ELEVATION



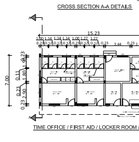
EAST SIDE ELEVATION



WEST SIDE ELEVATION



CROSS SECTION AA DETAILS



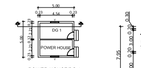
TIME OFFICE / FIRST AID / LOCKER ROOM / TOILET



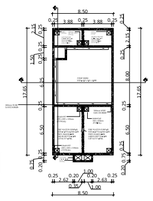
NORTH SIDE ELEVATION



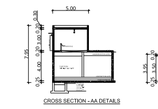
CROSS SECTION AA DETAILS



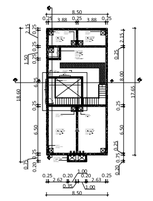
POWER HOUSE(DG) 1



PLAN AT PUMP ROOM LEVEL



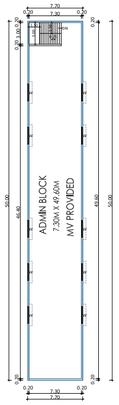
CROSS SECTION - AA DETAILS



PLAN AT HEAD ROOM LEVEL



CROSS SECTION - BB DETAILS



FIRST FLOOR PLAN

BUILDING PLAN SHOWING THE WHITE CATEGORY INDUSTRIAL BUILDING (BLENDING AND PACKING OF TEA) IN S.F.NO.104/2, 105/2, 105/4, 108/1A2, 108/1B ,109/1B, 110/1B ANUPATTY VILLAGE, PALLADAM TALUK, TIRUPPUR DISTRICT.

SCALE :- 1"-32" (OR) 1:400

JOINERY DETAILS :-

SYMBOL	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 2.10
D	DOOR	1.45 X 2.44
D1	DOOR 1	1.00 X 2.44
D2	DOOR 2	1.00 X 2.40
D3	DOOR 3	0.90 X 2.10
D4	DOOR 4	0.75 X 2.10
W	WINDOW	2.40 X 2.40
W1	WINDOW 1	1.50 X 1.50
W2	WINDOW 2	1.50 X 1.35
W2	WINDOW 2	1.50 X 1.35
W3	WINDOW 3	2.14 X 1.35
W4	WINDOW 4	2.67 X 1.35
W5	WINDOW 5	0.60 X 1.35
V	VENTILATOR	1.20 X 0.60
V1	VENTILATOR 1	0.60 X 0.60
MV	MECHANICAL VENTILATION	

Er. K.PRAKASH, M.E., (Geo-Technical Engg)., MIGS.
Registered Geo-Technical Engineer (GTE).
Regn. No: Coimbatore LPA/GTE/004/2024
prakash.civil157@gmail.com
Contact: 9894713236, 86376 27705

REGISTERED GEOTECH ENGINEER

G. SIVA SUBRAMANIYAM B.E.,
REGISTERED CONSTRUCTION ENGINEER,
COIMBATORE LPA/CE/037/2024
A212 MARTINS NANDAVANAM,
FATHIMA NAGAR, COIMBATORE- 641029

REGISTERED CONSTRUCTION ENGINEER

P. VADIVEL M.E
REGISTERED STRUCTURAL ENGINEER,
REG.NO. SE 02/2024 (GR-1)
139/2, SECOND FLOOR, MUNGAMBAKKAM,
CHENNAI - 600034.

