

PP

APPROVAL RECORD

# Planning Permission

Namakkal

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTIPLEX) BUILDINGS IN S.F.NO: 173/2, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:

Power Agent:

M/S. SRI GUJAN BUILDER  
Mr. S.KUMAR

Online Application No.: SWP/BPA/0040801/2023



All dimensions are in metre

Scale: 1:100

| Area Details     | F.S.I AREA (sqm) | NON F.S.I AREA (sqm) |
|------------------|------------------|----------------------|
| Basement Floor 1 | --               | 3087.71              |
| Basement Floor 2 | --               | 3087.71              |
| Ground Floor     | 2136.96          | --                   |
| First Floor      | 2136.96          | --                   |
| Second Floor     | 2136.96          | --                   |
| Third Floor      | 2135.60          | --                   |
| Lobby Floor      | 2143.26          | --                   |
| Fourth Floor     | 2079.23          | --                   |
| Terrace Floor    | --               | 129.26               |
| <b>Total</b>     | <b>12768.97</b>  | <b>6304.68</b>       |
|                  | 19073.65         |                      |

#### JOINERY'S DETAILS

| Description of works | In Meter    |
|----------------------|-------------|
| FS1- Folding Shutter | 6.00 x 3.00 |
| FS2- Folding Shutter | 4.80 x 3.00 |
| FS3- Folding Shutter | 5.49 x 3.00 |
| FS4- Folding Shutter | 3.35 x 3.00 |
| D 1 - Door           | 1.83 x 2.44 |
| D 2 - Door           | 1.52 x 2.44 |
| D 3 - Door           | 1.22 x 2.44 |
| D 4 - Door           | 0.91 x 2.13 |
| D 5 - Door           | 0.75 x 2.13 |
| D 6 - Door           | 2.44 x 2.44 |
| LD - Lift Door       | 1.52 x 2.13 |

- MULTI TYPE FIRE FIGHTER  
 — FIRE EXTINGUISHER

#### STAIRCASE DETAILS :

hand rails upto 1.2m ht

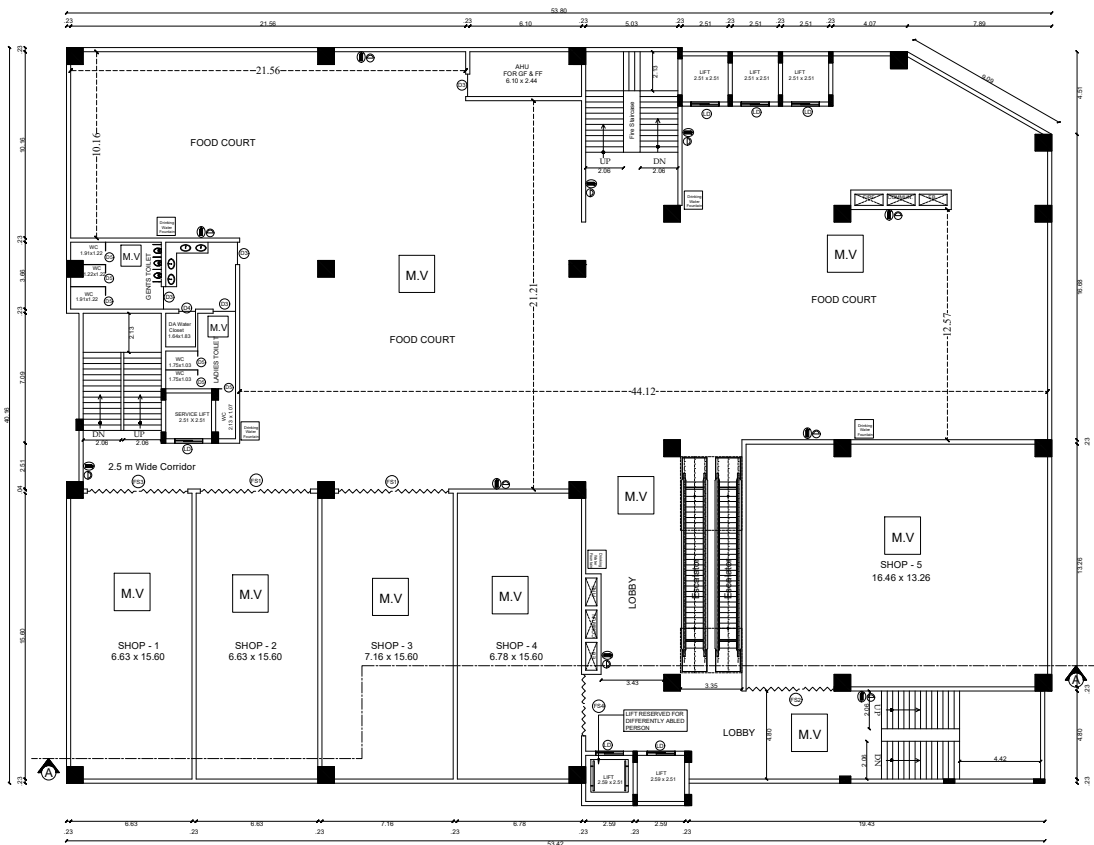
|              | In CM |
|--------------|-------|
| Flight Width | 206   |
| Tread        | 30    |
| Riser        | 16    |

