

PP

APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**DTCP**

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.

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     |
| 2                | VMC BMV60              | 1  | 30.00     |
| 3                | VMC 1060V              | 2  | 30.00     |
| 4                | VMC LMW                | 1  | 30.00     |
| 5                | Screw Compressor       | 1  | 25.00     |
| 6                | Air Compressor         | 1  | 7.50      |
| 7                | Heat Treatment Oven 1  | 1  | 73.00     |
| 8                | Heat Treatment Oven 2  | 1  | 32.50     |
| 9                | Shot Blasting          | 1  | 27.00     |
| 10               | Felting Belt Grinder   | 3  | 3.00      |
| 11               | Lathe                  | 1  | 7.50      |
| 12               | Lathe                  | 1  | 5.00      |
| 13               | Lathe                  | 1  | 3.00      |
| 14               | Drilling Machine       | 1  | 5.00      |
| 15               | Vacuum Machine         | 1  | 2.00      |
| 16               | Spectrom               | 1  | 1.00      |
| 17               | Runner Cutting Machine | 3  | 9.00      |
| 18               | CMM                    | 1  | 5.00      |
| 19               | EOT Crane              | 1  | 10.00     |
| 20               | Hand Grinder           | 10 | 0.50      |
| 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      |



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 8 years from e-sign)

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

M. SANTHAKUMAR  
(M.SANTHAKUMAR)  
LAND OWNER / APPLICANT

Dr. S. Prabhavathi  
M.E (Structures) - M.I.S.S. A.M.I.E.,  
Registered Geotechnical Engineer  
Reg. No. Coimbatore District/GTE/01/2025  
No: 11229-S Amul Road, Karanthampatti  
Coimbatore - 641 609  
Ph: 0422-3592569 Mob: +91 9600558760

REGISTERED GEOTECHNICAL ENGINEER

Dr. N. Deepak  
B.E.  
Registered Construction Engineer (CE)  
Reg No: CE/CPAC/05/2024  
Coimbatore - 28  
Mobile : 9803806330

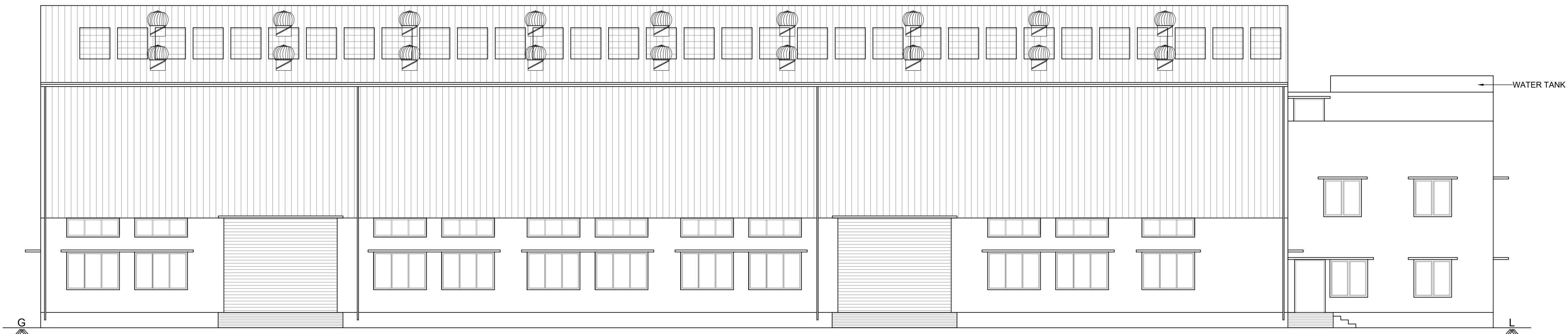
REGISTERED CONSTRUCTION ENGINEER

Dr. S. Prathaban, M.E. Structural  
Registered Structural Engineer - Grade-I  
Reg. No: SR/G-1/MS/G/23  
92A/41A, Sivuruthi Nagar, S.L.R.S. Colony,  
Civil Aerodrome Post, Coimbatore-641 014.  
Mobile: 99440 30628.

