REFERENCE
94/2025/Arasur

ISSUED
09 December 2025

PP APPROVAL RECORD

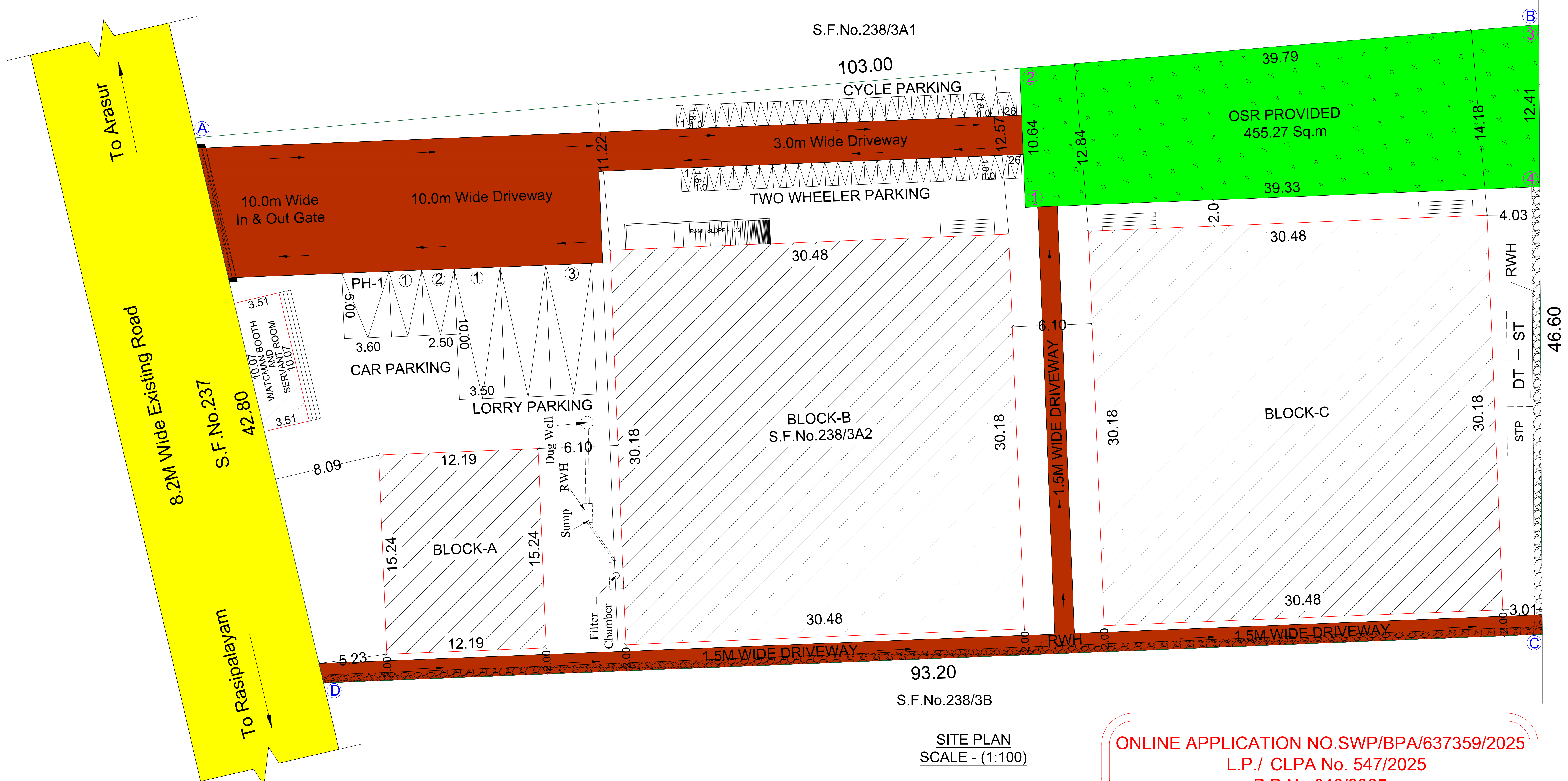
Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE	ISSUING AUTHORITY
Building Plan	**Rural Panchayat**

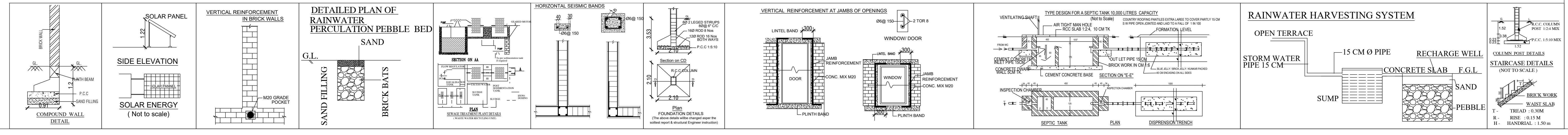
The approval as the planning authority issued it, reproduced in full behind this page.

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


S.F.No.238/3A1
103.00
CYCLE PARKING
3.0m Wide Driveway
TWO WHEELER PARKING
10.0m Wide
In & Out Gate
10.0m Wide Driveway
To Arasur
8.2M Wide Existing Road
S.F.No.237
42.80
To Rasipalayam
OSR PROVIDED
455.27 Sq.m
39.79
39.33
12.84
14.18
12.41
PH-1
CAR PARKING
LORRY PARKING
WATCHMAN BOOTH AND SERVANT ROOM
BLOCK-A
12.19
15.24
BLOCK-B
S.F.No.238/3A2
30.48
30.18
BLOCK-C
1.5M WIDE DRIVEWAY
RWH
ST
DT
STP
Dug Well
Sump
Filter Chamber
46.60
S.F.No.238/5
93.20
S.F.No.238/3B
A
B
C
D

SITE PLAN
SCALE - (1:100)

ONLINE APPLICATION NO.SWP/BPA/637359/2025
L.P./ CLPA No. 547/2025
P.P.No.646/2025


BRICK WALL
GL.
PLINTH BEAM
P.C.C
SAND FILLING
SOLAR PANEL
SOLAR PANNEL
M20 GRADE POCKET
G.L.
SAND
SAND FILLING
BRICK BATS
SECTION ON AA
FLOW REGULATOR
EQUALISATION TANK
SLUDGE TANK
POST SEDIMENTATION TANK
HYPO DOSING
Ø6@ 150
8Ø 2 LEGED STIRUPS
16Ø ROD 8 Nos
12Ø ROD 16 Nos BOTH WAYS
P.C.C 1:5:10
Section on CD
R.C.C.COLUMN
LINTEL BAND
JAMB REINFORCEMENT
CONC. MIX M20
DOOR
WINDOW
PLINTH BAND
2 TOR 8
VENTILATING SHAFT
AIR TIGHT MAN HOLE
RCC SLAB 1:2:4, 10 CM TK
FORMATION LEVEL
CEMENT CONCRETE INLET PIPE 15CM
CONCRETE DWARF WALL 5CM TK.
CEMENT CONCRETE BASE
OUT LET PIPE 15CM
BRICK WORK IN CM 1:6
INSPECTION CHAMBER
OPEN TERRACE
STORM WATER PIPE 15 CM
15 CM Ø PIPE
RECHARGE WELL
CONCRETE SLAB
F.G.L
SUMP
SAND
PEBBLE
R.C.C. COLUMN POST 1:2:4 MIX
P.C.C. 1:5:10 MIX
BRICK WORK
WAIST SLAB