For SRI GUJAN BUILDER  
Partner

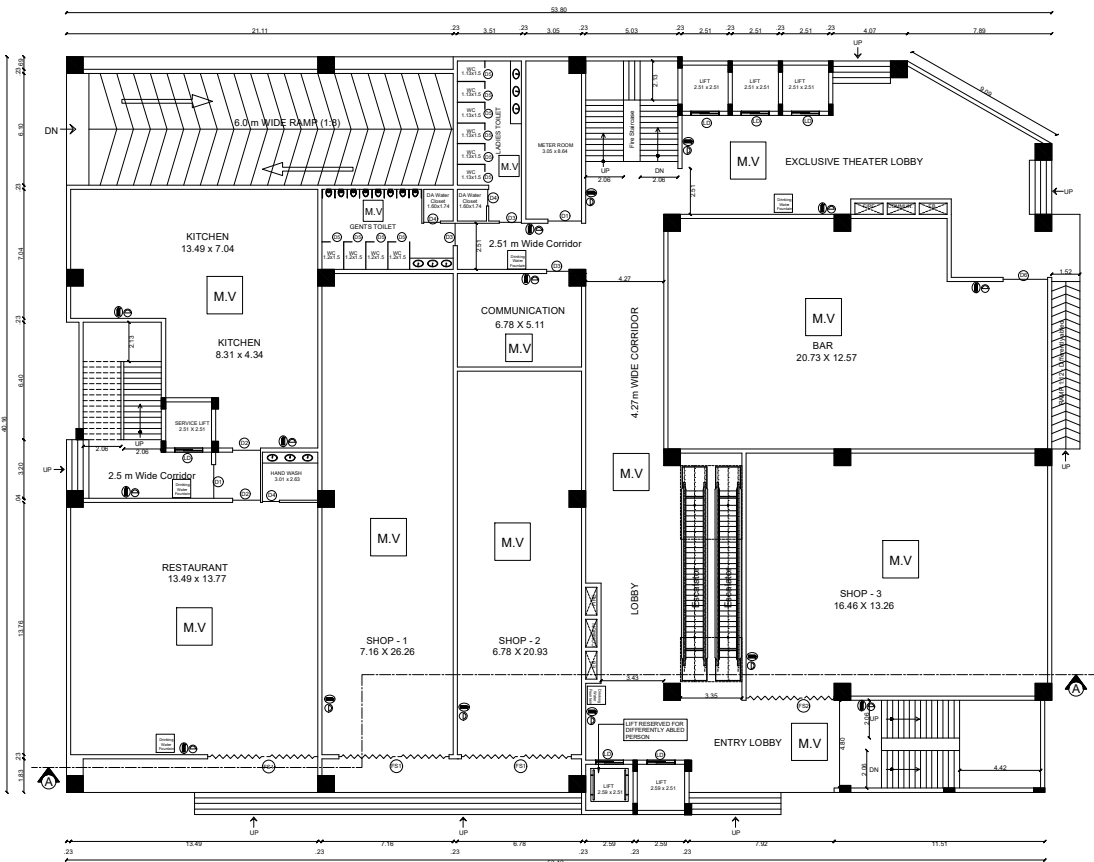
APPLICANT

Engineer (or) Architect

Structural Engineer



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Dr. N. BALASUNDARAM, M.E., Ph.D.  
Construction Engineer  
Reg. No. LPA/CE/19/04/002  
316, Marjandaparam Road,  
Near Shree Peethy Nagar  
Coimbatore - 641 016, Ph. 94421 20186

Construction Engineer

Dr. K.P. VETRESELOO, Ph.D., M.Sc.,  
Geotechnical Engineer  
Reg. No. LPA/GE/19/04/002  
60/25/2019, Near Panchsathi, 1st Floor,  
G. No. 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 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1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTIPLEX) BUILDINGS IN S.F.NO.: 173/2, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:  
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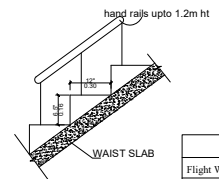
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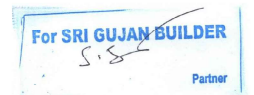
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- MULTI TYPE FIRE FIGHTER
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#### STAIRCASE DETAILS :



