

PP

APPROVAL RECORD

Planning Permission

Coimbatore

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.

KUN ASSOCIATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM BUILDING IN S.F.NO.146/A1, T.S.NO.1/3, BLOCK NO.2, WARD NO.S-(19) OF SANGANUR VILLAGE, COIMBATORE CORPORATION / DISTRICT. (SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100

BASEMENT FLOOR PLAN

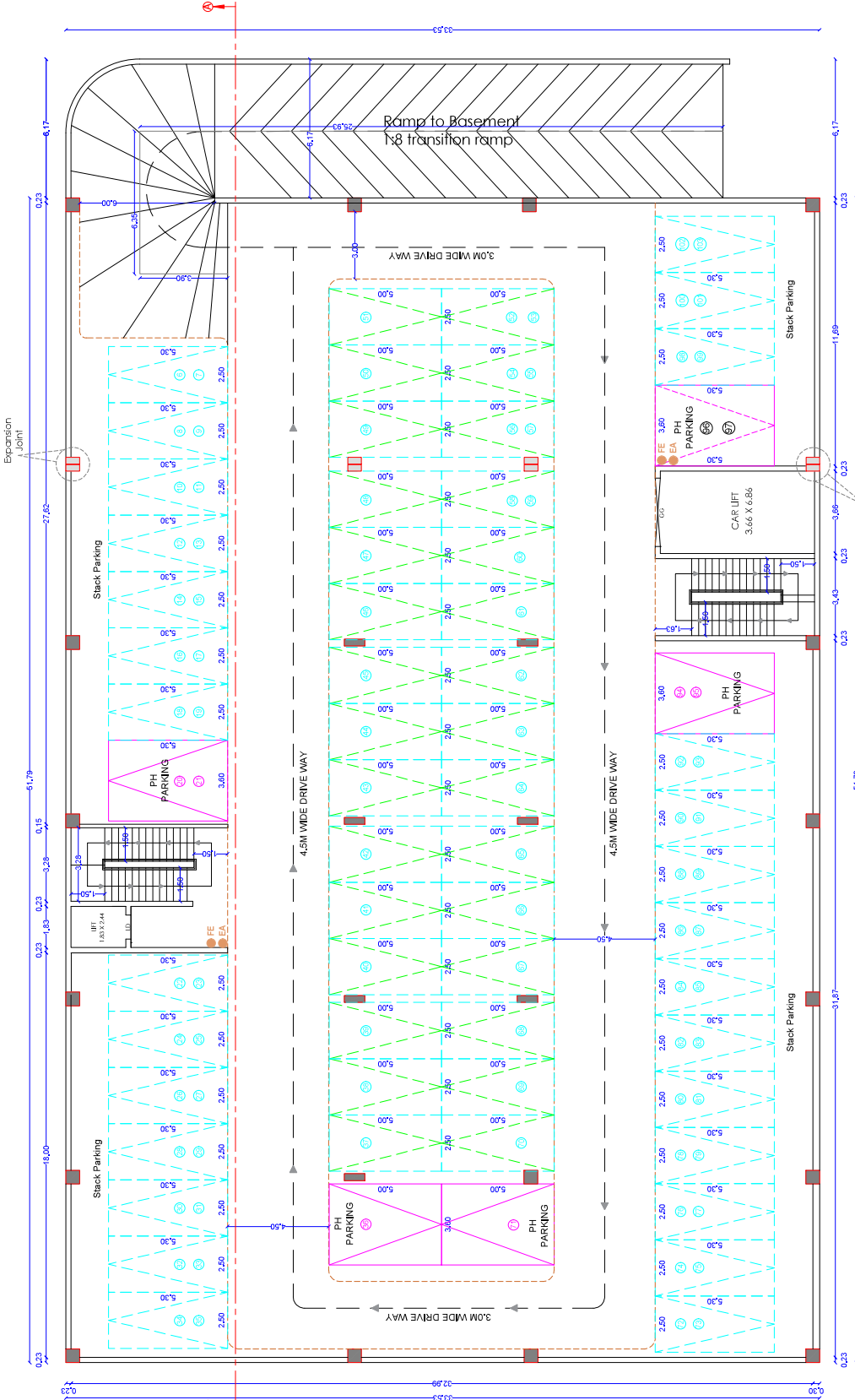
AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	Built Up Area	F.S.I Area
Basement Floor	1736.44	—

JOINERY DETAILS:-

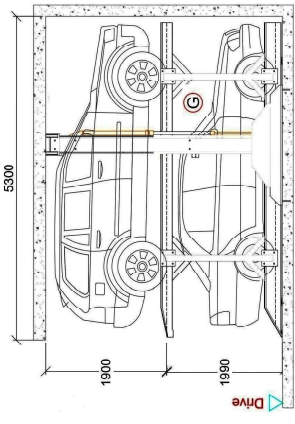
Description	SYM	In Metre
Rolling Shutter	RS	4.30 x 3.65
Rolling Shutter	RS1	7.32 x 3.65
Door	D	0.91 x 2.13
Door	D1	0.76 x 2.13
Door	D2	1.22 x 2.13
Fixed Glass	FG	3.28 x 1.22
Fixed Glass 1	FG1	3.43 x 1.22
Grill Gate	GG	3.05 x 3.65
Ventilator	V	0.76 x 0.76
Ventilator1	VT	1.75 x 0.76

COLOUR INDEX:-
Proposed Construction : : :
Fire Extinguisher : : :
Emergency Alarm : : :



BASEMENT FLOOR

◆ This drawing is identification only and not good for construction.



NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR PERMIT	2024-08-15	—	—	—
2	FOR CONSTRUCTION	2024-08-15	—	—	—
3	FOR CONSTRUCTION	2024-08-15	—	—	—
4	FOR CONSTRUCTION	2024-08-15	—	—	—
5	FOR CONSTRUCTION	2024-08-15	—	—	—
6	FOR CONSTRUCTION	2024-08-15	—	—	—
7	FOR CONSTRUCTION	2024-08-15	—	—	—
8	FOR CONSTRUCTION	2024-08-15	—	—	—
9	FOR CONSTRUCTION	2024-08-15	—	—	—
10	FOR CONSTRUCTION	2024-08-15	—	—	—

OWNER / APPLICANT
Mr. K. KARTHIVYAN B.E.
SANGANUR VILLAGE, COIMBATORE-641 005
UP No : SP/2024/00019

CONSTRUCTION ENGINEER
Mr. P. VIKRAMAN
M.Engg, M. Arch, M. E. (Auto)
25, SASTRI ROAD, SANGANUR
COIMBATORE-641 005.
UP No : SP/2024/00019

STRUCTURAL ENGINEER
Mr. S. VIKRAMAN
M.Engg, M. Arch, M. E. (Auto)
25, SASTRI ROAD, SANGANUR
COIMBATORE-641 005.
UP No : SP/2024/00019

PRINCIPAL ARCHITECT
Mr. S. VIKRAMAN
M.Engg, M. Arch, M. E. (Auto)
25, SASTRI ROAD, SANGANUR
COIMBATORE-641 005.
UP No : SP/2024/00019

REGISTERED ENGINEER (or) ARCHITECT
Mr. S. VIKRAMAN
M.Engg, M. Arch, M. E. (Auto)
25, SASTRI ROAD, SANGANUR
COIMBATORE-641 005.
UP No : SP/2024/00019

KUN ASSOCIATION
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF AUTOMOBILE
SHOWROOM BUILDING IN S.F.NO.146/A1,
T.S.NO.1/3, BLOCK NO.2, WARD NO.S-(19)
OF SANGANUR VILLAGE, COIMBATORE
CORPORATION / DISTRICT.
(SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100	
MEZZANINE FLOOR PLAN	
AREA OF PROPOSED CONSTRUCTION:-	
DESCRIPTION	AREA IN SQM
Mezzanine Floor	576.20
Built Up Area	576.20
F.S.I Area	576.20

JOINERY DETAILS:-	
Description	In Metre
Rolling Shutter	RS 4.30 x 3.65
Rolling Shutter	RS1 7.32 x 3.65
Door	D 0.91 x 2.13
Door	D1 0.76 x 2.13
Door	D2 1.22 x 2.13
Fixed Glass	FG 3.28 x 1.22
Fixed Glass 1	FG1 3.43 x 1.22
Grill Gate	GG 3.05 x 3.65
Ventilator	V 0.76 x 0.76
Ventilator1	V1 1.75 x 0.76

COLOUR INDEX:-	
Proposed Construction	□
Fire Extinguisher	● FE
Emergency Alarm	● EA

For KUN ASSOCIATION

OWNER / APPLICANT

Dr. K. KARTHIVYAN B.E.,
Principal Architect,
KUN ASSOCIATION,
COIMBATORE - 641 005
UP No : UP/CE/SH/04/19

