

PP

APPROVAL RECORD

Planning Permission

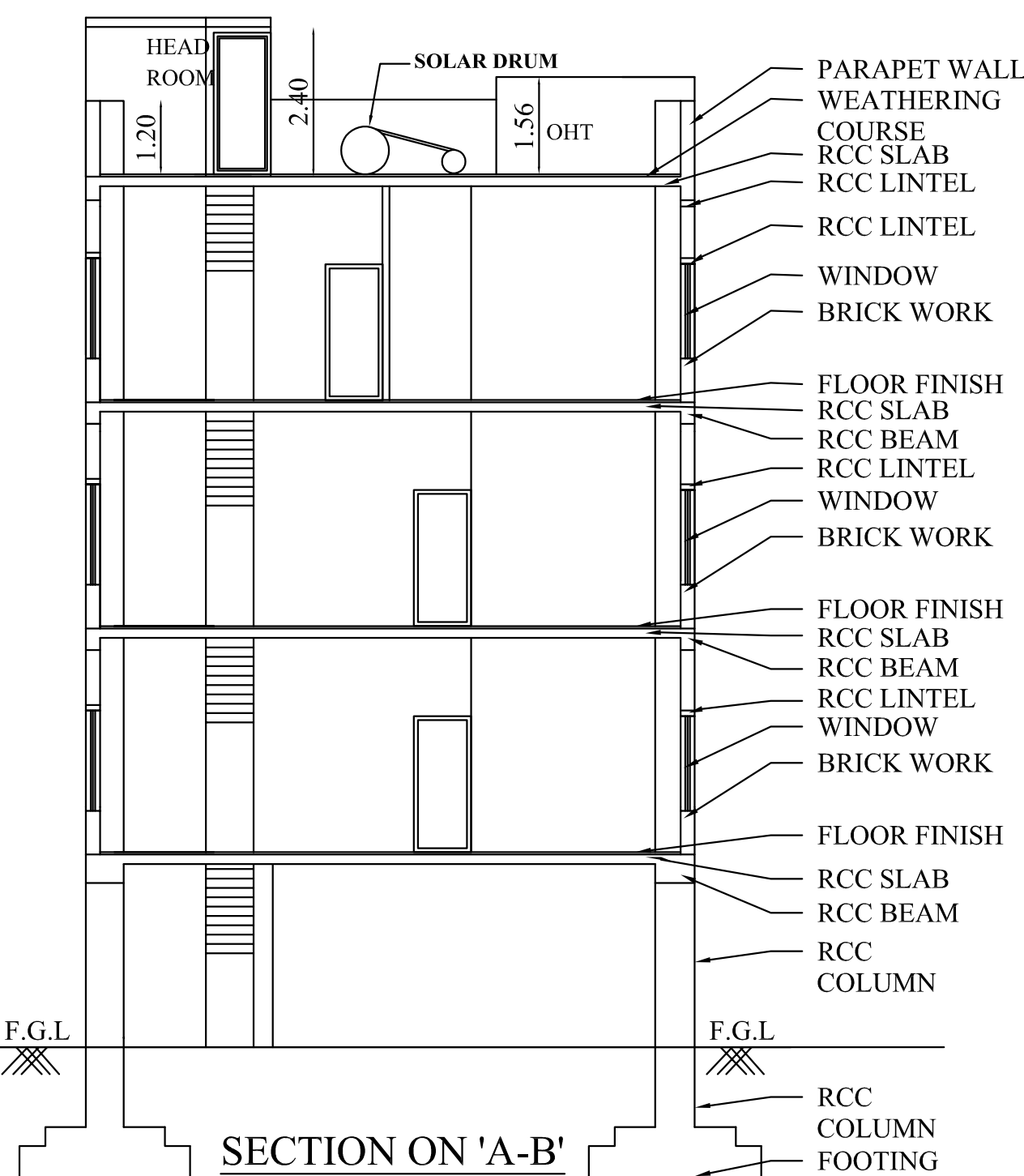
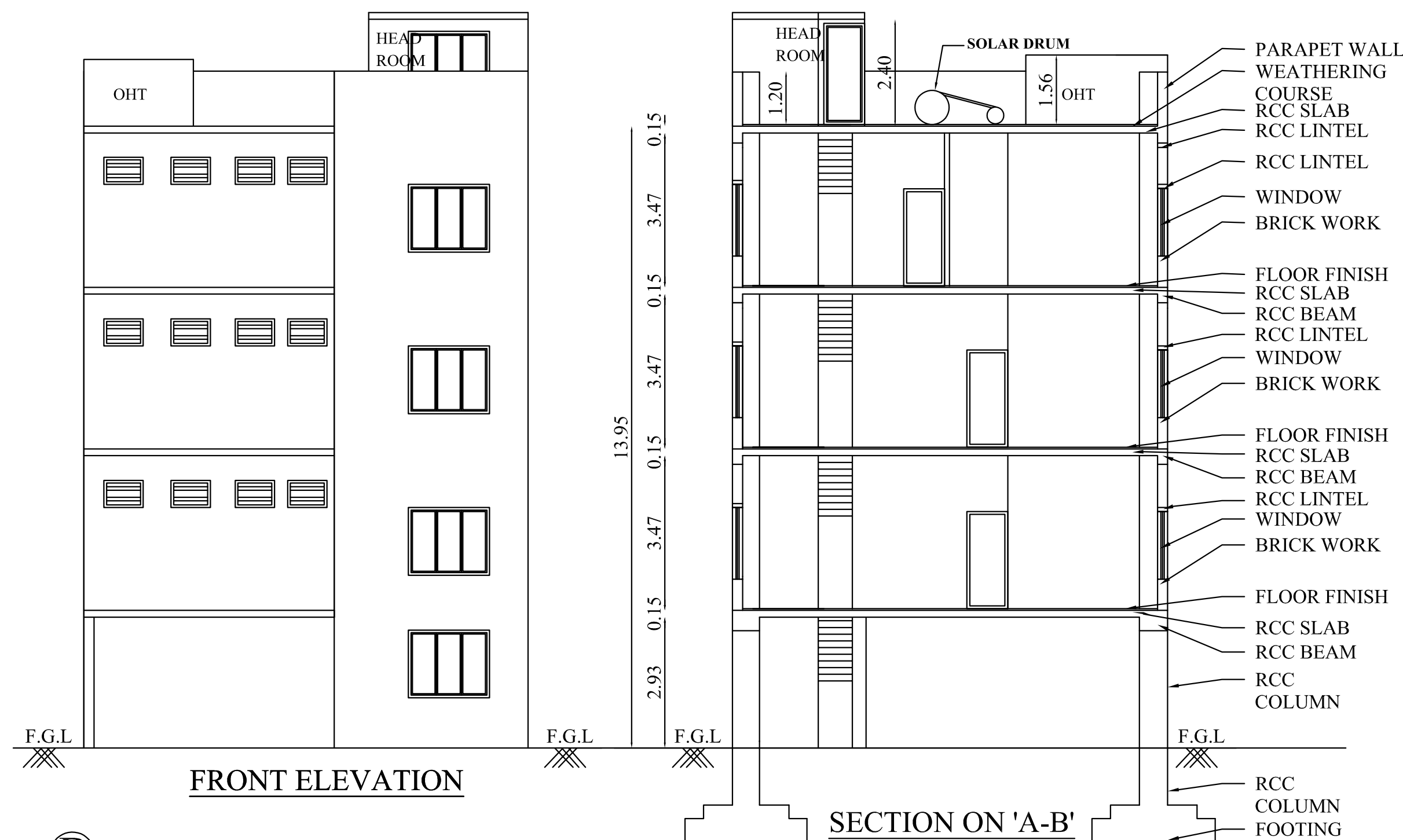
Perambalur
Coimbatore district, Tamil Nadu

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.