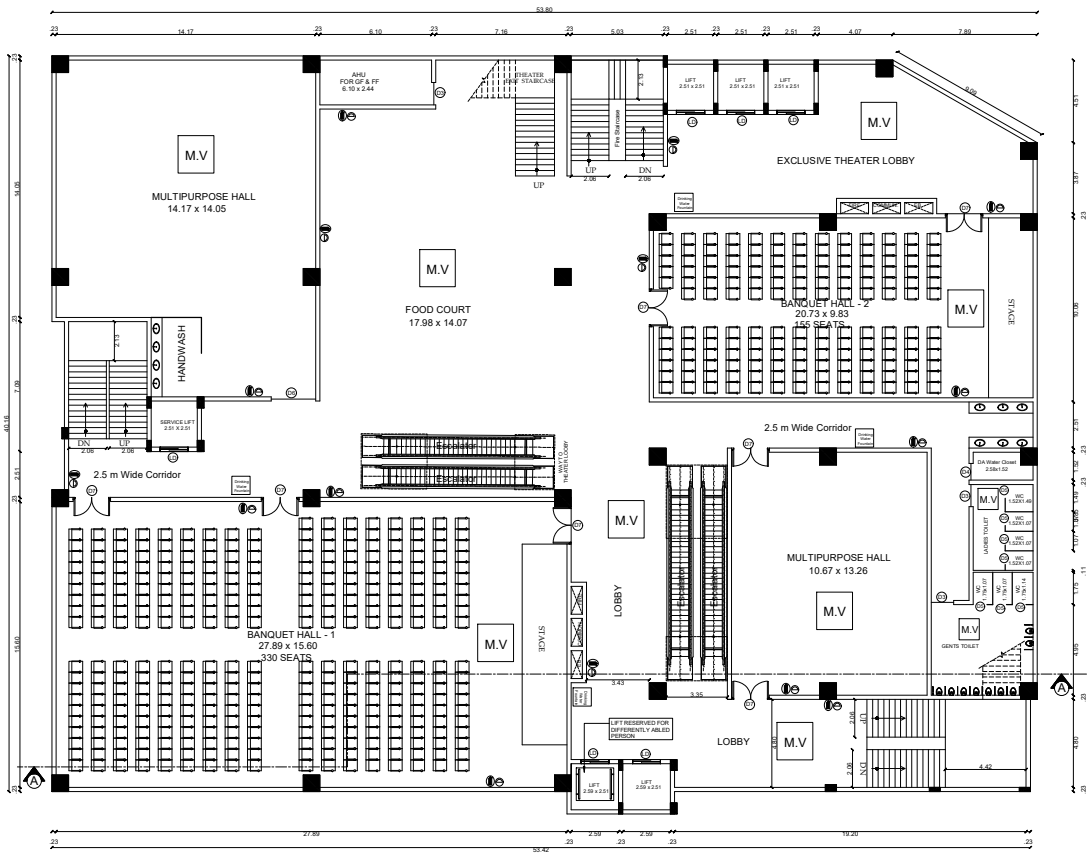
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APPLICANT

Engineer (or) Architect

Structural Engineer



SECOND FLOOR PLAN

Dr. N. BALASUNDARAM, M.E., Ph.D.  
Construction Engineer  
Reg. No. LPA/CE/19/04/052  
316, Marjandaparam Road,  
Near Shree Pethy Nagar  
Coimbatore - 641 018, Ph. 94421 30188

Construction Engineer

E. K.P. VETRAVEEDU, M.E. (GEOTECHNICAL ENGINEER)  
GEOTECHNICAL ENGINEER  
CLPA Reg. No. CLPA/GE/19/05/051  
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Ph: 94422-4367909

E.V. JOHN PAUL, B.E., M.Tech, P.E.,  
REGISTERED STRUCTURAL ENGINEER,  
LPA/SE / GR - 1 / 19/04/052, LBS GR-10057  
Contact No.: 99 62 60 85 49

Structural Engineer

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTIPLEX) BUILDINGS IN S.F.NO: 173/2, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

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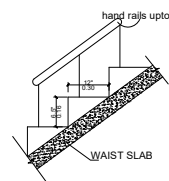
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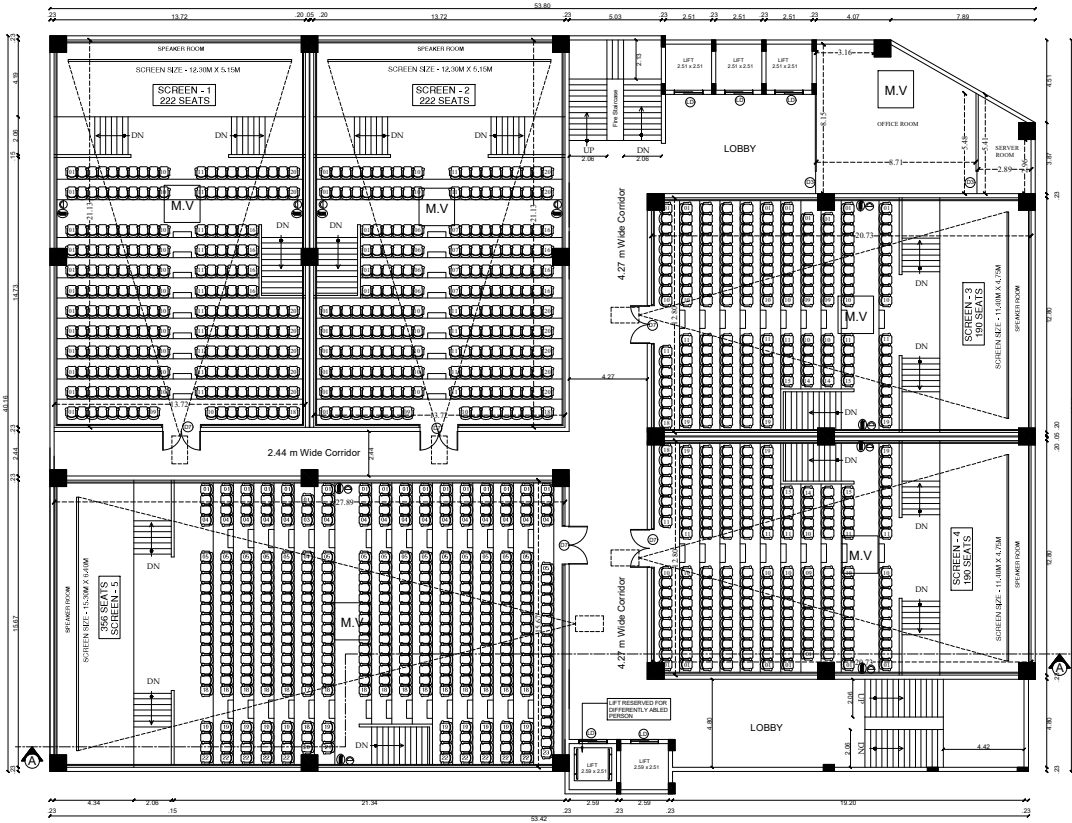
|                                                                                       |       |
|---------------------------------------------------------------------------------------|-------|
| hand rails upto 1.2m ht                                                               |       |
|  |       |
| WAIST SLAB                                                                            | In CM |
| Flight Width                                                                          | 206   |
| Tread                                                                                 | 30    |
| Riser                                                                                 | 16    |