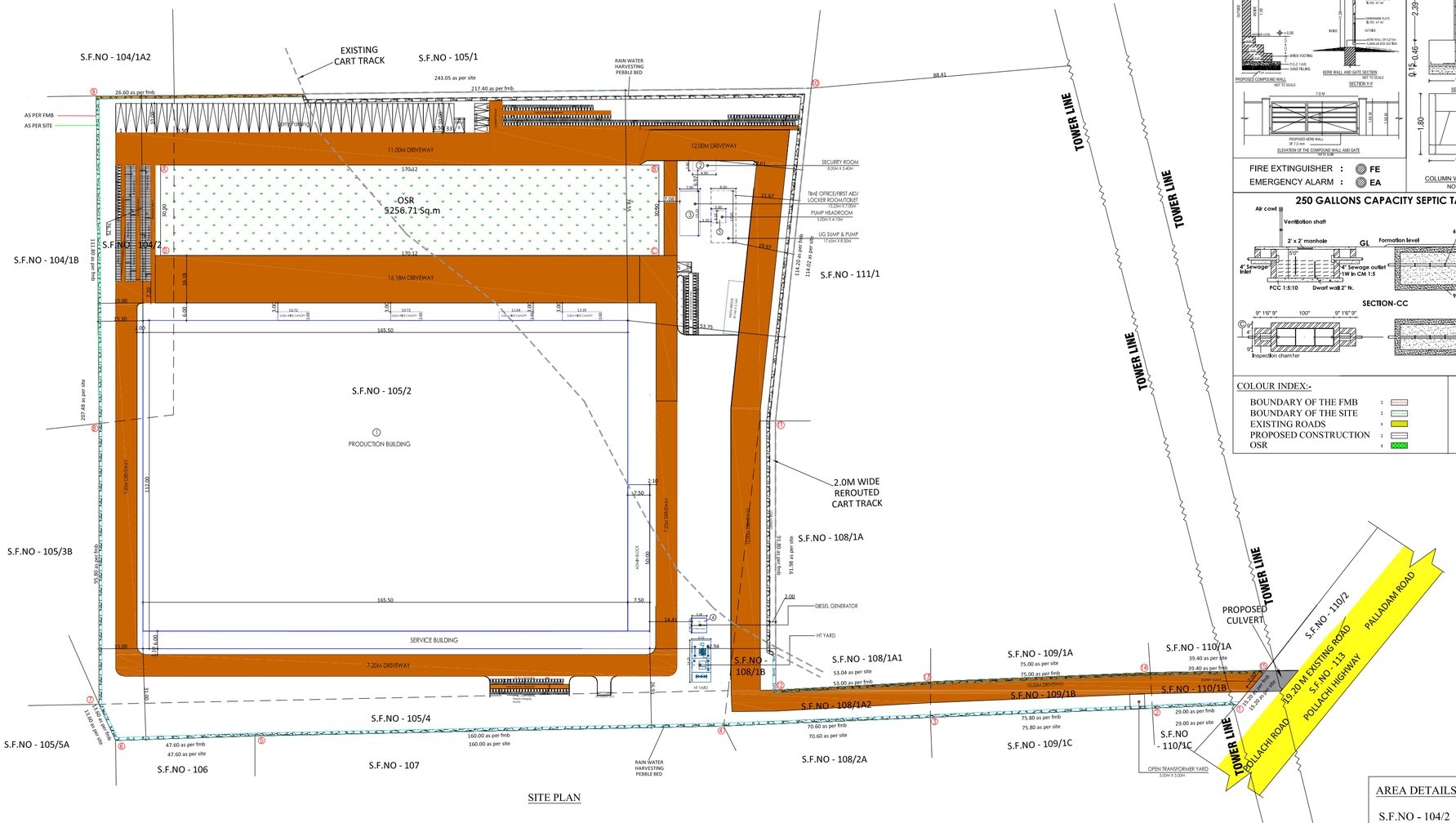
REGISTERED STRUCTURAL ENGINEER

Er.V.PRAVEEN RAJ, B.E.,Civil,M.E.,Structural
Registered Engineer Grade - II
Reg.No: RE/GR.II/2022/03/003
18,Perumal Kovil Street, Nallur Village,
Kanchipuram. Ph: 8056669249

REGISTERED ENGINEER

For E-Star Foods Private Limited
Director

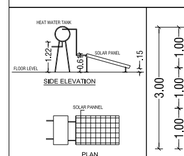
OWNER/APPLICANT

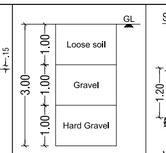


SITE PLAN

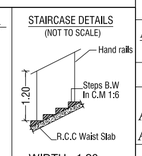
NOTE:-

* ALL DIMENSIONS ARE IN METRE
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED

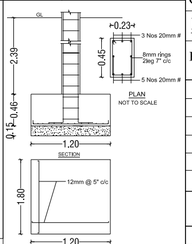




STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.20
TREAD : 0.25
RISE : 0.16

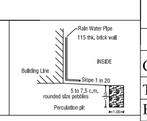


FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

250 GALLONS CAPACITY SEPTIC TANK (NTS)

COLOUR INDEX:-

BOUNDARY OF THE FMB :
BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
OSR :



SITE PLAN SHOWING THE WHITE CATEGORY INDUSTRIAL BUILDING (BLENDING AND PACKING OF TEA) IN S.F.NO.104/2, 105/2, 105/4, 108/1A2, 108/1B ,109/1B, 110/1B ANUPATTY VILLAGE, PALLADAM TALUK, TIRUPPUR DISTRICT.

