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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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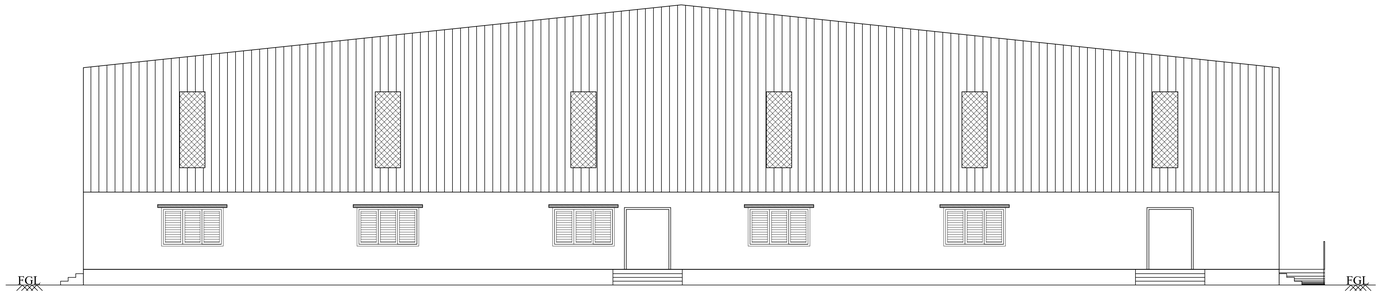
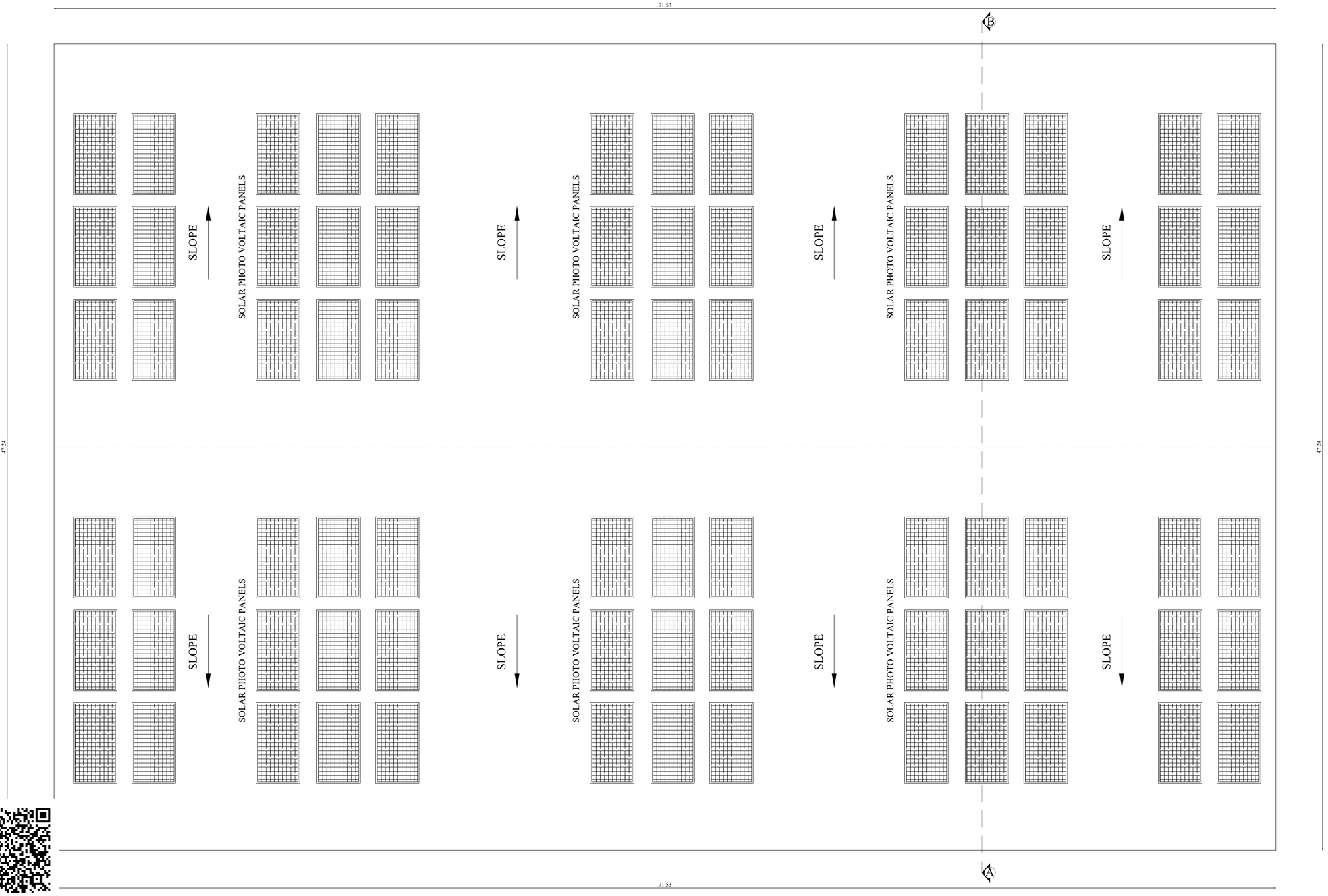


