Verified RealEstate™

REFERENCE
SWP/BPA/373285/2024

ISSUED
11 January 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

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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DIGITALLY VERIFIED RECORD

PLANNING PERMISSION

ONLINE APPLICATION No.SWP/BPA/373285/2024

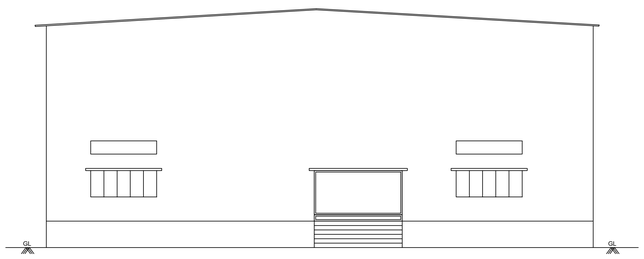
SITE BOUNDARY SHOWN AS "A TO D "

LP / CLPA No. 20 / 2025

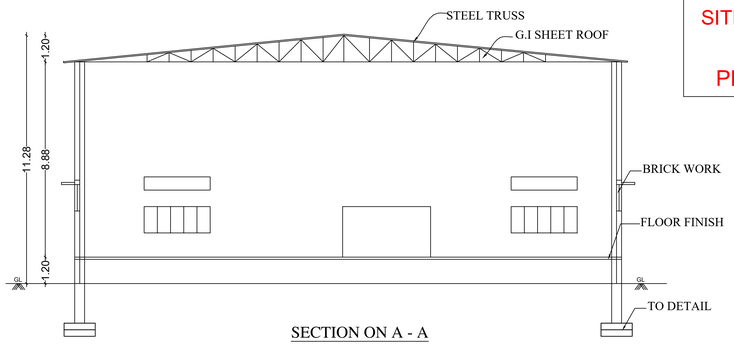
PLANNING PERMISSION No.22 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF COTTAGE INDUSTRY BUILDING (ENGRAVING OF METALS) IN S.F. No. 273 / 1B2, OF ARASUR VILLAGE & PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

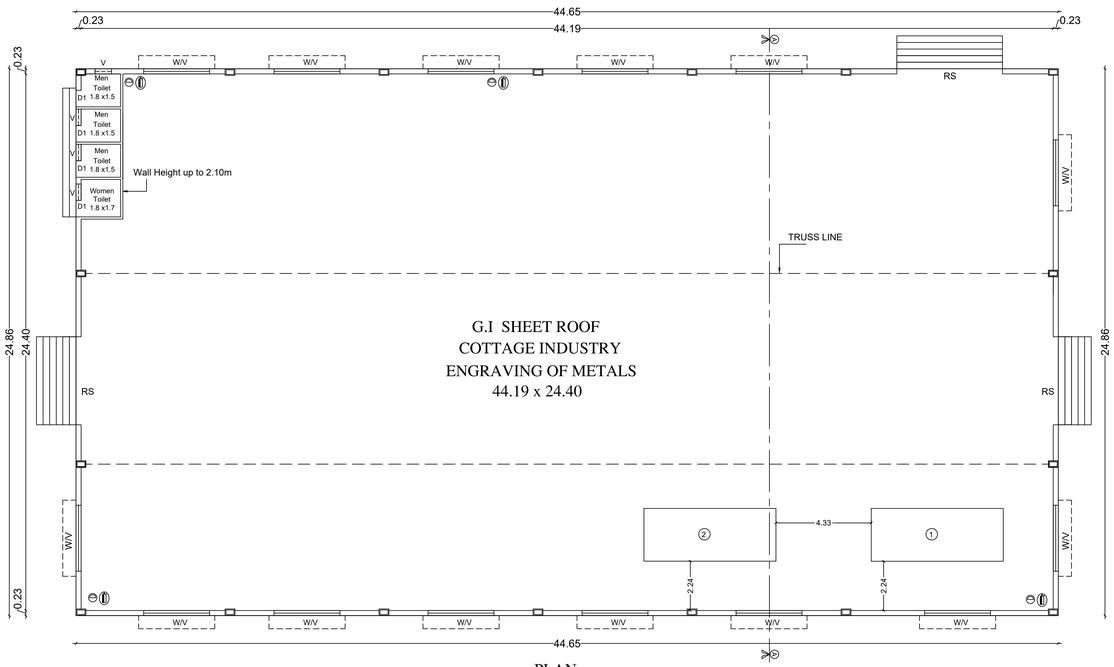
Applicant Name - Mr. T.S. BALASUBRAMANIAN