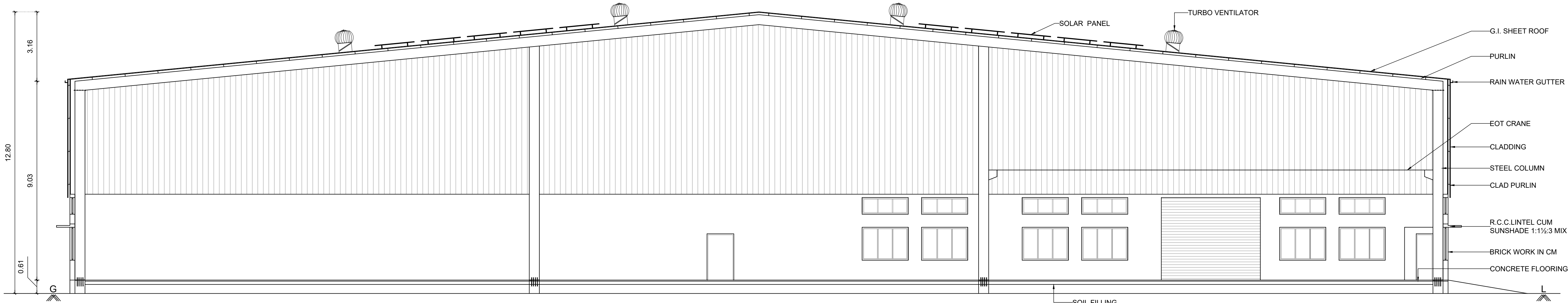
REGISTERED STRUCTURAL ENGINEER

Dr. A. Walter Jeff Max, B.E.  
Reg. No. CE DTC/REG/02/2021  
APEL ASSOCIATES  
85C, 3rd Floor, Arundel Complex,  
100 Feet Road, Coimbatore, Coimbatore - 12  
Mob : 99667 18989

