

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

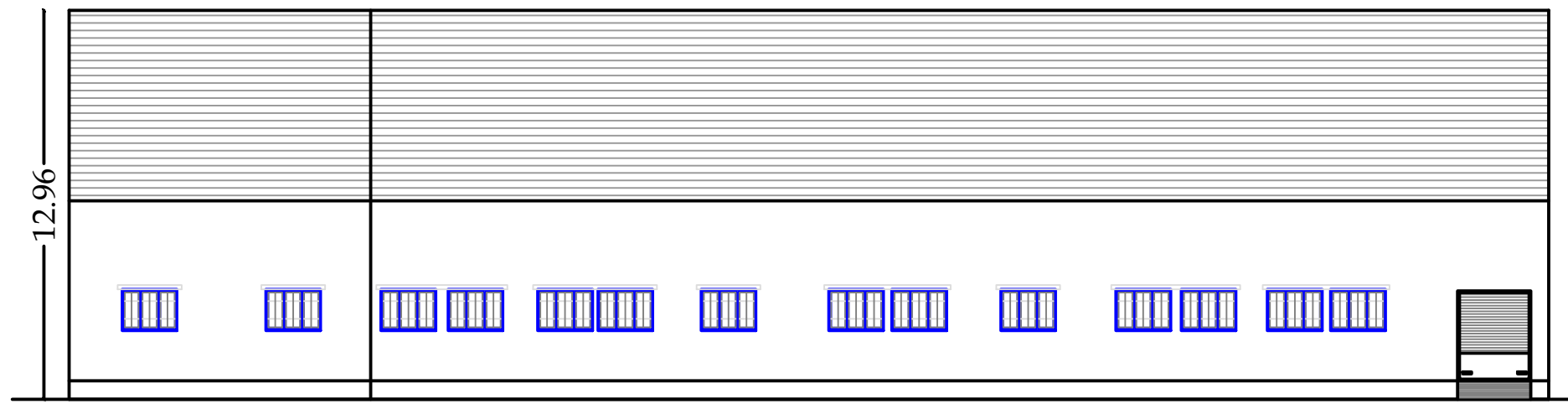
Building Plan

ISSUING AUTHORITY

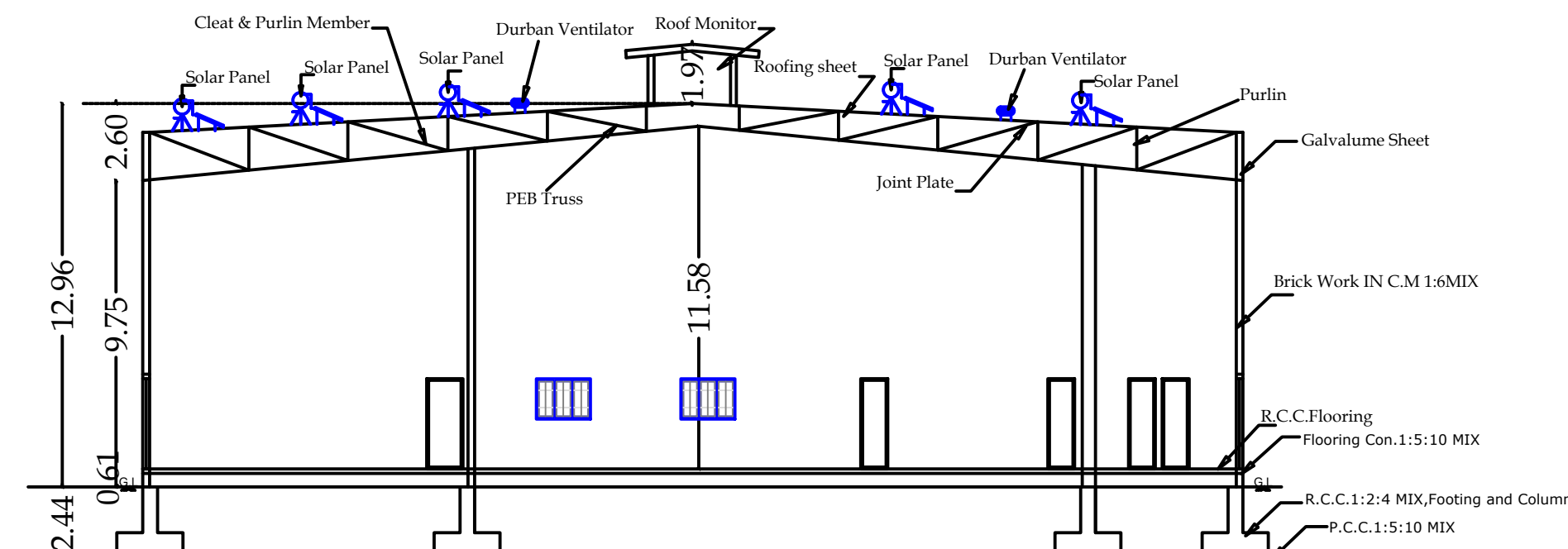
