Verified RealEstate™

REFERENCE
SWP/BPA/921857/2026

ISSUED
22 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 400/2B2C1A

Sulur Town, Sulur taluk

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

hello@verified.realestate

+91 9996 12 9996

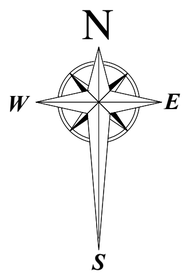
verified.realestate

DIGITALLY VERIFIED RECORD

INDUSTRIAL CATEGORY : "GREEN"
INDUSTRIAL TYPE : MANUFACTURING
SERVICE TYPE : JOBBING AND MACHINING

ASPER GO NO. 154, ANNEXURE - VI, RULE NO. 36

S. NO. 24 - HEAT TREATMENT WITH ANY OF THE NEW TECHNOLOGY LIKE ULTRASOUND PROBE INDUCTION HARDENING, IONIZATION BEAM, GAS CARBURIZING ETC.... (FINALIZATION OF CATEGORIZATION SUBJECT TO FIELD VERIFICATION)



SHEET NO : 1/1

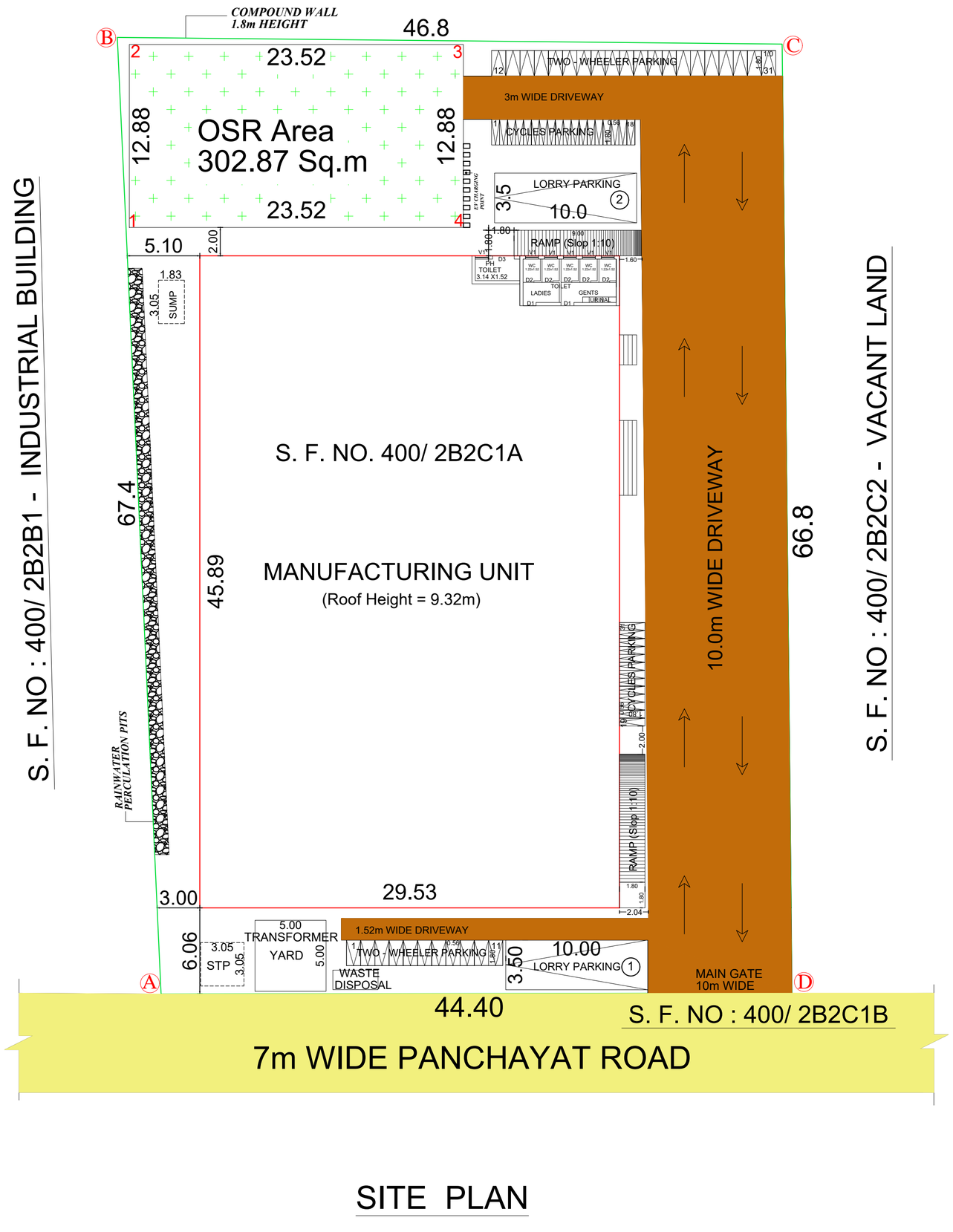
SITE PLAN SHOWING THE PROPOSED GI SHEET ROOF (GREEN - MANUFACTURING - JOBBING AND MACHINING) INDUSTRIAL BUILDING IN S. F. NO: 400/ 2B2C1A AT SULUR VILLAGE AND TOWN PANCHAYAT, SULUR TALUK AND COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER., SCALE 1:100

