Verified RealEstate™

REFERENCE
02/2026

ISSUED
05 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 273/1B2 and 1 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™
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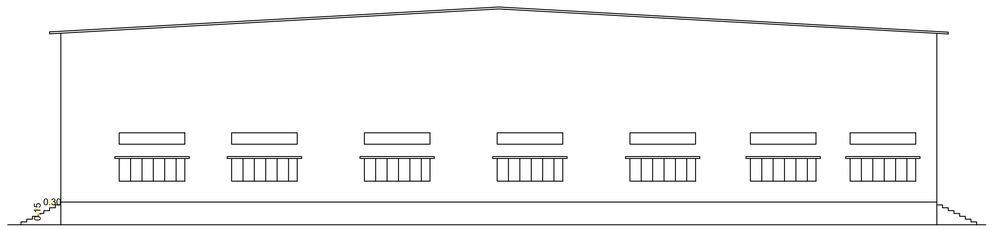
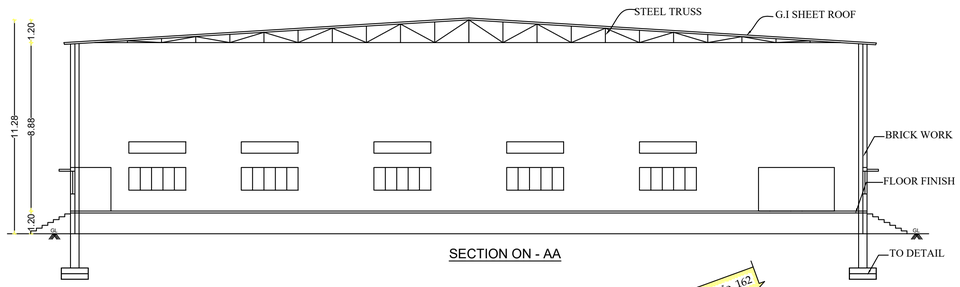
DIGITALLY VERIFIED RECORD