COMPOUND WALL DETAIL

SIDE ELEVATION

SOLAR ENERGY
(Not to scale)

VERTICAL REINFORCEMENT IN BRICK WALLS

DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED

PLAN
SEWAGE TREATMENT PLANT DETAILS
(WASTE WATER RECYCLING UNIT)

HORIZONTAL SEISMIC BANDS

Plan
FOUNDATION DETAILS
(The above details willbe changed asper the soiltest report & structural Engineer instruction)

VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

WINDOW/ DOOR

TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)

COUNTRY ROOFING PANTILES EXTRA LAREE TO COVER PARTLY 15 CM S W PIPE OPEN JOINTED AND LAID TO A FALL OF 1 IN 100

BLUE JELLY / BRICK JELLY / KUNKAR PACKED 40 CM ENCASING ON ALL SIDES

SECTION ON "E-E"

SEPTIC TANK

PLAN

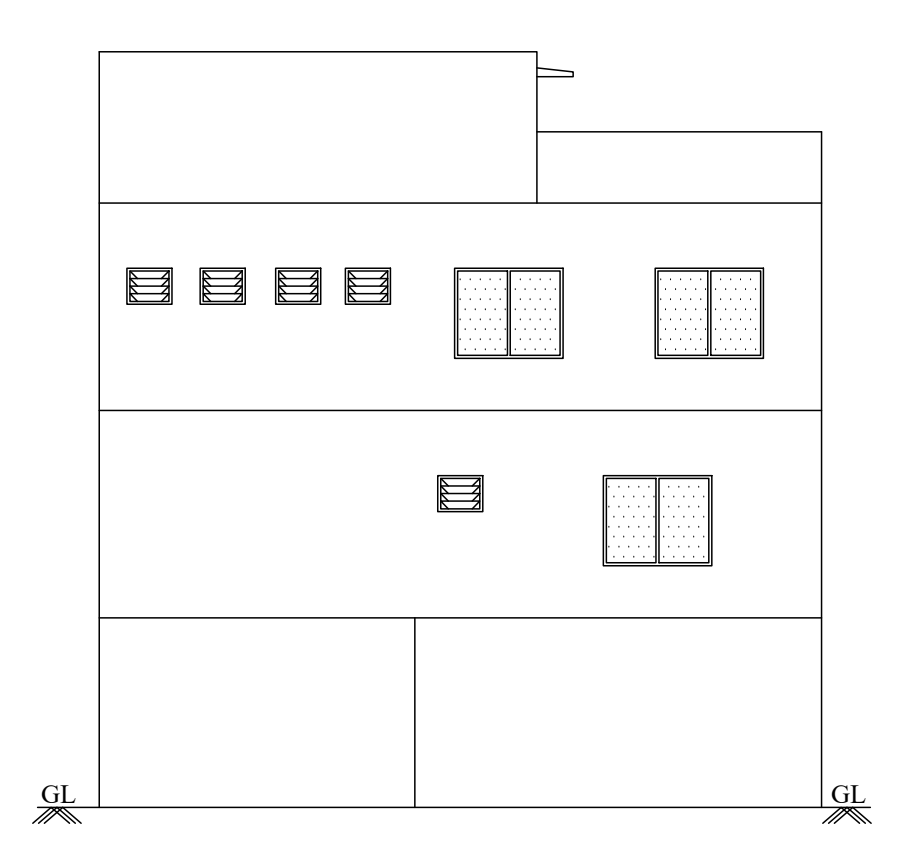
DISPRENSION TRENCH

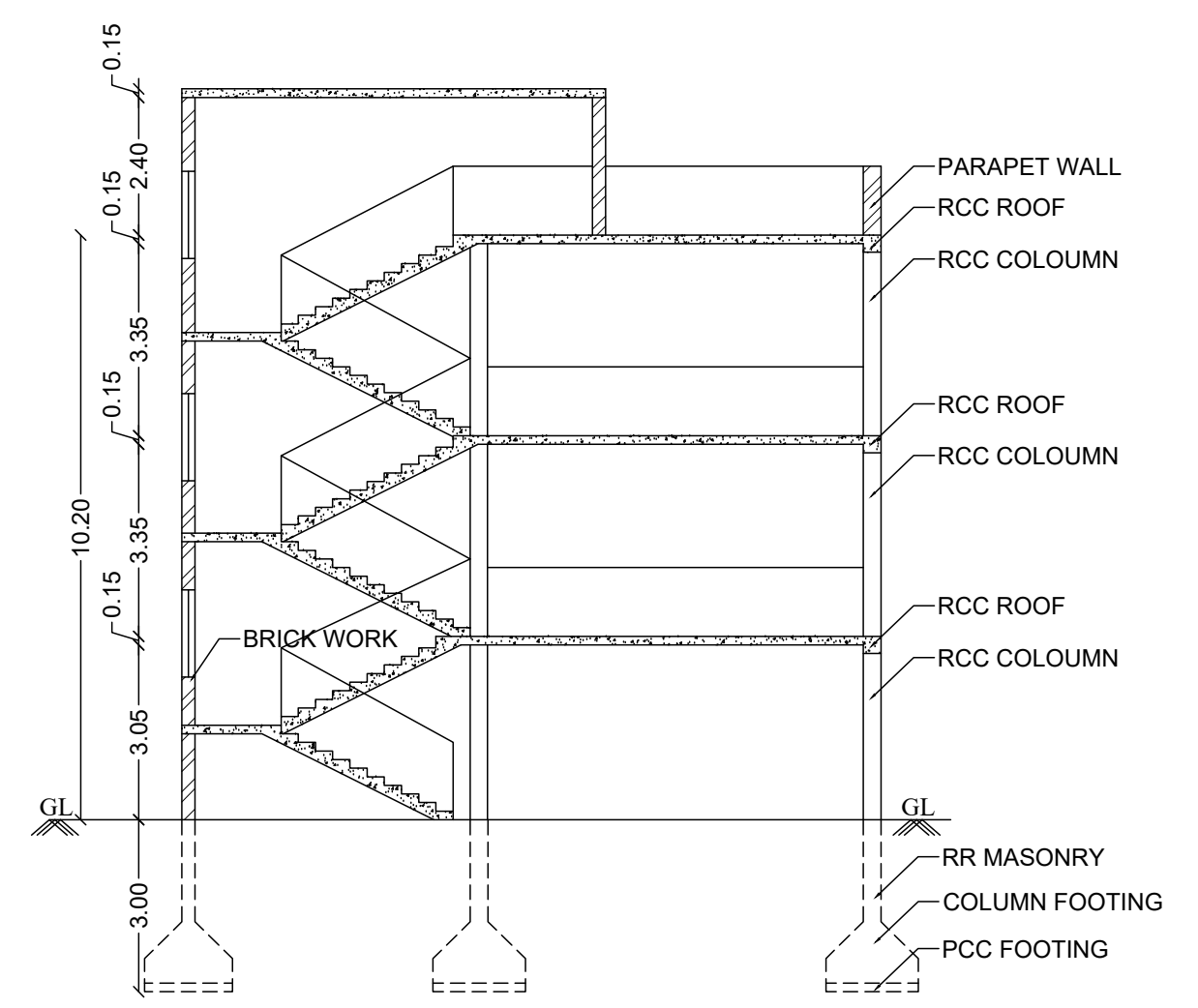
RAINWATER HARVESTING SYSTEM

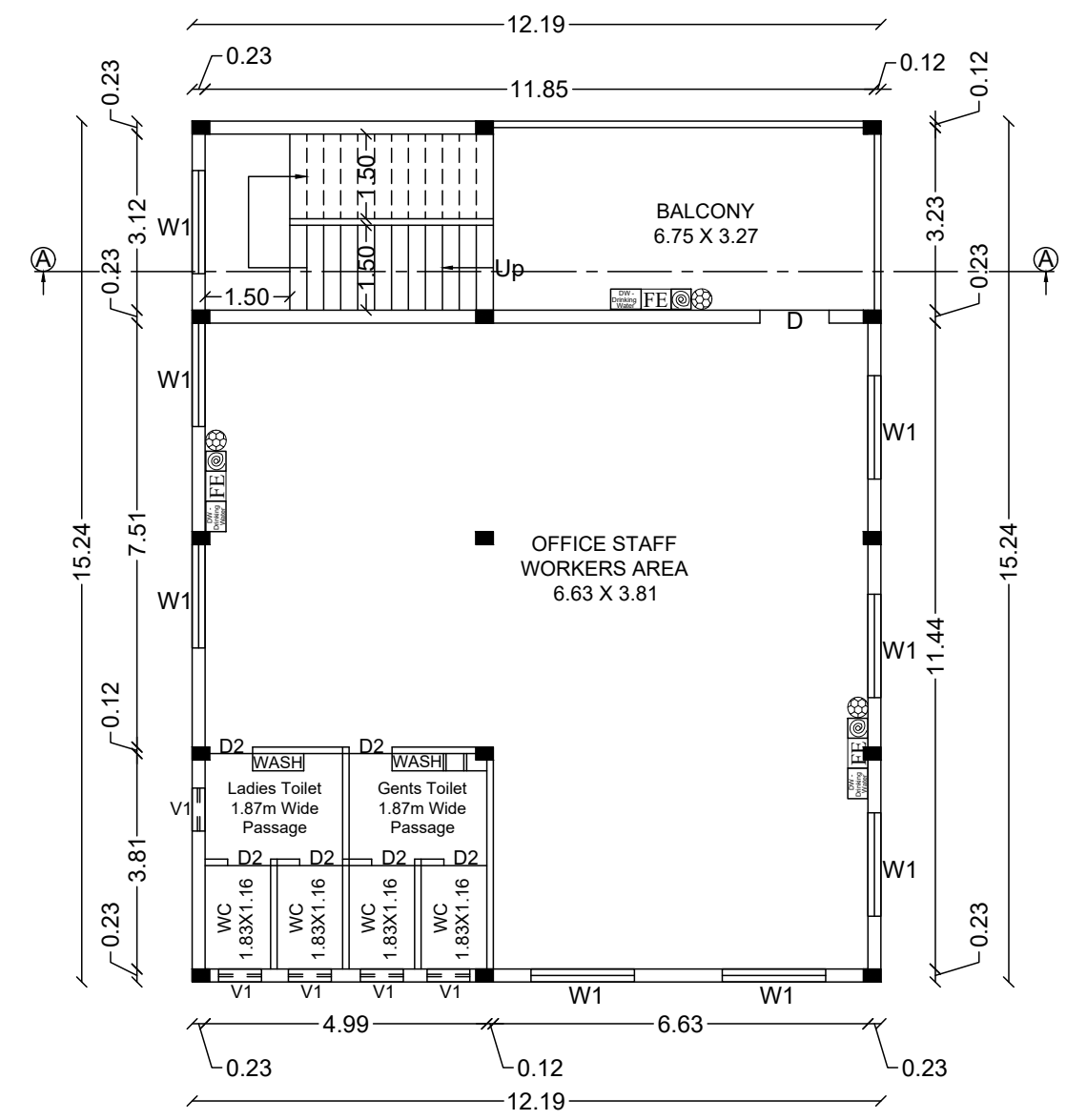
COLUMN POST DETAILS

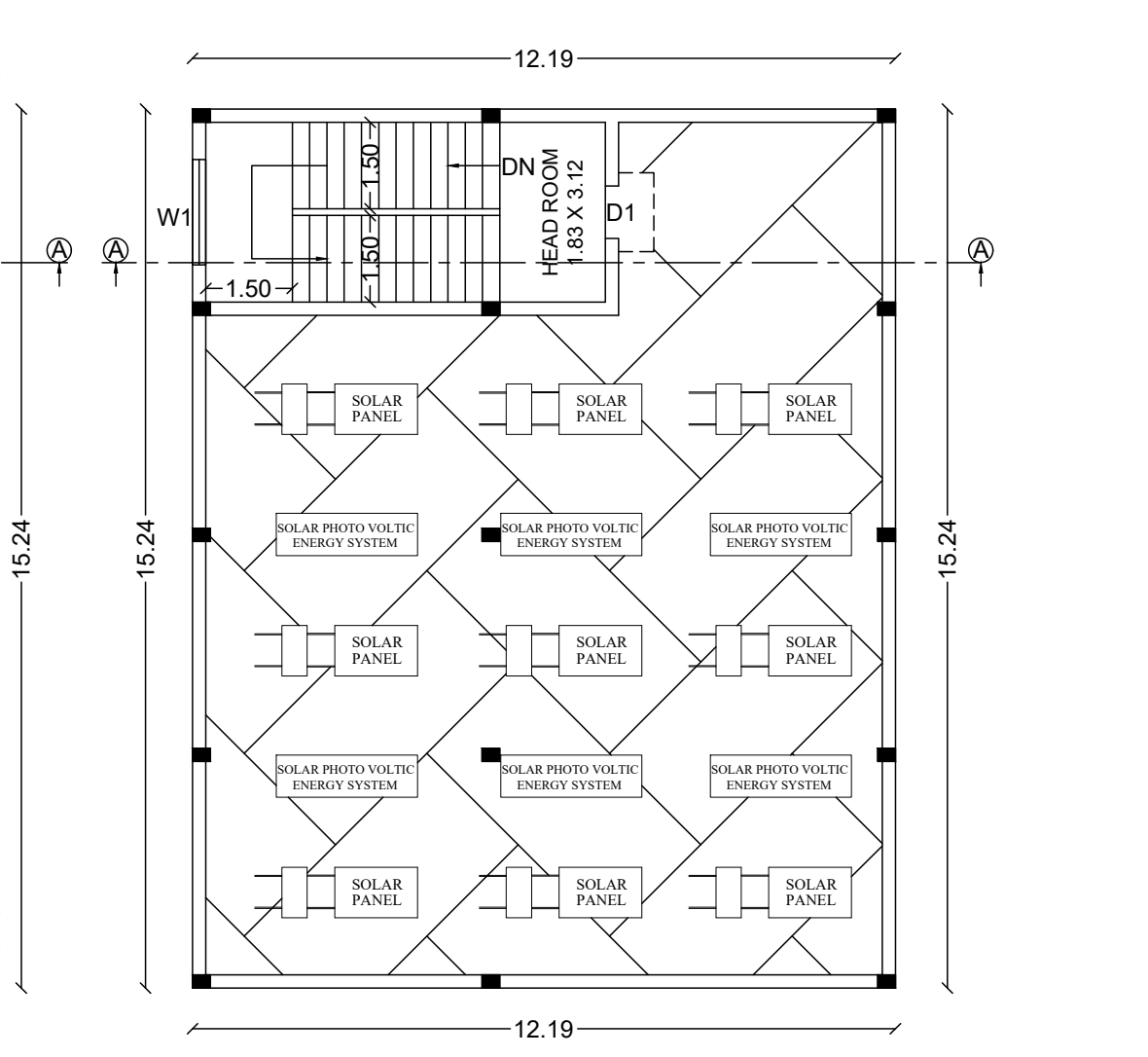
STAIRCASE DETAILS
(NOT TO SCALE)