ONLINE APPLICATION No. : SWP/BPA/921857/2026
APPROVED VIDE : LP/ CLPA No. 597/ 2026
PLANNING PERMISSION NO : 755/ 2026

APPLICANT NAME : Mr. G. PRABHU

LAND USE IN APPROVED COIMBATORE MASTER PLAN -2041 : INDUSTRIAL



SITE PLAN

SITE AREA DETAILS	SQ.MT	ACRE
SITE AREA AS PER DOCUMENT	3000.00	0 -74.13
SITE AREA FMB	3000.00	0 -74.13
AREA AS ON SITE	3000.00	0 -74.13

PROPOSED BUILDING - AREA DETAILS

BLOCK DETAILS	FSI AREA (SQ.MT)	NON - FSI AREA (SQ.MT)	BUILT - UP AREA (SQ.MT)
BLOCK 1 GROUND FLOOR MAIN BLOCK - MANUFACTURING UNIT	1355.42	-	1355.42
TOTAL AREA	1355.42	-	1355.42
OSR AREA	Required (SQ.MT) 300.00	Provided (SQ.MT) 302.87	

COLOR INDEX

SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
EXISTING ROAD

FSI DETAILS

FLOOR SPACE INDEX = FSI AREA / SITE AREA

FSI = 1355.42 / 3000.00 = 0.45 < 1.5

POWER : 735 HP
WORKERS : 50 NOS

BUILDING HEIGHT - 9.32m

PARKING SPACE DETAILS

As per H&UD GO Ms No. 225 dt 26/11/2024
Manufacturing Industries Parking Requirement :-

One Lorry Parking space for every 750 Sq.m.
One Two Wheeler Parking space for every 75 Sq.m.
One Cycle Parking space for every 75 Sq.m.

PAKING TYPE	REQUIRED	PROVIDED
LORRY	2	2
TWO WHEELER	19	31
CYCLE PAKING	19	31

NOTES

- SOLID WASTE INFRASCTRUCTURE
- FIRE EXTINGUISHER
- MULTI TYPE FIRE FIGHTER

APPLICANT

Er. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
4/10, Abi Complex, Near Bus Stop
Narasimmanaickenpalayam, Coimbatore-641 031
Cell : 98943 39206 Off : 80129 36402
Coimbatore LPA / CE / 013 / 2022
REGISTERED CONSTRUCTION ENGINEER

Er. K. JAMUNA, B.E. (Structural Engineer)
PRAJA CONSTRUCTIONSS
B/BA, KALLU RAMASAMY THEVAR STREET,
IRUGUR, COIMBATORE - 641103.
Coimbatore LPA / SE / GR - II / 19/04/16 / 2019 - 2024
REGISTERED STRUCTURAL ENGINEER

R.SATHISHKUMAR, M.E (Geotech)., M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
No: 17/25-B, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815
REGISTERED GEO-TECH ENGINEER

Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
Site No : 3, Kannapiran Nagar,
Civil Aerodrome Post, SIHS Colony,
Coimbatore-641 014. Ph : 98944 45783
Coimbatore District/RE/GR-I/19/2025-30
REGISTERED ENGINEER/ ARCHITECT

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DRIVE WAY
EXISTING ROAD

FSI DETAILS
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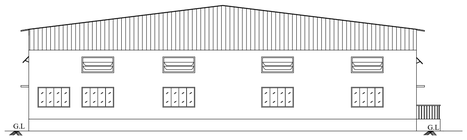
FSI = 1355.42 / 3000.00 = 0.45 < 1.5