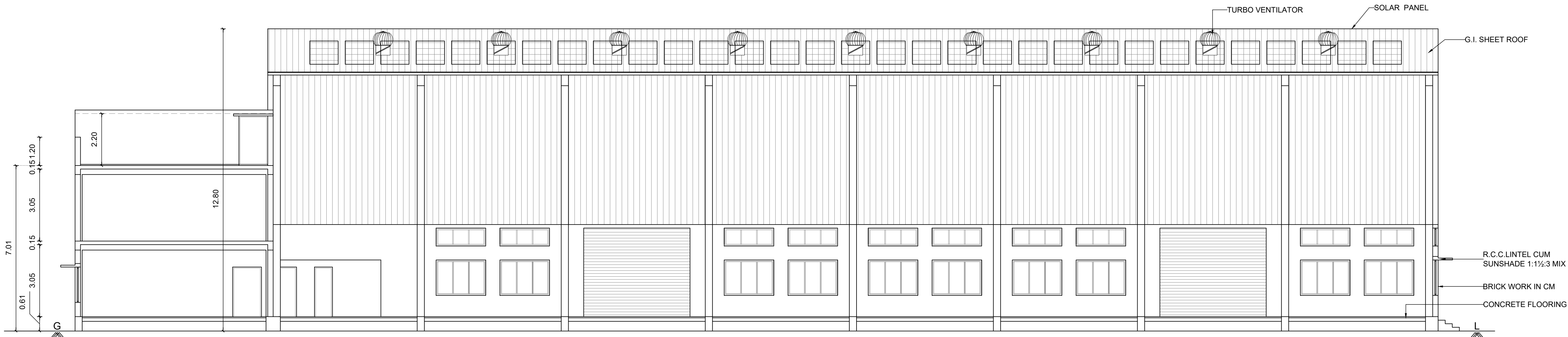
REGISTERED ENGINEER



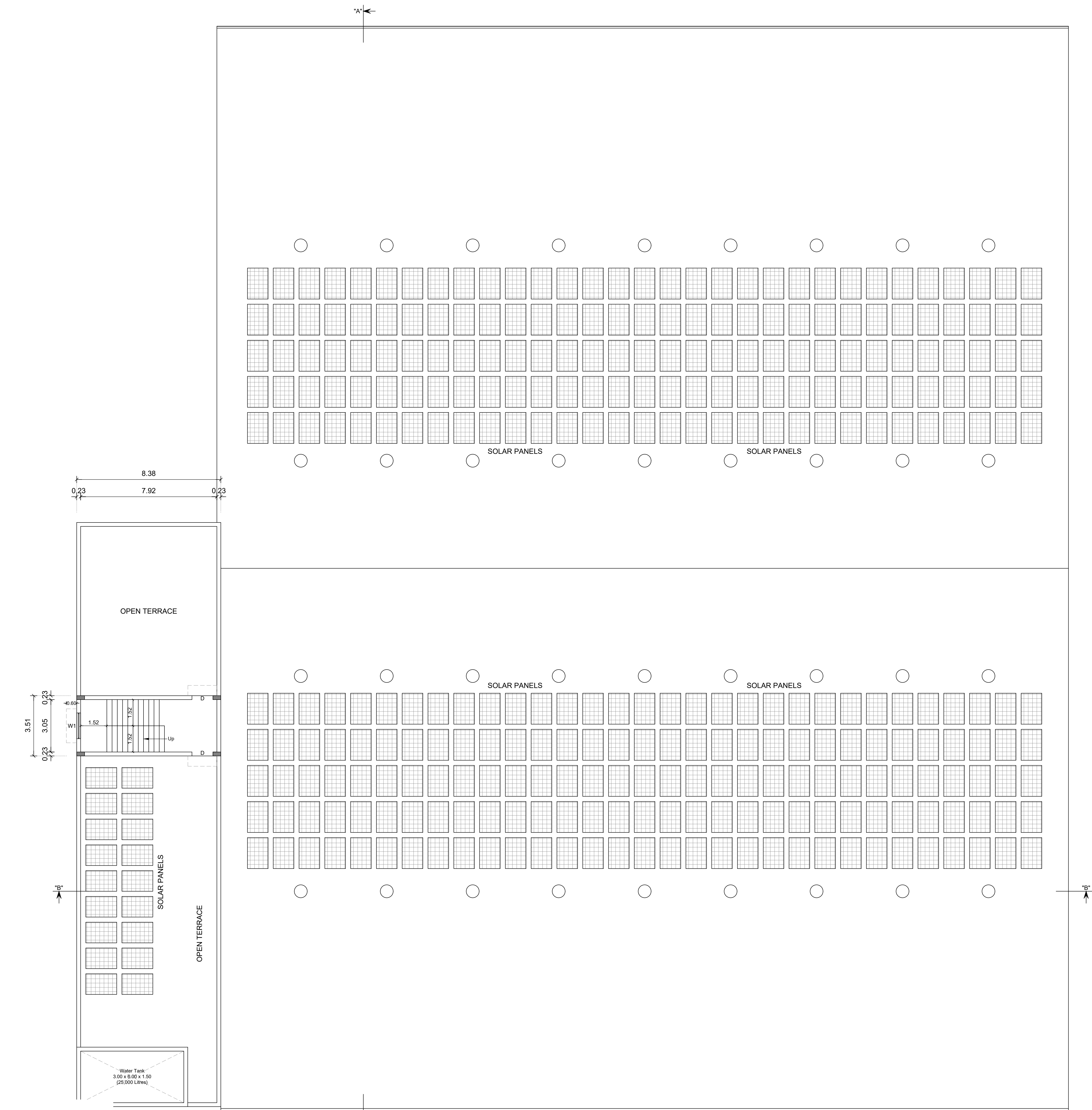
NORTHERN SIDE ELEVATION



SECTION ON "AA"



SECTION ON "BB"



TERRACE 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   |         | Non F.S.I |         | Total   |
|------------------------------------|---------|---------|-----------|---------|---------|
|                                    | Sq.Mtrs | Sq.Mtrs | Sq.Mtrs   | 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    |
| 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 Treatment 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                  | Felted 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                       |
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M. Santhakumar

