Verified RealEstate™

REFERENCE
65/2026-2027

ISSUED
08 July 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

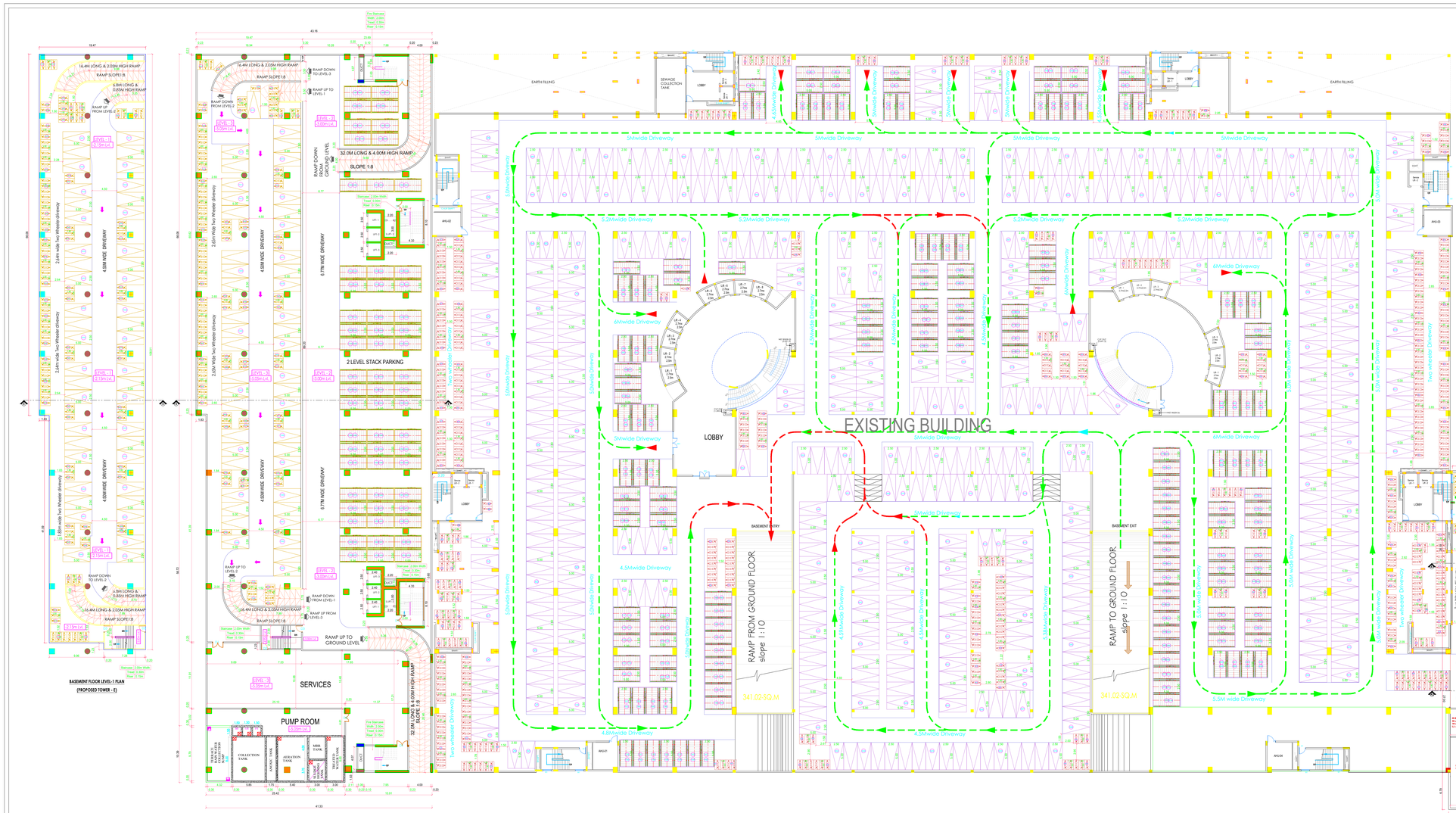
The approval as the planning authority issued it, reproduced in full behind this page.