SCALE :- 1"-32" (OR) 1:800

APPLICANT NAME : 1)E-STAR FOODS PRIVATE LIMITED, 2) RAMESH SABOO, 3) SUMAN SABOO, 4) R.P. CHANDRASEKARAN

WHITE CATEGORY INDUSTRY

AREA DETAILS :-		IN SQM
AREA OF SITE AS PER FMB/PATTA	=	52,566.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	52,566.00 Sqm
OSR DETAILS :-		
OSR AREA REQUIRED (10.00%)	=	5,256.60 Sqm
OSR AREA PROVIDED (10.00%)	=	5,256.71 Sqm

PROPOSED BUILDING AREA DETAILS :-

BLOCK .NO	FLOOR	FSI (SQ.MT)	NON-FSI (SQ.MT)	TOTAL (SQ.MT)
1	PRODUCTION BUILDING	17543.11	-	17543.11
	SERVICE AREA	1038.01	-	1038.01
	CANOPY AREA	139.45	-	139.45
	ADMIN GROUND FLOOR	375.00	-	375.00
	ADMIN FIRST FLOOR	375.00	-	375.00
2	SECURITY ROOM	27.20	-	27.20
3	TIME OFFICE/FIRST AID/LOCKER ROOM/TOILET	106.61	-	106.61
4	POWER HOUSE/DG1	25.00	-	25.00
5	PUMP HEADROOM	20.50	-	20.50
	TOTAL AREA	19,649.88	-	19,649.88

FSI CALCULATION AS PER PATTA/FMB :-

FSI (19649.88/ 52566.00) = 0.37

* OFFICE FLOOR AREA - 750.00 SQ.M (5 CAR SPACE PARKING IS REQUIRED)
* WORKSHOP FLOOR AREA - 17543.11+1038.01 = 18581.12 SQ.M (248 TWO-WHEELER SPACE AND CYCLE SPACE PARKING IS REQUIRED)
* WORKSHOP FLOOR AREA - 17543.11+1038.01= 18581.12 SQ.M (25 LORRY PARKING IS REQUIRED)

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING (2.50X5.00)	05 NO'S	4+(2 DA) NO'S
TW PARKING (1.00X1.80)	248 NO'S	305+(25 DA) NO'S
EV TW PARKING (1.00X1.80)	25 NO'S	27 NO'S
CYCLE PARKING (0.56X1.80)	234 NO'S	322 NO'S
LORRY PARKING (3.50X10.00)	25 NO'S	33 NO'S

BUILDING HEIGHT :-

MAIN BUILDING HEIGHT = 17.12 M

NOTES:-

1. TOTAL NO'S OF WORKER'S = 15 NO'S

MACHINERY DETAILS:-

S.NO	MACHINERY DESCRIPTION	SPECIFICATION	HP	QTY	TOTAL HP
1	BLENDING TOWER SYSTEM	13 MT/ HR	22	1	22
2	PACKING MACHINES		11	26	286
3	AIR COMPRESSOR		30	2	60
4	AIR DRIER		2	2	4
5	BELT CONVEYOR	WIDTH 900 MM	3	4	12
6	DE-PALLETIZER	400 BAGS/HR	3	1	12
7	VIBRO SIEVER	84 INCH/6.5 MT PER HOUR	5	2	10
8	DUST COLLECTOR	3 MICRON FILTERED/ 10000 CU.MTR_HR	20	2	40
9	EOT CRANE	2 TON	5	1	5
10	FIRE HYDRANT SYSTEM	PILOT PUMP - 15 CUB.MTR/HR	65	1	65
11	AHU UNIT	FAN MOTOR	15	1	15
12	DG SET - 1	125 KVA			
13	DG SET - 2	500 KVA			
	TOTAL				522

AREA DETAILS AS PER PATTA :-

S.F.NO - 104/2	-	2800.00 SQ.M
S.F.NO - 105/2	-	44000.00 SQ.M
S.F.NO - 108/1B	-	972.00 SQ.M
S.F.NO - 105/4	-	2585.00 SQ.M
S.F.NO - 108/1A2	-	851.00 SQ.M
S.F.NO - 109/1B	-	916.00 SQ.M
S.F.NO - 110/1B	-	442.00 SQ.M
TOTAL	-	52566.00 SQ.M

G. SIVA SUBRAMANIYAM B.E.,
REGISTERED CONSTRUCTION ENGINEER,
COIMBATORE LPA/CE/0772/2024
A212 MANTRA NANDAVANAM,
FATHIMA NAGAR, COIMBATORE- 641029
REGISTERED CONSTRUCTION ENGINEER

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Registered Geo-Technical Engineer (GTE),
Regn. No: Coimbatore LPA/GTE/0940/2024
prakash.civil157@gmail.com
Contact: 9842711336, 94874 27705
REGISTERED GEOTECH ENGINEER

Er.V.PRAVEEN RAJ, B.E.,CM.M.E.,Structural
Registered Engineer Grade. - II
Reg.No: RE/GR.II/CC22/03/003
18,Perumal Kovil Street, Nallur Village,
Kanchipuram. Ph: 8056660249
REGISTERED ENGINEER

For E-Star Foods Private Limited
Director
OWNER/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

Verified RealEstate
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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.