(M.SANTHAKUMAR)  
LAND OWNER / APPLICANT

Er. S. PRABHAVATHI  
M.E. (Geotechnical), M.T.S. (A.E.),  
Registered Geotechnical Engineer  
Reg. No: SB/GE-1056/2025  
No: 17/25-S, Anna Road, Karanthamangal,  
Coimbatore - 641 001  
Ph: 0422-3552569 Mob: +91 9600558700

REGISTERED GEOTECHNICAL ENGINEER

Er. N. DEEPAK, B.E.,  
Registered Construction Engineer (CE)  
Reg No: CBE LP/ACE/23/2024  
Coimbatore - 28  
Mobile: 9863888839

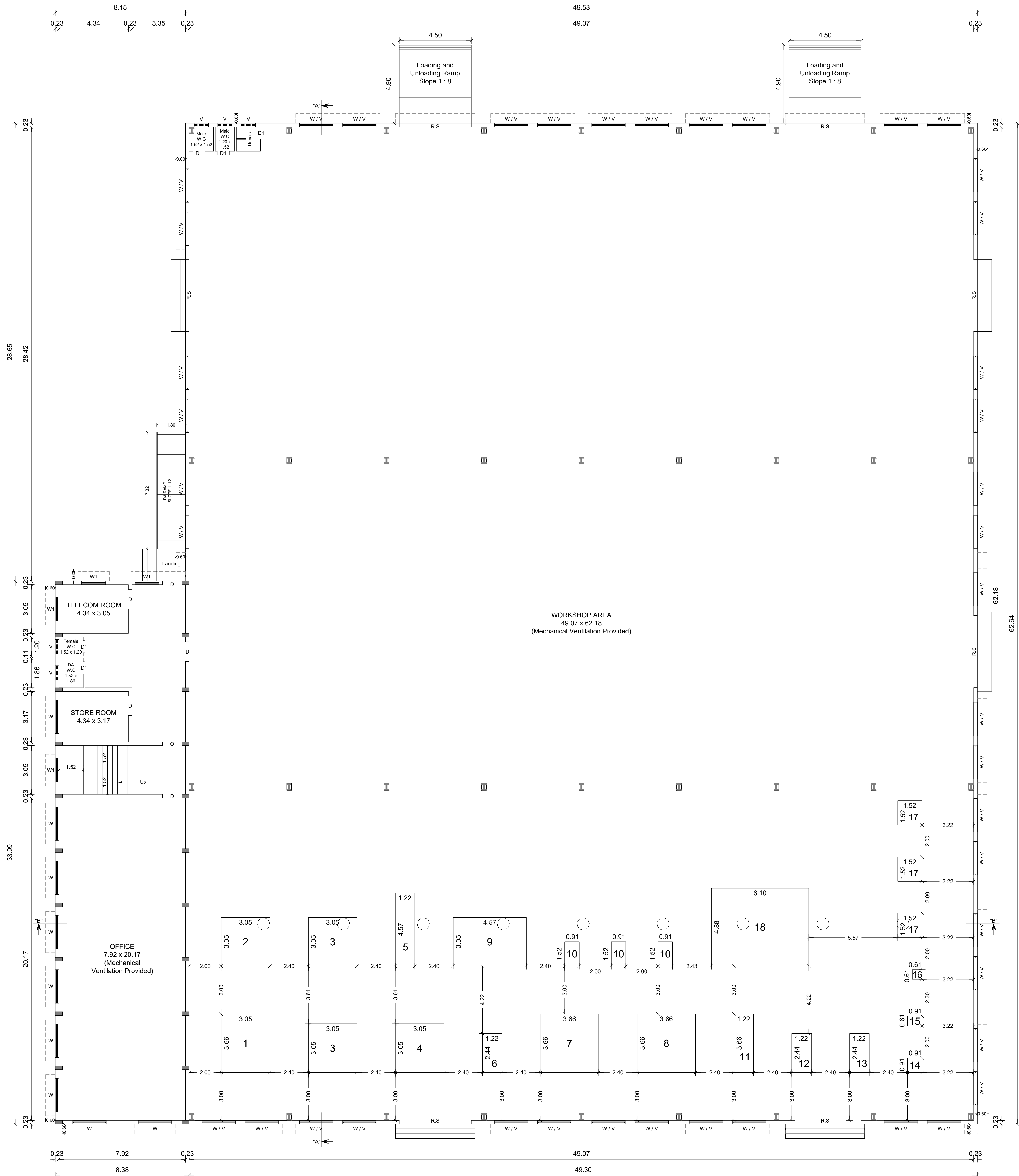
REGISTERED CONSTRUCTION ENGINEER

Er. S. PRATHABAN, M.E. Structural  
Registered Structural Engineer - Grade-I  
Reg. No: SB/ST-1056/2023  
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Mobile: 99440 30626