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD


EXISTING BUILDING
LOBBY
EARTH FILLING
SEWAGE COLLECTION TANK
5Mwide Driveway
5.2Mwide Driveway
6Mwide Driveway
4.5Mwide Driveway
4.65Mwide Driveway
5.38Mwide Driveway
5.00M wide Driveway
4.20M wide Driveway
2.60M Wide Two Wheeler Driveway
2.4M+ wide Two Wheeler Driveway
4.50M WIDE DRIVEWAY
6.77M WIDE DRIVEWAY
2 LEVEL STACK PARKING
SERVICES
PUMP ROOM
16.4M LONG & 2.05M HIGH RAMP
RAMP SLOPE1:8
6.8M LONG & 0.85M HIGH RAMP
RAMP SLOPE1:8
32.0M LONG & 4.00M HIGH RAMP
SLOPE 1:8
RAMP DOWN TO LEVEL-3
RAMP DOWN FROM LEVEL-2
RAMP UP TO LEVEL-1
RAMP DOWN FROM LEVEL-1
RAMP UP FROM LEVEL-3
RAMP UP TO LEVEL-2
RAMP UP TO GROUND LEVEL
RAMP DOWN FROM GROUND LEVEL
RAMP FROM GROUND FLOOR
slope 1:10
RAMP TO GROUND FLOOR
slope 1:10
341.02-SQ.M
BASEMENT ENTRY
BASEMENT EXIT
ENTRY
EXIT
LEVEL -1 2.15m Lvl
LEVEL -2 5.00m Lvl
LEVEL -3 8.00m Lvl
LEVEL -1 4.30m Lvl
LEVEL -2 1.50m Lvl
LEVEL -3 4.50m Lvl
Two Wheeler driveway
Two Wheeler (Parking)
Fire Staircase Width: 1.20m Tread: 0.30m Riser: 0.15m
Staircase: 1.20m Width Tread: 0.30m Riser: 0.15m
Staircase: 2.00m Width Tread: 0.30m Riser: 0.15m
Fire Staircase Width: 1.20m Tread: 0.30m Riser: 0.15m
Fire Staircase Width: 1.20m Tread: 0.30m Riser: 0.15m
Staircase: 1.20m Width Tread: 0.30m Riser: 0.15m
Staircase: 2.00m Width

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Stilt Floor Plan

Scale - 1:200

N

Statutory Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE / 641 009.
LPA No: RE/Gr.I / 0582/2013

REGISTERED ENGINEER

Er.S. RAVICHANDIRAN, M.E (Soil Mech)
STP (Technical Recruitment) Engineer
Reg. No. 510/2018/TCP/GEOTECH/00002
No.6, Officers Colony, Kodambakkam Power House Road,
Nesapakkam, Chennai - 600 078.

REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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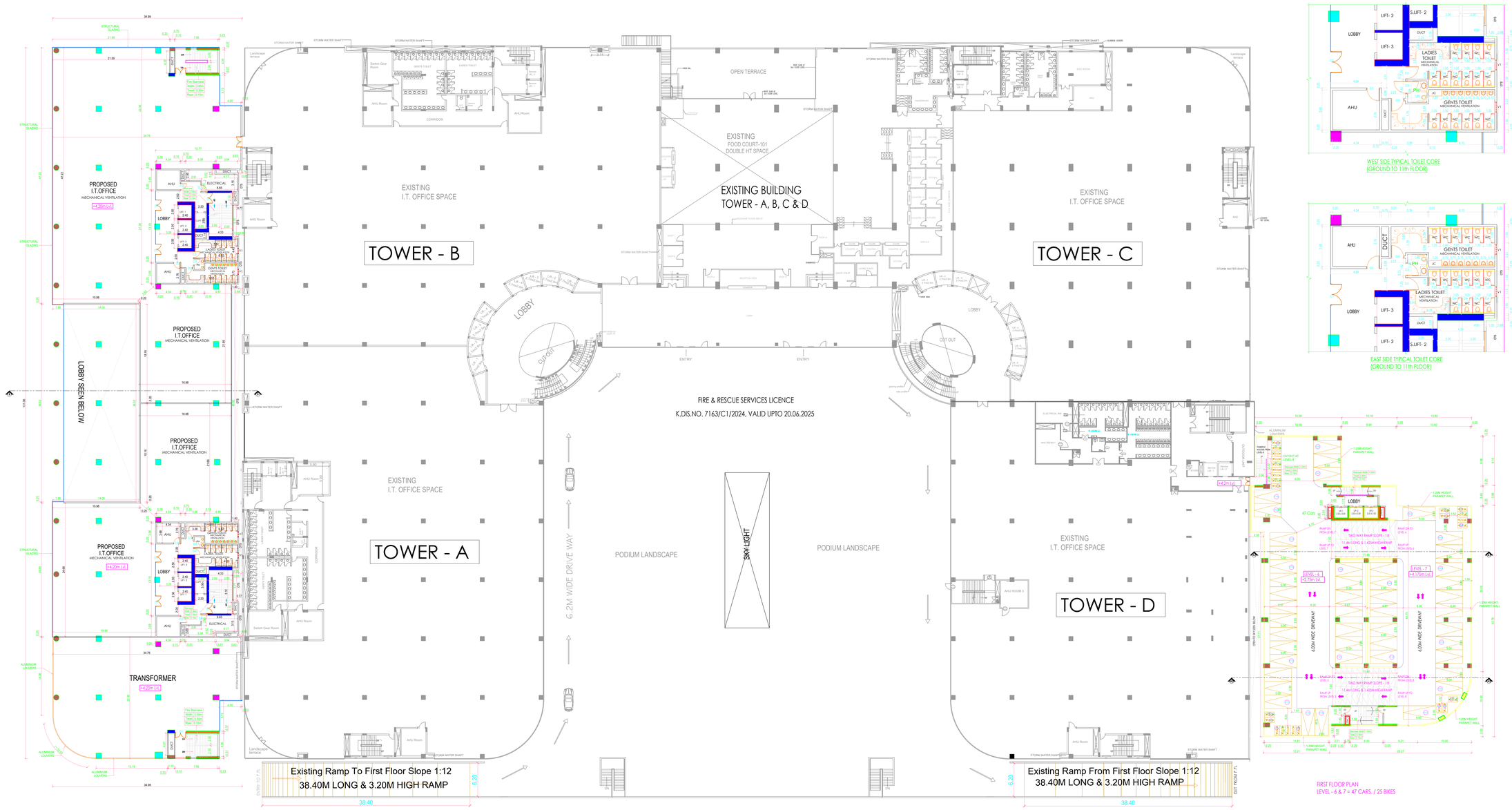
REGISTERED CONSTRUCTION ENGINEER

Sheet no. 3/16

GROUND FLOOR PLAN
(PROPOSED TOWER - E)

REVISED STILT FLOOR PLAN
(REVISED TO ALREADY APPROVED BUILDING
- A, B, C & D)

STILT FLOOR PLAN
LEVEL - 4 & 5 = 48 CARS / 13 BIKES



FIRST FLOOR PLAN
(PROPOSED TOWER - E)

FIRST FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

Sheet No. 4/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4, 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
First Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	0.90 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD
Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No.: RE/GP.I / G.T.Z./...