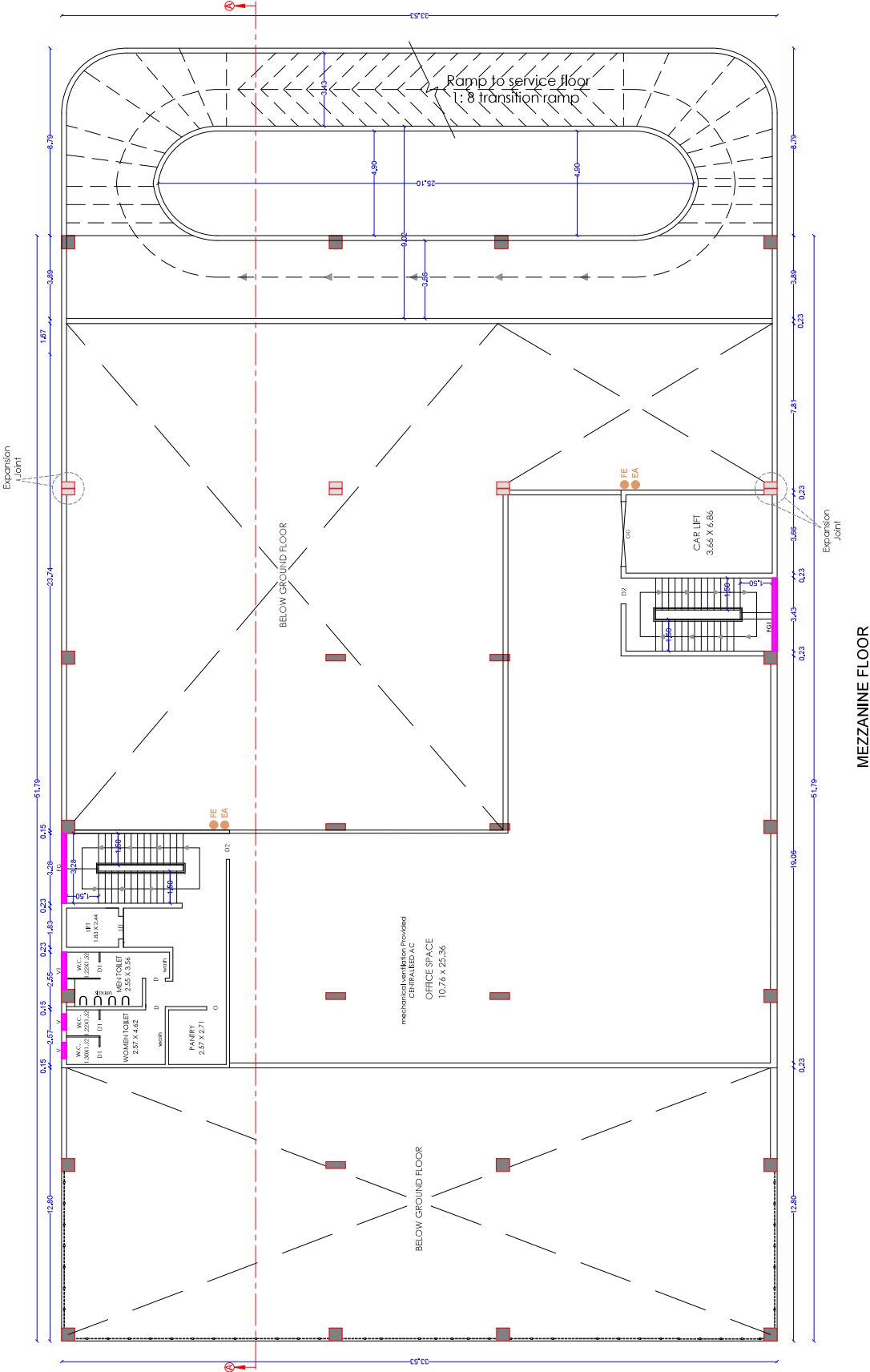
CONSTRUCTION ENGINEER

Dr. P. VIKRAMAN
Principal Architect,
KUN ASSOCIATION,
COIMBATORE - 641 005
UP No : UP/CE/SH/04/19

STRUCTURAL ENGINEER



REGISTERED ENGINEER (or) ARCHITECT



KUN ASSOCIATION
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF AUTOMOBILE
SHOWROOM BUILDING IN S.F.NO.146/A1,
T.S.NO.1/3, BLOCK NO.2, WARD NO.S-(19)
OF SANGANUR VILLAGE, COIMBATORE
CORPORATION / DISTRICT.
(SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100

FIRST FLOOR PLAN	
AREA OF PROPOSED CONSTRUCTION:-	
DESCRIPTION	AREA IN SQM
Built Up Area	2021.80
F.S.I Area	1926.17

JOINERY DETAILS:-	
Description	SYM
Rolling Shutter	RS
Rolling Shutter	RS1
Door	D
Door	D1
Door	D2
Fixed Glass	FG
Fixed Glass 1	FG1
Grill Gate	GG
Ventilator	V
Ventilator1	VT

COLOUR INDEX:-	
Proposed Construction	□
Fire Extinguisher	● FE
Emergency Alarm	● EA

