PP APPROVAL RECORD

Planning Permission

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.

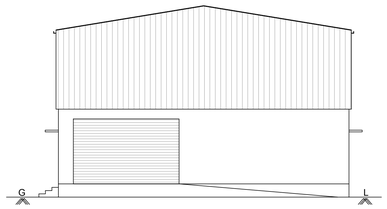
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

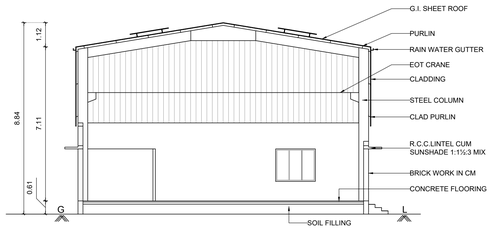
SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS (WHITE INDUSTRY - S.No.83 - LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS)) AT S.F.No:535/2A, ARASUR VILLAGE AND PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100



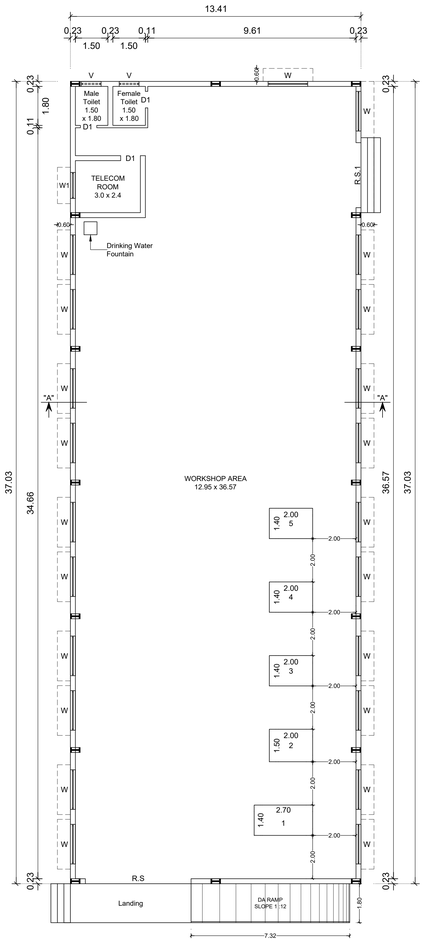
ELEVATION

BLOCK - 1



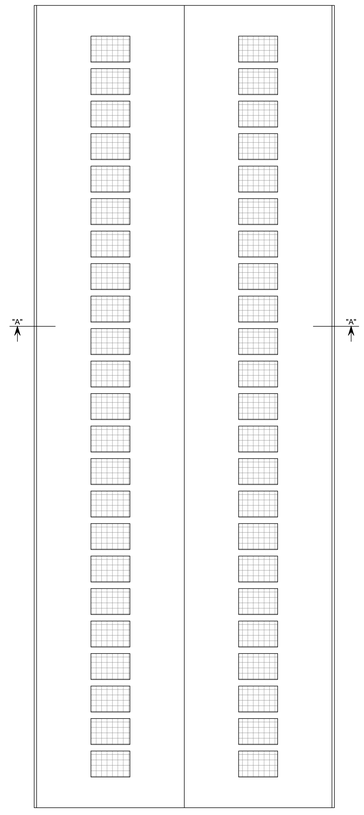
SECTION ON "AA"