REGISTERED ENGINEER

Er.S. RAMCHANDRAN, M.E (Soil Study)
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GTCP Regn.No.GGL/GEOGRAPHY/GEOPHYSICS/2007/001
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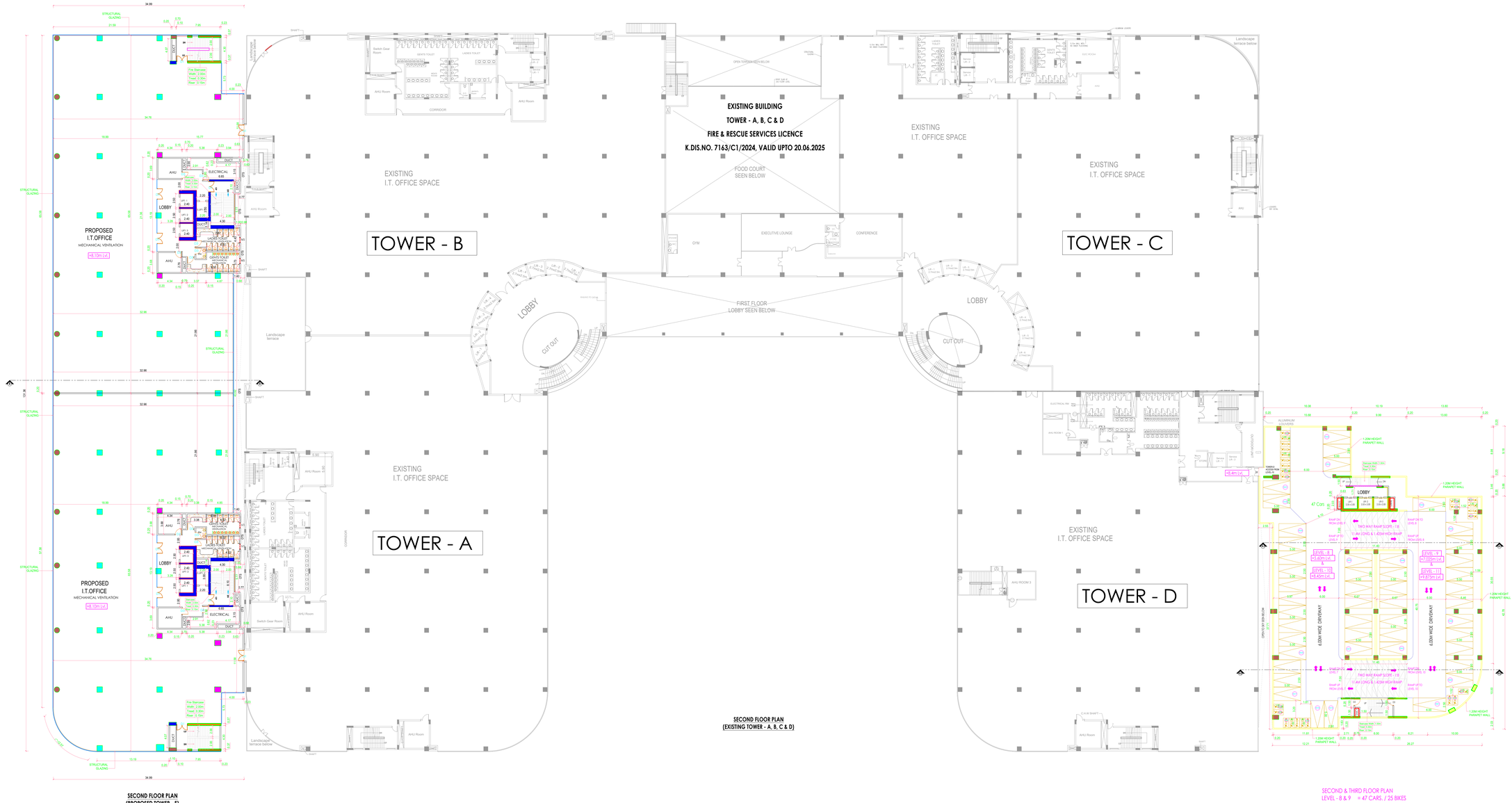
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONNUSWAMY, DCE.,BE.,
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EP/CE/CE/S1/12002
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Cell : 9715 129 098
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REGISTERED CONSTRUCTION ENGINEER

Sheet No. 4/16



SECOND FLOOR PLAN
(PROPOSED TOWER - E)

SECOND FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

SECOND & THIRD FLOOR PLAN
LEVEL - 8 & 9 = 47 CARS. / 25 BIKES
LEVEL - 10 & 11 = 47 CARS. / 25 BIKES

Sheet no. 1/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Second Floor Plan

Scale - 1:200

N

Primary Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	3.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE ,MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / 6*8./17-18

REGISTERED ENGINEER

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ETCP Regn.No.ITC-10000000127(USA)
No. 1, Ground Floor, Sri Ram Nagar, 100 Feet Rd, Par Floor, Ramnagar, Coimbatore - 641 009.