EAST SIDE ELEVATION



ROOF PLAN

BLOCK :1 (ELEVATION & ROOF PLAN) | SHEET NO: 3/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (SHEET METAL FABRICATION & POWDER COATING) IN S.F.NO:576/5A2 AT ARASUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.N.B.VIKRAM
Online Application No : SWP/BPA/819987/2026

N

Scale 1:100

R. VINODHKUMAR, M.E.,
Registered Engineer Grade-I (RE)
Reg. No: CBE/RE/Gr-I/18/2026
9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.

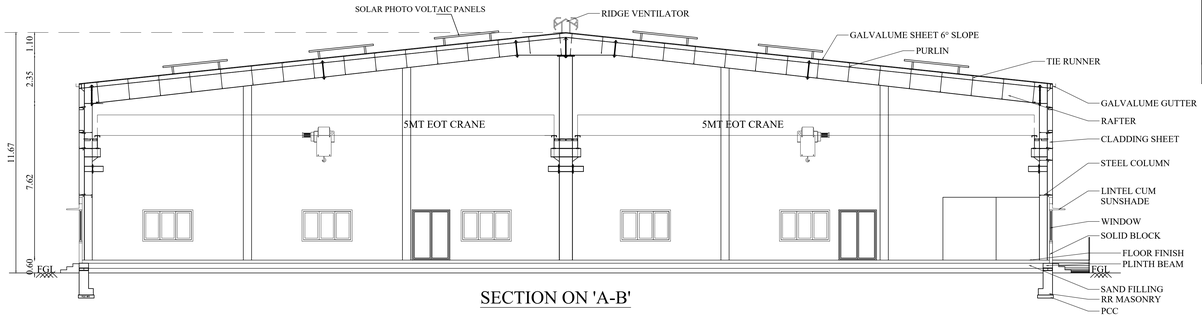
Architect/Registered Engineer

T.K. ARUNKUMAR, M.E.(Structures),
Structural Engineer Grade-I (SE)
Reg. No: CBE/SE/Gr-I/10/2026
CREATORS
1531, Trichy Road, Coimbatore-641018.