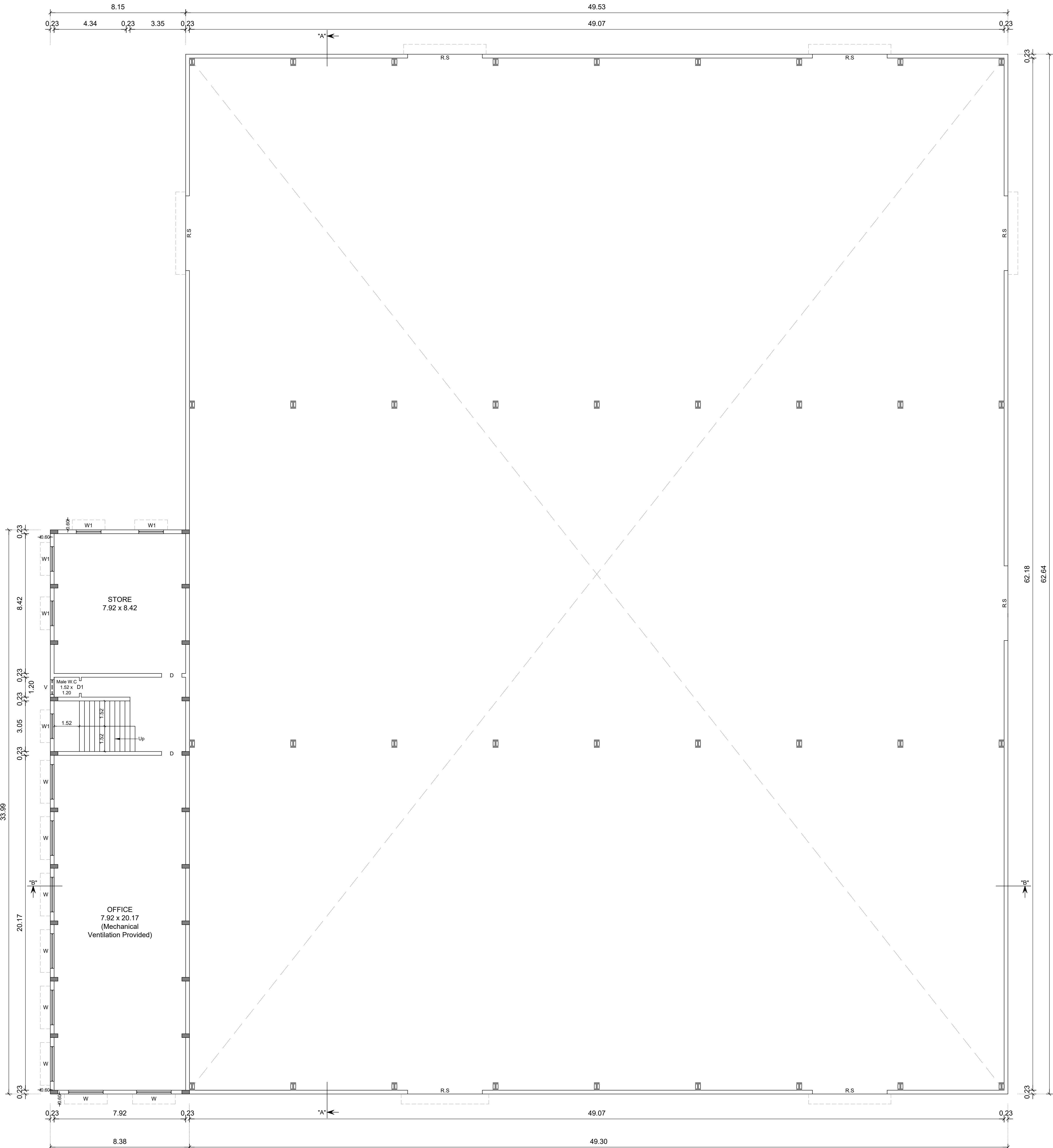
REGISTERED STRUCTURAL ENGINEER

Mr. A. WALTER JEFF MAX, B.E.  
Reg. No: CBE DT/CE/GR-10/2021  
APEL ASSOCIATES  
85/2, 1st Floor, Kungu Complex,  
109 Post Road, Coimbatore - 12  
Mob : 95667 10889

REGISTERED ENGINEER



GROUND FLOOR PLAN



FIRST FLOOR PLAN

| SITE AREA DETAILS :- |   |         |       |
|----------------------|---|---------|-------|
| AS PER DOCUMENT      | - | 9064.96 | Sq.M. |
| AS PER PATTA         | - | 9068.00 | Sq.M. |

| BUILDING AREA DETAILS :-           | F.S.I<br>Sq.Mtrs | Non F.S.I<br>- | Total<br>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 BUILDUP AREA                 | 3664.34          | 29.38          | 3693.72          |

FLOOR SPACE INDEX:-

$$FSI = \frac{3664.34}{9064.96} = 0.404 < 2.000$$

|                                                                        |
|------------------------------------------------------------------------|
| 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 PROVID = 48 Nos.(Including 5 Fast EV Charging Points)

OPEN SPACE RESERVATION:-

$$OSR = \frac{911.02}{9068.00} = 10.05 \%$$

| COLOUR INDEX:-         |                                                                                       |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| EXG. ROAD              |  |  |
| SITE BOUNDARY          |  |                                                                                       |
| PROPOSED BUILDING      |  |                                                                                       |
| OPEN SPACE RESERVATION |  |                                                                                       |
| DRIVEWAY               |  |                                                                                       |

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Coimbatore - 25.  
Mobile : 9003856639