For SRI GUJAN BUILDER  
Partner

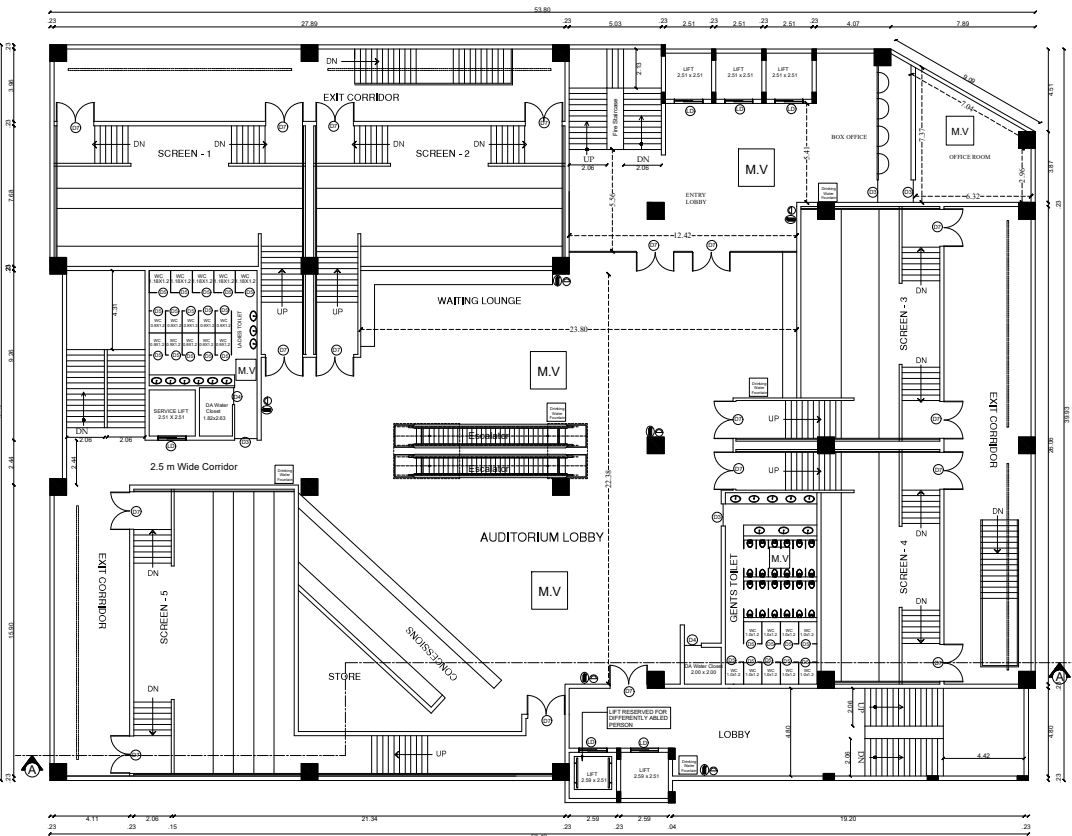
APPLICANT

Engineer (or) Architect

Structural Engineer



LOBBY FLOOR PLAN



THIRD FLOOR PLAN

#### THEATER SEATING CAPACITY AND AREA DETAILS:

| Sl.No.       | SCREEN NO | SEATING CAPACITY  | AREA (sqm)     |
|--------------|-----------|-------------------|----------------|
| 01           | 01        | 222 SEATS         | 289.86         |
| 02           | 02        | 222 SEATS         | 289.86         |
| 03           | 03        | 190 SEATS         | 265.33         |
| 04           | 04        | 190 SEATS         | 269.54         |
| 05           | 05        | 356 SEATS         | 437.07         |
| <b>TOTAL</b> |           | <b>1180 SEATS</b> | <b>1551.66</b> |

Dr. N. BALASUNDARAM, M.E., Ph.D.  
Construction Engineer  
Reg. No. LPA/CE/19/04/052  
316, Marudamangalam Road,  
Near Shree Peethy Nagar  
Coimbatore - 641 018, Ph: 94421 30188

Construction Engineer

Geotech. Engineer

Dr. V. JOHN PAUL, M.A., M.E., Ph.D.  
Approved Civil & Structural Engineer  
LPA/SE/IGR-1/18/04/032, LBS GR-0032/  
Contact No.: 99 62 60 85 49

Structural Engineer

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTIPLEX) BUILDINGS IN S.F.NO.: 173/2, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME:

Power Agent:

M/S. SRI GUJAN BUILDER  
Mr. S.KUMAR

Online Application No.: SWP/BPA/0040801/2023



All dimensions are in metre

Scale: 1:100

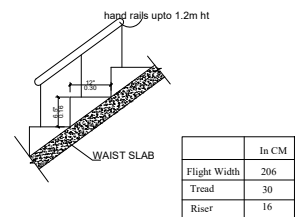
| Area Details     | F.S.I AREA (sqm) | NON F.S.I AREA (sqm) |
|------------------|------------------|----------------------|
| Basement Floor 1 | --               | 3087.71              |
| Basement Floor 2 | --               | 3087.71              |
| Ground Floor     | 2136.96          | --                   |
| First Floor      | 2136.96          | --                   |
| Second Floor     | 2136.96          | --                   |
| Third Floor      | 2135.60          | --                   |
| Lobby Floor      | 2143.26          | --                   |
| Fourth Floor     | 2079.23          | --                   |
| Terrace Floor    | --               | 129.26               |
| <b>Total</b>     | <b>12768.97</b>  | <b>6304.68</b>       |
|                  | 19073.65         |                      |

#### JOINERY'S DETAILS

| Description of works | In Meter    |
|----------------------|-------------|
| D 2 - Door           | 1.52 x 2.44 |
| D 3 - Door           | 1.22 x 2.44 |
| D 4 - Door           | 0.91 x 2.13 |
| D 5 - Door           | 0.75 x 2.13 |
| FD 1 - French Door   | 1.83 x 2.13 |
| W 1 - Window         | 1.22 x 1.52 |
| W 2 - Window         | 1.83 x 1.52 |
| W 3 - Window         | 4.08 x 1.52 |
| KW 1 - Window        | 1.83 x 1.22 |
| V1 - Ventilator      | 0.61 x 0.91 |
| LD - Lift Door       | 1.52 x 2.13 |

- MULTI TYPE FIRE FIGHTER  
 — FIRE EXTINGUISHER

#### STAIRCASE DETAILS :



For SRI GUJAN BUILDER  
Partner

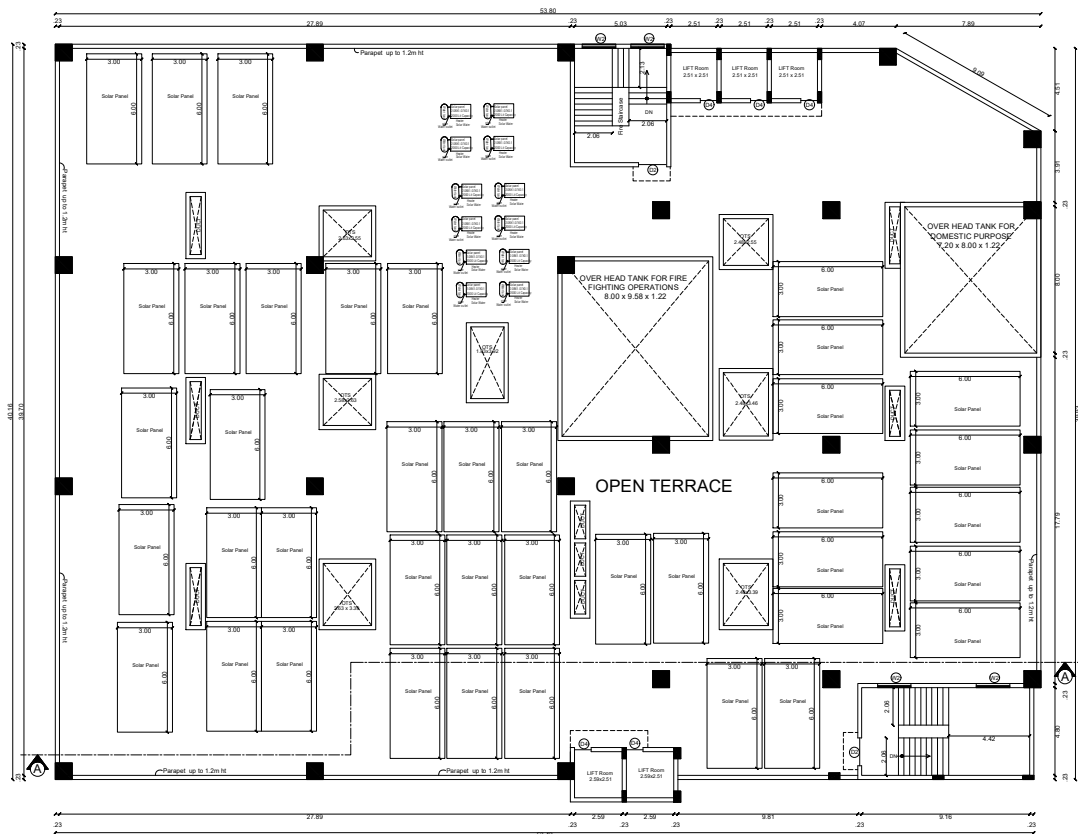
APPLICANT

P.K. KATHIRAVAN, Archt. at Tech. P.C.,  
 REGISTERED ARCHITECT,  
 CA / 2004 / 25751  
 S & ASSOCIATES  
 2/3, 1st Floor, Vinayagar Kovil St.-+  
 Kitchinsham Nagar, Coimbatore-641043.  
 Ph: 9442-4267908

