Verified RealEstate™

REFERENCE
94/2025/Arasur

ISSUED
07 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 485 and 3 more

Arasur

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

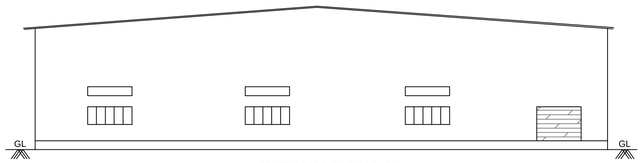
The approval as the planning authority issued it, reproduced in full behind this page.

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

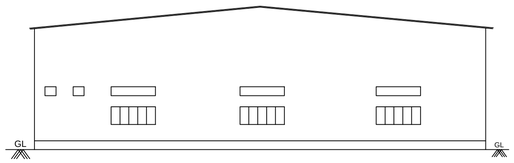
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

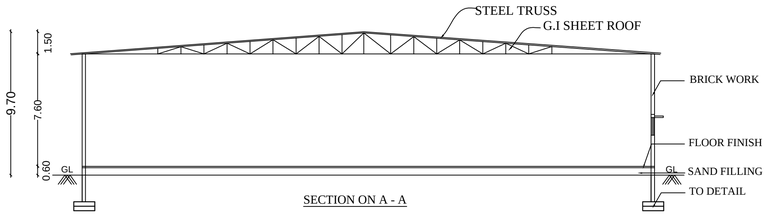
DIGITALLY VERIFIED RECORD



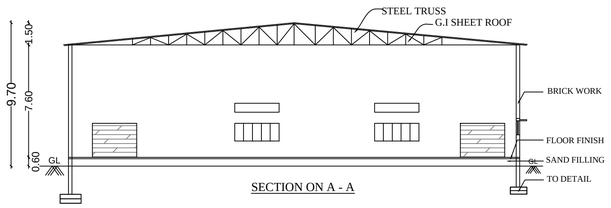
SOUTH SIDE ELEVATION



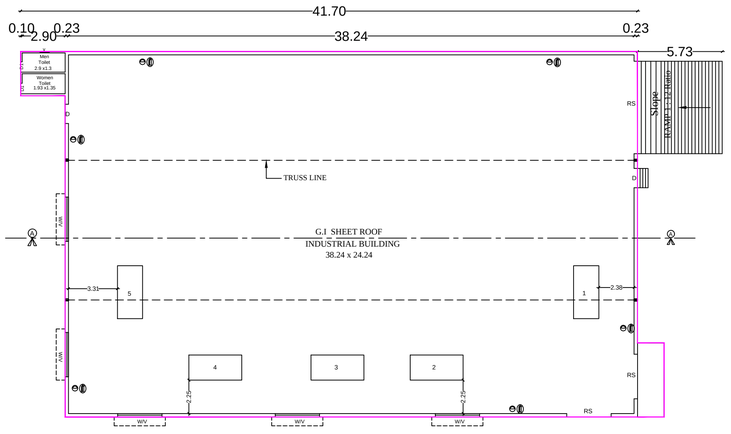
SOUTH SIDE ELEVATION



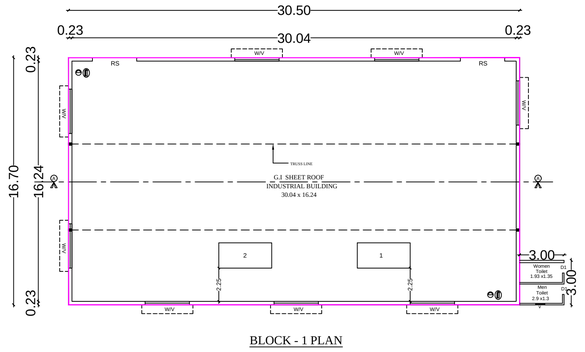
SECTION ON A - A



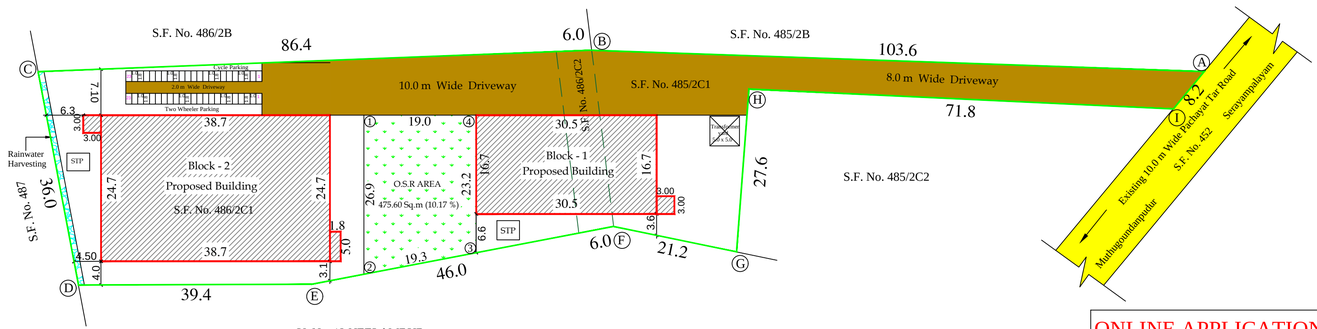
SECTION ON A - A



BLOCK - 2 PLAN



BLOCK - 1 PLAN



V. No. 12 NEELAMBUR

SITE PLAN (Scale - 1 :400)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I ROOF IN INDUSTRIAL (ORANGE CATEGORY - MANUFACTURING OF STEEL FURNITURE AND FASTENERS) BUILDING S.F.NOS - 485/2C1,486/2C1 AND 486/2C2 AT ARASUR VILLAGE & PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