BLOCK - 1



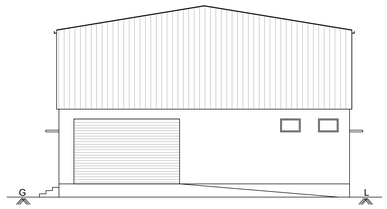
GROUND FLOOR PLAN

BLOCK - 1



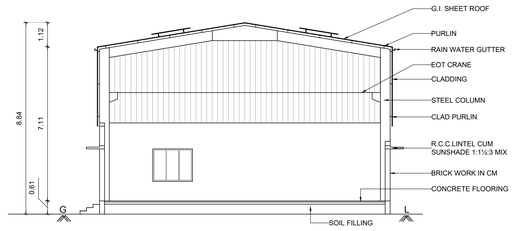
ROOF TOP PLAN

BLOCK - 1



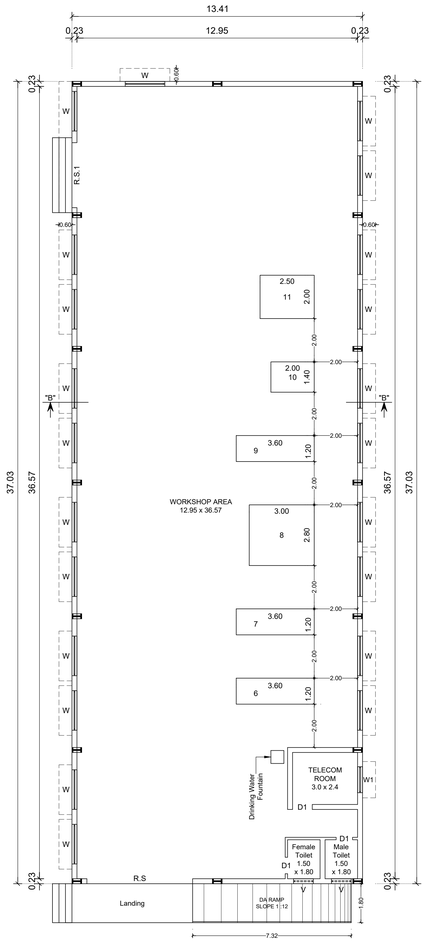
ELEVATION

BLOCK - 2



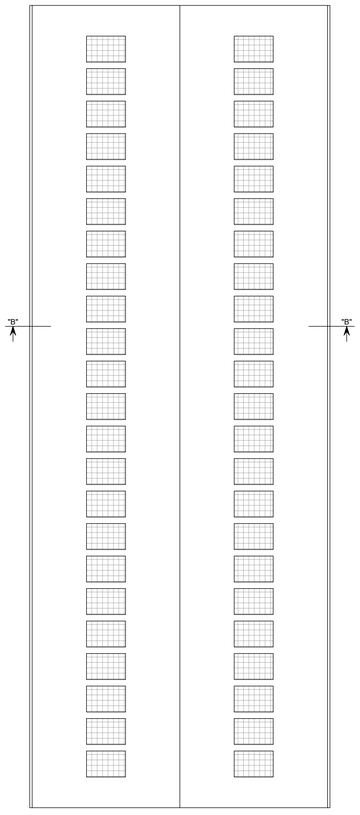
SECTION ON "BB"

BLOCK - 2



GROUND FLOOR PLAN

BLOCK - 2



ROOF TOP PLAN

BLOCK - 2

BUILDING AREA DETAILS :-	FSI In Sq.M.	Non FSI In Sq.M.	Total In Sq.M.
BLOCK - 1 (Height of the building - 8.84m)			
PROPOSED GROUND FLOOR	496.66	-	496.66
BLOCK - 2 (Height of the building - 8.84m)			
PROPOSED GROUND FLOOR	496.66	-	496.66

MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name	Nos.	HP	Total HP
1	CNC Turning	1	48.00	48.00
2	Radial Drilling	1	3.00	3.00
3	CNC Turning	2	10.00	10.00
4	CNC Turning	1	25.00	25.00
5	CNC Turning	1	20.00	20.00
6	Lath	1	7.50	7.50
7	Lath	1	7.50	7.50
8	CNC VMC	1	20.00	20.00
9	Lath	1	20.00	20.00
10	CNC Turning	3	20.00	20.00
11	VTL	1	100.00	100.00
			TOTAL	281.00 HP

No. OF WORKERS - 20

JOINERY DETAILS:-

		Metre
R.S	ROLLING SHUTTER	4.88 x 2.40
R.S 1	ROLLING SHUTTER	3.00 x 2.40
D1	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.52
V	VENTILATOR	0.91 x 0.61

N

SANITATION REQUIREMENTS:-

Total Number of Employees - 20 Nos
(Male - 18 Nos and Female - 2 Nos)

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

LP/CLPA No : 387/2026

PLANNING PERMISSION No : 493/2026

(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.

(E.MOHANRAJ)
LAND OWNER / APPLICANT

Er. S.PRABHAVATHI
M.E (Geotech), M.I.S., A.M.I.E.,
Registered Geotechnical Engineer
Reg. No. Coimbatore District/GTE/01/2025
No: 17/25-8, Amrut Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422- 3592569 Mob. +91 9600558700

REGISTERED GEOTECHNICAL ENGINEER

Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/6492/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 9500815308

REGISTERED CONSTRUCTION ENGINEER

Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2025
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.