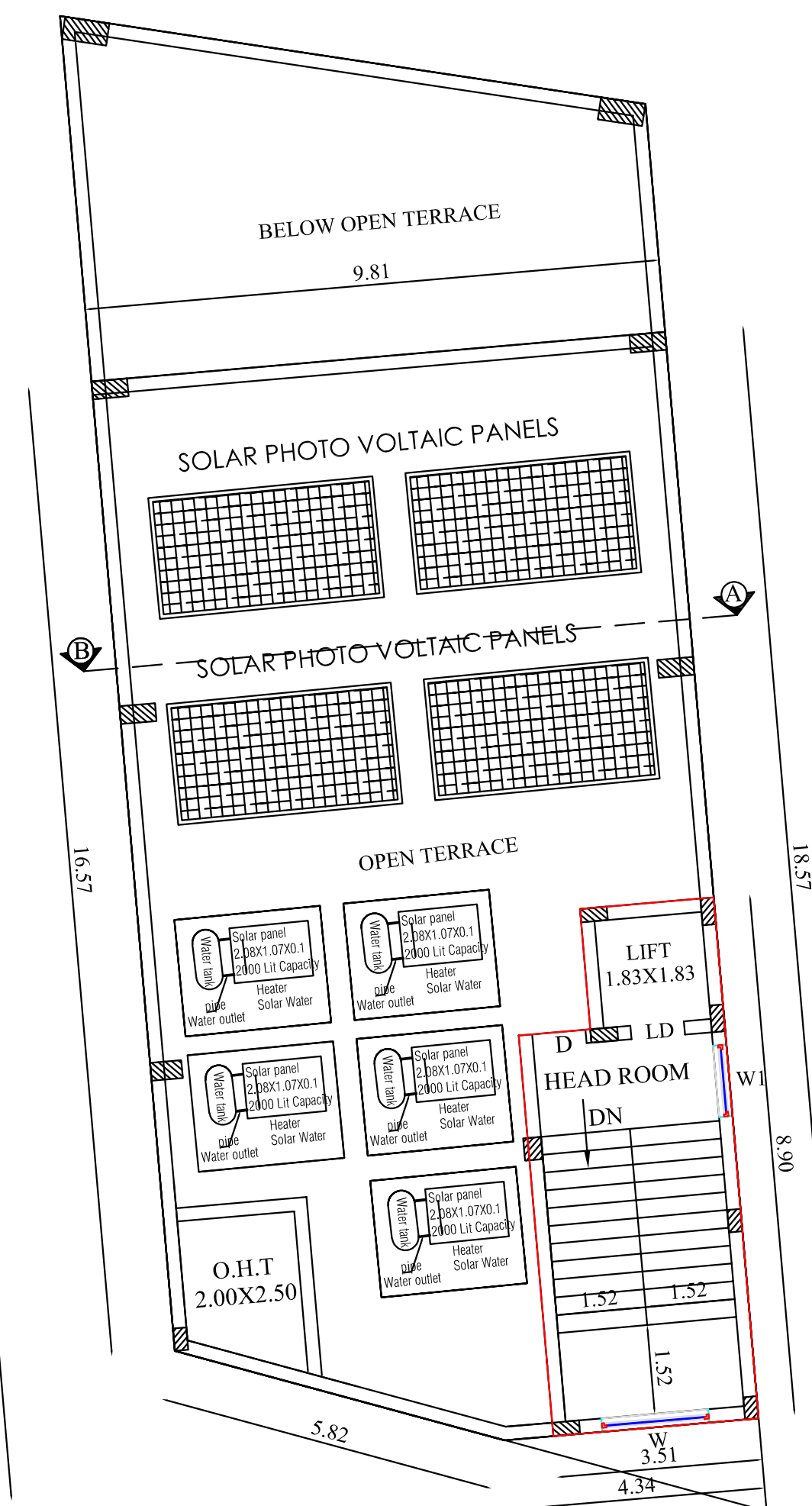