PRESENT MASTER PLAN USAGE (2041) : INDUSTRIAL - S.F.NO.485
AGRICULTURAL - S.F.NO.486

OLD MASTER PLAN USAGE (1994) : AGRICULTURAL.

G.O.NO:220 DATE :08-07-2025 -AGRICULTURAL UASGE INTO INDUSTRIAL USAGE.

GAZZETTE NO: PART - VI SECTION - 1 DATE : 01 - 10 - 2025 PAGE.NO.403&404

SCALE :- 1 : 400

N

Area Details : -

Area of the Site Document (1.15½ Acre) - 4676.00 Sq.m

Floor Name	FSI Area in sq.m	Non FSI Area	Total Area in sq.m
block - 1 Ground Floor	518.35	–	518.35
block - 2 Ground Floor	964.89	–	964.89
Total	1483.24	–	1483.24

$$\text{F.S.I} = \frac{1483.24}{4676.00} = 0.31 < 2.0$$

Height of The Building = 9.70 m

Open Space Reservation Area	Required	Provided
	467.60 Sq.m (10.0 %)	475.60 Sq.m (10.17%)

PARKING DETAILS :-

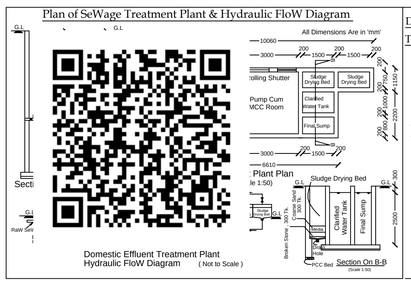
Parking Area Descriptions	WORKSHOP Area	Required	Provided
1Two wheeler space for every 75 Sq.m Workshop floor Area	1465.24	20 Nos	23 Nos
1 Cycle space for every 75 Sq.m Workshop floor Area	1465.24	20 Nos	23 Nos

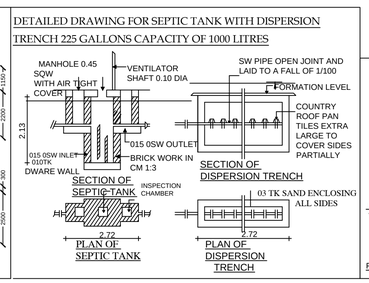
Machinery Details	Nos	Power In HP	Totoal Power In HP
Multisstage Screw Heading Machine	5	10.0	50.0
Rivet Machine	2	15.0	30.0
TOTAL NO OF LABOURS - 08	TOTAL POWER IN HP		80.0

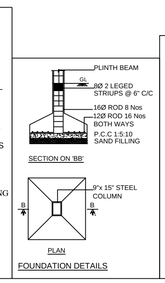
ONLINE APPLICATION NUMBER: SWP/BPA/0604526/2025
L.P/CLPA NO : 625 /2025
PLANNING PERMISSION NO : 731 /2025

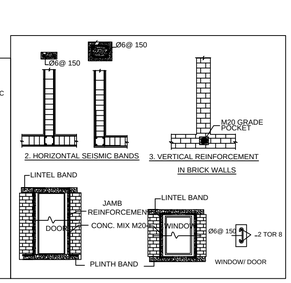
V. Kalavani
Thanu.K.S.
Nandu

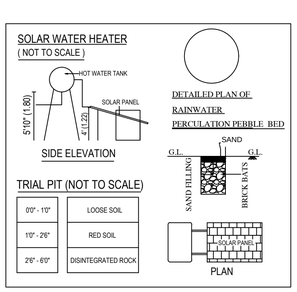
APPLICANT











REFERENCE:

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY
O.S.R AREA

JOINERY DETAILS:

DESCRIPTION		IN METER
RS	- Rolling Shutter	- 3.60 x 3.00
RS1	- Rolling Shutter	- 3.00 x 3.00
D1	- Door	- 0.75 x 2.10
W	- Window	- 3.00 x 1.50
V	- Ventilator	- 3.00 x 0.60
V1	- Ventilator	- 0.90 x 0.60

Ar. T. DINESH KUMAR.M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991
Reg No: Coimbatore LPA/RA/GR-I/006/2024

REGISTERED ENGINEER

Er. S. PRATHABAN, M.E., Stuctural
Registered Structural Engineer - Grade-I
Reg. No: SE/Gr-I/006/2022
62A/41A, Bharathi Nagar, S.I.H.S. Colony
Civil Aerodrome Post, Coimbatore - 641 046.

STRUCTURAL 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
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.