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.

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Chennai 600 097, India

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BLOCK--B	AMENITIES	Sheet No: 03/03

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING (GROUND & FIRST FLOOR) IN SF.NO:94/3B AND 94/6 , KURUDAMPALAYAM VILLAGE PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT

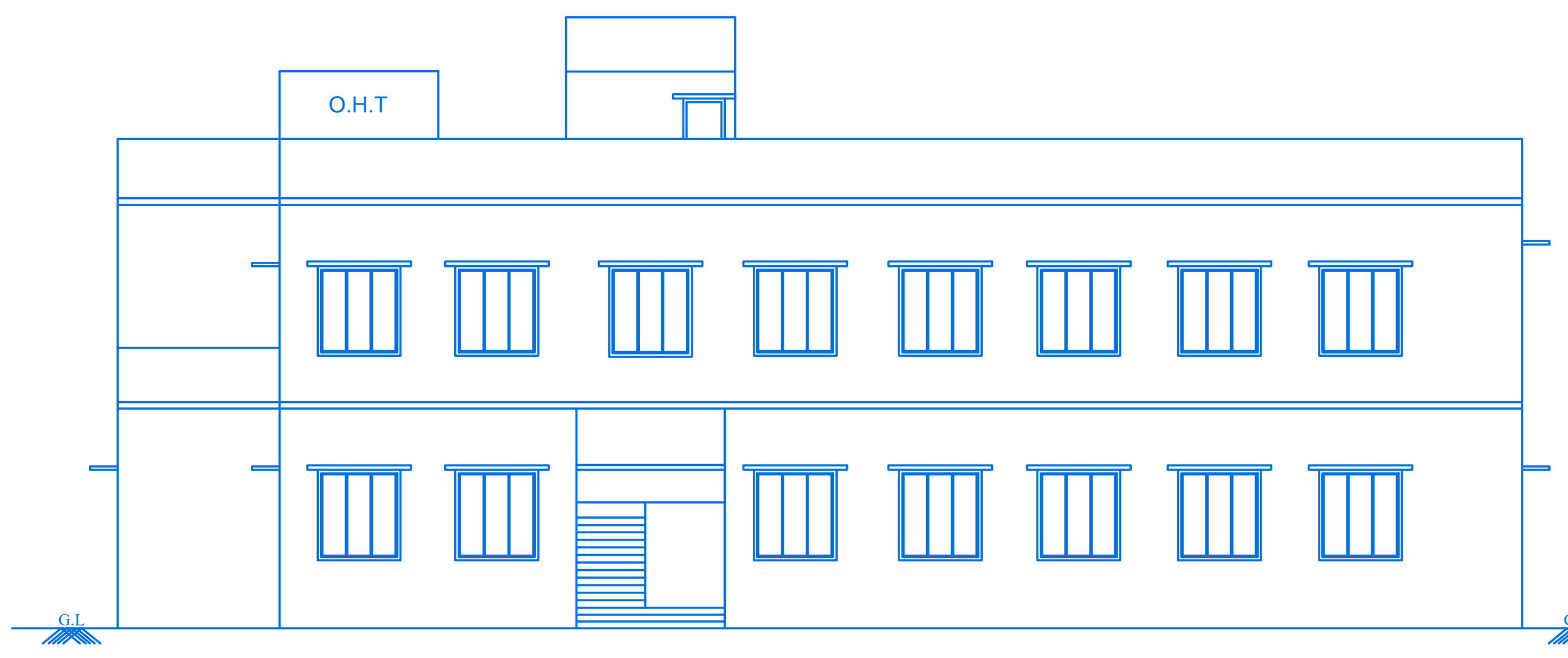
Online Application No: SWP/BPA/400162/2024

APPLICANT NAME:
M/S SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
R.RAMANARAYANAN (DIRECTOR)

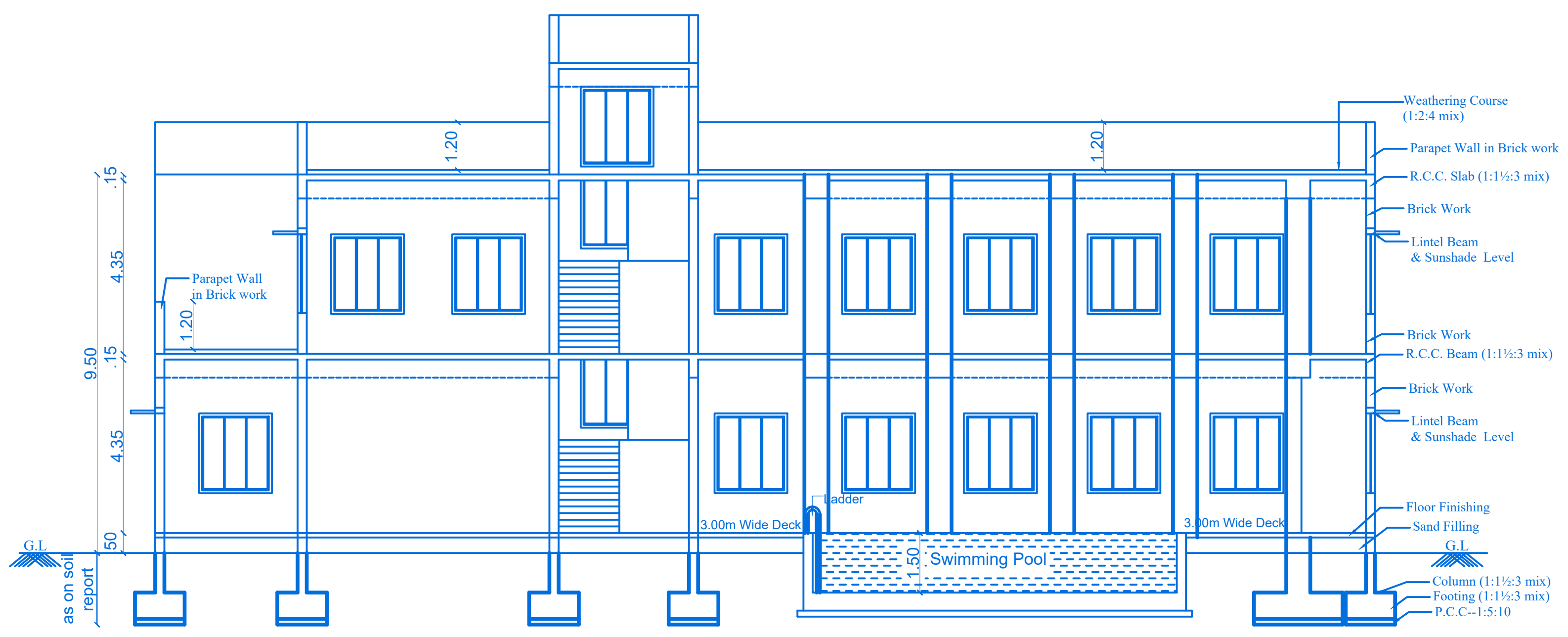
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SCALE 1 : 100