REGISTERED STRUCTURAL ENGINEER

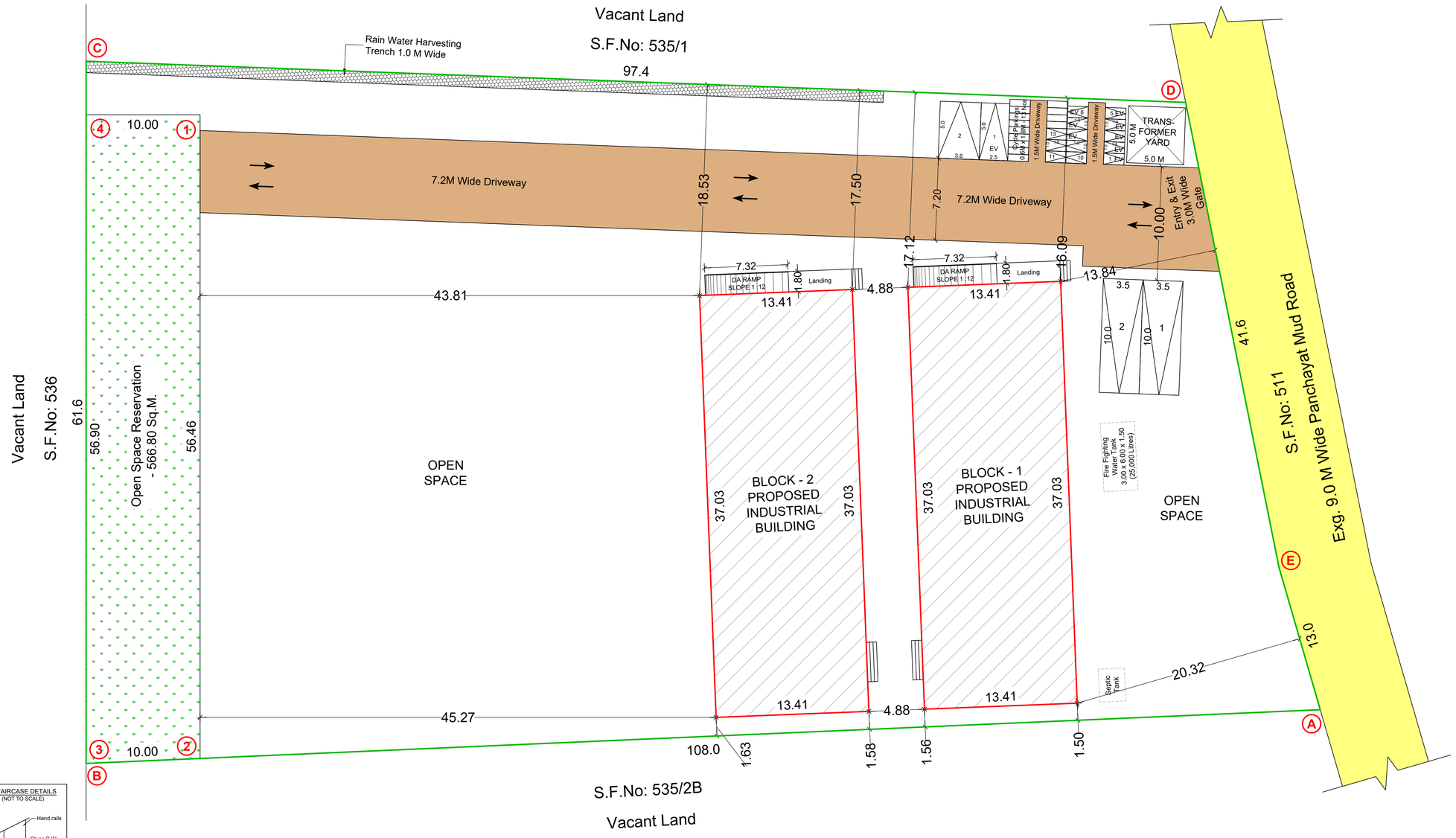
Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DIST./RE/GR-I/13/2026
APEL ASSOCIATES
69A-1, 6th Street Extension
Gandhipuram, Coimbatore - 641 012
Mob: 95667 18589

REGISTERED ENGINEER

SHEET No : 1 / 2

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS (WHITE INDUSTRY - S.No.83 - LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS)) AT S.F.No:535/2A, ARASUR VILLAGE AND PANCHAYAT, SULUR PANCHAYAT UNION, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1 : 200



SITE AREA DETAILS :-		
SITE AREA AS PER DOCUMENT	-	5620.00 Sq.M.
SITE AREA AS PER PATTA	-	5626.00 Sq.M.