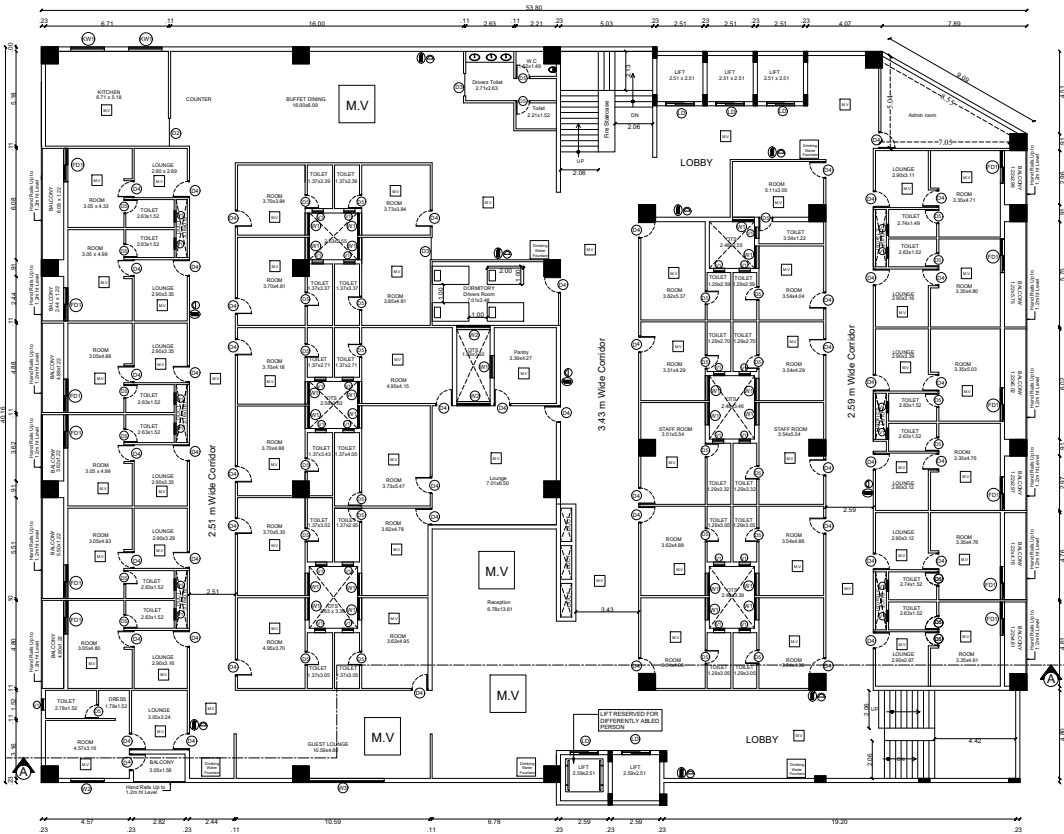
Engineer (or) Architect

E.V. JOHN PAUL, Engr. at Tech. P.C.,  
 Approved Civil & Structural Engineer,  
 LPA/SE / GR-1 / 1804/1032, LBS GR-1032/  
 Contact No.: 99 62 60 85 49

Structural Engineer



TERRACE FLOOR PLAN



FOURTH FLOOR PLAN

Dr. N. BALASUNDARAM, M.E., Ph.D  
 Construction Engineer  
 Reg. No. LPA/CE/1704/002  
 316, Marudamangalam Road,  
 Near Shree Peethy Nagar  
 Coimbatore - 641 016, Ph. 94271 20108

Construction Engineer

E.K.P. VETRESELOO, Ph.D. (Geotechnical),  
 GEOTECHNICAL ENGINEER  
 CIVIL Reg. No. LPA/GE/1704/001  
 602/23/24th Main Road, KARAIKUDI  
 Dist. SRI LAKSHMI NARAYANA, Tamil Nadu  
 Ph: 94423 44488, Email: vetreseeloop@rediffmail.com

Geotech. Engineer

M/S. SRI GUJAN BUILDER  
Mr. S.KUMAR

All dimensions are in metre

Scale: 1:100



Construction Engineer

Geotech. Engineer

Structural Engineer

Engineer (or) Architect

APPLICANT



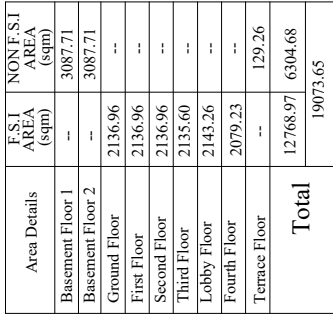
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTI-PLEX) BUILDINGS IN S.F.NO: 173/2, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT

APPLICANT NAME: M/S. SRI GUJAN BUILDER  
Power Agent: Mr. S.KUMAR

Online Application No.: SWP/BPA/0040801/2023

|                                                                                   |                             |
|-----------------------------------------------------------------------------------|-----------------------------|
|  | All dimensions are in metre |
|                                                                                   | Scale: 1:100                |

|  |                      |
|--|----------------------|
|  | F S I    N O N F S I |
|--|----------------------|



|              |      |
|--------------|------|
|              | InCM |
| Flight Width | 206  |
| Tread        | 30   |
| Riser        | 16   |

**For SRI GUJAN BUILDER**  
S.R.

APPLICANT

  
P. KATHIRAVAN, B. Arch., M. Tech., F.S.  
REGISTERED ARCHITECT,  
CA / 2004 / 33 / 151  
S K ASSOCIATES  
20, 1st Floor, Vinayagar Kovil Street,  
Krishnasamy Nagar, Coimbatore - 641043.  
Ph: 0422-4357005