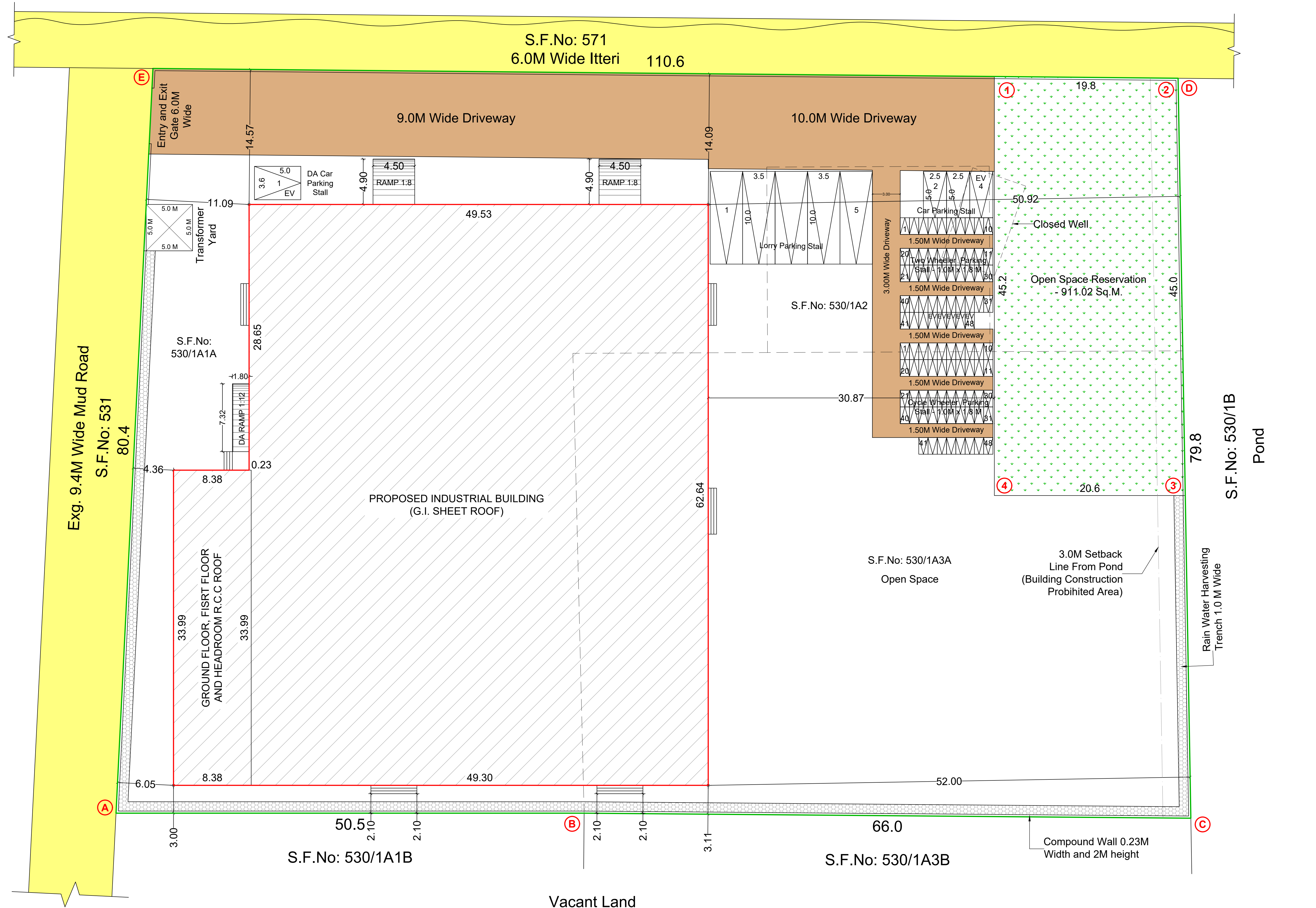
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Civil Aerodrome Post, Coimbatore-641 014.  
Mobile: 99440 30620.

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,  
Reg. No. CBE DTCP/RE/GR-11/02/2021  
APEL ASSOCIATES  
85-G, 1st Floor, Rangia Complex,  
100 Feet Road, Gandhipuram, Coimbatore - 12