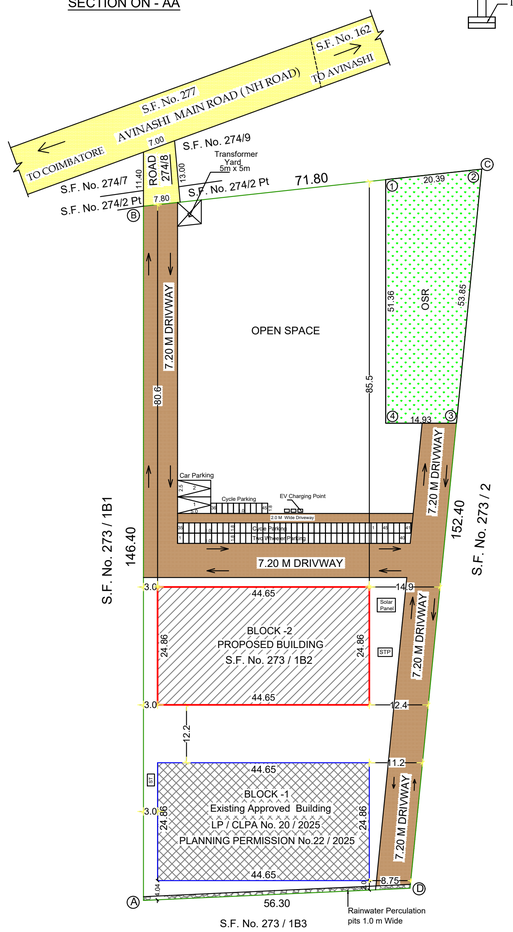
ELEVATION



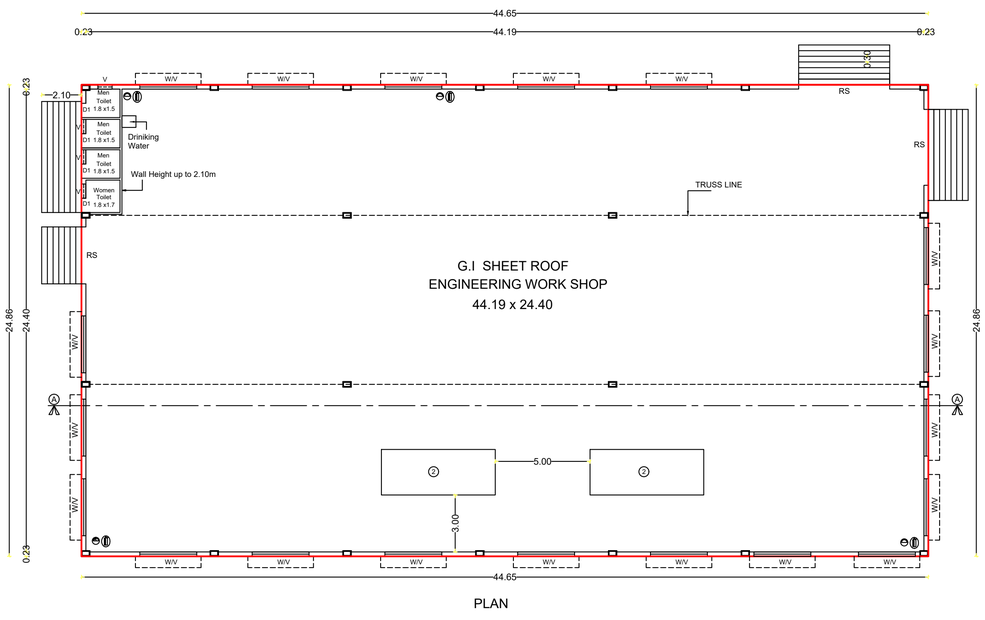
SECTION ON - AA

PLANNING PERMISSION

ONLINE APPLICATION No.SWP/BPA/00000/2026
SITE BOUNDARY SHOWN AS "A TO D "
LP / CLPA No. 000 / 2026
PLANNING PERMISSION No.000 / 2026



SITE PLAN (Scale = 1 : 400)



PLAN

PLAN PERMISSION

PLAN SHOWING THE DETAILS OF EXSTING APPROVED BUILDING & PROPOSED ADDITIONAL CONSTRUCTION OF G.I SHEET ROOF COTTAGE INDUSTRY BUILDING (ENGINEERING WORK SHOP) IN S.F. No. 273 / 1B2, OF ARASUR VILLAGE & PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.
Applicant Name - Mr. T.S. BALASUBRAMANIAN
Category = White Industry (Serial No.111)
SCALE :- 1 : 100 All Dimenstion Are in Meter — N

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

Building Area Details : -			
Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
Block - 1 Existing Approved Ground Floor Area	1110.00	–	1110.00
Block - 2 Proposed Ground Floor Area	1110.00	–	1110.00
Total	2220.00	–	2220.00

$$F.S.I = \frac{2220.00}{9053.00} = 0.245 < 1.50$$

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 %)

PARKING DETAILS :-

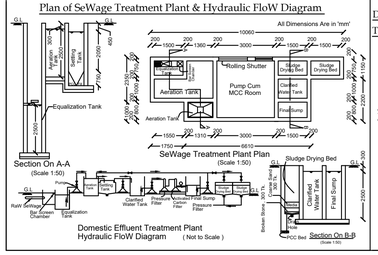
Parking Area Descriptions	Area	Required	Provided
1 Car space for every 100 Sq.m Office floor Area	-	0	2 Nos
1Two wheeler space for every 50 Sq.m Workshop floor Area	2220.00	45 Nos	45 Nos
1 Cycle space for every 50 Sq.m Workshop floor Area	2220.00	45 Nos	45 Nos

MACHINERY DETAILS	NOS	POWER IN HP	TOTAL POWER IN HP
MACHINE	1	2.5	2.5
MACHINE	1	2.5	2.5
TOTAL NO OF LABOURS - 10	TOTAL POWER IN HP		5.0

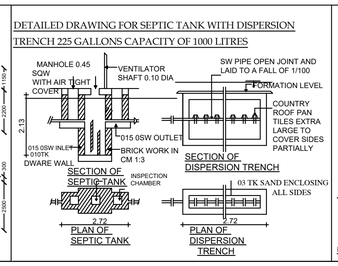
JOINERY DETAILS:	
DESCRIPTION	IN METER
RS - Rolling Shutter	4.80 x 3.00
D1 - Door	0.75 x 2.10
W - Window	3.00 x 1.50
V - Ventilator	0.90 x 0.60

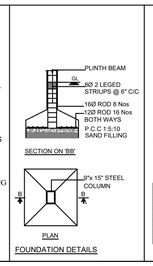
REFERENCE:
SITE BOUNDARY
PROPOSED BUILDING
EXISTING APP. BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY
O.S.R AREA

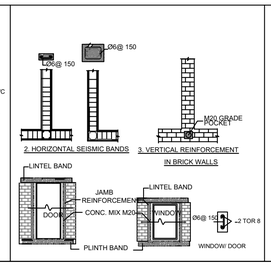
Plan of SeWage Treatment Plant & Hydraulic FloW Diagram



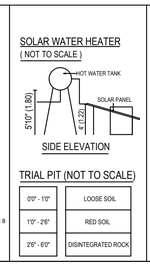
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES





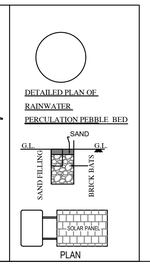


SOLAR WATER HEATER
(NOT TO SCALE)



TRIAL PIT (NOT TO SCALE)

0'0" - 1'0"	LOOSE SOIL
1'0" - 2'6"	RED SOIL
2'6" - 6'0"	DISINTEGRATED ROCK



SANITATION REQIREMENTS			
Total Numbers of Employees - 10 Nos			
	7 Male Employees	Reqired	Provided
	3 Female Employees		
Description			
Water Closet	Male (1 for 15 Persons)	1	2
	Female (1 for 12 Persons)	1	2
Urinals	Male (1 for 20 Persons)	1	2
Wash Basin	Male (1 for 25 Persons)	1	1
	Female (1 for 25 Persons)	1	1
Drinking Water	(1 for 100 Persons)	1	1

APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

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.