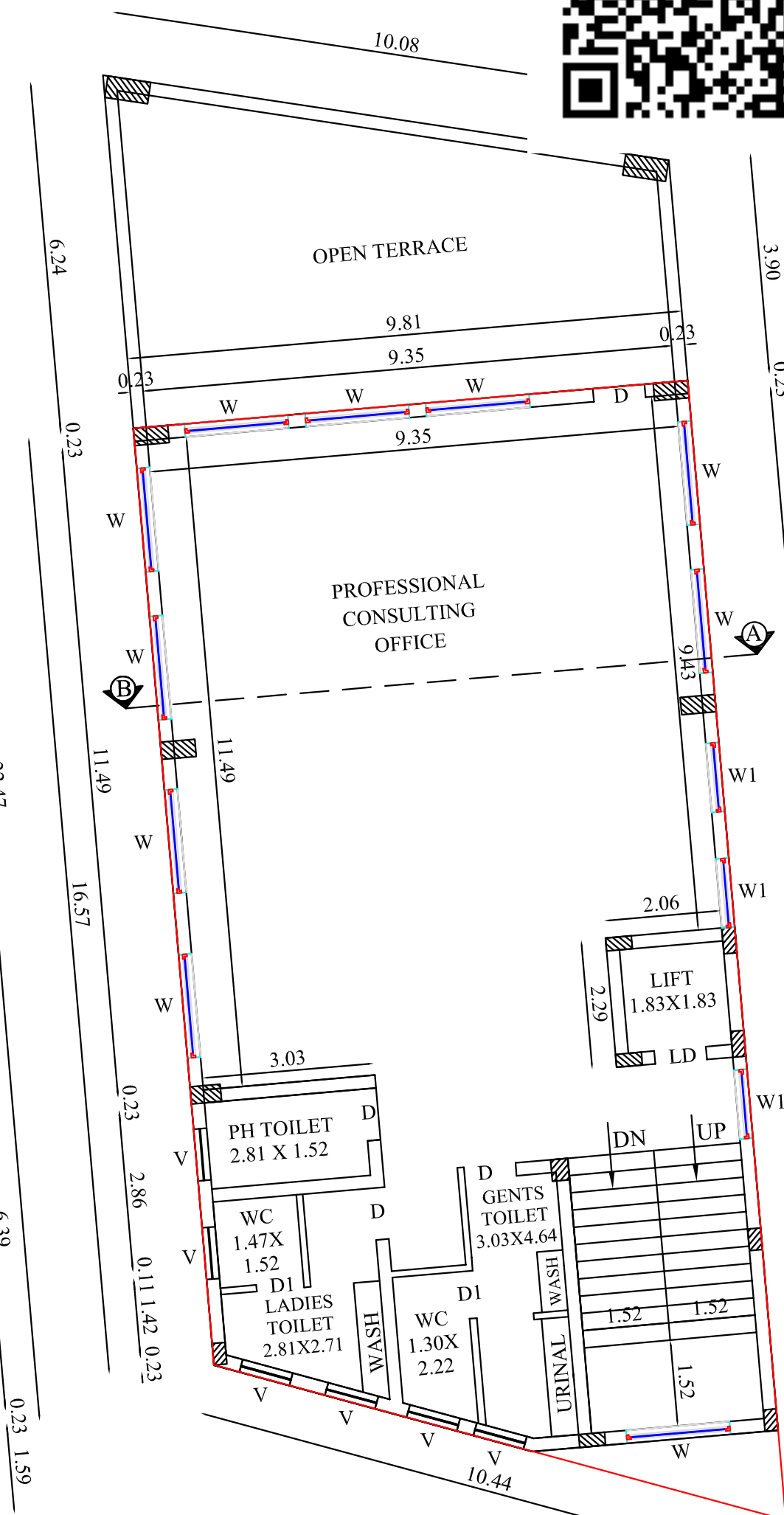
