PP APPROVAL RECORD

Planning Permission

Survey 530/1A1A 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

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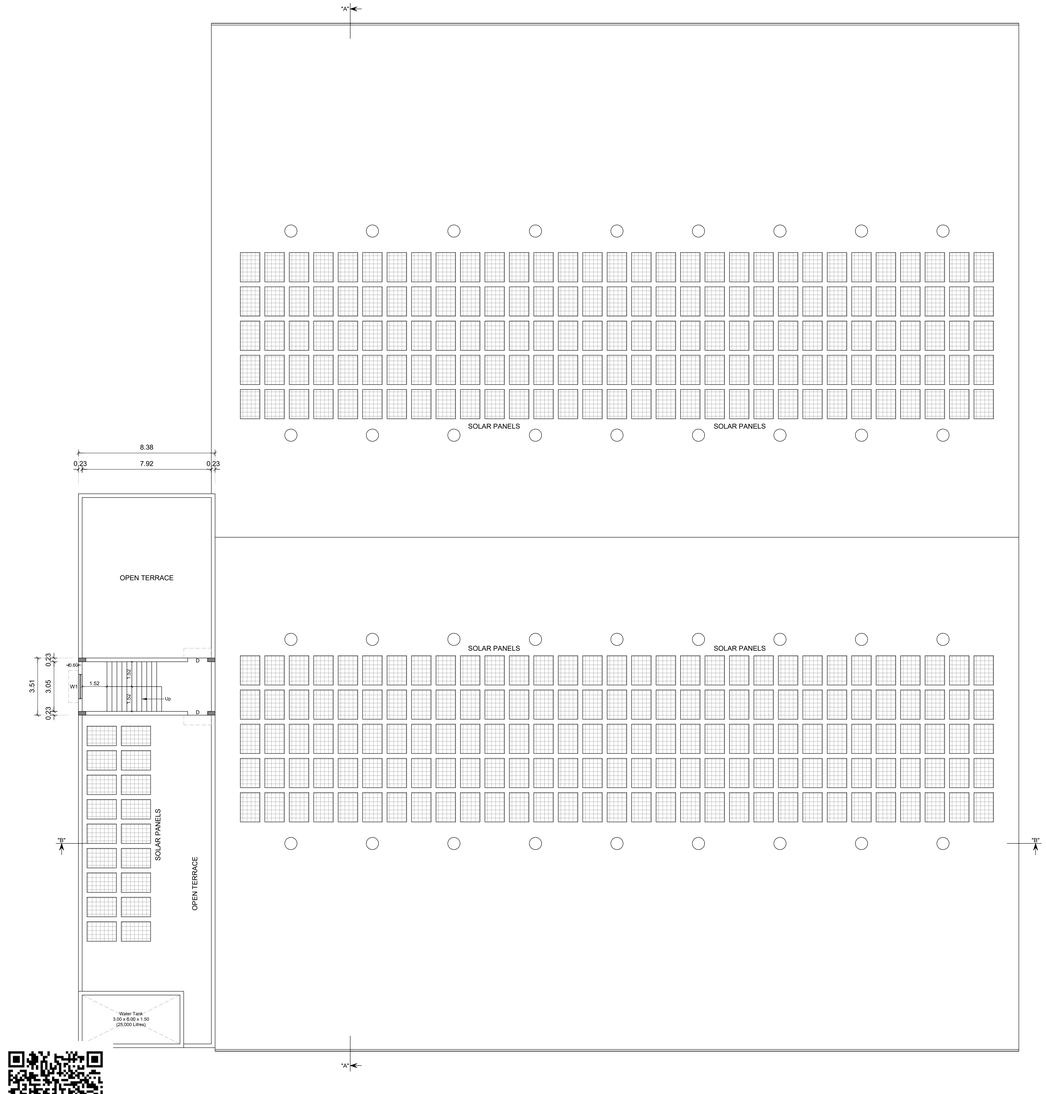
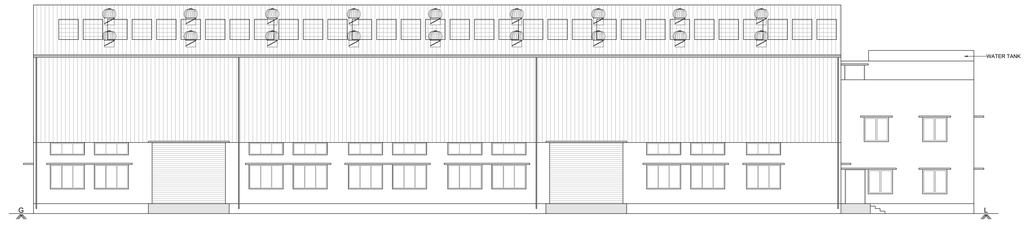
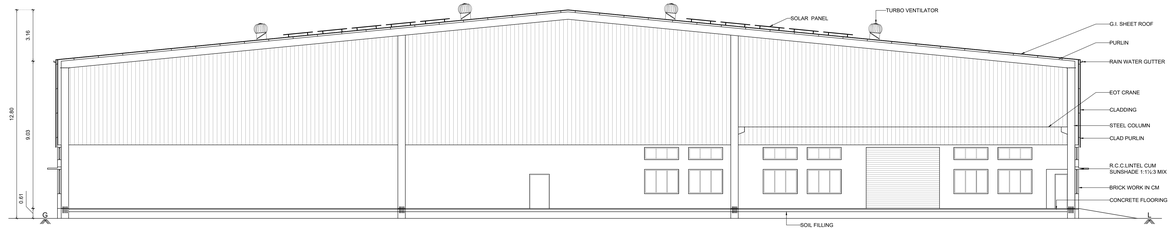