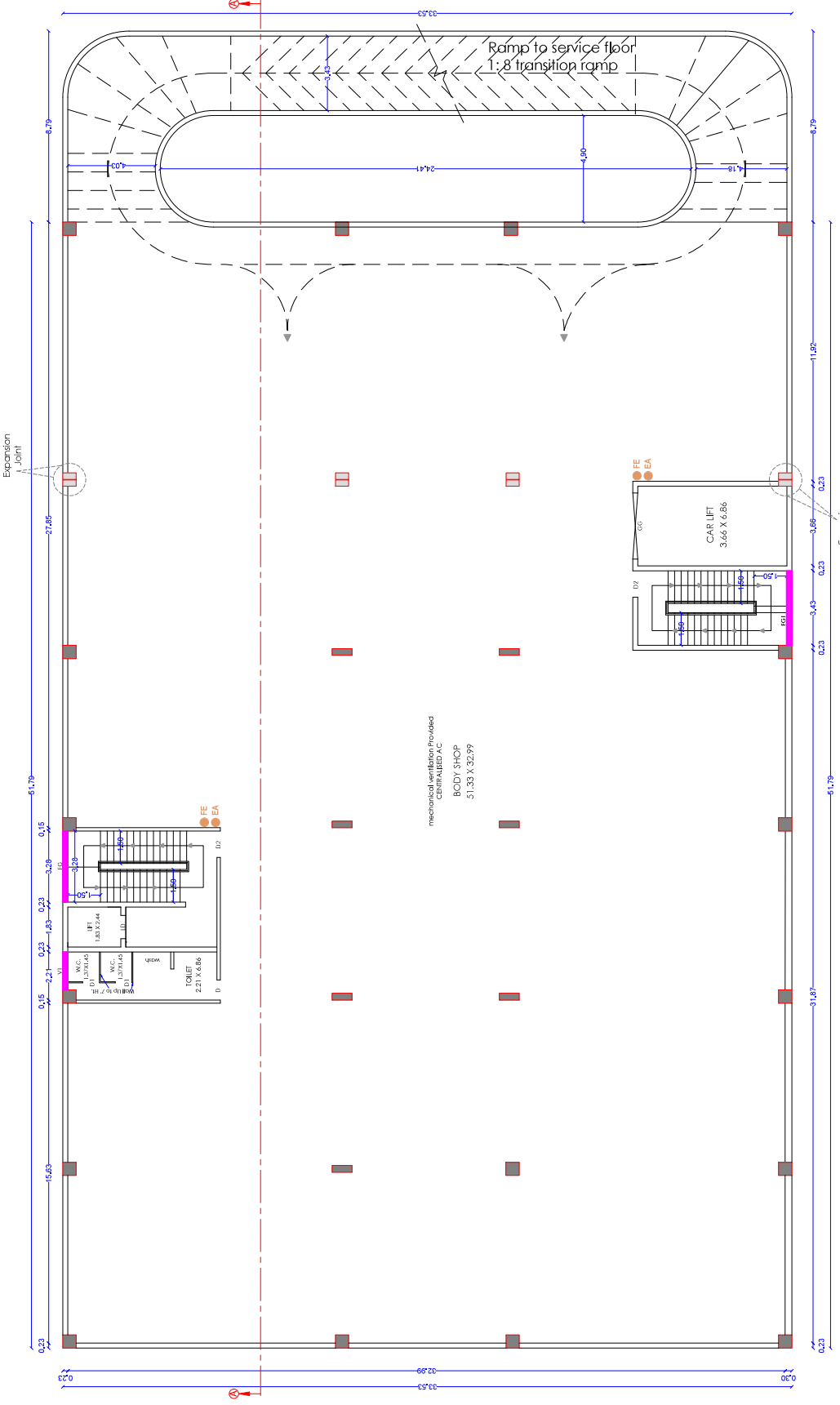
For KUN ASSOCIATION
OWNER / APPLICANT

Er. K. KARTHIVYAN B.E.,
Principal Architect
25, SASTRI ROAD, COIMBATORE - 641 005.
UPIN No : UPINCE/0000019

Er. P.VIKRAMAN
Principal Architect
25, SASTRI ROAD, COIMBATORE - 641 005.
UPIN No : UPINCE/0000019

PRINCIPAL ARCHITECT
At. SURY AVOOR B.
CAI 2009 1 4377 MARCH
25, SASTRI ROAD, COIMBATORE - 641 005.
UPIN No : UPINCE/0000019

REGISTERED ENGINEER (or) ARCHITECT



FIRST FLOOR PLAN



SCALE: 1" = 8' (or) 1 : 100

THIRD FLOOR PLAN

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	Built Up Area	F.S.I Area
Third Floor Plan	2021.80	1926.17

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	4.30 x 3.65
Rolling Shutter	RS1	7.32 X 3.65
Door	D	0.91 x 2.13
Door	D1	0.76 x 2.13
Door	D2	1.22 x 2.13
Fixed Glass	FG	3.28 x 1.22
Fixed Glass 1	FG1	3.43 x 1.22
Grill Gate	GG	3.05 x 3.65
Ventilator	V	0.76 x 0.76
Ventilator1	VT	1.75 x 0.76

COLOUR INDEX:-

Proposed Construction	□
Fire Extinguisher	● FE
Emergency Alarm	● EA

For KUN ASSOCIATION

OWNER / APPLICANT

Dr. K. KARTHIVYAN B.E.,
Principal Architect,
KUN ASSOCIATION,
25, SASTRI ROAD, COIMBATORE - 641 009.
UPIN No : UPIN/CP/000019