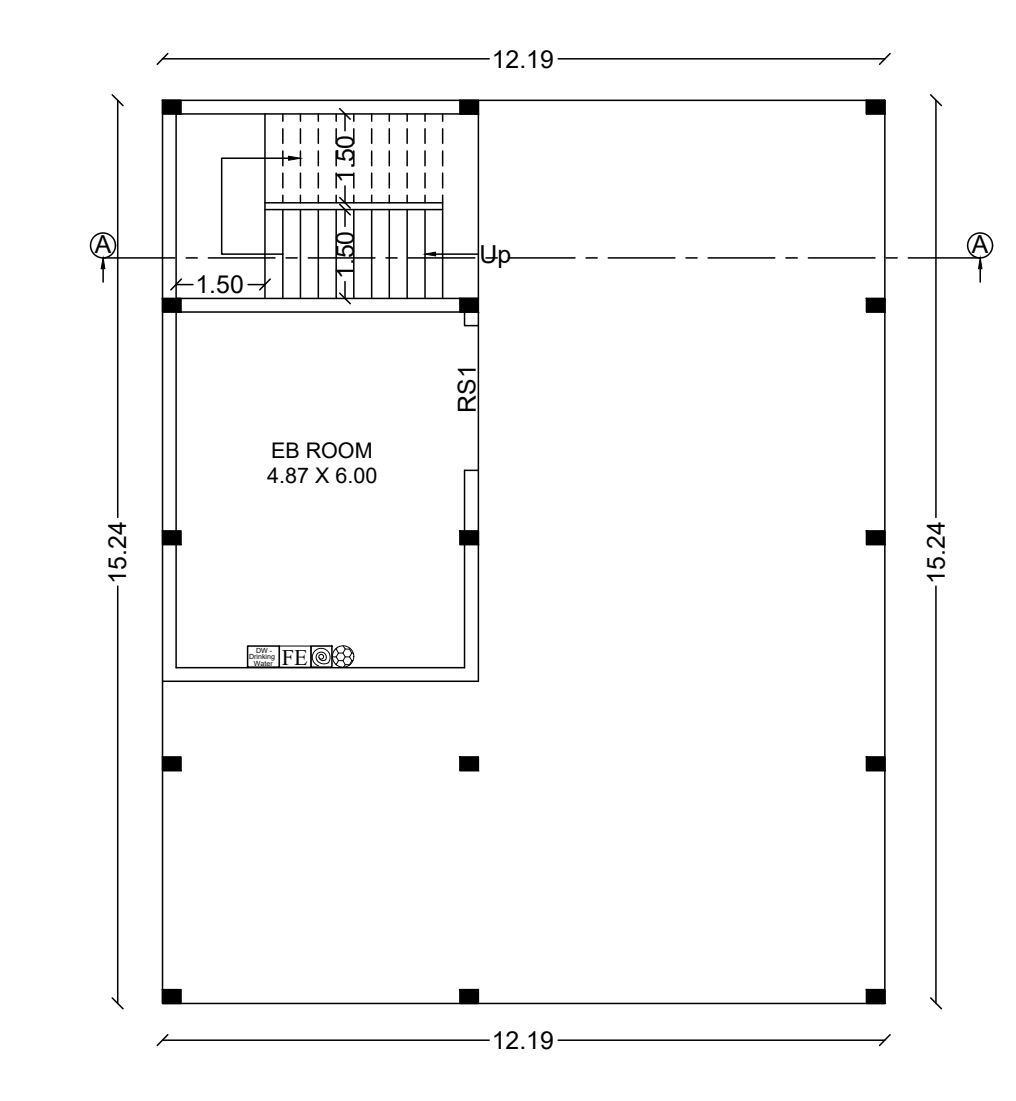
T - TREAD : 0.30M
R - RISE : 0.15 M
H - HANDRIAL : 1.50 m