Structural Engineer

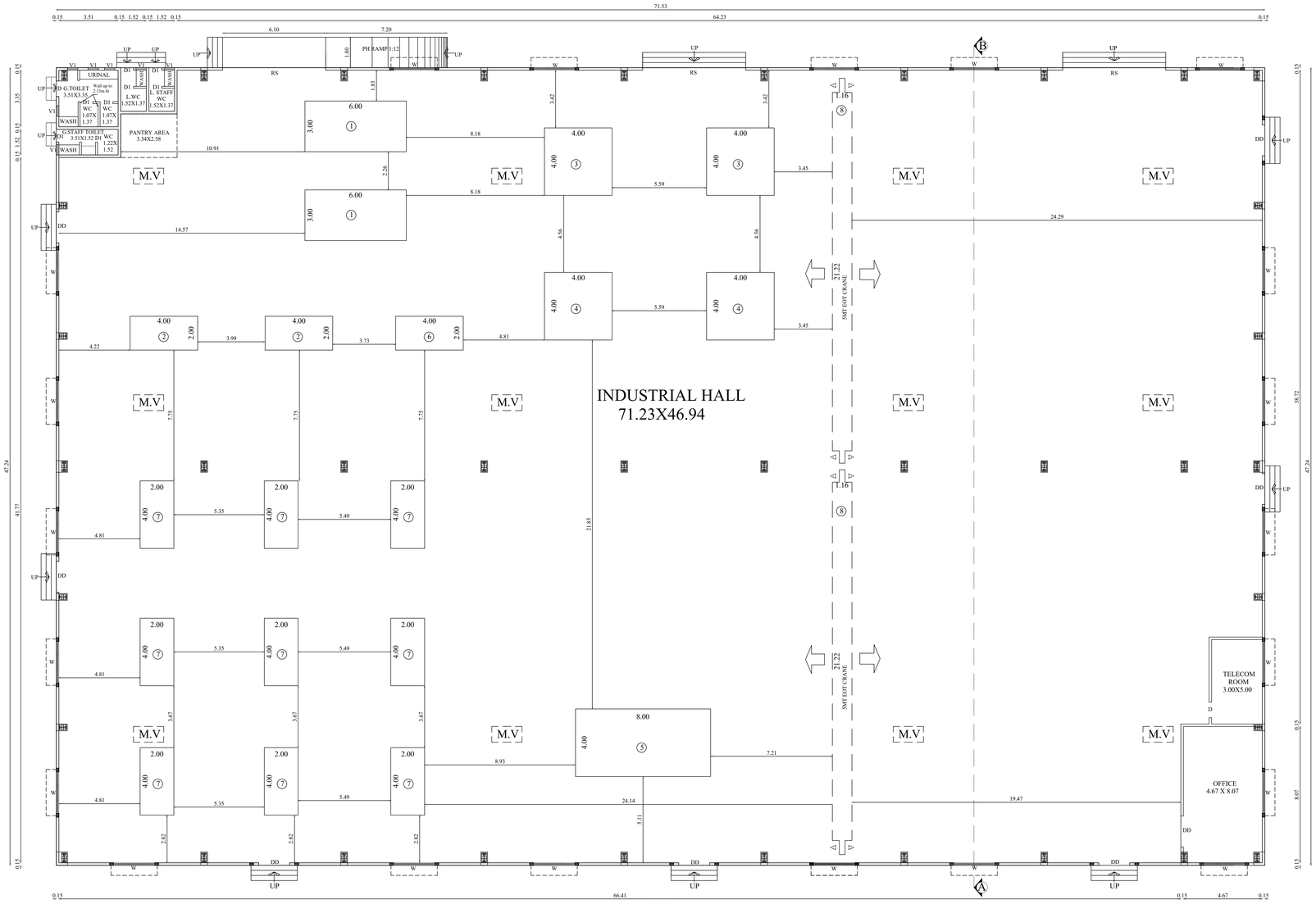
Applicant

BLOCK - 1 (INDUSTRIAL BUILDING)



SECTION ON 'A-B'

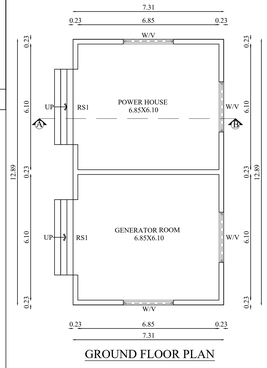
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.10 X 4.88
RS1	ROLLING SHUTTER 1	3.66 X 3.66
DD	DOUBLE DOOR	1.83 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR 1	0.76 X 2.13
W	WINDOW	2.44 X 1.53
V	VENTILATOR	2.44 X 0.61
V1	VENTILATOR 1	0.61 X 0.91
M.V	MECHANICAL VENTILATION PROVIDED	