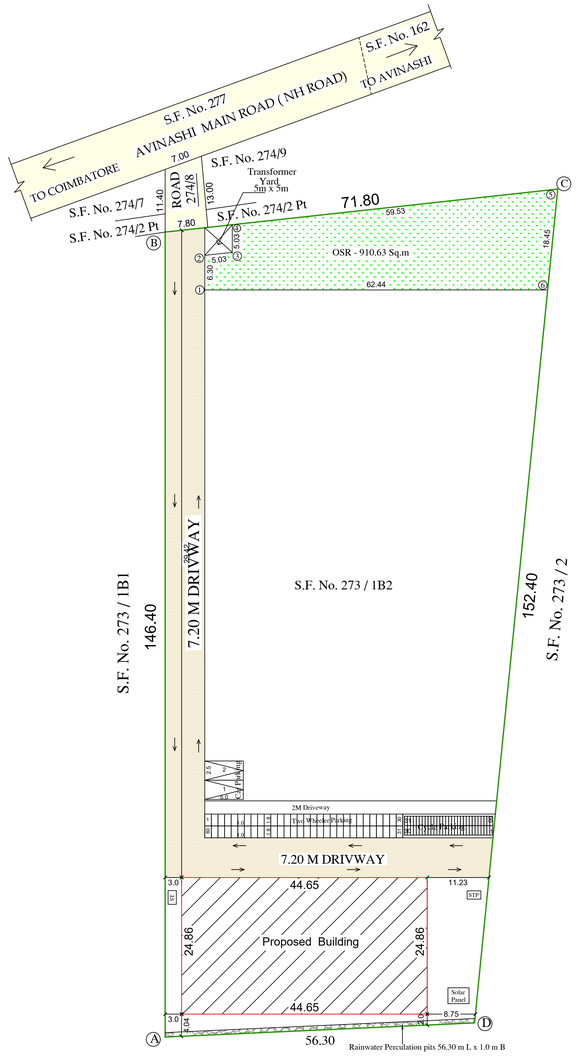
EAST SIDE ELEVATION



SECTION ON A - A



PLAN



S.F. No. 273 / 1B3

SITE PLAN (Scale = 1 : 400)

Building Area Details : -

Floor Name	FSI Area in sq.m	Non FSI Area	Total Area in sq.m
Ground Floor	1110.00	–	1110.00
Total	1110.00	–	1110.00

$$F.S.I = \frac{1110.00}{9053.00} = 0.122 < 1.50$$

Height of The Building = 11.28 m

OPEN SPACE RESERVATION AREA	Required	Provided
	905.30 Sq.m (10.0 %)	910.63 Sq.m (10.15 %)

Area Details : -

Area of the Site Document (2.23 ½ Acre) -9053.00 Sq.m

Area of the Site Patta (2.23 ½ Acre) - 9053.00 Sq.m

SCALE :- 1 : 100

All Dimenstion Are in Meter

N

PARKING DETAILS :-

Parking Area Descriptions	Area	Required	Provided
1 Car space for every 100 Sq.m Office floor Area	-	0	2 Nos
1Two wheeler space for every 50 Sq.m Workshop floor Area	1110.00	22 Nos	60 Nos
1 Cycle space for every 50 Sq.m Workshop floor Area	1110.00	22 Nos	60 Nos

MACHINERY DETAILS	NOS	POWER IN HP	TOTAL POWER IN HP
POWER LOOMS MACHINE	1	2.5	2.5
RAPIER LOOMS MACHINE	1	2.5	2.5
TOTAL NO OF LABOURS - 08	TOTAL POWER IN HP		5.0

REFERENCE:

SITE BOUNDARY

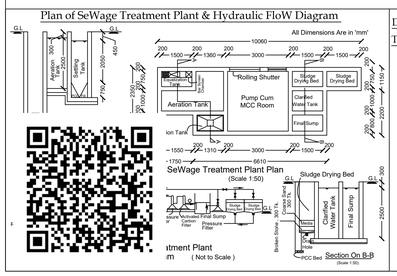
PROPOSED BUILDING

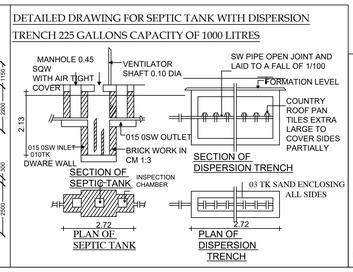
EXISTING ROAD

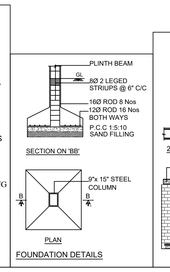
PROPOSED DRIVEWAY

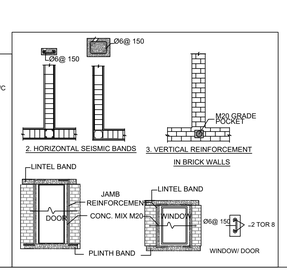
O.S.R AREA

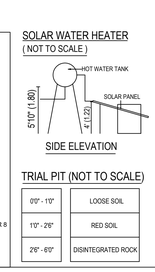
APPLICANT

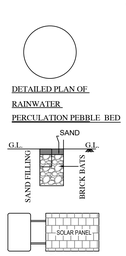












JOINERY DETAILS:	
DESCRIPTION	IN METER
RS - Rolling Shutter	4.80 x 3.00
D1 - Door	0.75 x 2.10
W - Window	3.00 x 1.50
V - Ventilator	0.90 x 0.60

Dr.S. PRATHABAN, M.E., Ph.D
Registered Structural Engineer - Gen(P)
Reg. No: SE/Gr-1/006/2022
48A/1A, Bharathi Nagar, S.I.H.S. Colony,
Civil Aerodrome Post, Coimbatore - 641 014.

REGD.STRUCTURAL ENGINEER

Ar. T.DINESH KUMAR.M.Arch
CA/2017/80991
COIMBATORE LPA/RA/GR-1/19/04/013

REGD.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

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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.