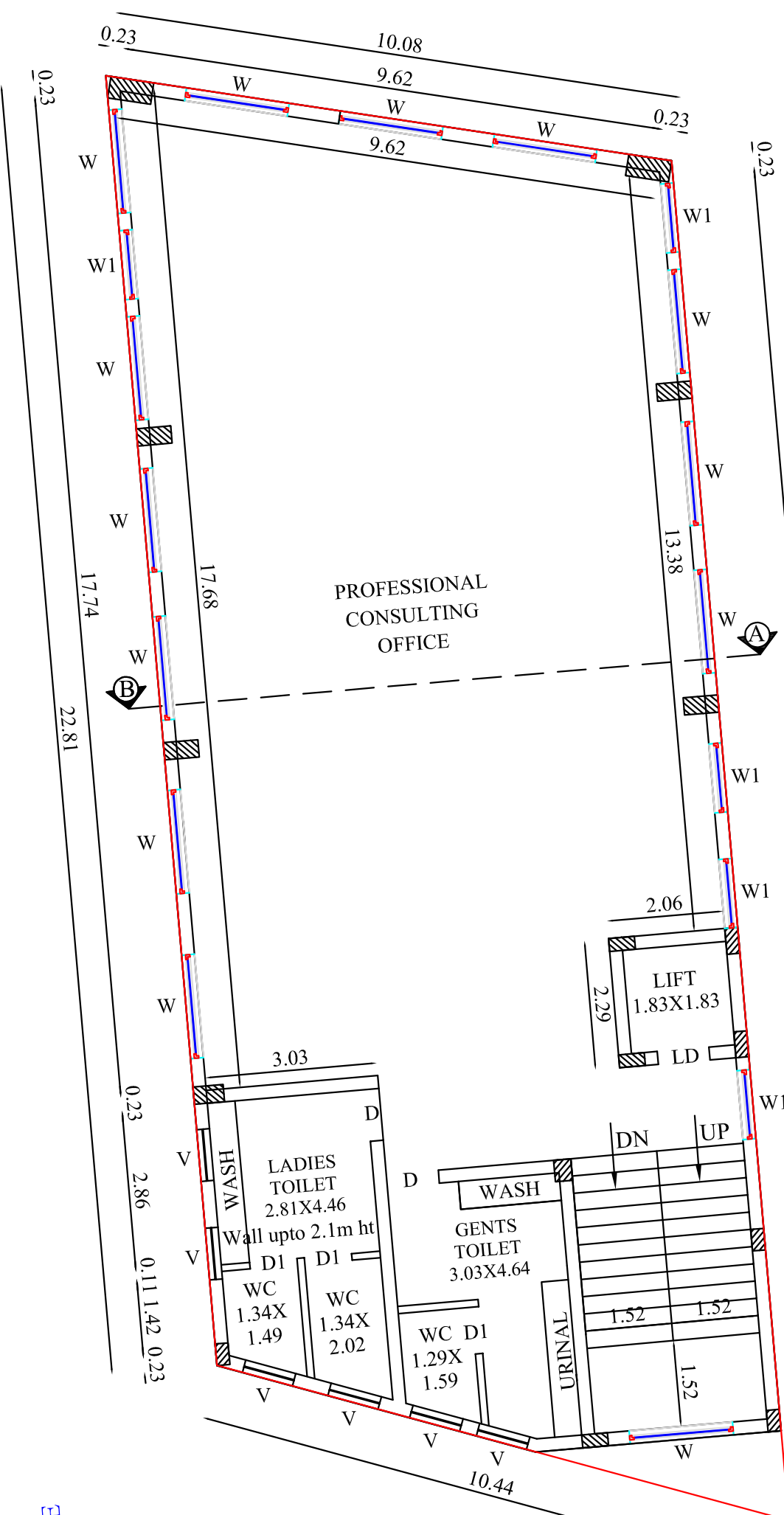