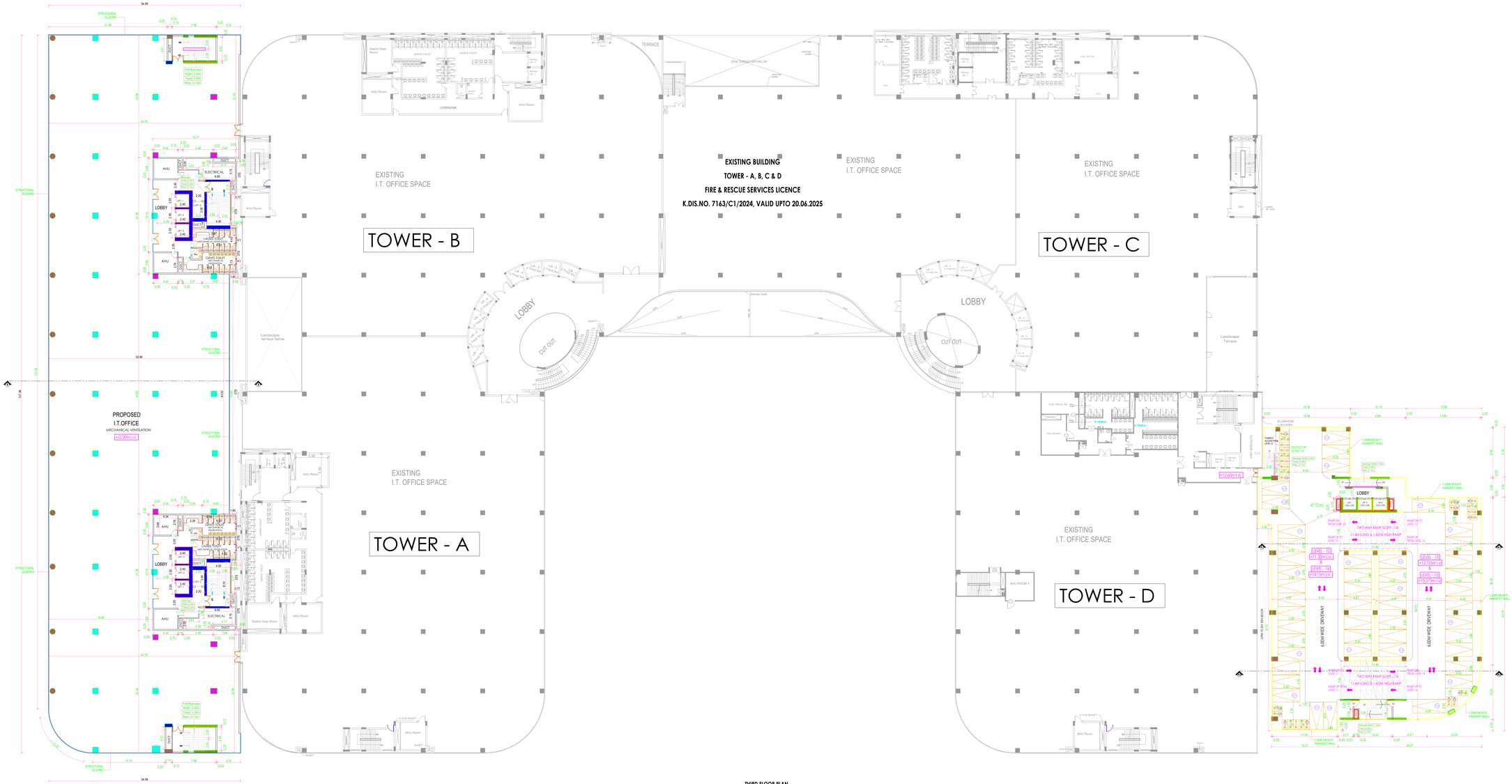
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONNUSAMY, M.E.,
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Email : skannan1705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet no. 2/16



THIRD FLOOR PLAN
(PROPOSED TOWER - E)

THIRD FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

FOURTH & FIFTH FLOOR PLAN
LEVEL - 12 & 13 = 47 CARS / 25 BIKES.
LEVEL - 14 & 15 = 47 CARS / 25 BIKES.

Sheet No. 6/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Third Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	0.90 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R. NITHYAA, BE., MDIAD.
REGISTERED ENGINEER,
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/GA.I / 693/2013

REGISTERED ENGINEER

Er.S. RANCHANDRAN, M.E (Rail Way) Registered Consultancy Engineer, RCDC Regn.No.TSG/RCDC/2021/00000007 No.1, Bharathi Street, Kamaraj Nagar, Thiruvanmiyur, Chennai - 600 041.