POWER : 735 HP
WORKERS : 50 NOS

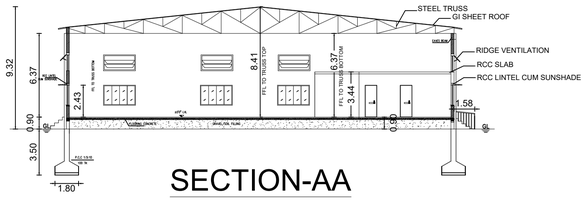
BUILDING HEIGHT - 9.32m

PARKING SPACE DETAILS - ASPER GO Ms No: 225

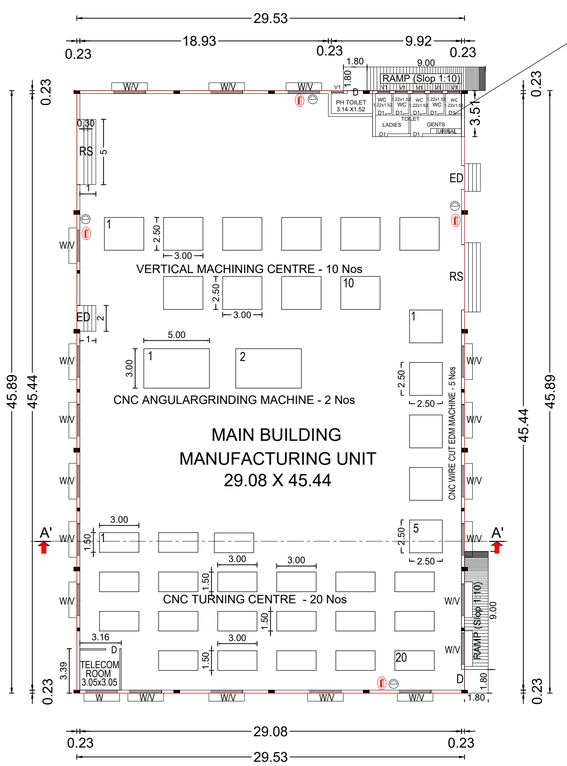
PAKING TYPE	REQUIRED	PROVIDED
LORRY	2	2
TWO WHEELER	19	31
CYCLE PAKING	19	31



ELEVATION

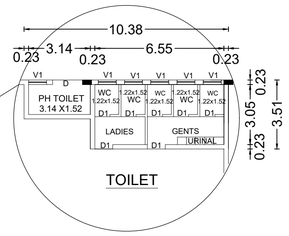


SECTION-AA

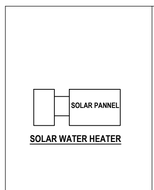


GROUND FLOOR PLAN

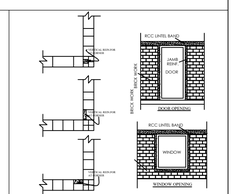
BLOCK - 1



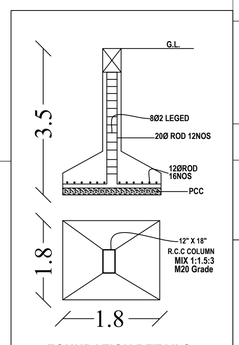
TOILET



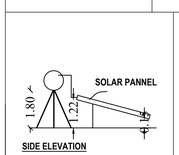
SOLAR WATER HEATER

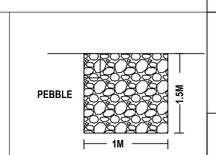


EARTHQUAKE SAFE DESIGN

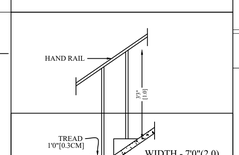


FOUNDATION DETAILS

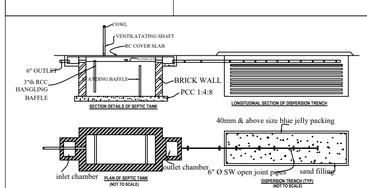




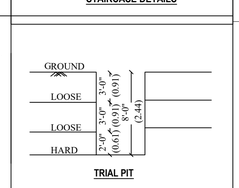
RAIN WATER HARVESTING DETAILS



STAIRCASE DETAILS



SEPTIC TANK DETAIL



TRIAL PIT

APPLICANT

Er. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
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IRUGUR, COIMBATORE - 641103.
Coimbatore LPA/ SE / GR - II / 19/04/16 / 2019 - 2024
REGISTERED STRUCTURAL ENGINEER

NOTES:-

ALL DIMENSIONS ARE IN METRE
ALL ROUND COMPOUND WALL PROVIDED
RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE
S.T.P PROVIDED IN THE SE CORNER OF THE SITE
SUMP AND FIRE SUMP PROVIDED
LIGHTNING CONDUCTOR PROVIDED IN THE ROOF
FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED

MACHINERIES - USAGE OF HP

SL. No.	DESCRIPTION OF MACHINERIES	HP DETAILS
1.	CNC TURNING CENTRE - 20 Nos	400 HP
2.	VERTICAL MACHINING CENTRE - 10 Nos	250 HP
3.	CNC ANGULARGRINDING MACHINE - 2 Nos	60 HP
4.	CNC WIRE CUT EDM MACHINE - 5 Nos	25 HP
	TOTAL	735 HP

JOINERY DETAILS:-

DESCRIPTION	Sym	DIMENSION
ROLLING SHUTTER	RS	5.00 x 5.00
EMERGENCY DOOR	ED	1.83 x 2.44
DOOR	D	1.22 x 2.44
DOOR	D1	1.00 x 2.44
WINDOW	W	2.44 x 1.52
VENTILATOR	V	2.44 x 1.22
VENTILATOR	V1	0.76 X 0.61

R.Sathish 18/3/26
R.SATHISHKUMAR, M.E (Geotech)., M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
No: 17/25-B, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815
REGISTERED GEO-TECH ENGINEER

K. Kavitha 18/08/2026
Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
Site No : 3, Kannapiran Nagar,
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Coimbatore-641 014. Ph : 98944 45783
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REGISTERED ENGINEER/ ARCHITECT

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.