DTCP

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

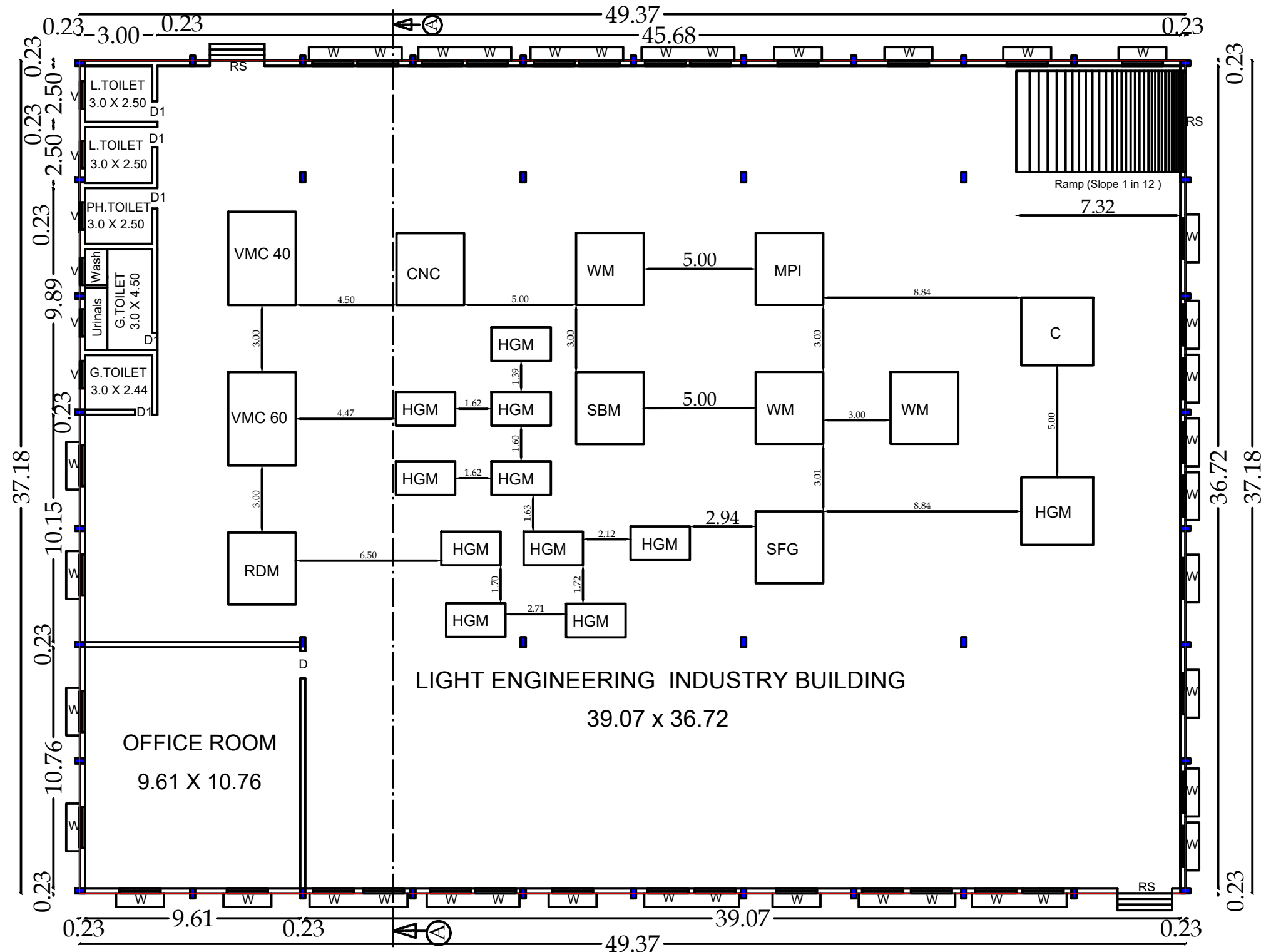
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