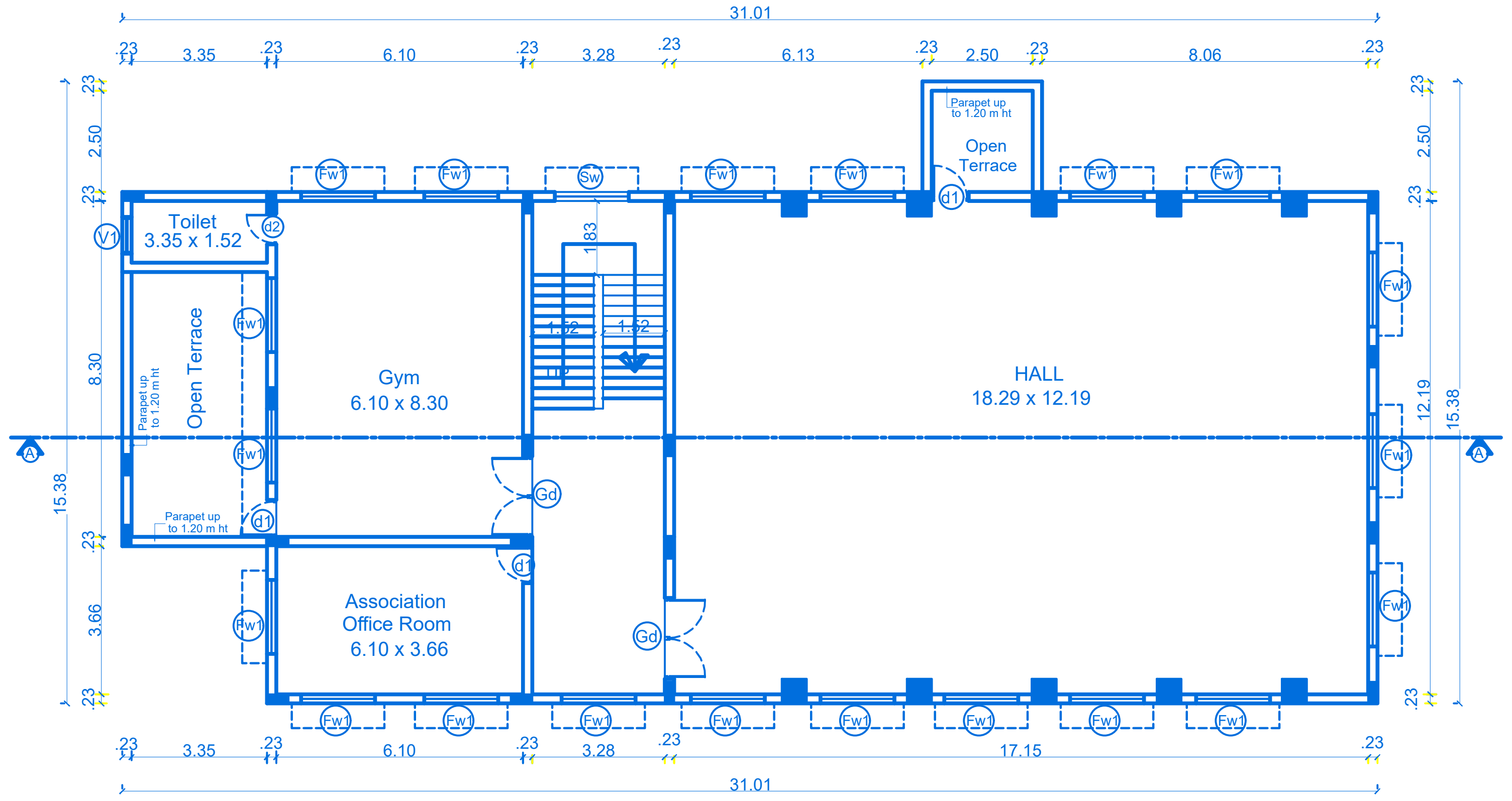
All Dimensions are in meter



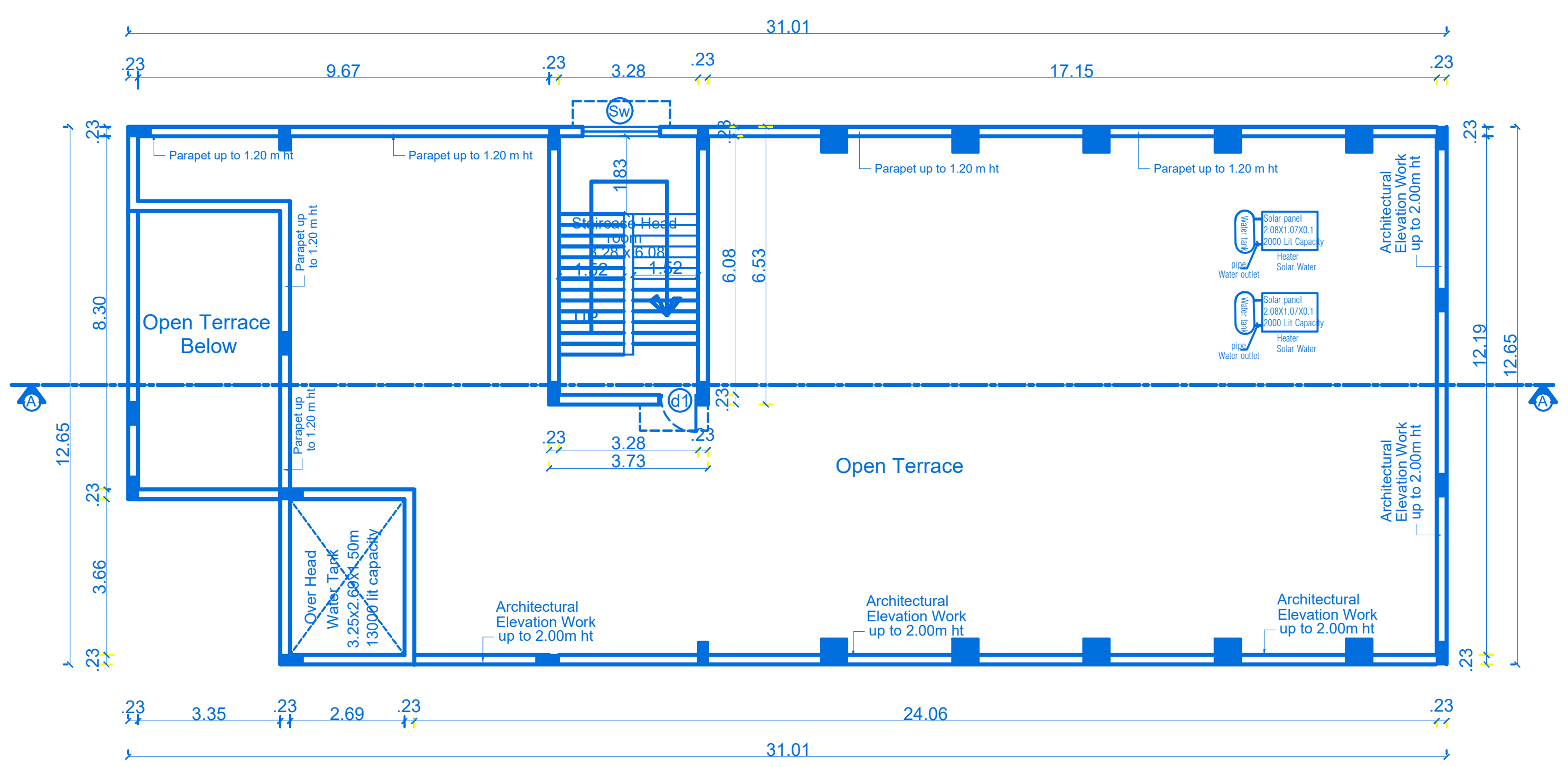
SOUTH SIDE ELEVATION