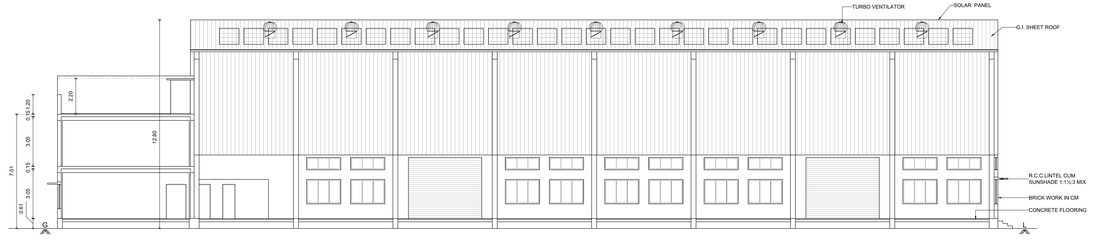
TERRACE FLOOR PLAN



NORTHERN SIDE ELEVATION



SECTION ON "AA"



SECTION ON "BB"

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (ORANGE INDUSTRY - S.No.28 - FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING- SECONDARY PRODUCTION OF FERROUS AND NONFERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/HR PRODUCTION) AT S.F.No: 530/1A1A, 530/1A2 & 530/1A3A, ARASUR VILLAGE AND PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100

BUILDING AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PROPOSED HEADROOM (Office)	-	29.38	29.38

MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name			Total HP
1	VMC BMV65	1	35.00	35.00
2	VMC BMV80	1	30.00	30.00
3	VMC 1060V	2	30.00	60.00
4	VMC LMW	1	30.00	30.00
5	Screw Compressor	1	25.00	25.00
6	Air Compressor	1	7.50	7.50
7	Heat Treatmnent Oven 1	1	73.00	73.00
8	Heat Treatment Oven 2	1	32.50	32.50
9	Shot Blasting	1	27.00	27.00
10	Felting Belt Grinder	3	3.00	9.00
11	Lathe	1	7.50	7.50
12	Lathe	1	5.00	5.00
13	Lathe	1	3.00	3.00
14	Drilling Machine	1	5.00	5.00
15	Vacuum Machine	1	2.00	2.00
16	Spectrom	1	1.00	1.00
17	Runner Cutting Machine	3	9.00	27.00
18	CMM	1	5.00	5.00
19	EOT Crane	1	10.00	10.00
20	Hand Grinder	10	0.50	5.00
			TOTAL	399.50 HP

No. OF WORKERS - 30

JOINERY DETAILS:-

		Metre
R.S	ROLLING SHUTTER	4.50 x 5.00
D	DOOR	1.00 x 2.40
D1	DOOR	0.76 x 2.10
W	WINDOW	2.40 x 1.50
W1	WINDOW	1.50 x 1.50
V	VENTILATOR	2.10 x 0.76
V1	VENTILATOR	0.90 x 0.60

N

Online Application Number - SWP/BPA/818151/2026

LP/CLPA No : 304/2026

PLANNING PERMISSION No : 391/2026

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

(M.SANTHAKUMAR)
LAND OWNER / APPLICANT.