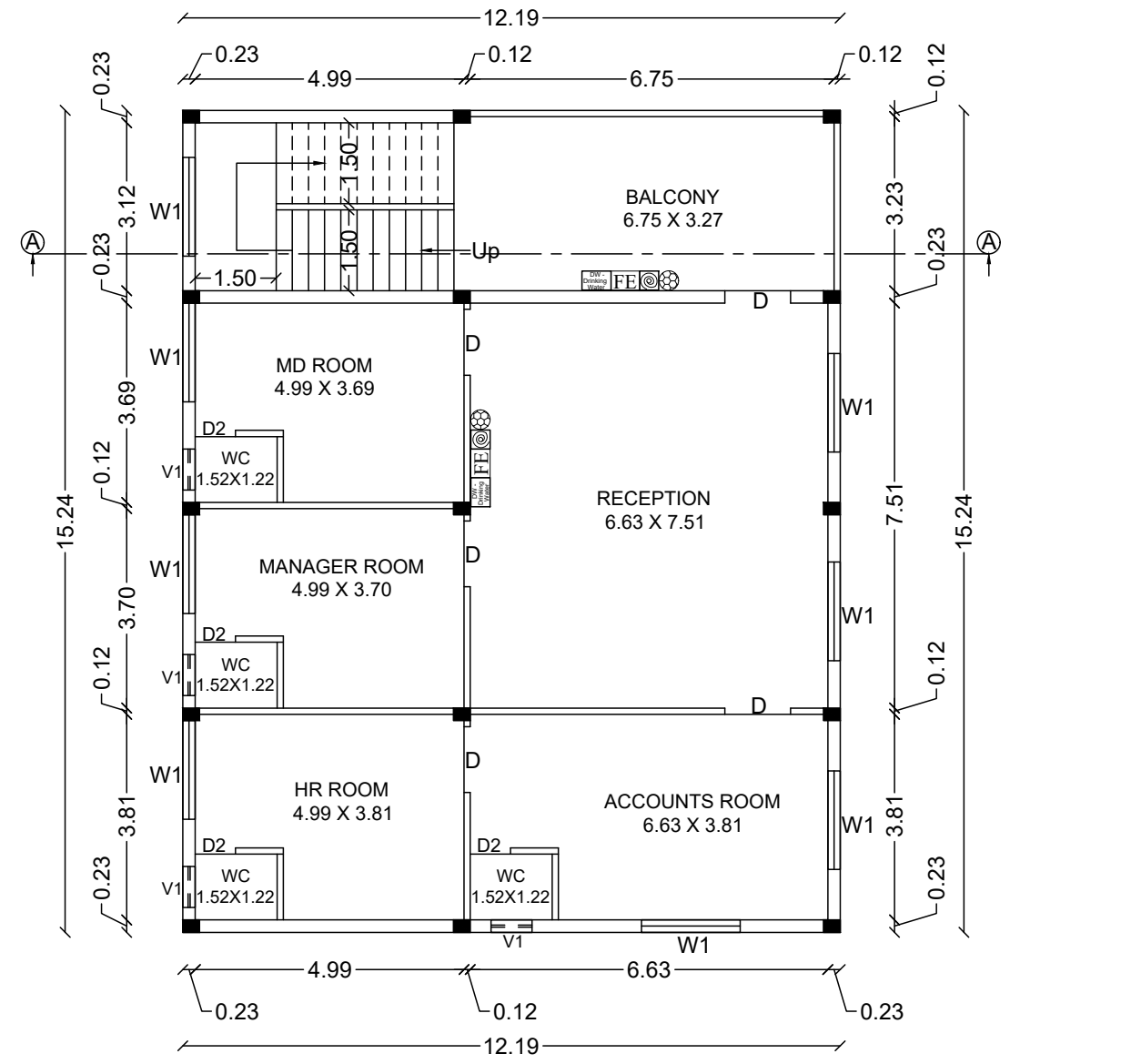

SOUTH SIDE ELEVATION

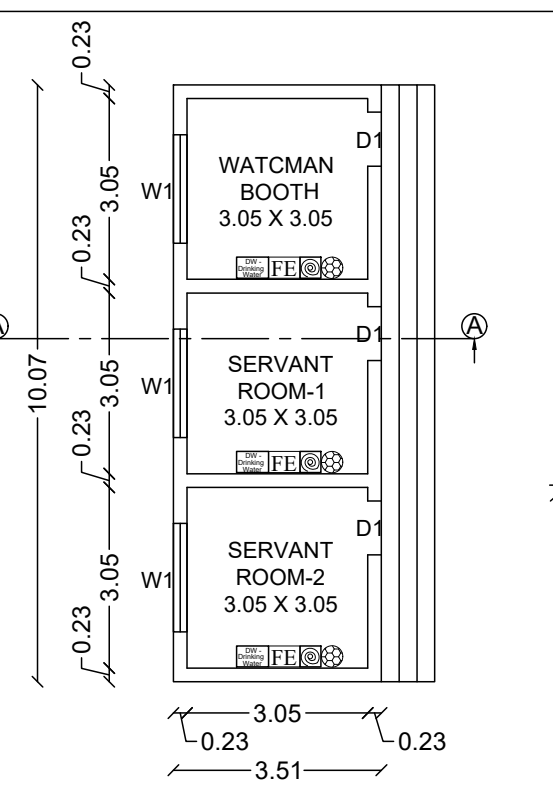

PARAPET WALL
RCC ROOF
RCC COLOUMN
BRICK WORK
RR MASONRY
COLUMN FOOTING
PCC FOOTING
SECTION ON - AA

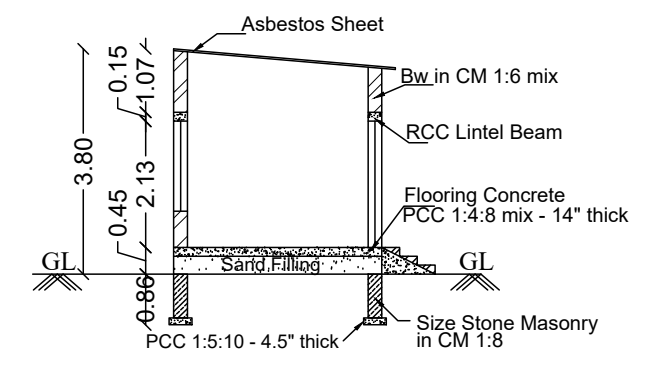

BALCONY
OFFICE STAFF WORKING AREA
12.19
15.24
SECOND FLOOR PLAN

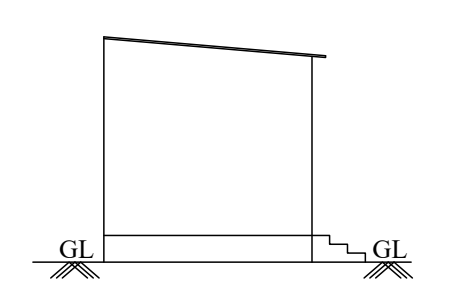

TERRACE FLOOR PLAN

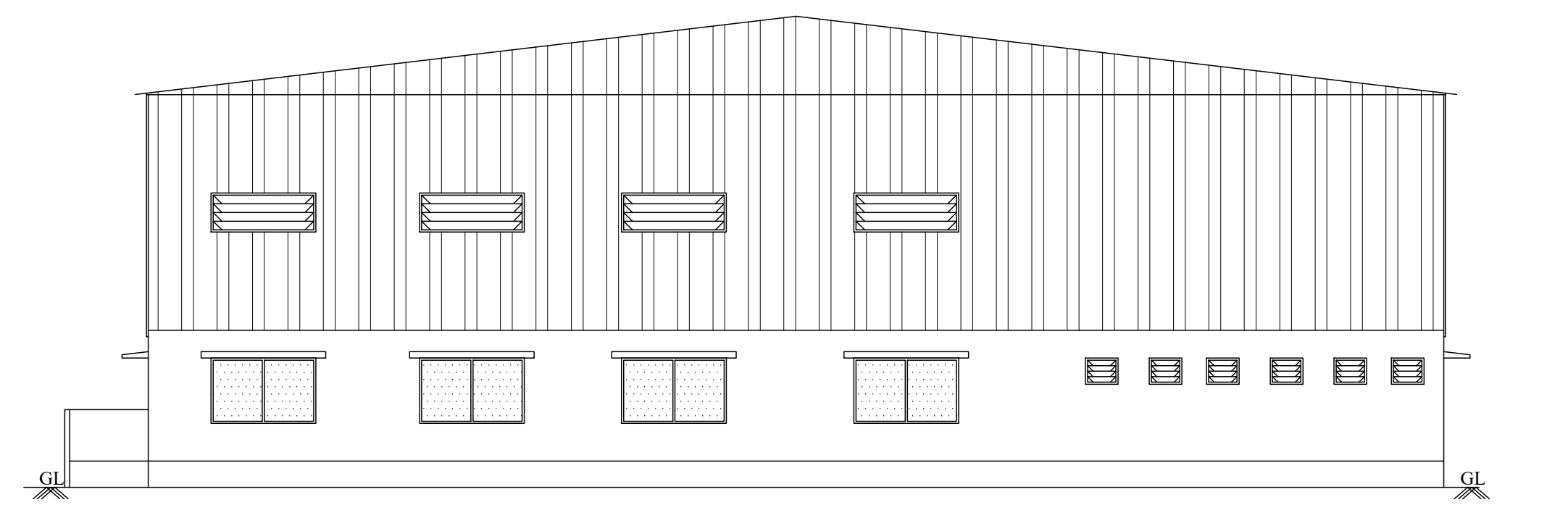

