PP APPROVAL RECORD

Planning Permission

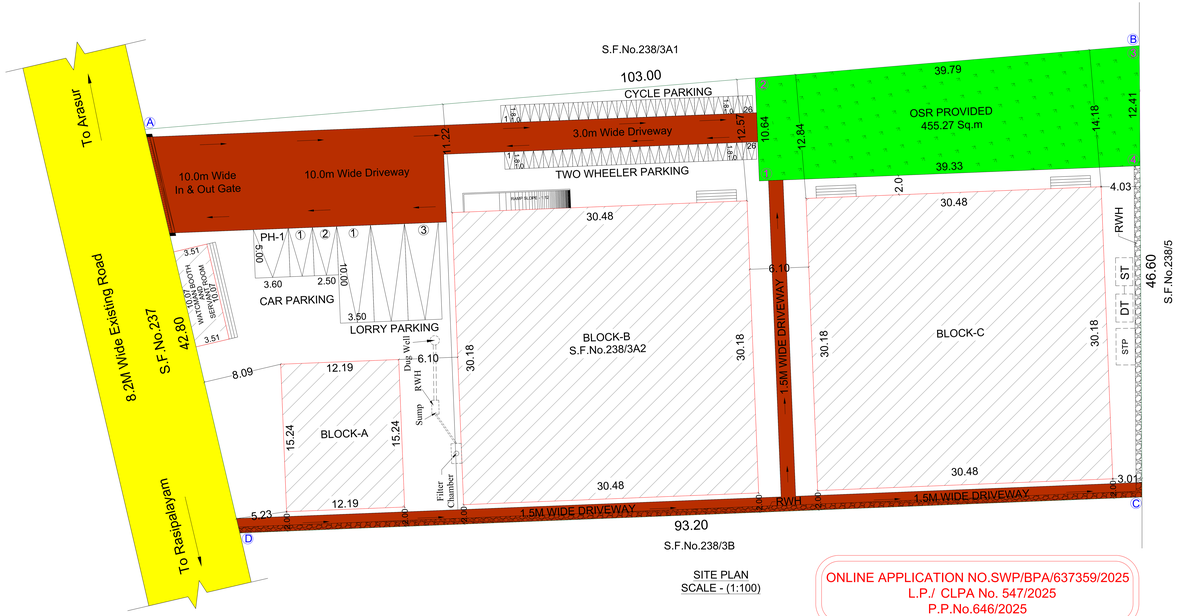
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

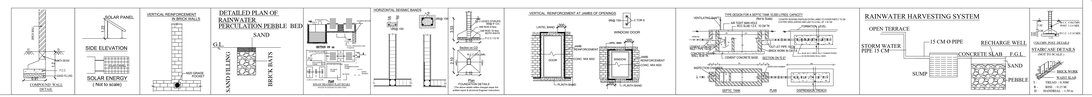
The approval as the planning authority issued it, reproduced in full behind this page.

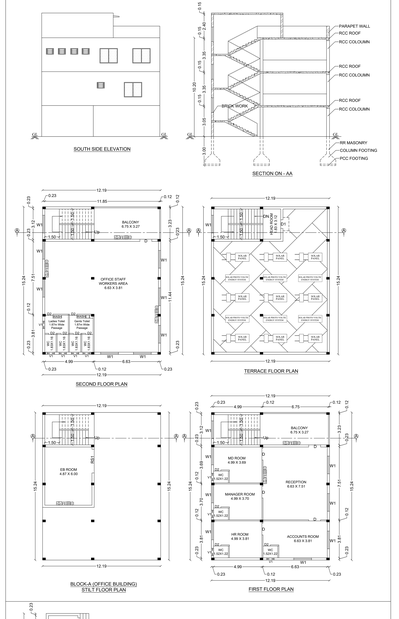
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SITE PLAN
SCALE - (1:100)

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





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 SURPER IMPOSED	- 4350.83 Sq.m

AREA DETAILS :

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA IN (SQ.M)
BLOCK-A (OFFICE 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)				
5	GROUND FLOOR	919.74	-	919.74
BLOCK-C (MAIN UNIT)				
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
FLOOR SPACE INDEX :-		FSI AREA / SITE AREA	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 DETAILS		AREA	REQUIRED	PROVIDED
1 CAR PARKING FOR EVERY 100.0 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 COMPRESSOR 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

S.NO	DESCRIPTION	NO'S
1	ROLLING SHUTTER - RS1	3.66 X 3.66
2	ROLLING SHUTTER - RS1	2.44 X 3.05
3	DOOR - D1	1.22 X 2.40
4	DOOR - D2	0.91 X 2.40
5	DOOR - D3	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 0.61
	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	DESCRIPTION	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
- FIRE FIGHTING EQUIPMENT
- DW DRINKING WATER

L.C.P.CHELLADURAIMMY, B.E.,
Registered Engineer : 15/06/2010-400/2010/R1
Registered Structural Engineer : 15/06/2010-401/2010
Licensed Building Surveyor : 02/04/2010-2017
Consulting Civil Engineer
202 Golden Plaza, Trichy Road, Ramanathapuram (Post),
Sivanandha Colony, Coimbatore - 641012.
Phone : 0422-2313000, 2313001
205 Golden Sri, 205, Sampoorna Colony (Post),
Saravanampatti, Coimbatore - 641035.
Phone : 0422-2313000, 2313001
E-mail: clpdurai@gmail.com, clpdurai@yahoo.co.in

REGISTERED STRUCTURAL ENGINEER

L.C.P.CHELLADURAIMMY, B.E.,
Registered Engineer : 15/06/2010-400/2010/R1
Registered Structural Engineer : 15/06/2010-401/2010
Licensed Building Surveyor : 02/04/2010-2017
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E-mail: clpdurai@gmail.com, clpdurai@yahoo.co.in

REGISTERED ENGINEER

IN BEHALF OF NEUGROW OPTOELECTRONIC TECHNOLOGIES (P) 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

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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

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The LandLens suite
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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.