Er. S.PRABHAVATHI
M.E (Geotech), M.I.G.S., A.M.I.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
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Mobile : 9003896439

REGISTERED CONSTRUCTION ENGINEER

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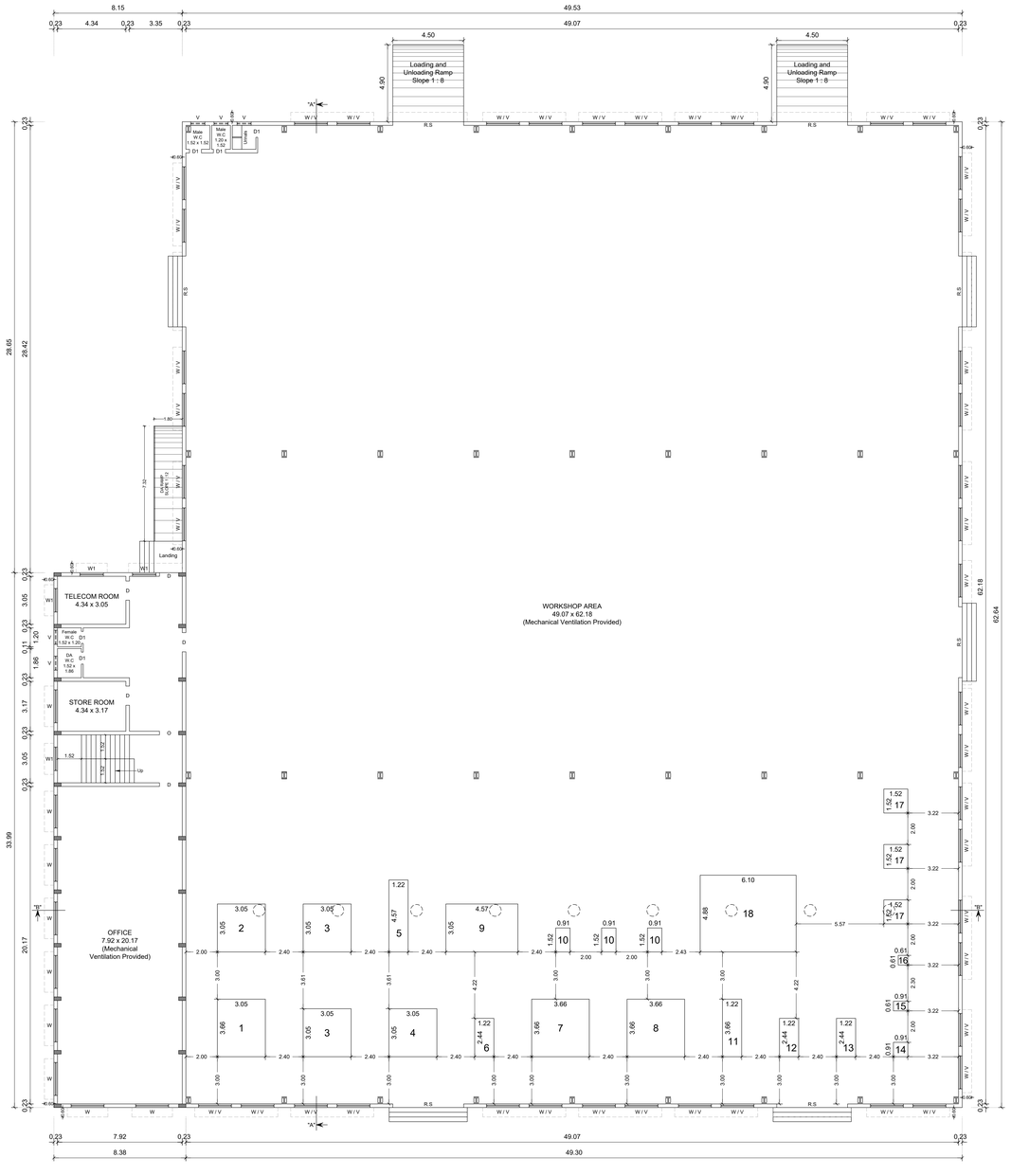
92A/41A,Bharathi Nagar,V.L.N.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 20629.