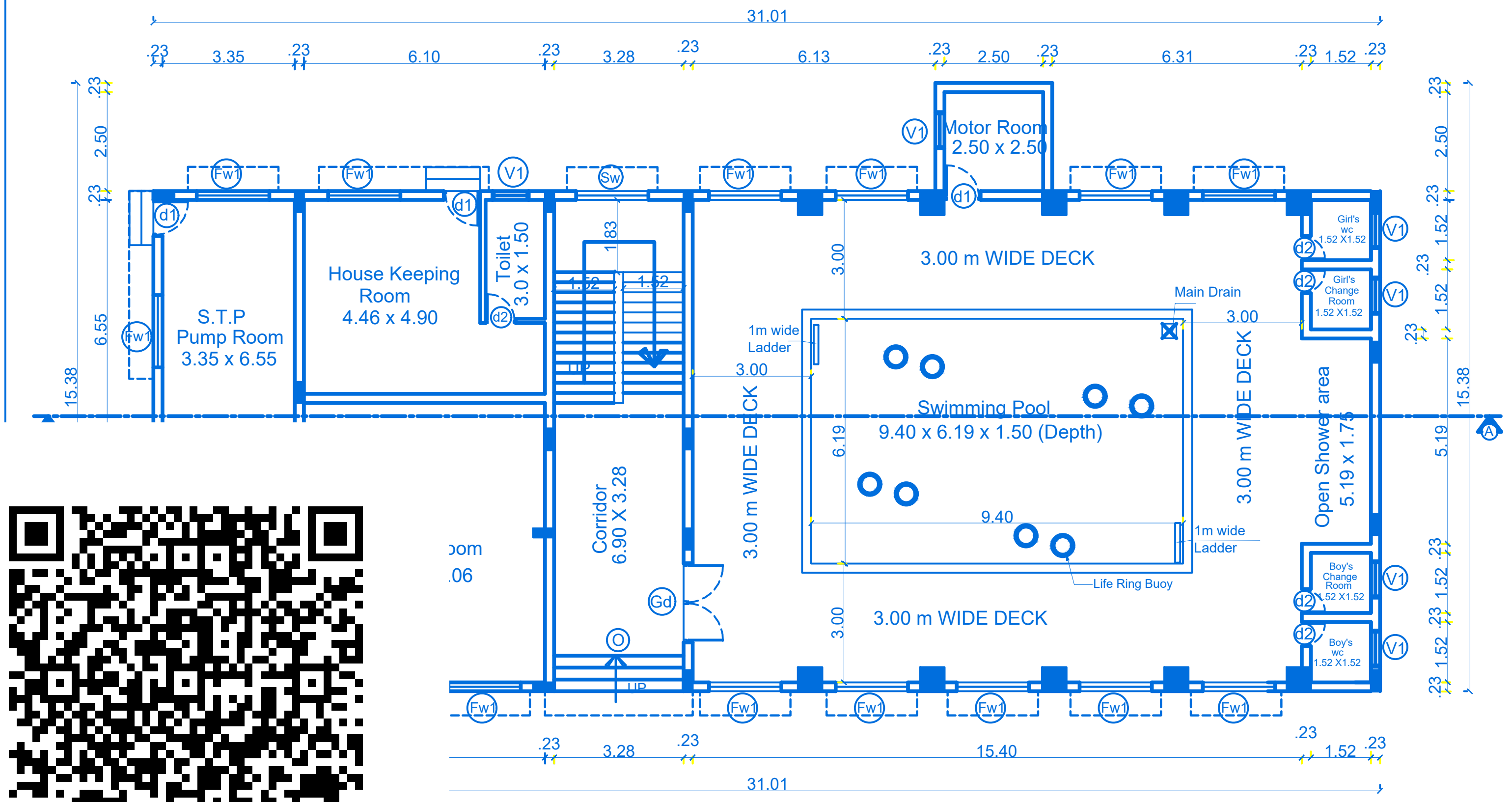
SECTION AT "AA"



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

B.P/DTCP No : 04 / 2025.