REGISTERED ENGINEER

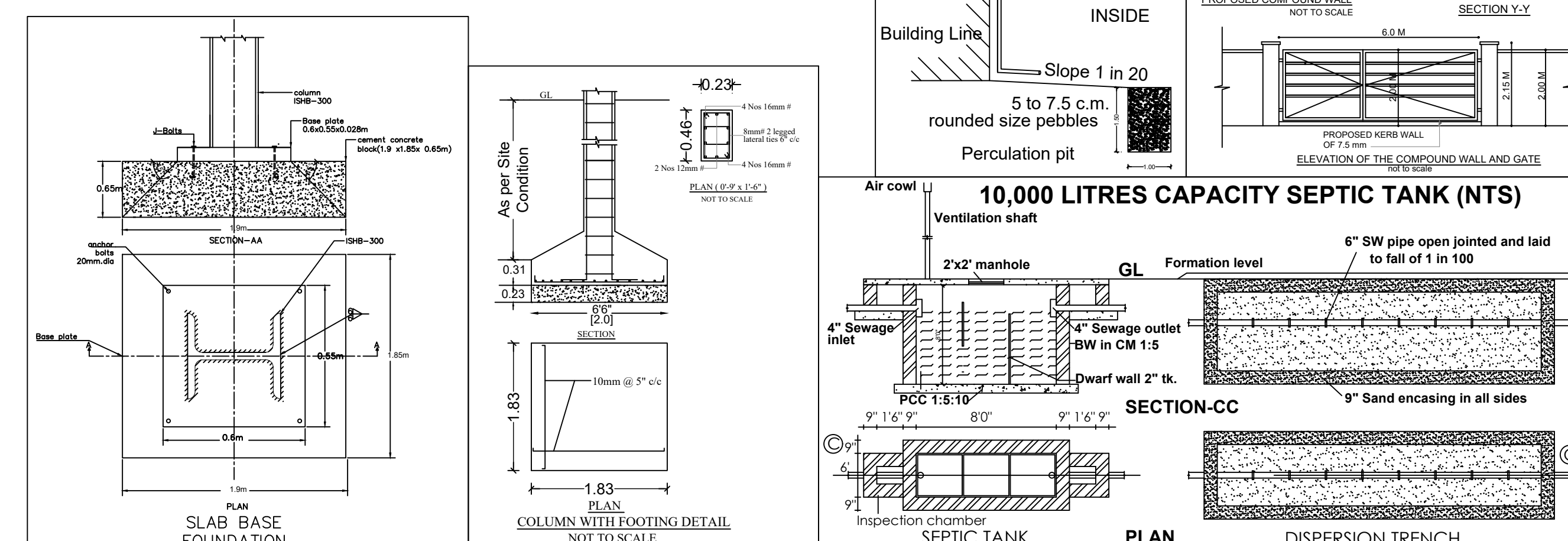
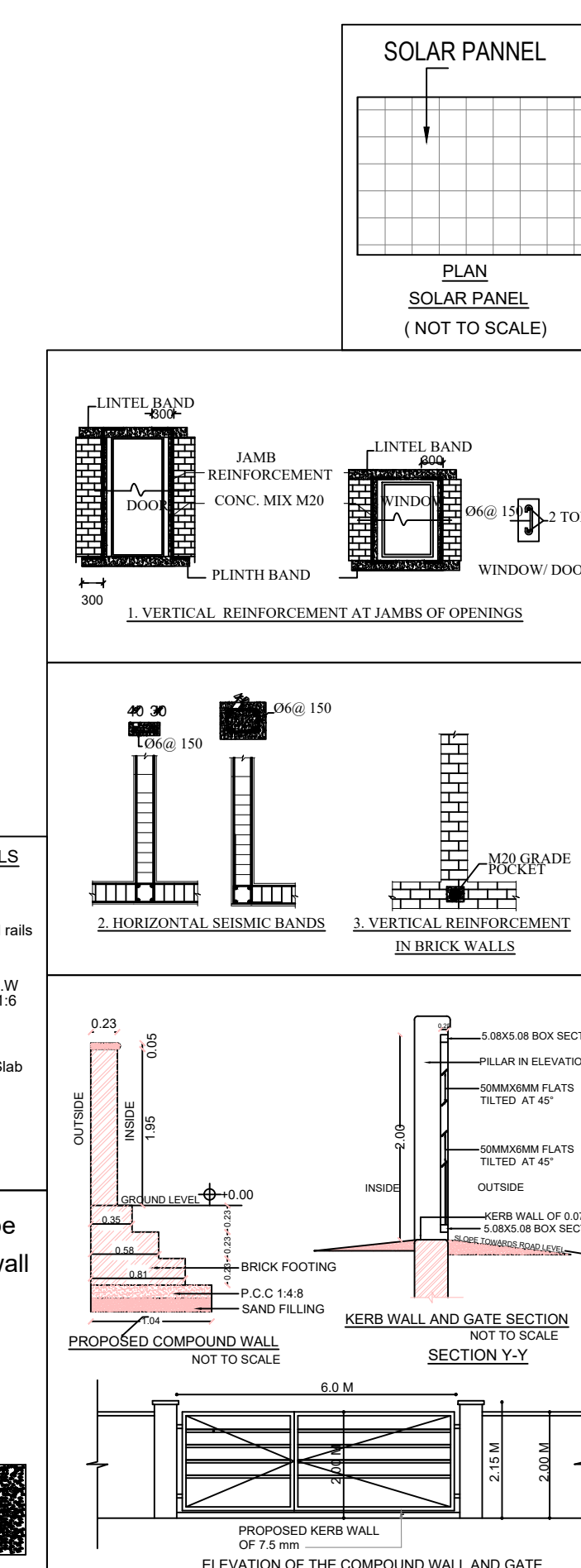


**SANITATION REQUIREMENTS:-**

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.



|                                          |
|------------------------------------------|
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# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