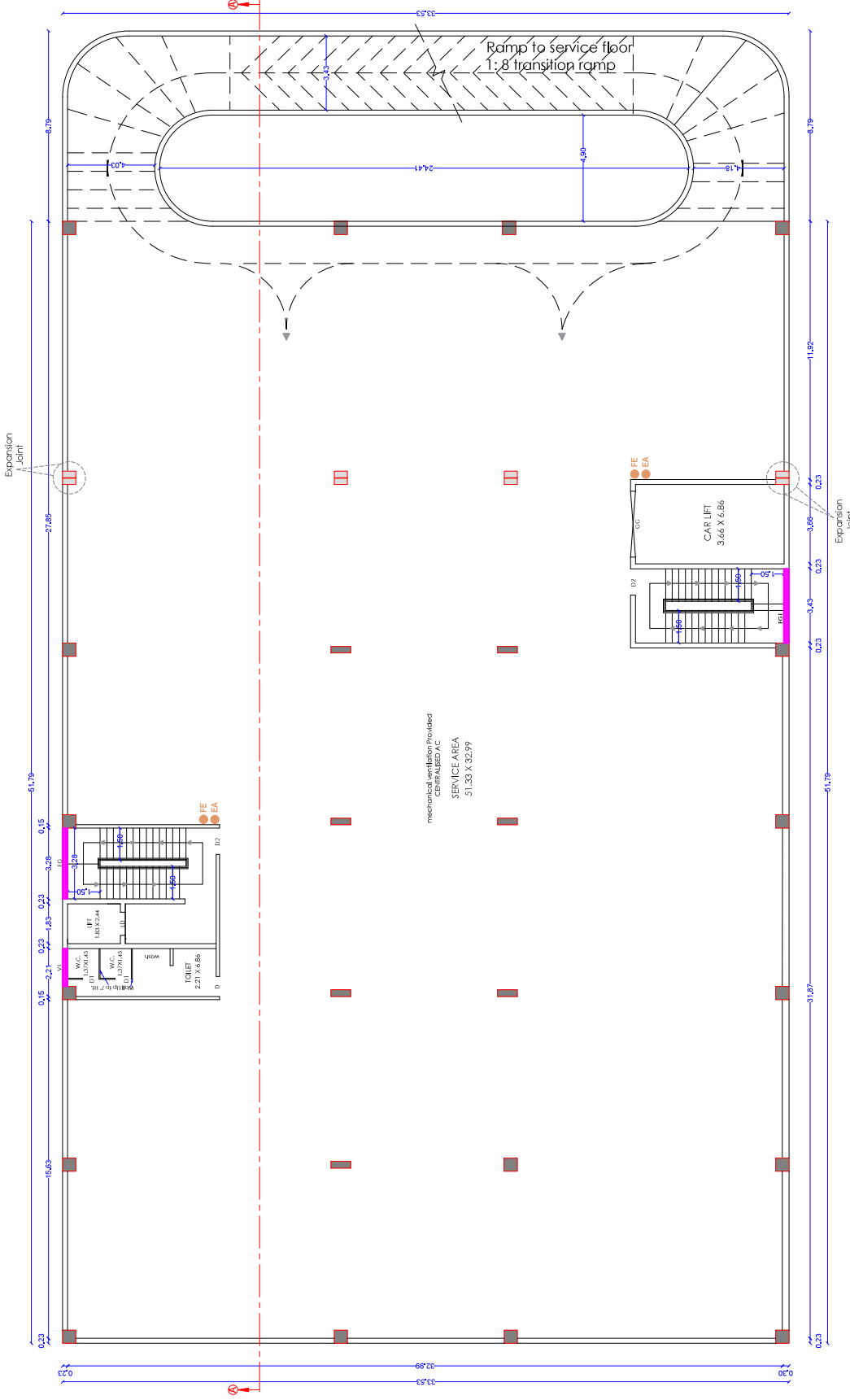
CONSTRUCTION ENGINEER

Dr. P. VIKRAMAN
Principal Architect,
KUN ASSOCIATION,
25, SASTRI ROAD, COIMBATORE - 641 009.
UPIN No : UPIN/CP/000019

STRUCTURAL ENGINEER



REGISTERED ENGINEER (or) ARCHITECT



THIRD FLOOR PLAN

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CONSTRUCTION OF AUTOMOBILE
SHOWROOM BUILDING IN S.F.NO.146/A1,
T.S.NO.1/3, BLOCK NO.2, WARD NO.S.(19)
OF SANGANUR VILLAGE, COIMBATORE
CORPORATION / DISTRICT.
(SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100

TERRACE FLOOR PLAN

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	AREA IN SQM	
	Built Up Area	F.S.I Area
Terrace Floor	98.24	—

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	4.30 x 3.65
Rolling Shutter	RS1	7.32 X 3.65
Door	D	0.91 x 2.13
Door	D1	0.76 x 2.13
Door	D2	1.22 x 2.13
Fixed Glass	FG	3.28 x 1.22
Fixed Glass 1	FG1	3.43 x 1.22
Grill Gate	GG	3.05 x 3.65
Ventilator	V	0.76 x 0.76
Ventilator1	V1	1.75 x 0.76

COLOUR INDEX:-

Proposed Construction : 

Fire Extinguisher :  FE

Emergency Alarm :  EA

For KUN ASSOCIATION

OWNER / APPLICANT

Dr. K. KARTHIKEYAN, B.E.,
25, Sastri Road, Ram Nagar,
COIMBATORE - 641 009.
IPA No : LPACE1904019

CONSTRUCTION ENGINEER

E.P.VIKARAMAN
M. Tech (Struct), MISSE, MSTE, AME, AMIT (Aut)
STRUCTURAL ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
IPA No. 55/C-714/2