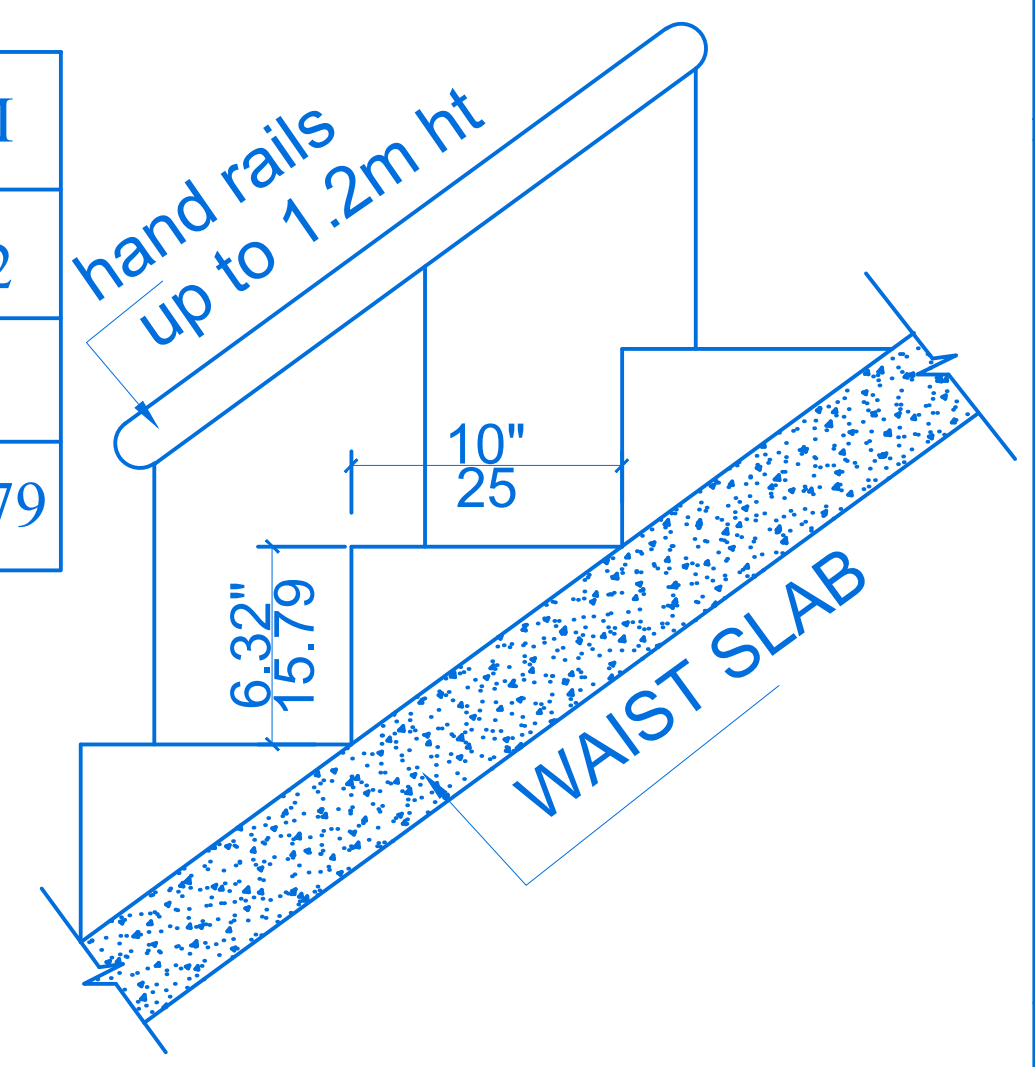
AMENITIES BLOCK AREA :

Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	TOTAL AREA (sqm)	NON F.S.I AREA DETAIL
Area of the Ground Floor	386.44	-	386.44	-
Area of the First Floor	354.11	-	354.11	-
Area of the Terrace Floor	-	24.39	24.39	-
Total Area	740.55	24.39	764.94	-

JOINERY'S DETAILS

Description of works	In Meter
Gd- Glazed door	2.00 x 2.13
D- Door	1.22 x 2.13
D 1 - Door	0.91 x 2.13
D 2 - Door	0.76 x 2.13
LD - Lift Door	0.91 x 2.13
FW1 - French Window	1.83 x 2.00
Sw - Staircase window	1.83 x 1.83
V - Ventilator	1.83 x 1.00
V1 - Ventilator	0.91 x 0.61
O1 - Open	3.28 x 2.13

Flight details	Feet	CM
Width	5'0"	152
Tread	10"	25
Riser	6.32"	15.79



STAIRCASE DETAILS :