Engineer (or) Architect

**BASEMENT FLOOR - 01**

*Jeff*

**EV, JOHN PAUL, ENCLAVE/PRJ/MLE**  
Approved Civil & Structural Engineer,  
LPN/SE/GR - 11904/032, LBS GR-00327  
Contact No.: 99 82 50 65 49

Structural Engineer

*Dr. N. Balasundaram*  
Dr. N. BALASUNDARAM, M.E., Ph.D.  
Construction Engineer  
Reg No. LPA/CE/18/04/952  
316, Nanjundapuram Road,  
Near Street Petty Nagar  
Chennai-600 016, Ph. 4437130188

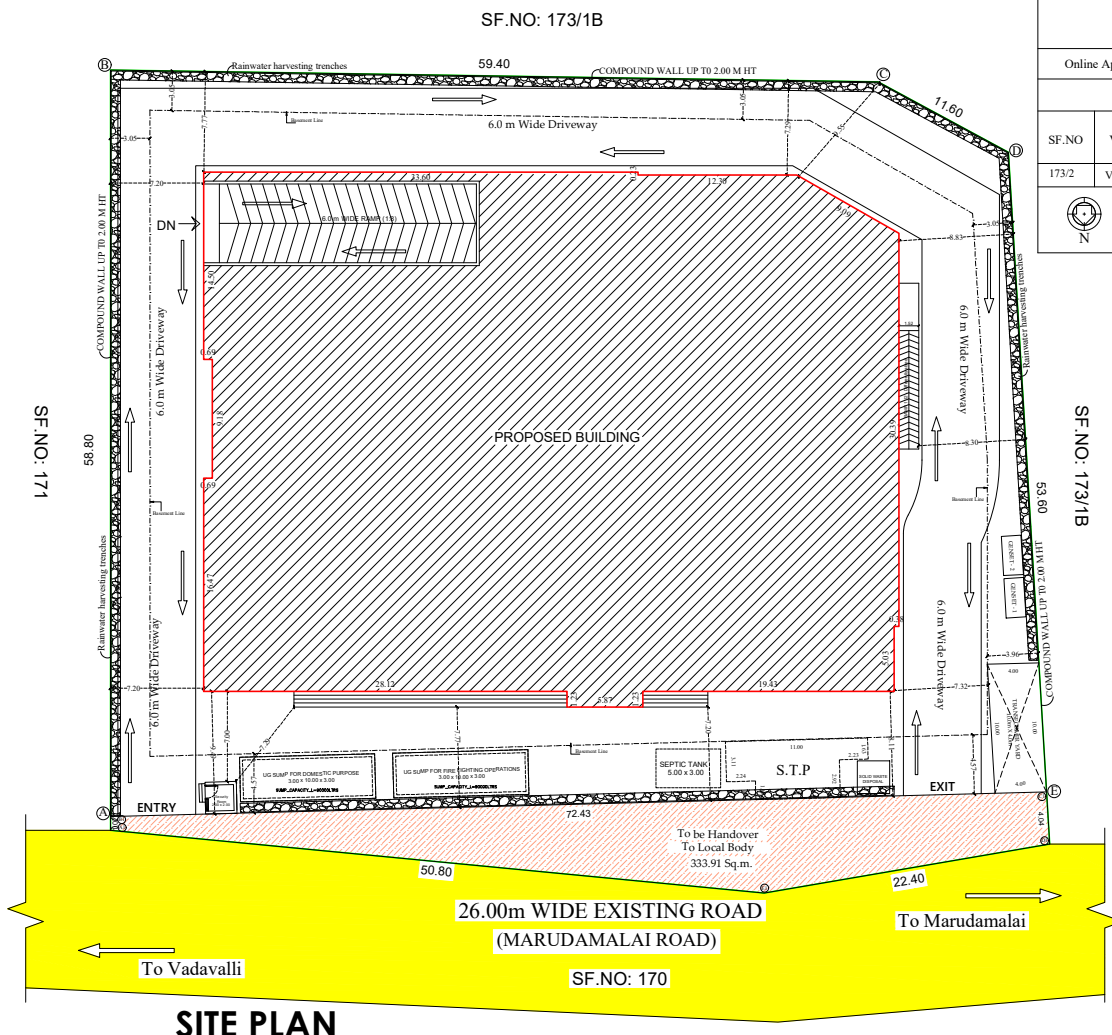
*60mm*  
 E. K. P. VETHELUN, V.E. GEOTECH. MSc. MSc. MSc.  
 GEOTECHNICAL ENGINEER  
 CIVIL Engr. No. C/VA/CE/1883/01  
 GEOSCIENCE WORK PROJECTS LIMITED  
 10, N. 10, 29, 30th, K.K. Pular Corner-441 006  
 Bangalore-560017  
 Email: geowork12@gmail.com