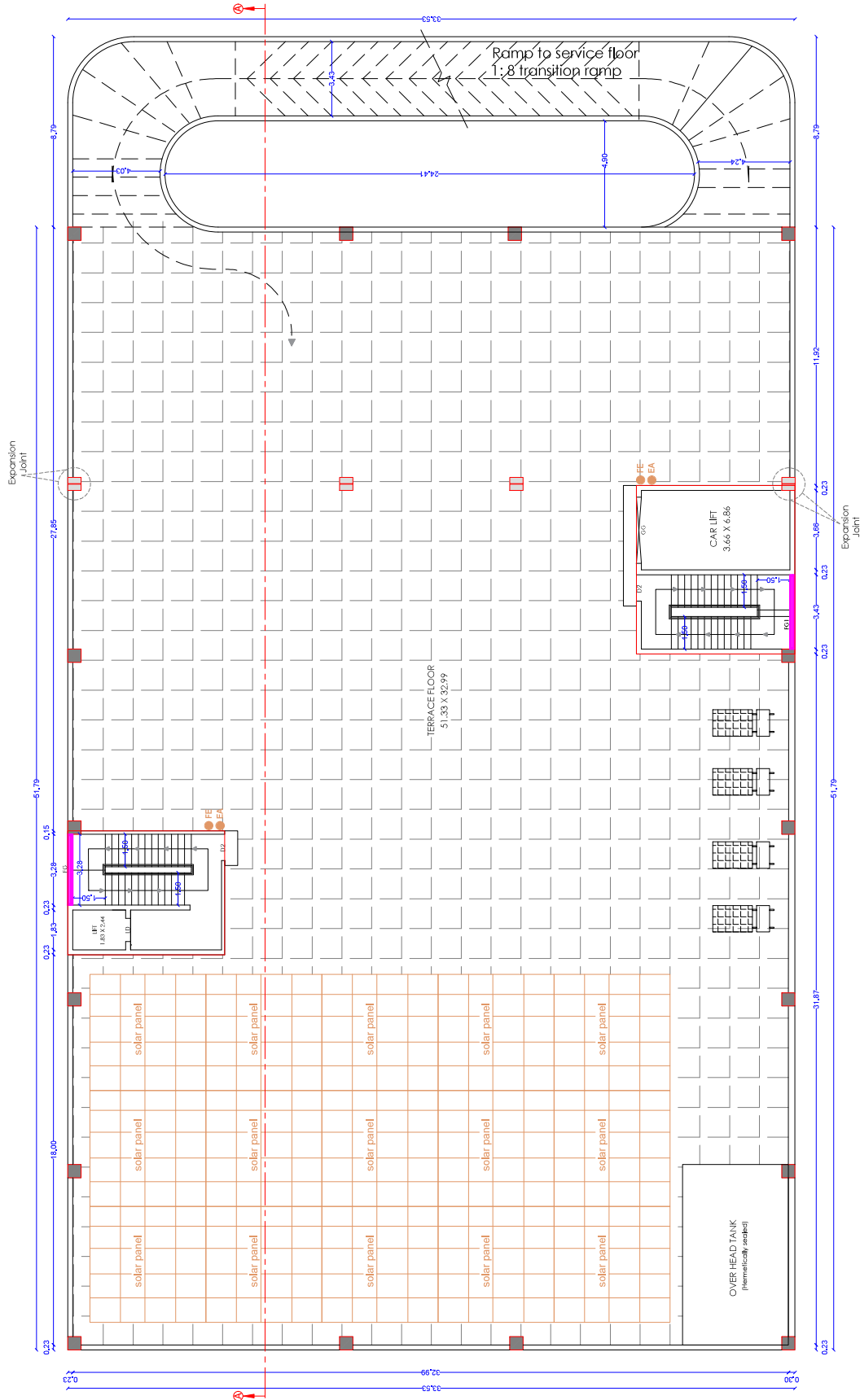
STRUCTURAL ENGINEER

PRINCIPAL ARCHITECT

Ar. Suny Akber B.
CA | 2008 | 4377 March

105, WASHINGTON ROAD, CHENNAI,
CHENNAI-60 | 044 4205 6243

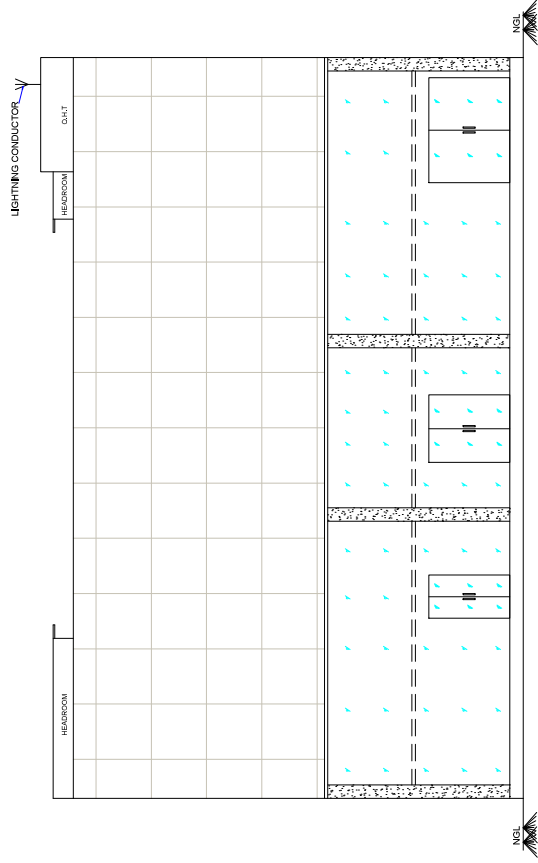
FEEL & BARE

REGISTERED ENGINEER (or) ARCHITECT

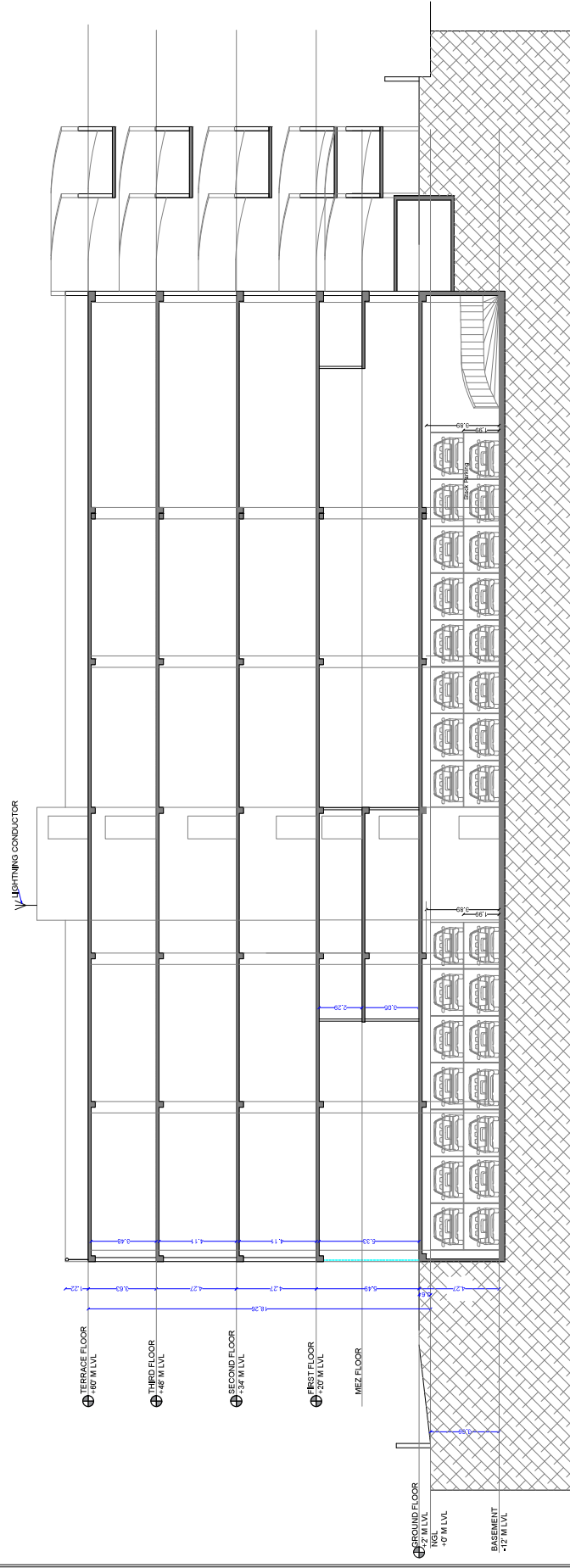
TERRACE FLOOR PLAN

KUN ASSOCIATION
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF AUTOMOBILE
SHOWROOM BUILDING IN S.F.NO.146/A1,
T-540-1/3, BLOCK NO.2, WARD NO-5(19)
OF SANGANUR VILLAGE, COMBATORE
CORPORATION / DISTRICT.
(SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100
SECTION AND ELEVATION



FRONT ELEVATION



SECTION AT "AA"

For KUN ASSOCIATION

OWNER / APPLICANT

Dr. K. KARTHEEVAN, R.L.
25, SANTHOSH NAGAR, T-540-1/3,
BLOCK NO.2, WARD NO-5(19),
SANGANUR VILLAGE, COMBATORE
CORPORATION / DISTRICT.