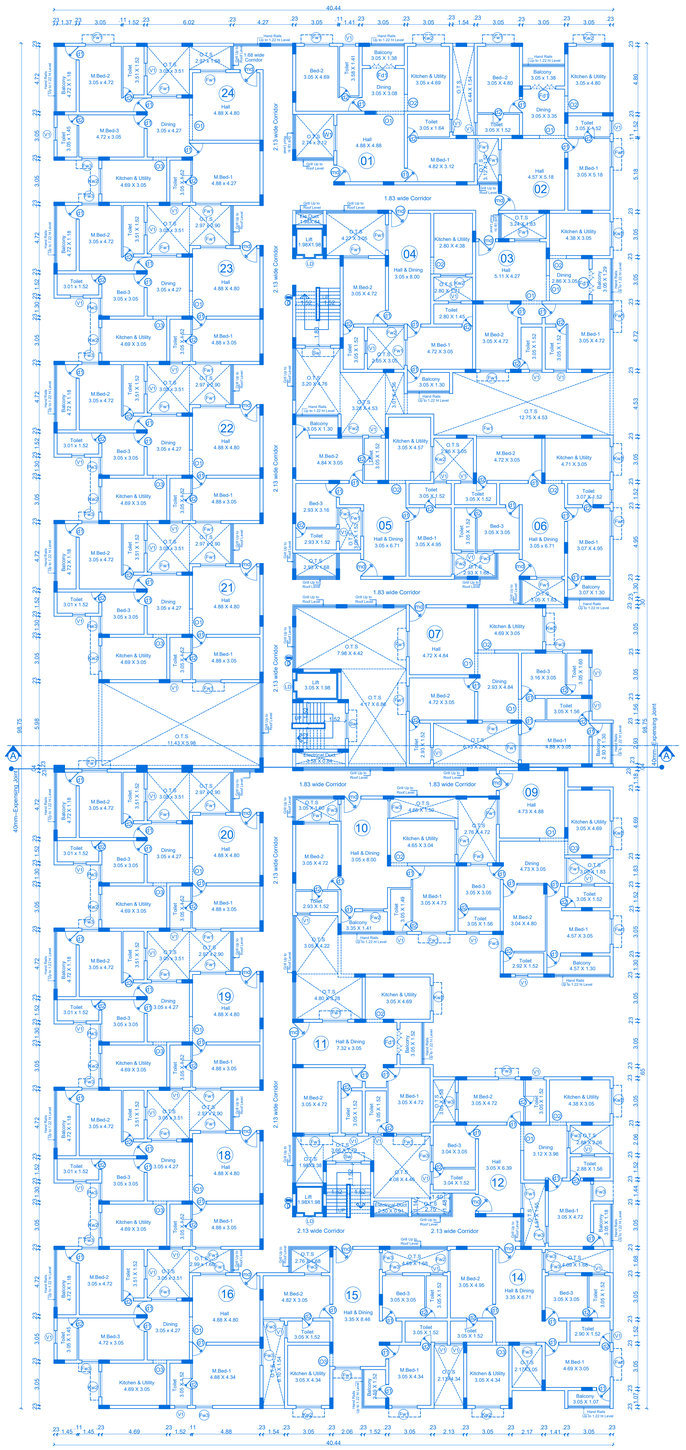
M/s Sree Daksha Infrastructure Private Limited
DIRECTOR
Applicant

T.JOHN YOGARAJ
REGISTER ARCHITECT, (RA) GRADE-I
Architect Register No: CA/2000/26960
Coimbatore LPA/RA/GR-I/19/03/005
Architect

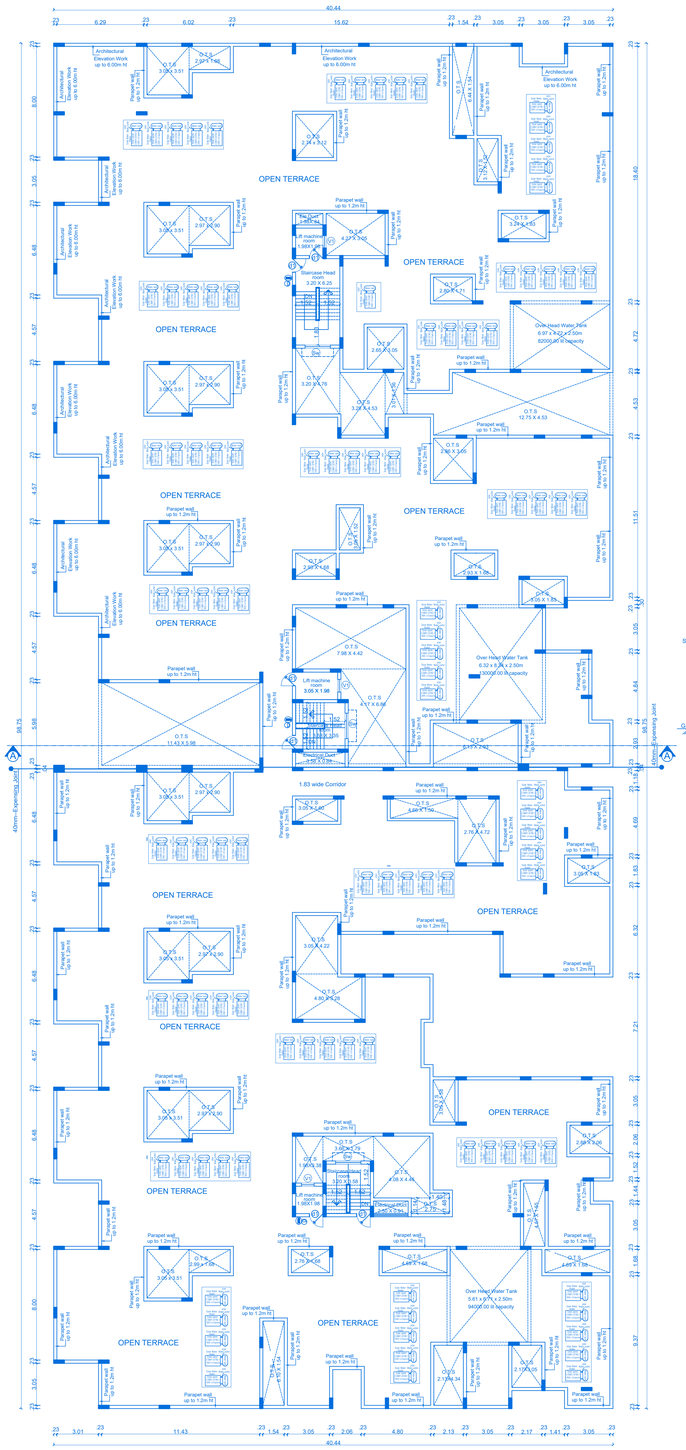
Er. K.P. VETRISELVAN, M.E. (GEOTECH) MIGS, MISTE.,
GEOTECHNICAL ENGINEER
CLPA Regn No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D. No: 40, N.No: 29, 6th Street, K.K. Pudur Coimbatore-641 038
+91 90433 44488, Email: geodesign123@gmail.com
Geotech. Engineer

Er. S.VINNY GEORGE
REGISTRED CONSTRUCTION ENGINEER (CE)
Coimbatore. LPA/CE/19/06/048
Construction Engineer