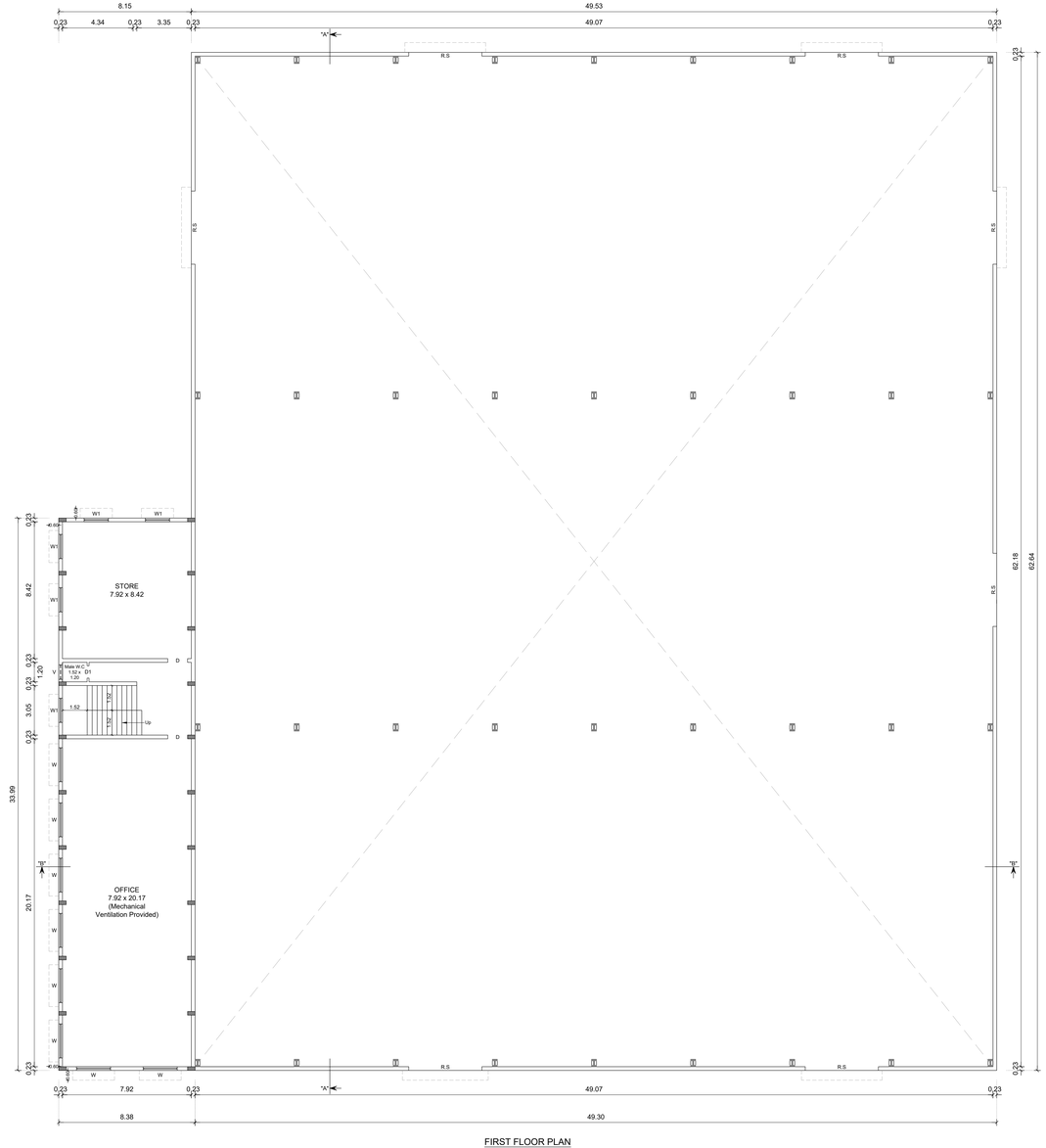
REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/1(E)/GR-2)/02/2021
APEL ASSOCIATES
B5-G, 1st Floor, Ranga Complex,
100 Feet Road, Saibaba Colony, Coimbatore - 12
Mob : 93667 33589

REGISTERED ENGINEER



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (ORANGE INDUSTRY - S.No.28 - FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING- SECONDARY PRODUCTION OF FERROUS AND NONFERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/HR PRODUCTION) AT S.F.No: 530/1A1A, 530/1A2 & 530/1A3A, ARASUR VILLAGE AND PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT. SCALE 1 : 100

BUILDING AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PROPOSED GROUND FLOOR (Industrial)	3094.61	-	3094.61
PROPOSED GROUND FLOOR (Office)	284.86	-	284.86
PROPOSED FIRST FLOOR (Office)	284.86	-	284.86

MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name	Nos.	HP	Total HP
1	VMC BMV65	1	35.00	35.00
2	VMC BMV60	1	30.00	30.00
3	VMC 1060V	2	30.00	60.00
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JOINERY DETAILS:-

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Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 39626.