EB ROOM
12.19
BLOCK-A (OFFICE BUILDING)
STILT FLOOR PLAN

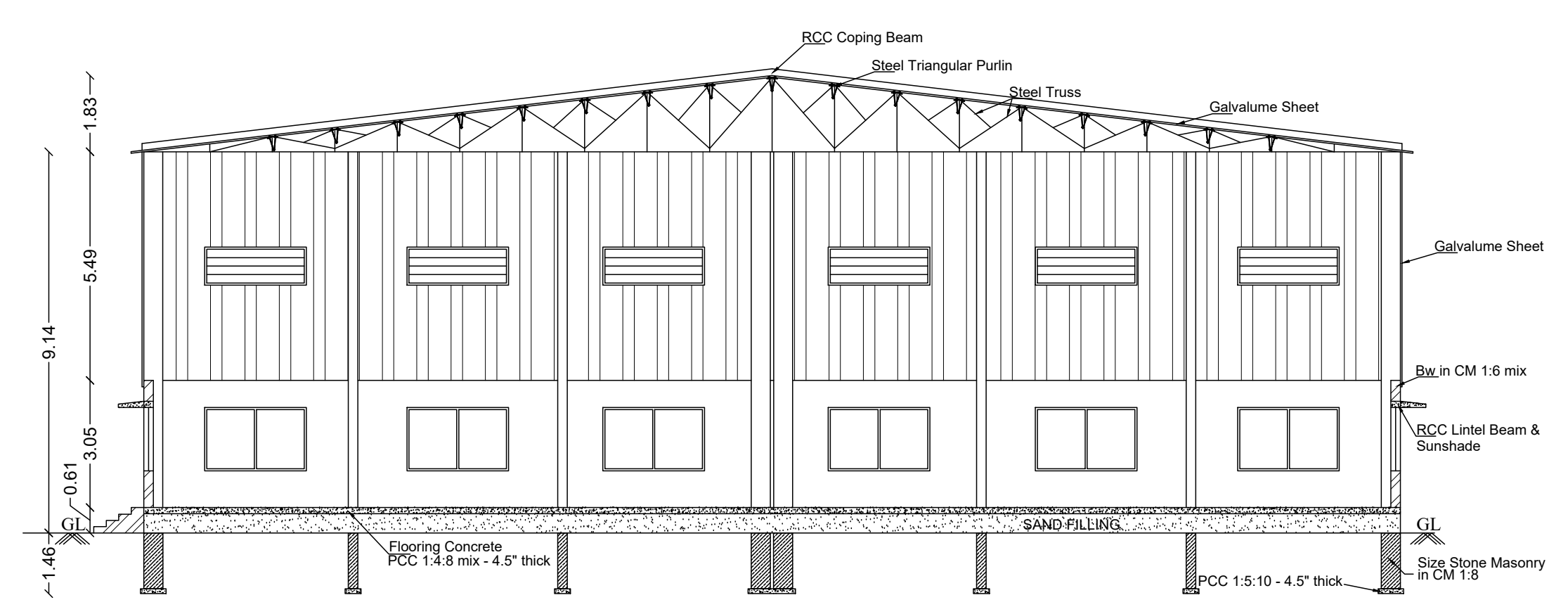

BALCONY
MD ROOM
RECEPTION
MANAGER ROOM
HR ROOM
ACCOUNTS ROOM
4.99
6.63
12.19
FIRST FLOOR PLAN

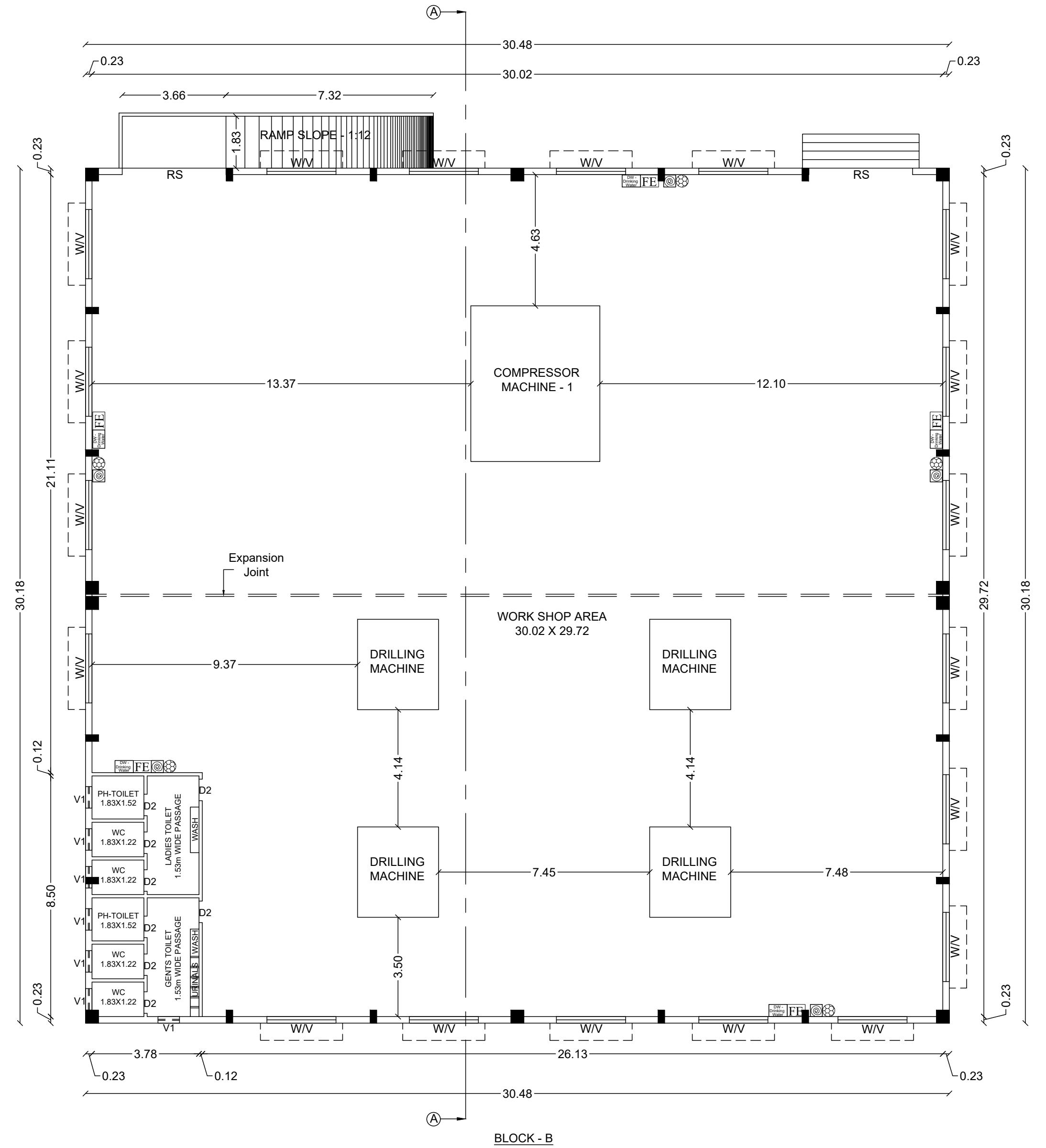

WATCMAN BOOTH
3.05 X 3.05
SERVANT ROOM-1
3.05 X 3.05
SERVANT ROOM-2
3.05 X 3.05
W1
D1
10.07
3.05
0.23
3.51
WATCHMAN BOOTH AND
SERVANT ROOM
GROUND FLOOR PLAN