CONSTRUCTION ENGINEER

Dr. P. V. K. RAMAN
25, SANTHOSH NAGAR, T-540-1/3,
BLOCK NO.2, WARD NO-5(19),
SANGANUR VILLAGE, COMBATORE
CORPORATION / DISTRICT.

STRUCTURAL ENGINEER

Dr. SUNY ALBER B.

25, SANTHOSH NAGAR, T-540-1/3,
BLOCK NO.2, WARD NO-5(19),
SANGANUR VILLAGE, COMBATORE
CORPORATION / DISTRICT.

REGISTERED ENGINEER (or) ARCHITECT

KUN ASSOCIATION
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM BUILDING IN S.F.NO.146/A1, T.S.NO.1/3, BLOCK NO.2, WARD NO.S-4(19) OF SANGANUR VILLAGE, COIMBATORE CORPORATION / DISTRICT. (SANGANUR DD PLAN NO.2)

SCALE:- 1" = 8' (or) 1 : 100

SITE PLAN/GROUND FLOOR

AREA DETAILS:- TSLR DOCUMENT
SITE AREA (IN SQM) = 3025.0 3020.95

AREA OF PROPOSED CONSTRUCTION:-

DESCRIPTION	F.S.I	AREA IN SQM	TOTAL
Basement Floor	2022.19	1736.44	1736.44
Ground Floor	578.20	—	578.20
Mezzanine Floor	1926.17	95.63	2021.80
First Floor	1926.17	95.63	2021.80
Second Floor	1926.17	95.63	2021.80
Third Floor	1926.17	95.63	2021.80
Fourth Floor	1926.17	95.63	2021.80
Total	8376.30	2121.57	10500.47

Available Site Open Space = 988.26 Sqm

F.S.I = (8376.30/2020.95) = 2.774

Premium F.S.I Area = 2337.00 Sqm

Q.S.R. CALCULATION:-

Size Area X 10% = (3025.95X10%) = 302.51 Sqm

• Q.S.R. Area will be retained and Amount will be paid to the above Area as per Guideline Value.

PARKING REQUIREMENT:-

Required Car parking = 93 Nos

Provided Car parking = 103 Nos (Including 9 Nos of PH Parking)

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	4.30 x 3.65
Rolling Shutter	RS1	7.32 X 3.65
Door	D	0.91 x 2.13
Door	D1	0.78 x 2.13
Door	D2	1.22 x 2.13
Fired Glass	FG	3.28 x 1.22
Fired Glass 1	FG1	3.43 x 1.22
Window	W	3.28 x 2.13
Window	W1	3.28 x 2.13
Window	W2	3.28 x 2.13
Window	W3	3.28 x 2.13
Window	W4	3.28 x 2.13
Window	W5	3.28 x 2.13
Window	W6	3.28 x 2.13
Window	W7	3.28 x 2.13
Window	W8	3.28 x 2.13
Window	W9	3.28 x 2.13
Window	W10	3.28 x 2.13
Window	W11	3.28 x 2.13
Window	W12	3.28 x 2.13
Window	W13	3.28 x 2.13
Window	W14	3.28 x 2.13
Window	W15	3.28 x 2.13
Window	W16	3.28 x 2.13
Window	W17	3.28 x 2.13
Window	W18	3.28 x 2.13
Window	W19	3.28 x 2.13
Window	W20	3.28 x 2.13
Window	W21	3.28 x 2.13
Window	W22	3.28 x 2.13
Window	W23	3.28 x 2.13
Window	W24	3.28 x 2.13
Window	W25	3.28 x 2.13
Window	W26	3.28 x 2.13
Window	W27	3.28 x 2.13
Window	W28	3.28 x 2.13
Window	W29	3.28 x 2.13
Window	W30	3.28 x 2.13
Window	W31	3.28 x 2.13
Window	W32	3.28 x 2.13
Window	W33	3.28 x 2.13
Window	W34	3.28 x 2.13
Window	W35	3.28 x 2.13
Window	W36	3.28 x 2.13
Window	W37	3.28 x 2.13
Window	W38	3.28 x 2.13
Window	W39	3.28 x 2.13
Window	W40	3.28 x 2.13
Window	W41	3.28 x 2.13
Window	W42	3.28 x 2.13
Window	W43	3.28 x 2.13
Window	W44	3.28 x 2.13
Window	W45	3.28 x 2.13
Window	W46	3.28 x 2.13
Window	W47	3.28 x 2.13
Window	W48	3.28 x 2.13
Window	W49	3.28 x 2.13
Window	W50	3.28 x 2.13
Window	W51	3.28 x 2.13
Window	W52	3.28 x 2.13
Window	W53	3.28 x 2.13
Window	W54	3.28 x 2.13
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Window	W63	3.28 x 2.13
Window	W64	3.28 x 2.13
Window	W65	3.28 x 2.13
Window	W66	3.28 x 2.13
Window	W67	3.28 x 2.13
Window	W68	3.28 x 2.13
Window	W69	3.28 x 2.13
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Window	W71	3.28 x 2.13
Window	W72	3.28 x 2.13
Window	W73	3.28 x 2.13
Window	W74	3.28 x 2.13
Window	W75	3.28 x 2.13
Window	W76	3.28 x 2.13
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Window	W80	3.28 x 2.13
Window	W81	3.28 x 2.13
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Window	W83	3.28 x 2.13
Window	W84	3.28 x 2.13
Window	W85	3.28 x 2.13
Window	W86	3.28 x 2.13
Window	W87	3.28 x 2.13
Window	W88	3.28 x 2.13
Window	W89	3.28 x 2.13
Window	W90	3.28 x 2.13
Window	W91	3.28 x 2.13
Window	W92	3.28 x 2.13
Window	W93	3.28 x 2.13
Window	W94	3.28 x 2.13
Window	W95	3.28 x 2.13
Window	W96	3.28 x 2.13
Window	W97	3.28 x 2.13
Window	W98	3.28 x 2.13
Window	W99	3.28 x 2.13
Window	W100	3.28 x 2.13