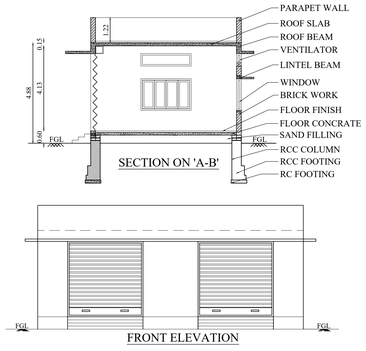
GROUND FLOOR PLAN

BLOCK - 2 (POWER HOUSE)

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.66 X 3.66
W	WINDOW	2.44 X 1.52
V	VENTILATOR	2.44 X 0.60



GROUND FLOOR PLAN



SECTION ON 'A-B'

FRONT ELEVATION

WATCHMAN BOOTH

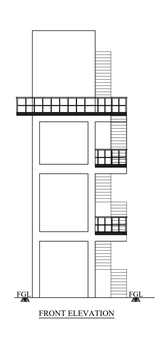
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
D	DOOR	0.84 X 2.13
W	WINDOW	1.83 X 1.22
W1	WINDOW 1	1.22 X 1.22

GROUND FLOOR PLAN

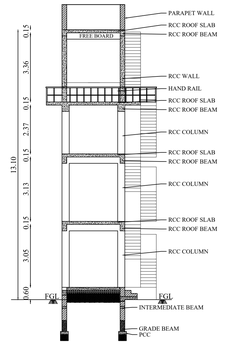
FRONT ELEVATION

SECTION ON 'A-B'

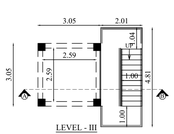
BLOCK - 3 (OHT)

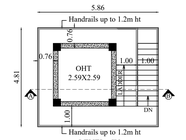


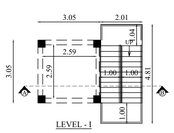
FRONT ELEVATION

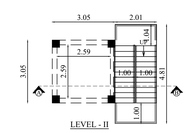


SECTION ON 'A-B'









BLOCK :1 (FLOOR PLAN & SECTION),
BLOCK : 2,3 & WATCH MAN BOOTH

SHEET NO: 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (SHEET METAL FABRICATION & POWDER COATING) IN S.F.NO:576/5A2 AT ARASUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.N.B.VIKRAM
Online Application No : SWP/BPA/819987/2026

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1 (INDUSTRIAL BUILDING)			
GROUND FLOOR	3379.08	-	3379.08
BLOCK - 2 (POWER HOUSE)			
GROUND FLOOR	94.23	-	94.23
BLOCK - 3 (OHT)			
GROUND FLOOR	28.16	-	28.16
WATCHMAN BOOTH			
GROUND FLOOR	-	6.25	6.25
GRAND TOTAL	3501.47	6.25	3507.72

MACHINERY DETAILS

S.NO	DESCRIPTION	QTY	POWER DETAIL	
			HP	TOTAL HP
1	LASER CUTTING	2	40.21	80.42
2	COMPRESSOR 50 CFM	2	13.41	26.82
3	PRESS BRAKE-170 TON	2	40.21	80.42
4	PRESS BRAKE-110 TON	2	33.51	67.02
5	POWDER COATING	1	32.17	32.17
6	COMPRESSOR 50 CFM	1	13.41	13.41
7	MIG WELDING	9	26.81	241.29
8	EOT CRANE-5 TON	2	10.05	20.10
	TOTAL	21		561.65 HP

R. Vinodhkumar

R. VINODHKUMAR, M.E.,
Registered Engineer Grade-I (RE)
Reg. No: CBE/RE/Gr-I/18/2026
9/38, CTC Colony, Aliyar Nagar,
Aliyar Post, Pollachi - 642 101.