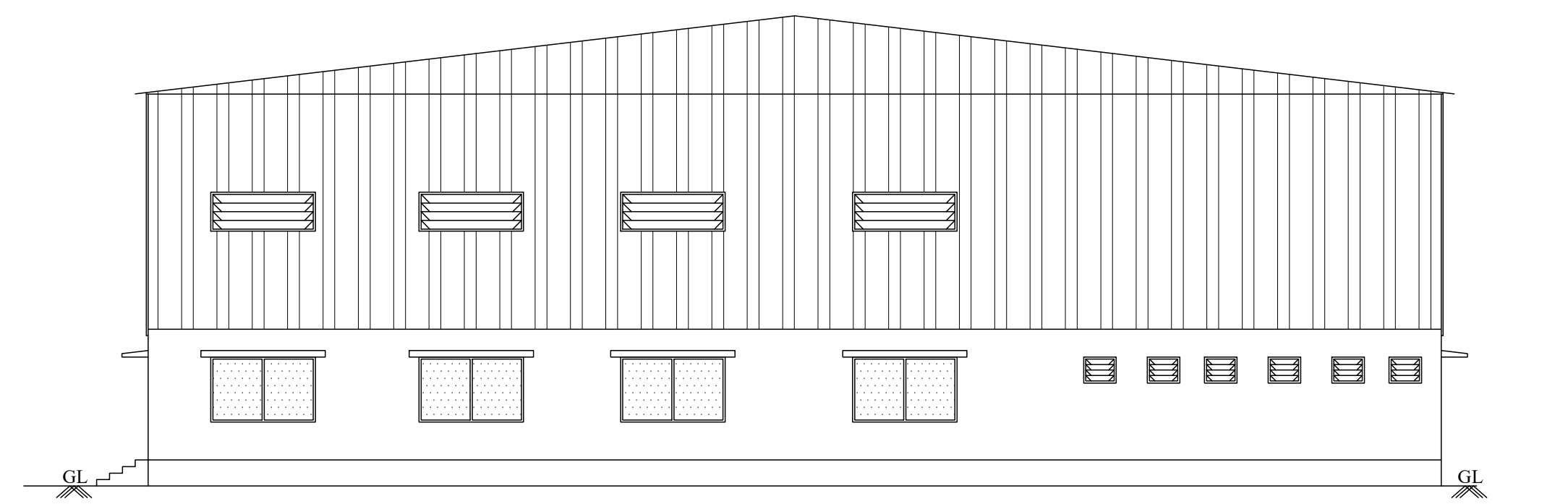

Asbestos Sheet
Bw in CM 1:6 mix
RCC Lintel Beam
Flooring Concrete
PCC 1:4:8 mix - 14" thick
Sand Filling
Size Stone Masonry in CM 1:8
PCC 1:5:10 - 4.5" thick
GL
3.80
SECTION ON - AA