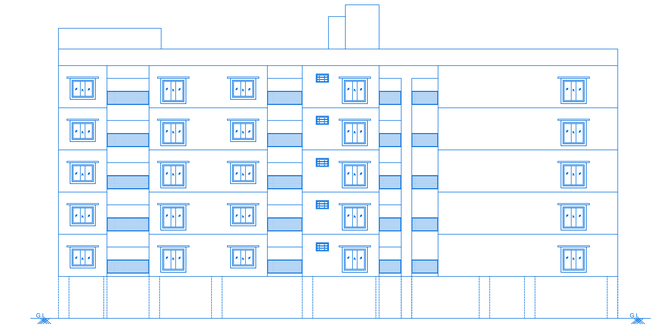
P. SENTHIL KUMAR M.E, (struct), AIV.,
Chartered Engineer, Approved Valuer and Structural Consultant
30-A, 1st Floor, Kalidas Road, Ramnagar, Coimbatore-641 009.
Reg No: AM092099/4, CLPA/SE/GR-I/19/03/003
Structural Engineer



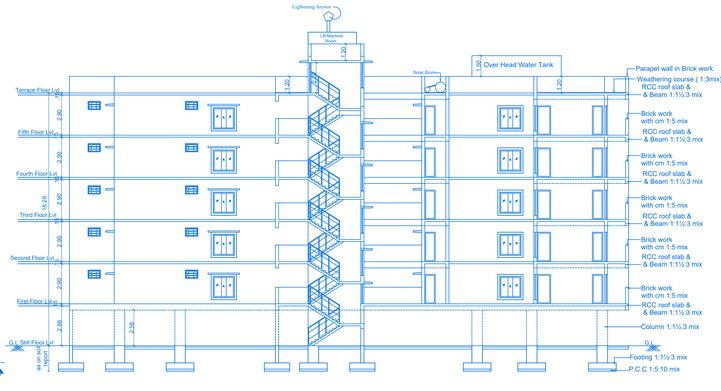
TYPICAL FLOOR PLAN (FIRST,SECOND,THIRD,FOURTH AND FIFTH FLOOR)



TERRACE FLOOR PLAN



EAST SIDE ELEVATION



SECTION AT "AA"

B.P/DTCP No : 04 / 2025.

BLOCK-A	TYPICAL FLOOR PLAN	Sheet No: 02/03

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING (STILT, FIRST,SECOND, THIRD,FOURTH & FIFTH FLOOR) IN SF.NO:94/3B AND 94/6 , KURUDAMPALAYAM VILLAGE PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT

Online Application No: SWP/BPA/400162/2024

APPLICANT NAME:
M/S SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
R.RAMANARAYANAN (DIRECTOR)

N
Scale:1 : 100

All dimensions are in meter

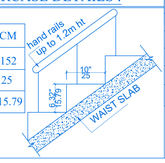
Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	TOTAL AREA (sqm)	NON F.S.I DETAILS
Area of the First Floor	3026.11	--	3026.11	--
Area of the Second Floor	3026.11	--	3026.11	--
Area of the Third Floor	3026.11	--	3026.11	--
Area of the Fourth Floor	3026.11	--	3026.11	--
Area of the Fifth Floor	3026.11	--	3026.11	--
Area of the Terrace Floor	--	73.20	73.20	head Room
Total	15224.81	73.20	15298.01	head Room

JOINERY'S DETAILS

Description of works	In Meter
md- Main Door	1.07 x 2.13
d1 - Door	0.91 x 2.13
d2 - Door	0.76 x 2.13
Fd1-French door	3.00 x 2.13
Fw1 - French Window	1.83 x 1.83
Fw2 - French Window	1.52 x 1.83
Fw3 - French Window	1.22 x 1.83
Kw2 - Kitchen window	1.83 x 1.22
Sw - Staircase window	1.83 x 1.83
V1 - Ventilator	0.91 x 0.61
LD - Lift Door	0.91 x 2.13
O1 - Open	1.52 x 2.13
O2 - Open	1.22 x 2.13
O3 - Open	0.91 x 2.13

STAIRCASE DETAILS :

Flight details	Feet	CM
Width	5'0"	152
Tread	10"	25
Riser	6.32"	15.79



INDIVIDUAL FLAT AREA

SL.NO	Floor	
	First, Second, Third & Fourth & Fifth Floor	
	FLAT NOS	AREA IN SQM (F.S.I)
01	01	86.83
02	02	78.24
03	03	86.88
04	04	96.82
05	05	96.76
06	06	96.79
07	07	96.84
08	09	107.80
09	10	107.03
10	11	107.80
11	12	96.88
12	14	96.80
13	15	96.80
14	16	96.78
15	18	96.78
16	19	96.78
17	20	96.78
18	21	96.78
19	22	96.78
20	23	96.78
21	24	96.78
COMMON AREA		298.80
TOTAL AREA		1647.85

M/s Sree Daksha Infrastructure Private Limited
DIRECTOR

Applicant

P.SENTHIL KUMAR M.E, (Hons), AM,
Chartered Engineer,Approved Valuer and Structural Consultant
30-A, 1st Floor, Krithai Road, Ramnagar, Coimbatore-641 009.
Reg.No: AM/IND/000/04, CA/TN/ENGR-219/03/2003

Structural Engineer

T.JOHN YOGARAJ
REGISTER-ARCHITECT, (RA) GRADE-I
Architect Register No: CA/2000/26960
Coimbatore LPA/RA/GR-I/Y10/03/005