Architect/Registered Engineer

T.K. ARUNKUMAR, M.E.(Structures),
Structural Engineer Grade-I (SE)
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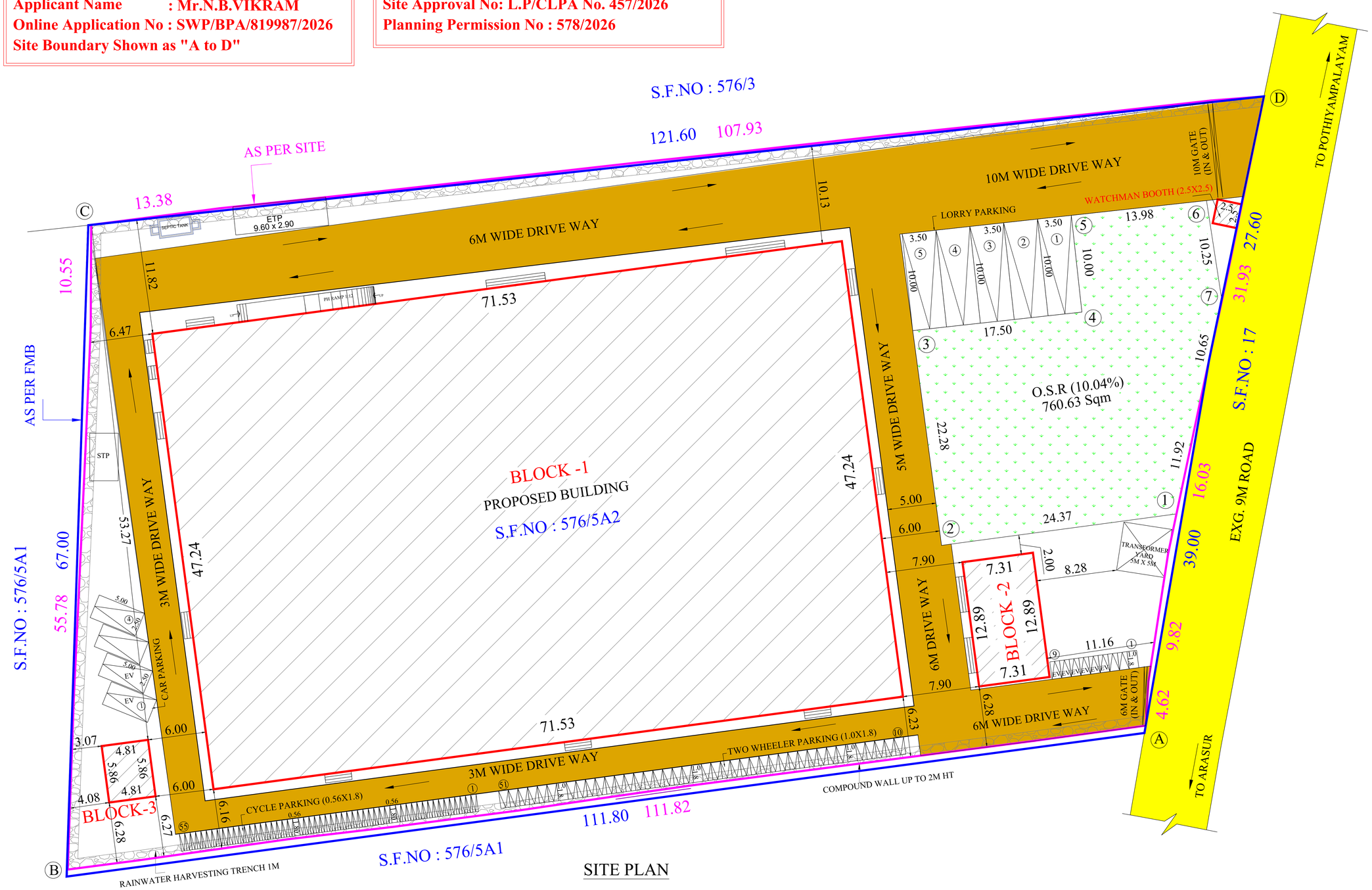
CREATORS
1531, Trichy Road, Coimbatore-641018.