Construction Engineer

Geotech. Engineer

|                                                                                                                                                                            |           |                                                          |                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------|----------------------------------------------------------------------|
| SITE PLAN                                                                                                                                                                  |           | Sheet No: 01/08                                          |                                                                      |
| SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STOREYED COMMERCIAL (MULTIPLEX) BUILDINGS IN S.F.NO.: 173/2 , AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT. |           |                                                          |                                                                      |
| APPLICANT NAME:<br>Power Agent:<br><br>M/S. SRI GUJAN BUILDER<br>Mr. S.KUMAR                                                                                               |           |                                                          |                                                                      |
| Online Application No.: SWP/BPA/0040801/2023                                                                                                                               |           |                                                          |                                                                      |
| SITE AREA DETAILS                                                                                                                                                          |           |                                                          |                                                                      |
| SF.NO                                                                                                                                                                      | VILLAGE   | AS PER DOCUMENT & PATTAs<br>area in Acres<br>area in sqm | AS PER FMB<br>area in sqm<br>as per eDCR-Superimposed<br>area in sqm |
| 173/2                                                                                                                                                                      | VADAVALLI | 1.06<br>4290.00                                          | 4290.00<br>4290.42                                                   |
| <br>N                                                                                   |           | Scale: 1:200                                             |                                                                      |
|                                                                                                                                                                            |           | All dimensions are in metre                              |                                                                      |

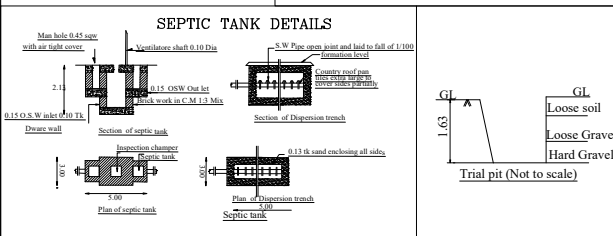
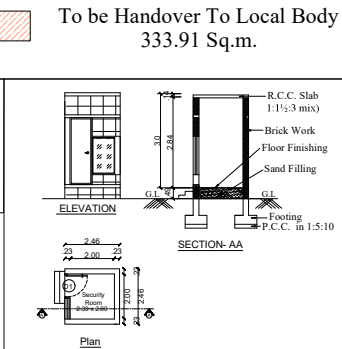
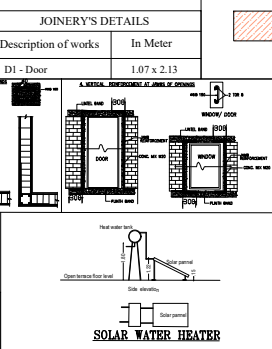
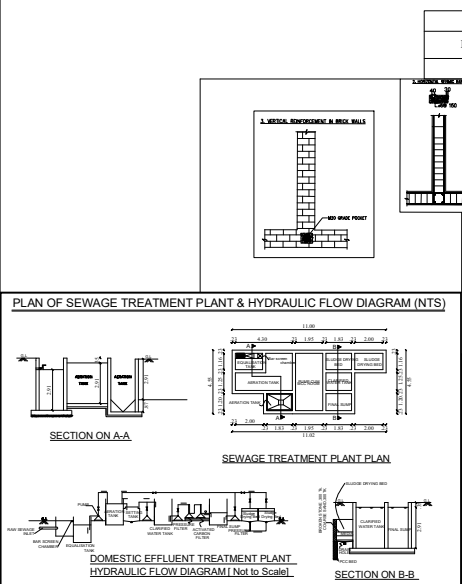
| BUILDING AREA DETAILS                                                            |                  |                      |               |
|----------------------------------------------------------------------------------|------------------|----------------------|---------------|
| Area Details                                                                     | F.S.I AREA (sqm) | NON F.S.I AREA (sqm) | USAGE         |
| Basement Floor 1                                                                 | --               | 3087.71              | Parking       |
| Basement Floor 2                                                                 | --               | 3087.71              | Parking       |
| Ground Floor                                                                     | 2136.96          | --                   | Shops         |
| First Floor                                                                      | 2136.96          | --                   | Shops         |
| Second Floor                                                                     | 2136.96          | --                   | Banquet Hall  |
| Third Floor                                                                      | 2135.60          | --                   | Theater       |
| Lobby Floor                                                                      | 2143.26          | --                   |               |
| Fourth Floor                                                                     | 2079.23          | --                   | Hotel Rooms   |
| Terrace Floor                                                                    | --               | 129.26               | Head Room     |
| Security Room                                                                    | --               | 5.99                 | Security Room |
| Total                                                                            | 12768.97         | 6310.67              |               |
|                                                                                  |                  | 19079.64             |               |
| FLOOR SPACE INDEX = $\frac{\text{Proposed FSI area}}{\text{Proposed site area}}$ |                  |                      |               |
| = $\frac{12768.97}{4290.00} = 2.98$                                              |                  |                      |               |



## SITE PLAN

- Existing Road
- Proposed Building
- Proposed Site Boundary
- Rainwater Harvesting Trench
- To be Handover To Local Body 333.91 Sq.m.

| PARKING DETAILS |             |          |                     |          |
|-----------------|-------------|----------|---------------------|----------|
| Description     | CAR Parking |          | Two Wheeler Parking |          |
|                 | Required    | Provided | Required            | Provided |
| Regular Parking | 171 Nos.    | 177 Nos. | 171 Nos.            | 176 Nos. |
| DA Parking      | 20 Nos.     | 20 Nos.  | 20 Nos.             | 20 Nos.  |
| TOTAL           | 191 Nos.    | 197 Nos. | 191 Nos.            | 196 Nos. |



For SRI GUJAN BUILDER

Engineer (or) Architect

Construction Engineer

Structural Engineer

Geotech. 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**  
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Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