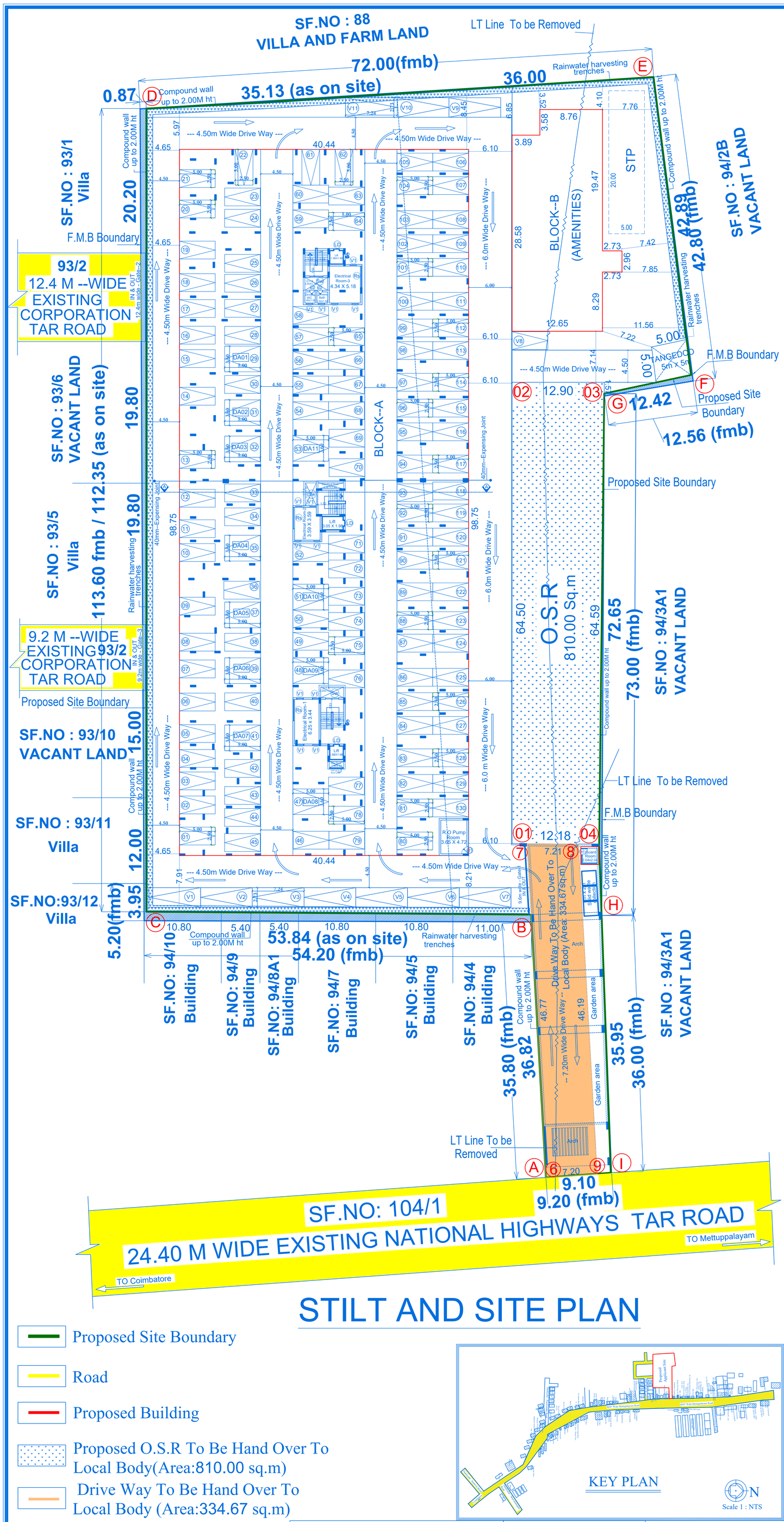
Architect

Er.K.P.VETRIGELVAN, M.E.,(GEOTECHNICAL)M.I.W.P.S.,
GEOTECHNICAL ENGINEER
G.I's Regn No: G.I.N/CIVIL/19/05/005
GEOSERVICES INDIA PRIVATE LIMITED
D. No: 43, S.No. 29, 8th Street, K.K. Pudur Coimbatore-641 038
+91 96433 44488, Email: geodesign1212@gmail.com

Geotech. Engineer

Er. S.VINNY GEORGE
REGISTERED CONSTRUCTION ENGINEER (CE)
Coimbatore. LPA/CE/I/8/06/045

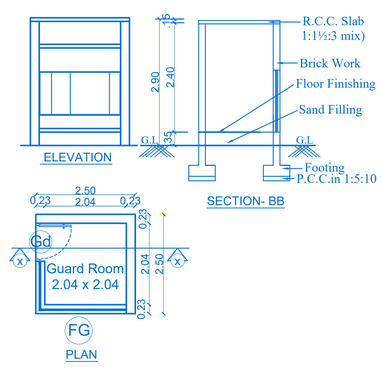
Construction Engineer

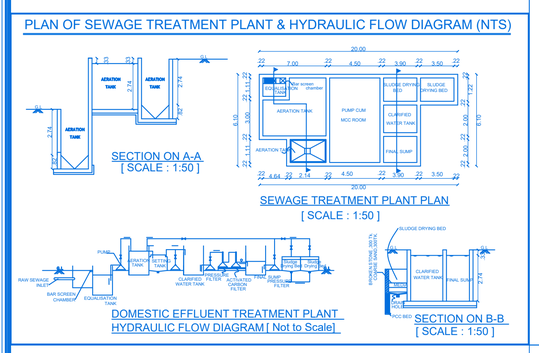


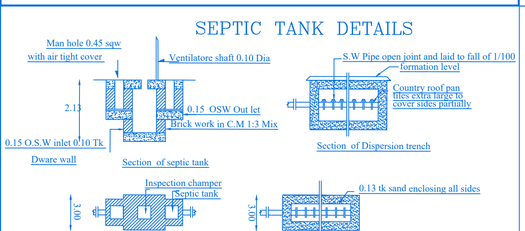
STILT AND SITE PLAN

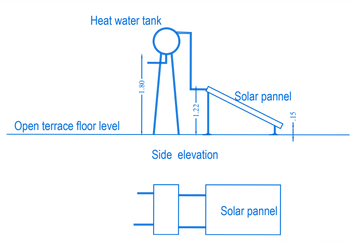
- Proposed Site Boundary
- Road
- Proposed Building
- Proposed O.S.R To Be Hand Over To Local Body(Area:810.00 sq.m)
- Drive Way To Be Hand Over To Local Body (Area:334.67 sq.m)
- Rainwater Harvesting Trench