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
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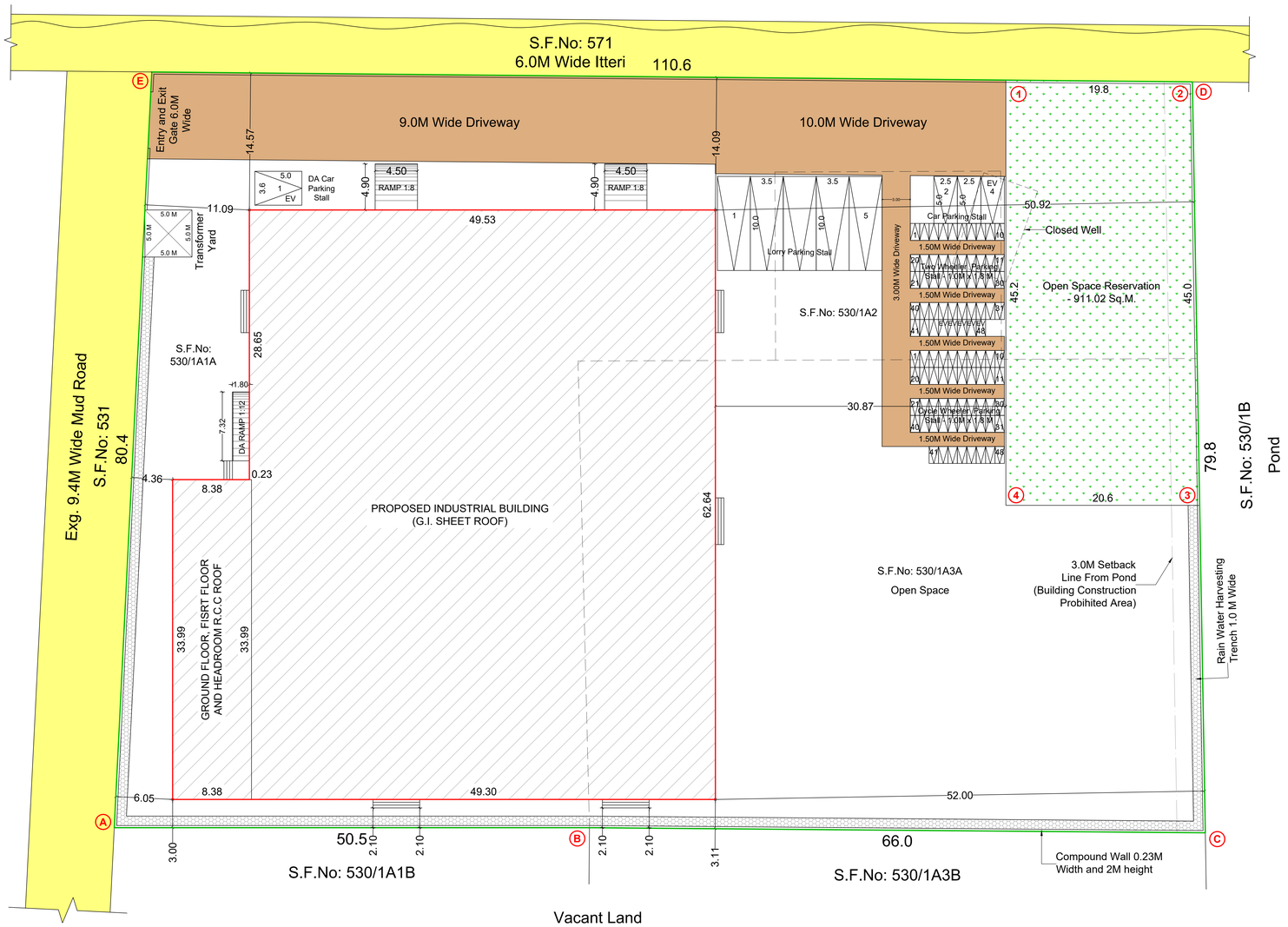
100 Feet Road, Gandhipuram, Coimbatore - 12
Ph/fr : 93667 33169

REGISTERED ENGINEER



SANITATION REQUIREMENTS:-

Total Number of Employees - 30 Nos
(Male - 26 Nos and Female - 4 Nos)

		Required	Provided
Water Closet	Male	2	3
	Female	1	1
Urinals	Male	2	2
Wash Basin	Common	2	2
Drinking Water	Common	1	1

Note: Additionally DA Water Closet Provided - 1 No.