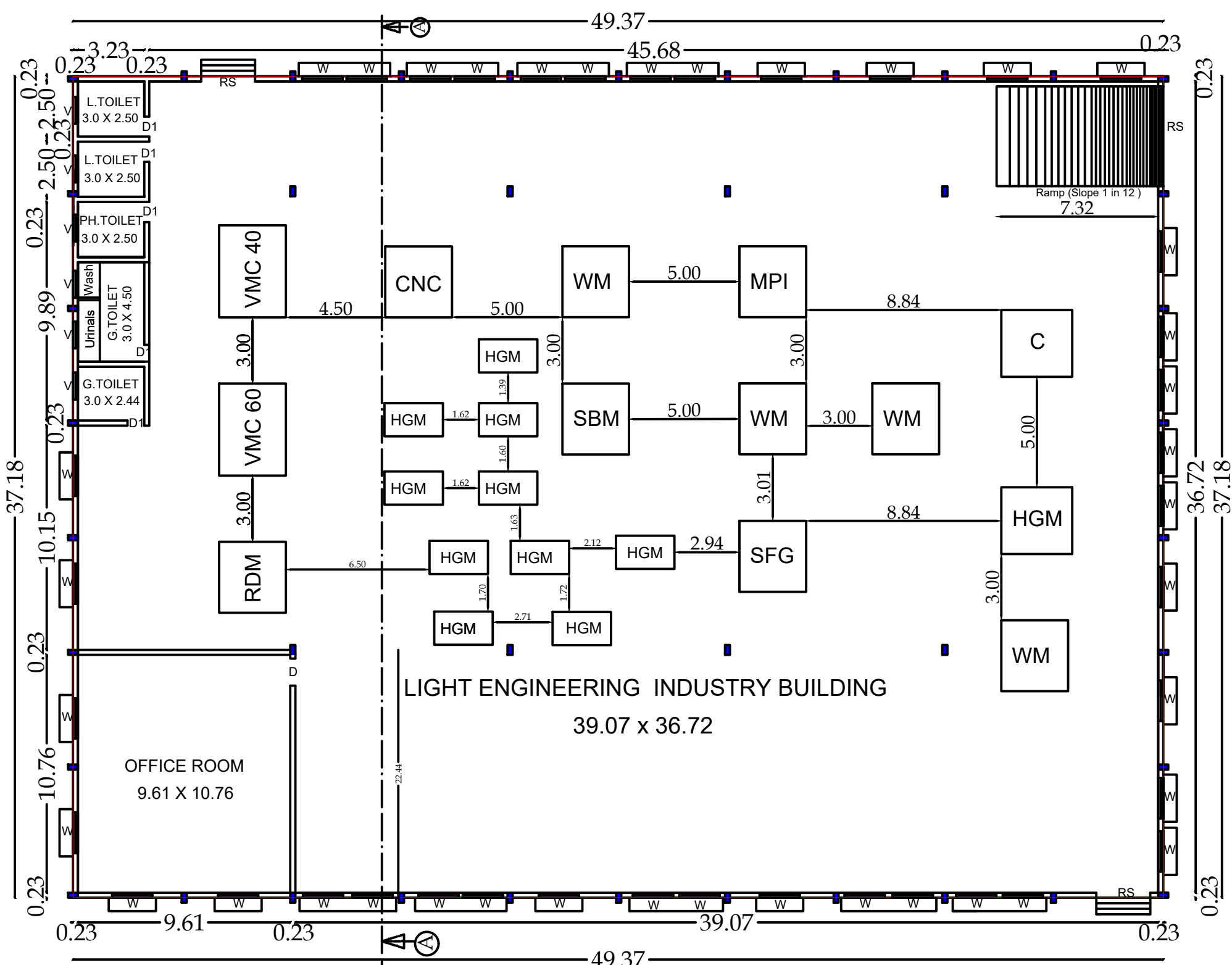
ELEVATION



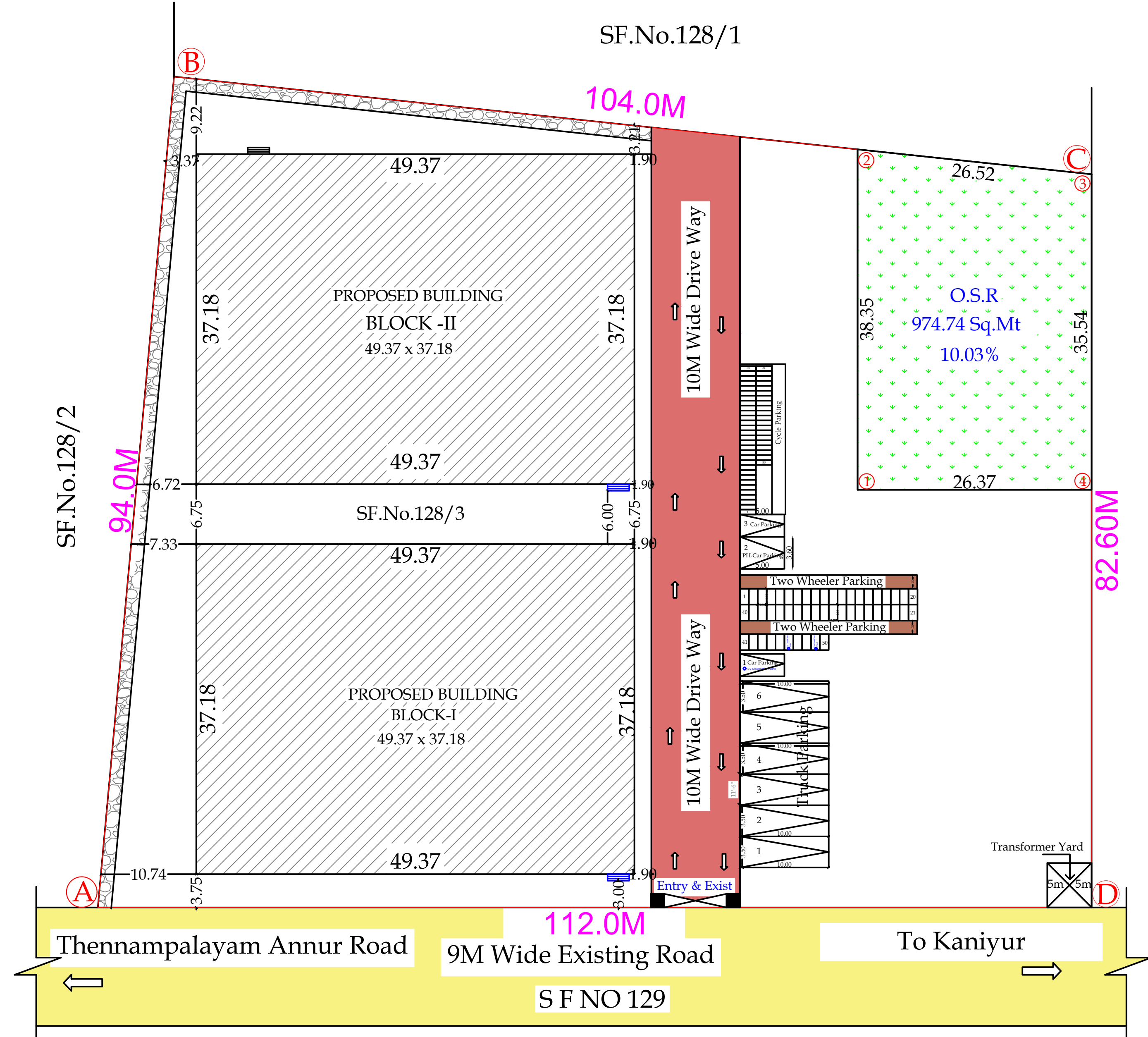
SECTION-AA



GROUND FLOOR PLAN (BLOCK-I)



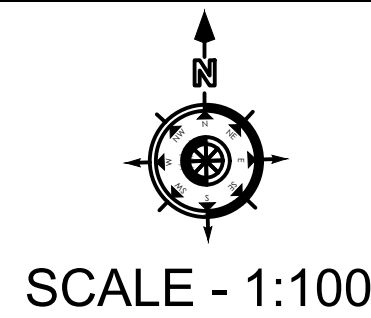
GROUND FLOOR PLAN (BLOCK-II)



SITE PLAN

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF OF "LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING" INDUSTRY BUILDING (GREEN CATEGORY) HAVING 200 HP IN SF.NO.128/3 AT ARASUR VILLAGE AND ARASUR VILLAGE PANCHAYAT,SULUR PANCHAYAT UNION,SULUR TALUK,COIMBATORE DISTRICT.