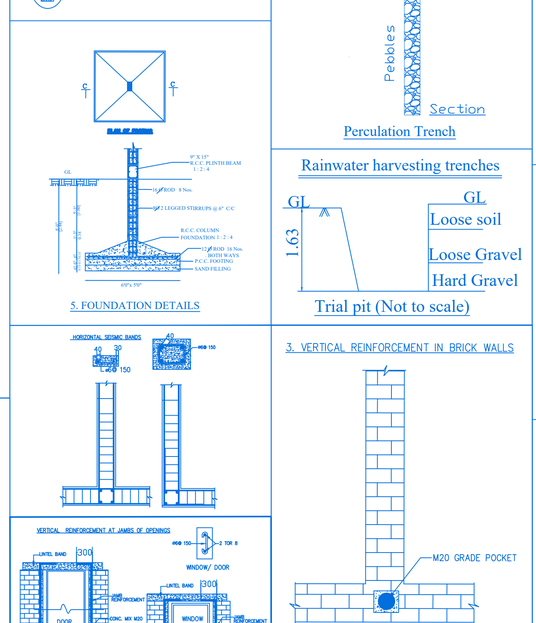
GUARD ROOM PLAN











SITE PLAN & STILT FLOOR PLAN	SHEET NO: 01/03

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING BLOCK-A (STILT, FIRST,SECOND,THIRD, FOURTH & FIFTH FLOOR) AND BLOCK-B AMENITIES (GROUND AND FIRST FLOOR) IN SF.No: 94/3B AND 94/6, KURUDAMPALAYAM VILLAGE PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT

Online Application No: SWP/BPA/400162/2024

APPLICANT NAME:

M/S SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
R. Ramanarayanan (Director)

N
Scale 1 : 200
All dimensions are in meter

PROPOSED SITE AREA DETAILS

SF.NO / VILLAGE	DOCUMENT NO: / YEAR	PATTA NO :	AS PER DOCUMENT		AS PER FMB & PATTA
			area in Acres/sft	area in sqm	area in sqm
94/3B - Kurudampalayam	19803/2024	7546	0.90	3642.30	3650.00
94/6 - Kurudampalayam			1.10	4451.70	4450.00
TOTAL SITE AREA			2.00	8094.00	8100.00

Total Proposed Site Area : 8100.00 Sq.M

O.S.R DETAILS :-

O.S.R CALCULATION : Total Maximum Site area x 10%
O.S.R Required (10%) = 810.00 Sq.M
O.S.R Provided (10%) = 810.00 Sq.M

AREA DETAILS :-

BLOCK	FLOOR	F.S.I Area (sqm)	Non F.S.I Area (sqm)	Total Area (sqm)	Usage	Non F.S.I Area Details	Dwelling
BLOCK - A	Stilt floor	94.26	3899.65	3993.91	Electrical Room & R.O Pump Room	Parking, Drivers Bath & WC	---
	First floor	3026.11	---	3026.11	Residential Flat	---	21
	Second floor	3026.11	---	3026.11	Residential Flat	---	21
	Third floor	3026.11	---	3026.11	Residential Flat	---	21
	Fourth floor	3026.11	---	3026.11	Residential Flat	---	21
	Fifth floor	3026.11	---	3026.11	Residential Flat	---	21
	Terrace floor	---	73.20	73.20	---	Head room	---
	BLOCK-A TOTAL	15224.81	3972.85	19197.66	---	Parking & Head room	---
BLOCK : B AMENITIES	Ground floor	386.44	---	386.44	Swimming Pool,WC & Change room S.T.P Pump Rooms, Toilet,House Keeping room Drivers Room Gym, Hall Association Office Room,	---	---
	First floor	354.11	---	354.11			
	Terrace floor	---	24.39	24.39			
	AMENITIES TOTAL	740.55	24.39	764.94			
Guard Room	Ground floor	---	6.25	6.25	----	Guard Room	---
TOTAL (Block A and B)		15965.36	4003.49	19968.85	----	----	105

FLOOR SPACE INDEX CALCULATION :

$$FSI = \frac{\text{Proposed building area}}{\text{Proposed site area}} = \frac{15965.36}{8094.00} = 1.972$$

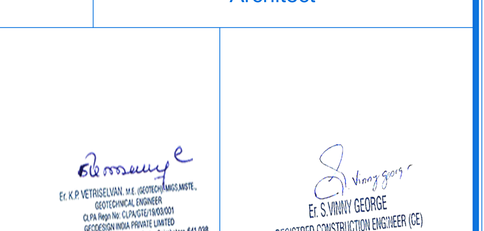
STILT FLOOR PARKING DETAILS

Residential Flat Dwelling Area	A-Block & Dwelling Unit Details (5-Floor)	Total Dwelling (Nos.)	Car parking		Two wheeler parking	
			Required	Provided	Required	Provided
Above 75 sqm. To 150 sqm. (One car required)	Flat-1,2,3,4,5,6,7,9,10, 11,12,14,15,16,18,19, 20,21,23 & 24	105	105 (including 11nos DA parking)	130 (including 11nos DA parking)	02 (DA parking)	02 (DA parking)
Visitors parking of 10%		--	11 Nos.	11 Nos. (Open parking)	---	---
TOTAL PARKING		--	116 Nos.	141 Nos. (130 Covered Parking + 11nos Open parking)	02 Nos. (DA parking)	02 Nos. (DA parking)

JOINERY'S DETAILS

Description of works	In Meter
RS - Rolling shutter	2.50 x 2.13
d2 - Door	0.76 x 2.13
LD - Lift Door	0.91 x 2.13
V1 - Ventilator	0.91 x 0.61

Note :
O.T.S Start From First Floor



	In rft	InCM
Flight Width	5'0"	152
Tread	10"	25
Riser	6.32"	15.79

B.P/DTCP No : 04 / 2025.

M/s Sree Daksha Infrastructure Private Limited
DIRECTOR
Applicant

T.JOHN YOGARAJ
REGISTER ARCHITECT, (RA) GRADE-I
Architect Register No: CA/2000/26960
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Architect

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Reg No: AM/98/00694, CLPA/SE/GR-I/19/03/003
Structural Engineer

Er. K.P.VETRISELVAN, M.E. (GEOTECH.)AMIGS,MISTE.,
GEOTECHNICAL ENGINEER
CLPA Regn No: CLPA/GTE/19/09/001
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+91 90133 44488, Email: geodesign123@gmail.com
Geotech. Engineer

Er. S.VINNY GEORGE
REGISTERED CONSTRUCTION ENGINEER (CE)
Coimbatore. LPA/CE/19/06/048
Construction 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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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.