LP/CLPA No : 304/2026

PLANNING PERMISSION No : 391/2026

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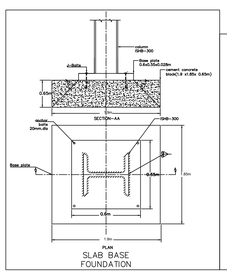

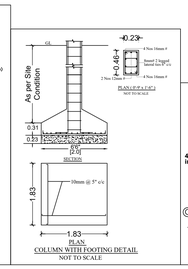

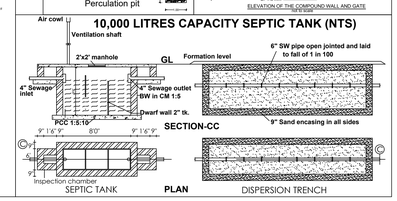

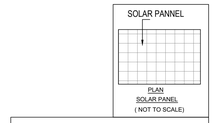

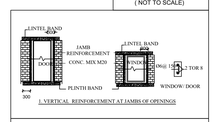

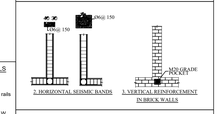

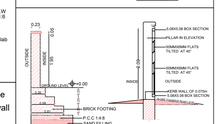

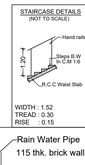

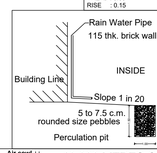

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (ORANGE INDUSTRY - S.No.28 - FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING- SECONDARY PRODUCTION OF FERROUS AND NONFERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/HR PRODUCTION) AT S.F.No: 530/1A1A, 530/1A2 & 530/1A3A, ARASUR VILLAGE AND PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1 : 200

SITE AREA DETAILS :-

AS PER DOCUMENT	-	9064.96 Sq.M.
AS PER PATTA	-	9068.00 Sq.M.

BUILDING AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PROPOSED GROUND FLOOR (Industrial)	3094.61	-	3094.61
PROPOSED GROUND FLOOR (Office)	284.86	-	284.86
PROPOSED FIRST FLOOR (Office)	284.86	-	284.86
PROPOSED HEADROOM (Office)	-	29.38	29.38
TOTAL BUILTUP AREA	3664.34	29.38	3693.72

FLOOR SPACE INDEX:-

FSI = 3664.34 / 9064.96 = 0.404 < 2.000

HEIGHT OF THE BUILDING - 12.80m

Master Plan Land Use - Special and Hazardous Industries and Industrial

PARKING CALCULATION:-

1 CAR SPACE FOR EVERY 150 Sq.M. OF OFFICE FLOOR AREA
CAR SPACE REQUIRED = 569.72 / 150 = 4 Nos.
CAR SPACE PROVIDED = 4 Nos. (Including 2 Fast EV Charging Points)
1 LORRY SPACE FOR EVERY 750 Sq.M. OF WORKSHOP FLOOR AREA
LORRY SPACE REQUIRED = 3094.61 / 750 = 5 Nos.
LORRY SPACE PROVIDED = 5 Nos.
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 75 Sq.M. OF WORKSHOP FLOOR AREA
WORKSHOP FLOOR AREA = 3094.61 Sq.M.
TWO WHEELER & CYCLE SPACE REQUIRED = 3094.61 / 75 = 42 Nos. (EACH)
CYCLE SPACE PROVIDED = 48 Nos.
TWO WHEELER SPACE PROVD. = 48 Nos.(Including 5 Fast EV Charging Points)

OPEN SPACE RESERVATION:-

OSR = 911.02 / 9068.00 = 10.05 %

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- OPEN SPACE RESERVATION
- DRIVEWAY

N

Online Application Number - SWP/BPA/818151/2026

M. Santhakumar

(M.SANTHAKUMAR)
LAND OWNER / APPLICANT

Er. S.PRABHAVATHI
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APEL ASSOCIATES
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Mob : 95667 18589

REGISTERED 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
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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.