INDUSTRIAL CLASSIFICATION
GREEN CATEGORY (S.L.No.66)



OWNER NAME - M/s.TECHNOCAST FOUNDRY PRIVATE LIMITED

SITE AREA DETAILS :
SITE AREA AS PER DOCUMENT - 9495.87 Sq mtr
SITE AREA AS PER PATTA - 9495.87 Sq mtr

Area Details in Sq.Mt

S.No	Block	Floor	Builtup Area	FSI
1	I	Ground	1835.60	1835.60
2	II	Ground	1835.60	1835.60
Total			3671.20	3671.20

FSI CALCULATION:-
FLOOR SPACE INDEX = 3671.20 / 9495.87
= 0.39 < 2.0
Open Space Reservation (OSR) = 974.74 Sq.Mt (10.03%)

Height of Building - 12.96M

Parking Area Calculation

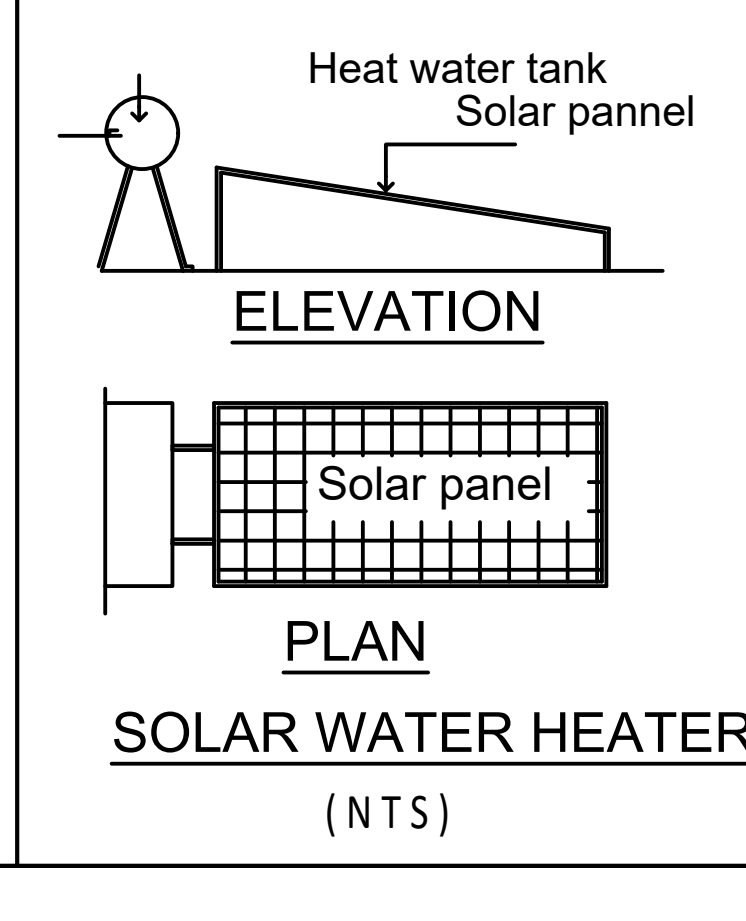
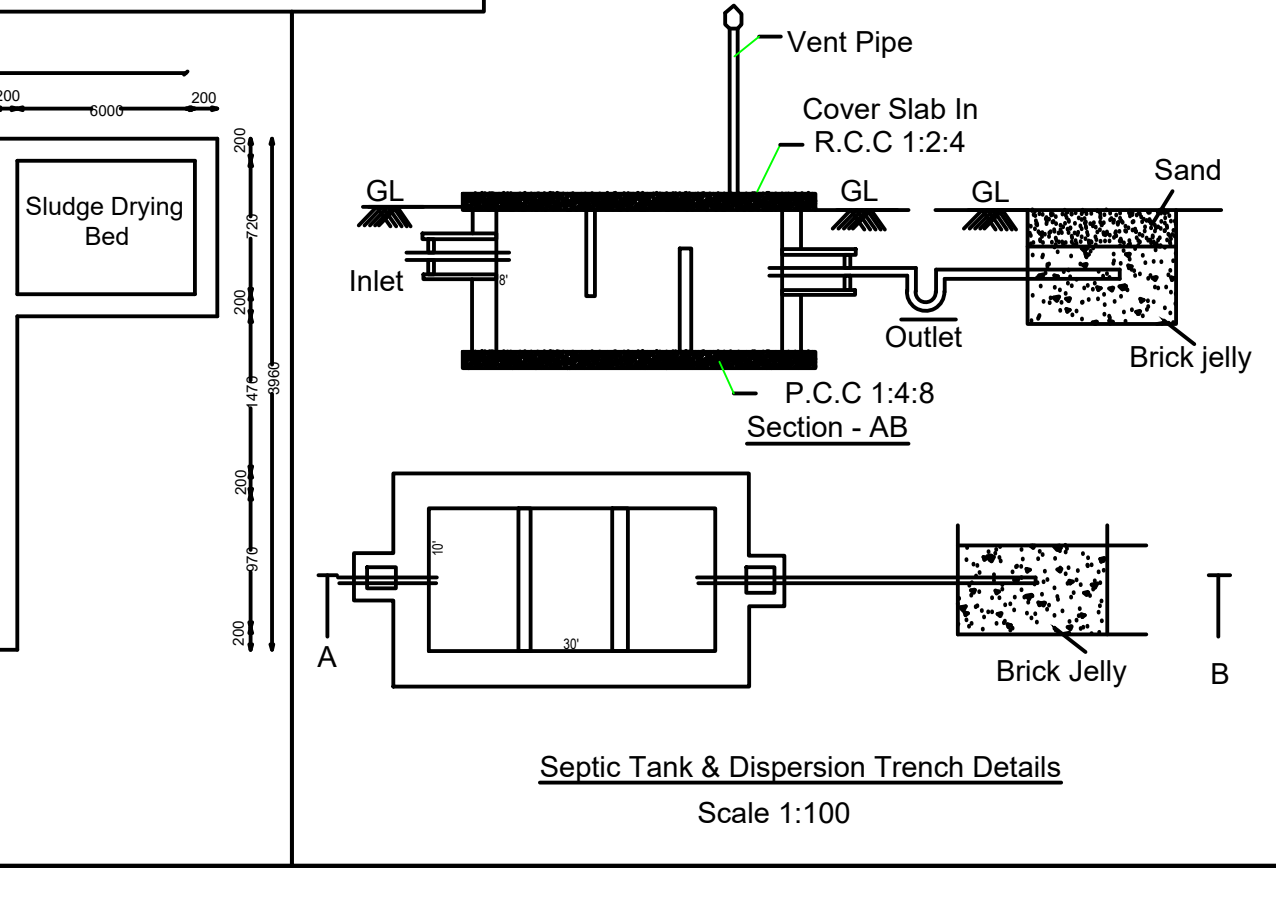
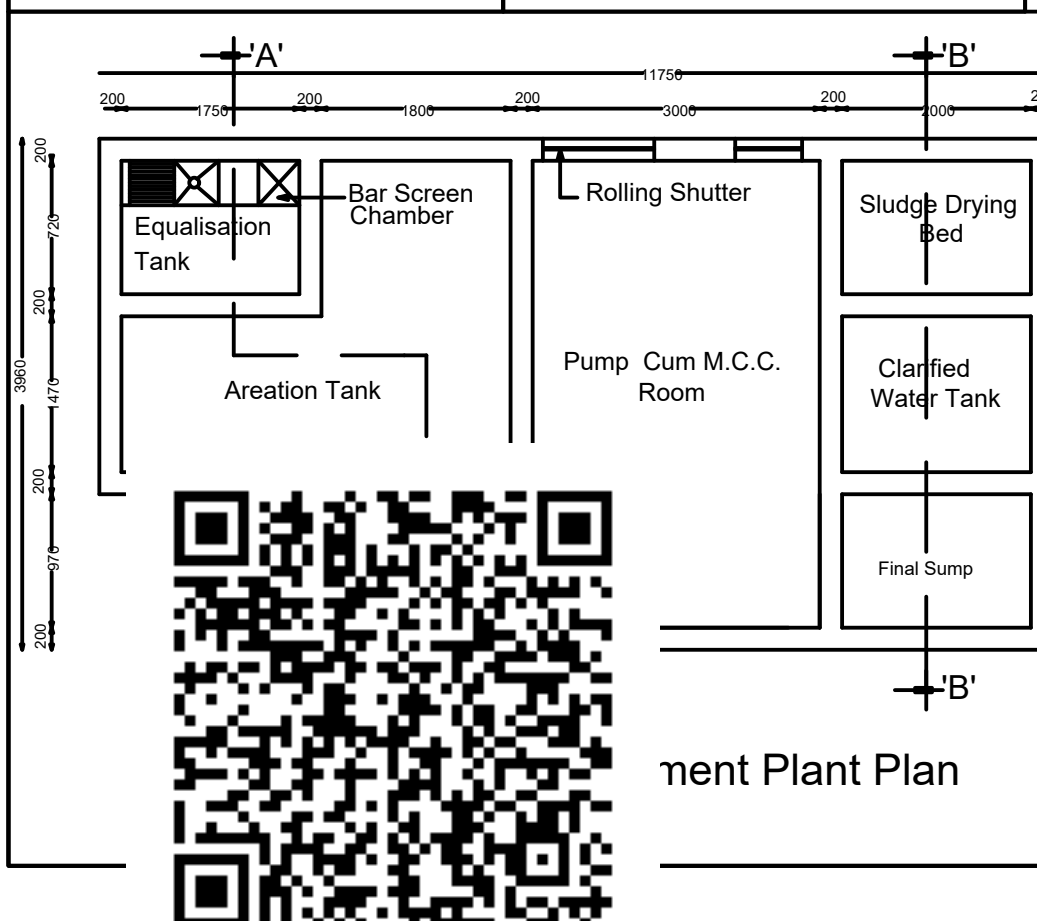
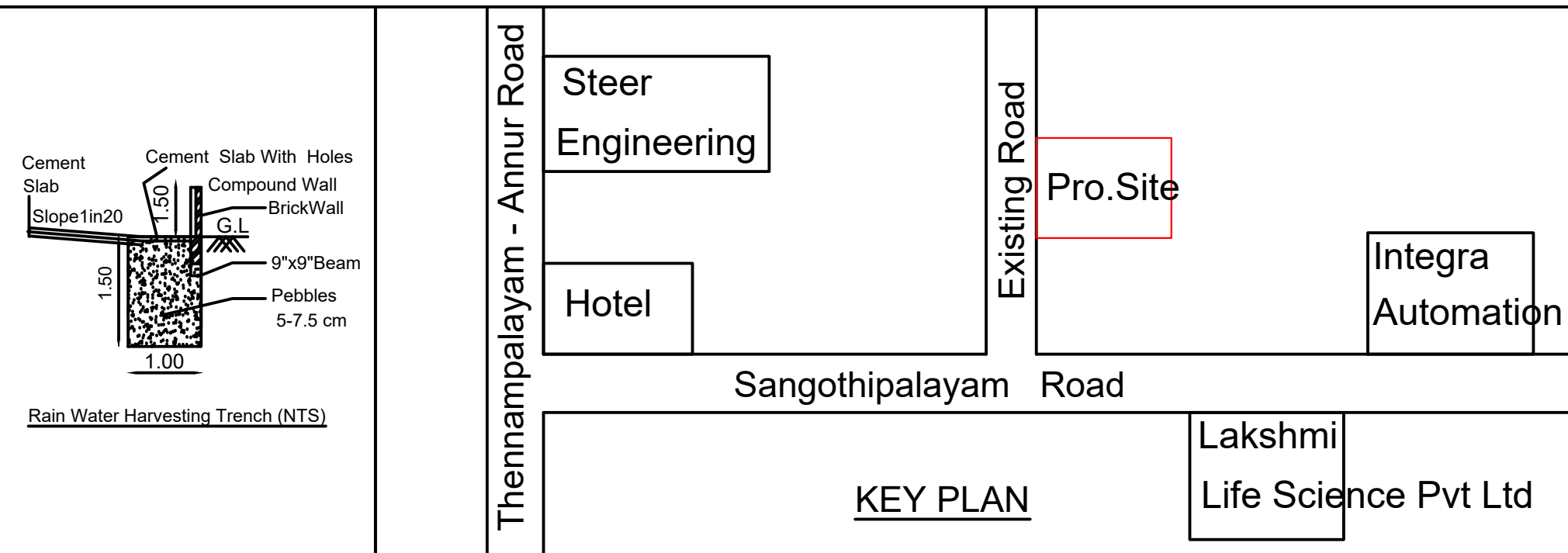