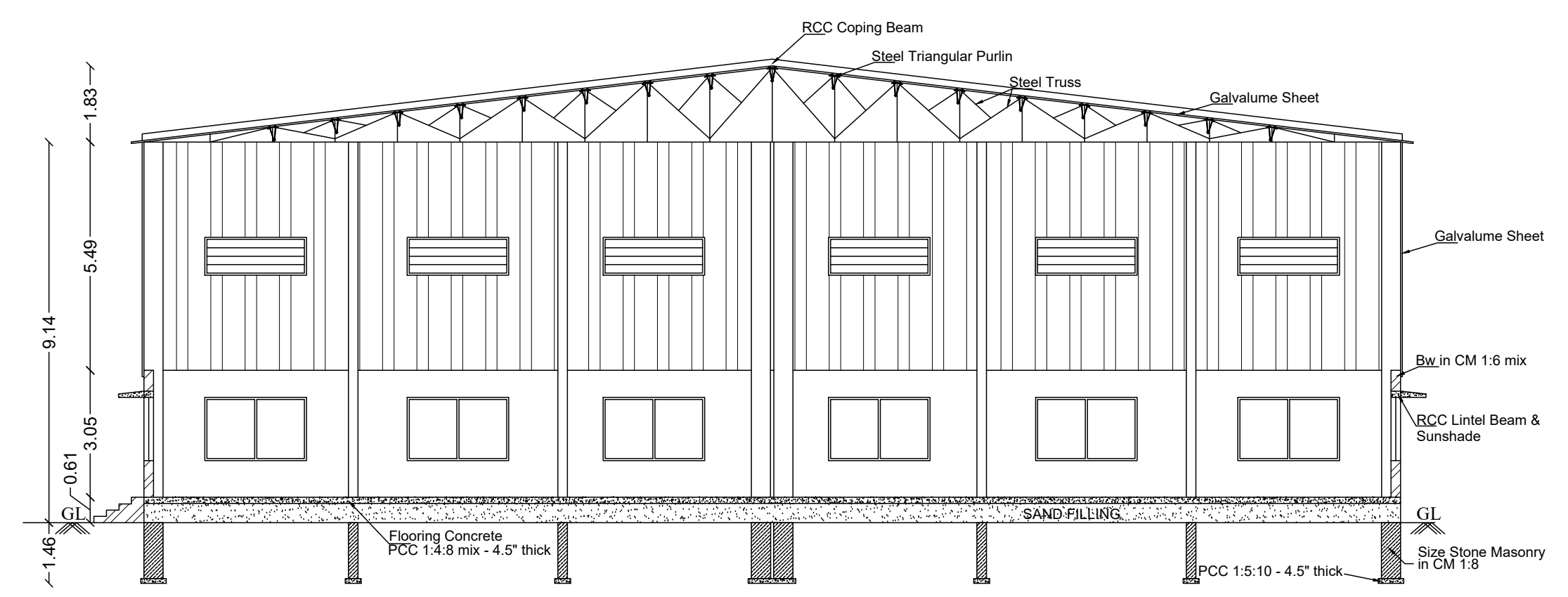

SOUTH SIDE ELEVATION

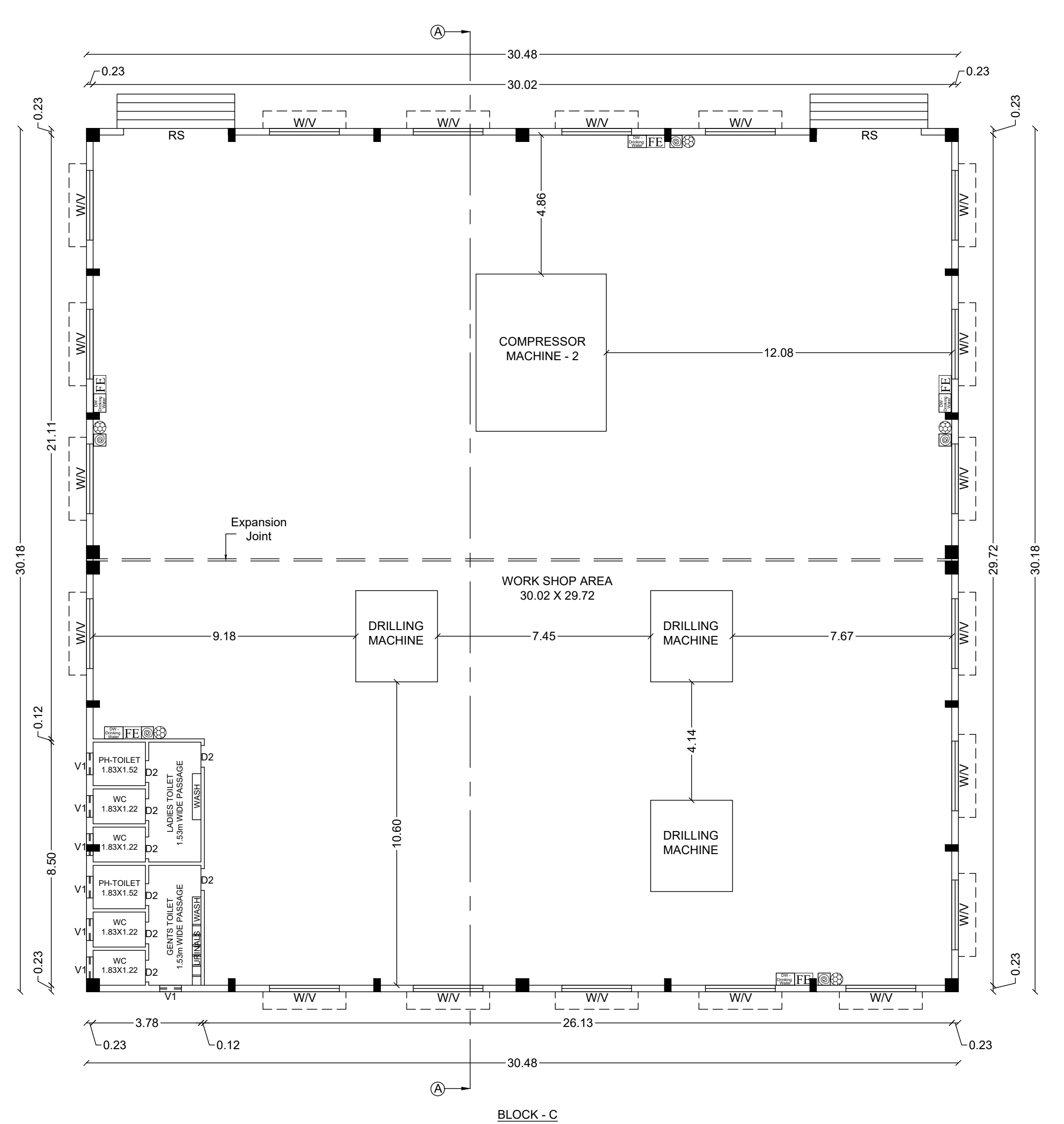

WEST SIDE ELEVATION


RCC Coping Beam
Steel Triangular Purlin
Steel Truss
Galvalume Sheet
Bw in CM 1:6 mix
RCC Lintel Beam & Sunshade
Size Stone Masonry in CM 1:8
SECTION ON - AA


COMPRESSOR MACHINE - 1
WORK SHOP AREA
30.02 X 29.72
DRILLING MACHINE
RS
W/V
13.37
12.10
30.48
30.18
26.13
Expansion Joint
BLOCK - B
MAIN UNIT - I
(GROUND FLOOR PLAN)


WEST SIDE ELEVATION


RCC Coping Beam
Steel Triangular Purlin
Steel Truss
Galvalume Sheet
Bw in CM 1:6 mix
RCC Lintel Beam & Sunshade
Size Stone Masonry in CM 1:8
SECTION ON - AA


COMPRESSOR MACHINE - 2
WORK SHOP AREA
30.02 X 29.72
DRILLING MACHINE
RS
W/V
WC
1.83X1.22
D2
V1
3.78
26.13
30.48
Expansion Joint
BLOCK - C
MAIN UNIT - II
(GROUND FLOOR PLAN)

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF OF BLOCK - A HAVING GROUND + TWO FLOORS, GALVALUME SHEET ROOF OF BLOCK-B AND BLOCK-C HAVING GROUND FLOOR IN RICE MILL (GREEN CATEGORY) INDUSTRIAL BUILDING WITH 150.00 HP IN S.F.NO.238/3A2, AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/637359/2025

NAME OF THE APPLICANTS :
M/s. NEUGROW OPTOELECTRONIC TECHNOLOGIES PVT LTD By Its Director
Mr.DEVARAJAN, S/o. Mr.KANDASAMY

AREA DETAILS :

AS PER PATTA - 4450.00 Sq.m
AS PER DOCUMENT - 1.075 Acre
AS PER SUPER IMPOSED - 4350.83 Sq.m

AREA DETAILS :

S.NO	DESCRIPTION	FSI AREA IN (SQ.M)	NON FSI AREA IN (SQ.M)	TOTAL BUILT UP AREA IN (SQ.M)
BLOCK-A (GUEST HOUSE)				
1	STILT FLOOR	52.26	133.55	185.81
2	FIRST FLOOR	185.81	-	185.81
3	SECOND FLOOR	185.81	-	185.81
4	TERRACE FLOOR	-	26.42	26.42
BLOCK-B (MAIN UNIT-I)				
5	GROUND FLOOR	919.74	-	919.74
BLOCK-C (MAIN UNIT-II)				
6	GROUND FLOOR	919.74	-	919.74
WATCHMAN BOOTH AND SERVANT ROOM				
7	GROUND FLOOR	35.35	-	35.35
TOTAL :		2298.71	159.97	2458.68

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2298.71}{4350.83} = 0.52 < 2.0$$

HEIGHT OF THE BUILDING	10.20 M
OSR DETAILS :	
REQUIRED FOR OSR	445.00 (10.00 %)
PROVIDED FOR OSR	455.27 (10.23 %)

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 150.0 SQ.M OF OFFICE FLOOR AREA	371.62	3	4(INCLUDING 1 PH)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORK SHOP AREA	1874.83	25	26
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORK SHOP AREA	1874.83	25	26
1 LORRY SPACE FOR EVERY 750 SQ.M OF WORK SHOP AREA	1874.83	3	3

JOINERY DETAILS

1	ROLLING SHUTTER - RS	3.66 X 3.66
2	ROLLING SHUTTER - RS1	2.44 X 3.05
3	DOOR - D	1.22 X 2.40
4	DOOR - D1	0.91 X 2.40
5	DOOR - D2	0.76 X 2.40
6	WINDOW - W	2.44 X 1.52
7	WINDOW - W1	1.83 X 1.22
8	VENTILATOR - V	2.44 X 0.91
9	VENTILATOR - V1	0.76 X 0.61

MACHINERY DETAILS :

S.NO	MACHINE NAME	NO'S	HP	TOTAL HP
1	COMPRESSOR MACHINE	2	40	80.00
2	DRILLING MACHINE	7	10	70.00
TOTAL H.P				150.00

WORKERS DETAILS :

S.NO	DISCRIPTION	NO'S
1	MALE	20
2	FEMALE	10
	TOTAL	30

COLOR INDEX:

SITE BOUNDARY	▭
EXISTING ROAD	🟨
EXISTING BUILDING	▨
DRIVE WAY	🟥
OSR	🟩

REFERENCE

⚽	FIRE ALARM SYSTEM
◎	HOSE REEL
FE	FIRE FIGHTING EQUIPMENT
DW	DRINKING WATER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur - 641 602. Cell : 9894042540
E-mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur - 641 602. Cell : 9894042540
E-mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For NEUGROW OPTOELECTRONIC TECHNOLOGIES PVT LTD.
DIRECTOR

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
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.