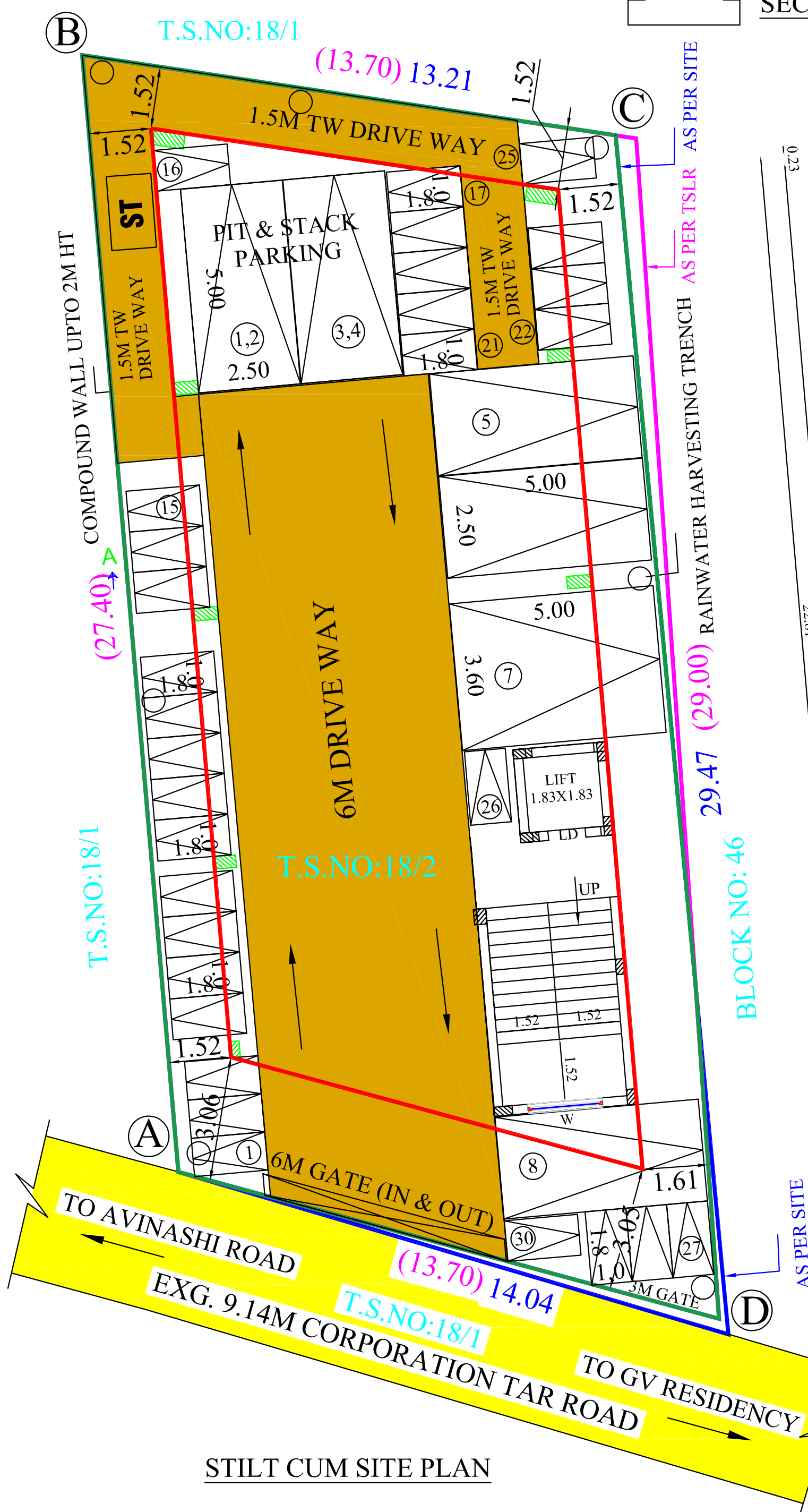