NOTE:-

- All measurements are in Metre
- All round component wall provided,
- Sump, Fire Pump & S.T.P. provided,
- Fire extinguisher & Emergency Alarm provided,
- Lightning conductor provided in the terrace floor,
- Rainwater penetration pits provided,
- C.O.N.T. and S.O.N. provided in the terrace floor,

COLOUR INDEX:-

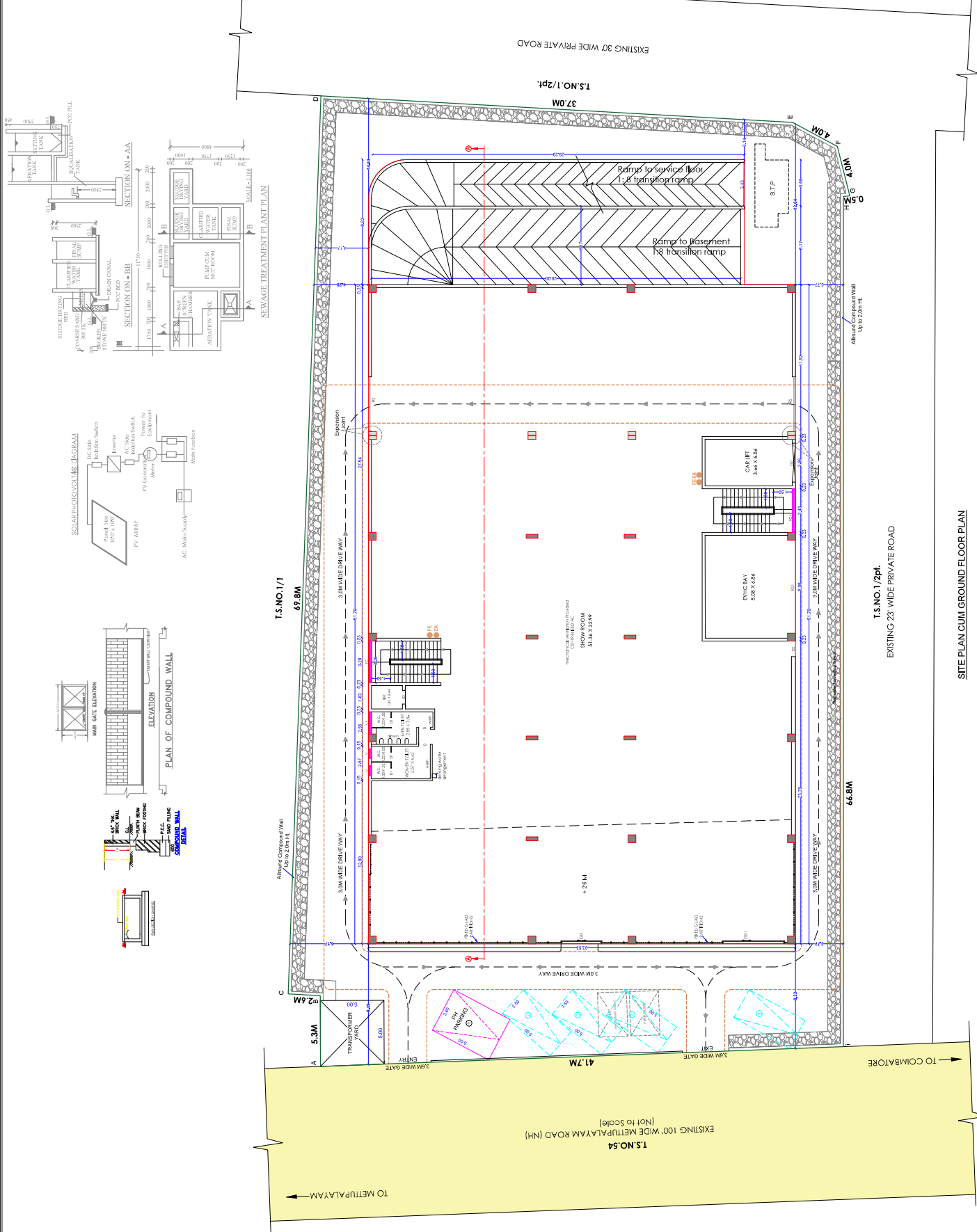
- Boundary of the Site
- Existing Roads
- Proposed Roads
- Proposed Drainage
- Proposed Fire Alarm Trench
- Proposed Fire Alarm
- Proposed Emergency Alarm

OWNER / APPLICANT

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

REGISTERED ENGINEER (or) ARCHITECT



T.S.NO.1/2pt.
EXISTING 23' WIDE PRIVATE ROAD

SITE PLAN CUM GROUND FLOOR PLAN

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.

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.