Structural Engineer

Applicant

Applicant Name : Mr.N.B.VIKRAM
Online Application No : SWP/BPA/819987/2026
Site Boundary Shown as "A to D"

Site Approval No: L.P/CLPA No. 457/2026
Planning Permission No : 578/2026



SITE PLAN

SITE PLAN	SHEET NO : 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (SHEET METAL FABRICATION & POWDER COATING) IN S.F.NO:576/5A2 AT ARASUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

MASTER PLAN 2041 USE - INDUSTRIAL

INDUSTRIAL TYPE - ORANGE CATEGORY

TOTAL HP = 561.65 HP
NO. OF WORKERS = 60 Nos.

N

Scale 1:200

AREA DETAILS:

AREA OF THE SITE = 7570.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BLOCK - 1 (INDUSTRIAL BUILDING)			
GROUND FLOOR	3379.08	-	3379.08
BLOCK - 2 (POWER HOUSE)			
GROUND FLOOR	94.23	-	94.23
BLOCK - 3 (OHT)			
GROUND FLOOR	28.16	-	28.16
WATCHMAN BOOTH			
GROUND FLOOR	-	6.25	6.25
GRAND TOTAL	3501.47	6.25	3507.72

NOTE:

FSI = $\frac{3501.47}{7570.00}$ = 0.463 < 2.00

PARKING DETAILS:-

WORK SHOP AREA = 3379.08 Sqm

	REQUIRED	PROVIDED
1 LORRY PARKING SPACE FOR EVERY 750 Sqm	05	05
1 TWO WHEELER PARKING SPACE FOR EVERY 75 Sqm	46	51
1 CYCLE PARKING SPACE FOR EVERY 75 Sqm	46	55
1 CAR PARKING SPACE FOR EVERY 150 Sqm OFFICE AREA	01	04

ALL DIMENSIONS ARE IN METERS

O.S.R 10%:

O.S.R REQUIRED : 757.00 Sqm (10%)
O.S.R PROVIDED : 760.63 Sqm (10.04%)

REFERENCE

- SITE BOUNDARY (AS PER FMB)
- SITE BOUNDARY (AS PER SITE)
- PROPOSED BUILDINGS
- EXISTING ROAD

R. VINODHKUMAR, M.E.,
Registered Engineer Grade-I (RE)
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Structural Engineer Grade-I (RE)
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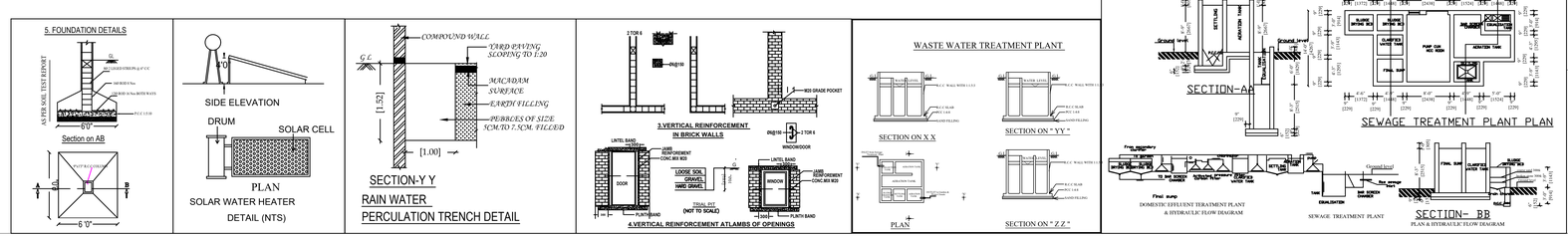
Structural Engineer

Applicant

SANITARY REQUIREMENTS DETAILS

	MALE (40 Nos)	FEMALE (20 Nos)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	40/15 = 3	20/12 = 2	05	05
URINALS	40/20 = 2		02	05
WASH BASIN	40/25 = 2	20/25 = 1	03	04
DRINKING WATER FOUNTAIN	2		02	02



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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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.