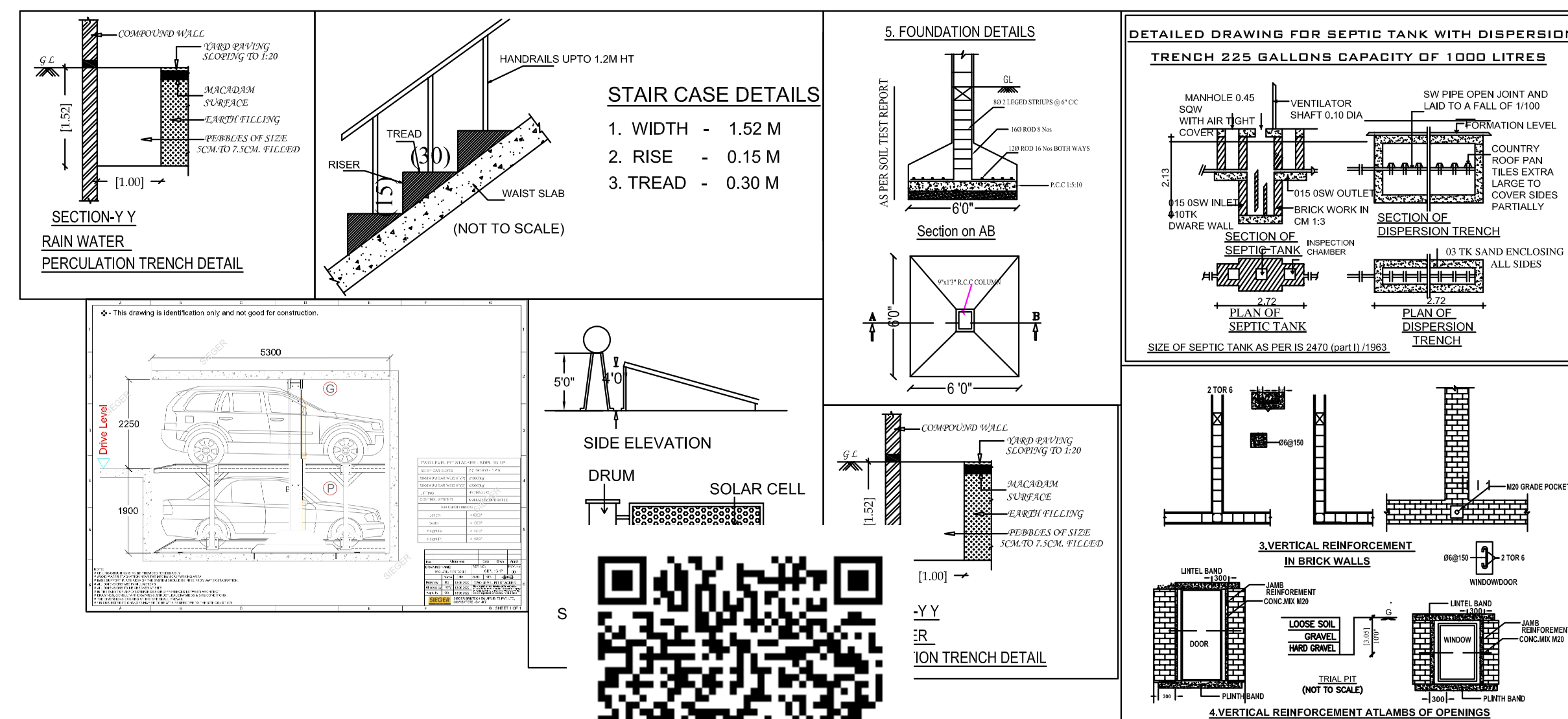