BUILDING AREA DETAILS :-	FSI In Sq.M.	Non FSI In Sq.M.	Total In Sq.M.
BLOCK - 1 (Height of the building - 8.84m)			
PROPOSED GROUND FLOOR	496.66	-	496.66
BLOCK - 2 (Height of the building - 8.84m)			
PROPOSED GROUND FLOOR	496.66	-	496.66
TOTAL BUILTUP AREA	993.32	-	993.32

NOTE:-

FSI RATIO = 993.32 / 5620.00 = 0.177 < 2.000

OPEN SPACE RESERVATION = 566.80 / 5620.00 = 10.09 %

Master Plan Land Use - Special and Hazardous Industries

COLOUR INDEX:-

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

N

PARKING CALCULATION:-

1 LORRY SPACE FOR EVERY 750 Sq.M. OF WORKSHOP FLOOR AREA

LORRY SPACE REQUIRED = 934.57 / 750 = 2 Nos.

LORRY SPACE PROVIDED = 2 Nos.

CAR SPACE PROVIDED = 2 Nos. (Including 1 Fast EV Charging Points)

1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 75 Sq.M. OF WORKSHOP FLOOR AREA

WORKSHOP FLOOR AREA = 934.57 Sq.M.

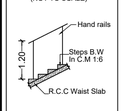
TWO WHEELER & CYCLE SPACE REQUIRED = 934.57 / 75 = 13 Nos. (EACH)

CYCLE SPACE PROVIDED = 13 Nos.

TWO WHEELER SPACE PROVD. = 13 Nos.(Including 8 Fast EV Charging Points)

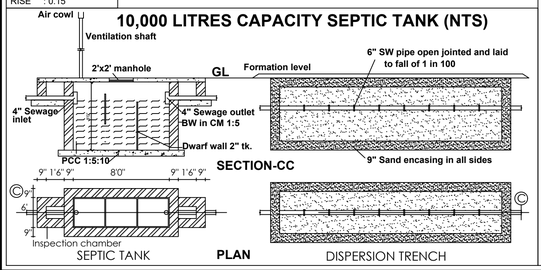
(E.MOHANRAJ)
LAND OWNER

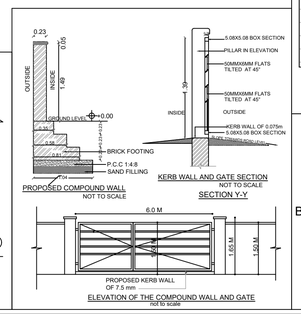
STAIRCASE DETAILS
(NOT TO SCALE)

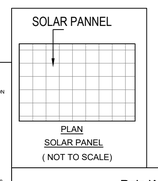


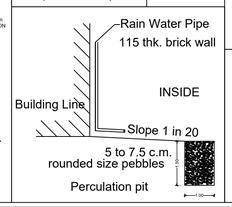
WIDTH : 1.80
TREAD : 0.30
RISE : 0.15

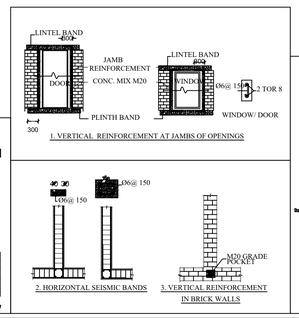
10,000 LITRES CAPACITY SEPTIC TANK (NTS)

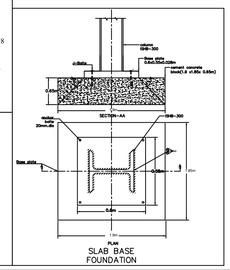












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69A-1, 6th Street Extension
Gandhipuram, Coimbatore - 641 012
Mob: 95667 18589
REGISTERED ENGINEER

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

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+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.