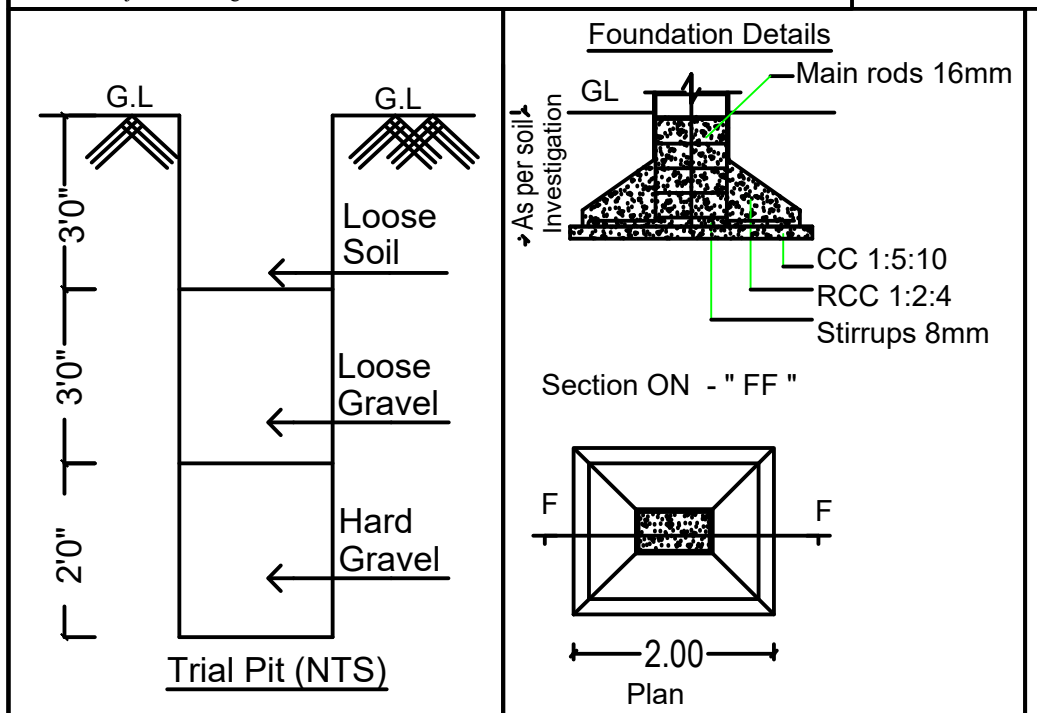
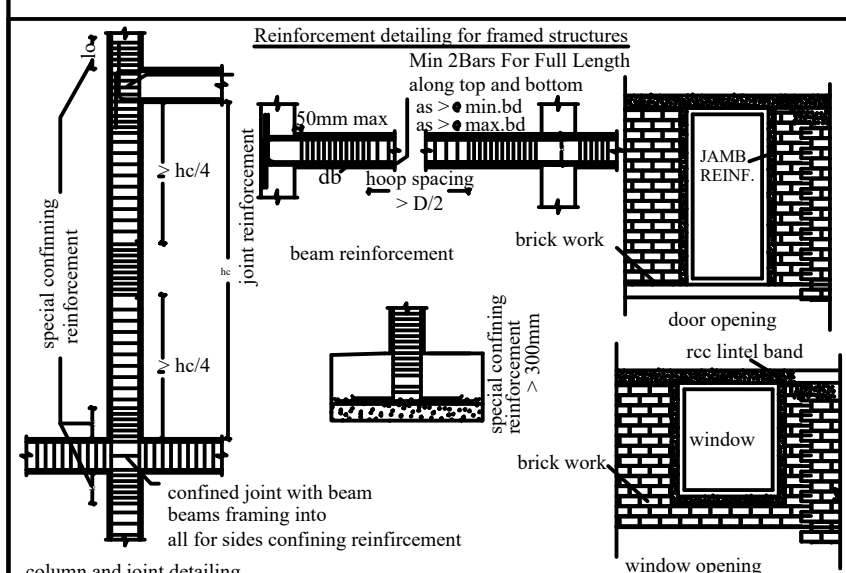
Description	FSI Area	Required	Provided
1 Lorry Space For 750 Sq.Mt (Workshop Area)	3671.2	6	6
1 Car Space For 150 Sq.Mt (Office Area)	206.8	1	3
1 Two wheeler Space For 75 Sq.Mt (Workshop Area)	3671.2	49	50
1 Cycle Space For 75 Sq.Mt (Workshop Area)	3671.2	49	50