Applicant Name : M/s. FOCUS 4D CAREER EDUCATION PVT LTD.,

Online Application No : SWP / BPA / 0153245 / 2024

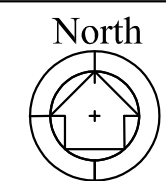
SWP / Site Approval / DTCP / LP / CLPA No : 372 / 2024

SWP / DTCP / Planning Permission No : 433 / 2024



PLAN SHOWING THE PROPOSED
CONSTRUCTION OF PROFESSIONAL
CONSULTING OFFICE BUILDING IN
WARD NO: 28(AB), BLOCK NO:45 ,
T.S.NO:18/2 (OLD S.F.NO: 476/1) ,
SITE NO:4 AT SOWRIPALAYAM
VILLAGE, COIMBATORE SOUTH TALUK,
COIMBATORE CORPORATION.

SINGANAILLUR DD PLAN NO: 28



Scale 1 : 100

AREA DETAILS:

AREA OF THE SITE : 386.00 Sqm

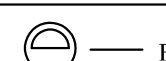
Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	-	229.79	229.79
FIRST FLOOR	229.79	-	229.79
SECOND FLOOR	229.79	-	229.79
THIRD FLOOR	176.61	-	176.61
TERRACE FLOOR	-	28.73	28.73
TOTAL	636.19	258.52	894.71

$$\text{FLOOR SPACE INDEX} = \frac{636.19}{386.00} = 1.648$$

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
LD	LIFT DOOR	0.91 X 2.40
D	DOOR 1	0.91 X 2.40
D1	DOOR 2	0.84 X 2.40
W	WINDOW	1.83 X 1.52
W1	WINDOW 1	1.22 X 1.52
V	VENTILATOR 1	0.91 X 0.61

All metric dimensions are in metre



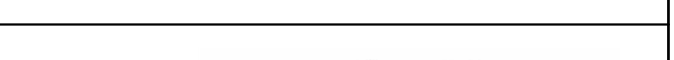
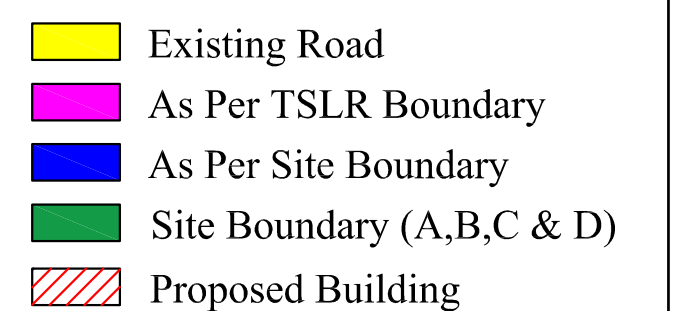
PARKING DETAILS

Total Office Area = 636.19 Sqm

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car	-		7	
Every 25 Sqm 1 Two Wheeler	26		-	
TOTAL	29 (26x10%)		30	

						(PHYSICALLY HANDICAPPED PARKING INCLUDED)
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Note:



G. SRINIVASAN, B.E (Mech), FIE
Construction Engineer (CE)
14/2 & 4, Aishwari Road
Opp. Tinger Textiles, Peelamedu
Coimbatore - 641 004
Coimbatore - LPA/CE/19/07/09/1

Construction Engineer

V. Venkata Lakshmi
Interface Architecture
V. Venkata Lakshmi, Architect
COA No : CA/2006/038110
B- 41, T.N.H.B Colony, Murugan Nagar
Peelamedu, Coimbatore - 641 004

Architect

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2019/C-166
METIS STRUCTURES
9.9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 65.
GSTIN : 33AAXFM9597P1ZT

Structural Engineer

V. R. P.
For FOCUS 4-D CAREER EDUCATION PVT LTD

DIRECTOR

Applicant

பெ.பார்த்திபன்
அளவர் / உதவி வரைவாளர்

லோ.வனிதா
வரைவாளர் நிலை - III

மு.வள்ளுமதி
கட்டிடக்கலை/திட்ட உதவியாளர்

DIRECTOR

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.