Joinery Details

S.No	Symbol	Description	In Meter
1	RS	Rolling Shutter	2.44 X 3.00
2	D	Door	1.22 X 3.00
3	D1	Door	0.91 X 3.00
4	W	Window	1.83 X 3.00
5	V	Ventilator	1.22 X 0.91

MACHINERIES AND POWER DETAILS

S.No	MACHINE	NO	HP
1	VMC 60	1	34
2	VMC 40	1	24
3	RADIAL DRILLING MACHINE	1	9
4	CNC LATHE	2	20
5	HAND GRINDING MACHINE	20	30
6	SWING FRAME GRINDER	2	10
7	SHOT BLAST MACHINE 2TON	1	20
8	COMPRESSOR	1	10
9	WELDING MACHINE 600AMPS	5	10
10	WELDING MACHINE 1000AMPS	1	15
11	MPI MACHINE	1	5
12	WELDING ROD OVEN	1	10
13	LIGHTING,FAN & EXTRA	1	3
Total HP			200
No of Workers			50
Male			40
Female			10



LP/CLPA No. : 404/2026

Planning Permission No. : 513/2026

(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



REGISTERED ENGINEER



REGISTERED CONSTRUCTION ENGINEER



APPLICANT



REGISTERED STRUCTURAL ENGINEER

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

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



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
3/350/2 Mettukuppam,
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.