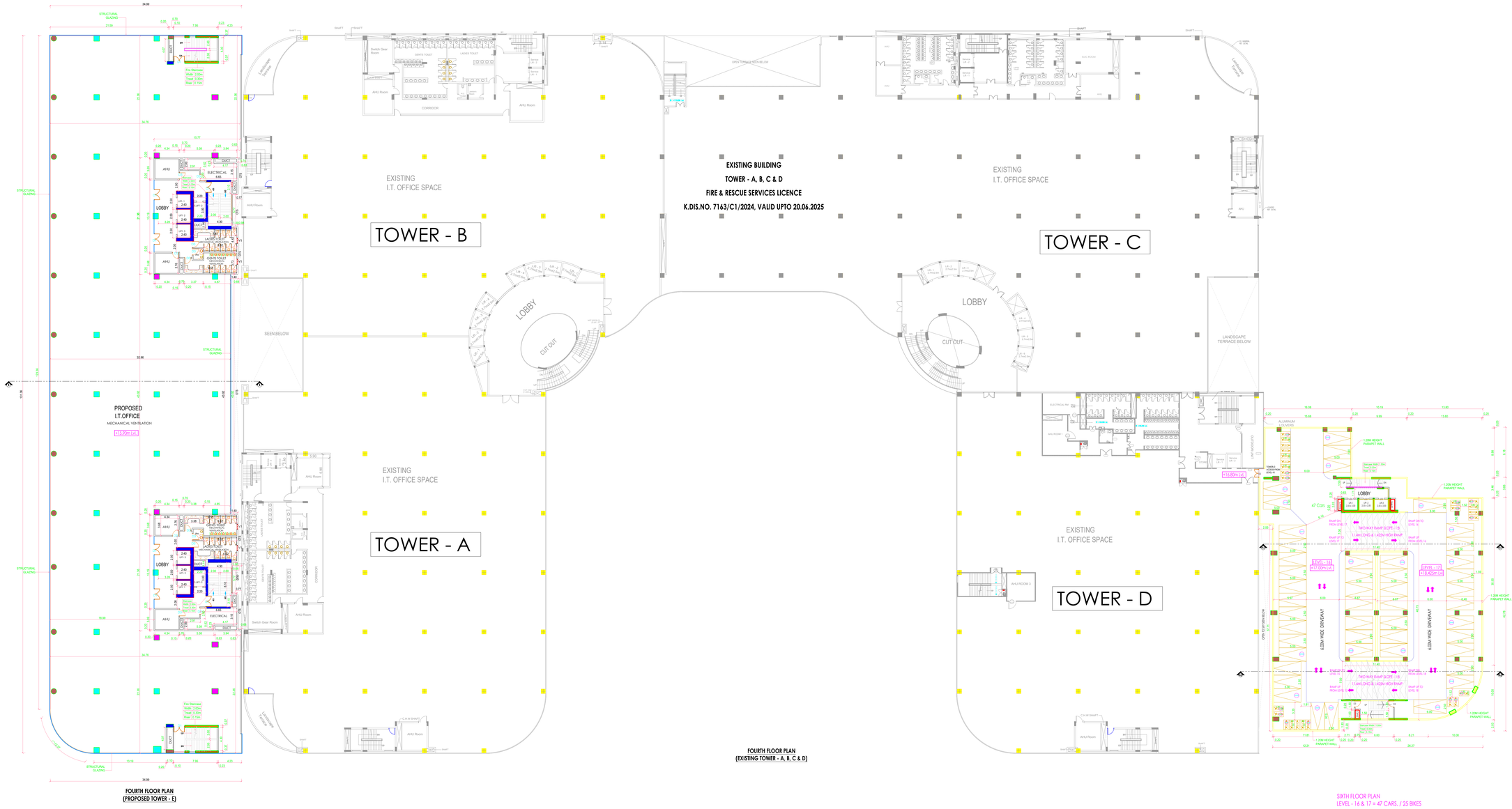
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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REGISTERED CONSTRUCTION ENGINEER

Sheet No. 6/16



Sheet no. 7/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title: Fourth Floor Plan

Scale - 1:200

N

Primary Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.30 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD.
Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / 5 7 8 / C / I - I / 2

REGISTERED ENGINEER

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Statistical Consultant, C.C.M (Hons)
DTCP Regn.No.725/2020/DTCP/GENERALIST
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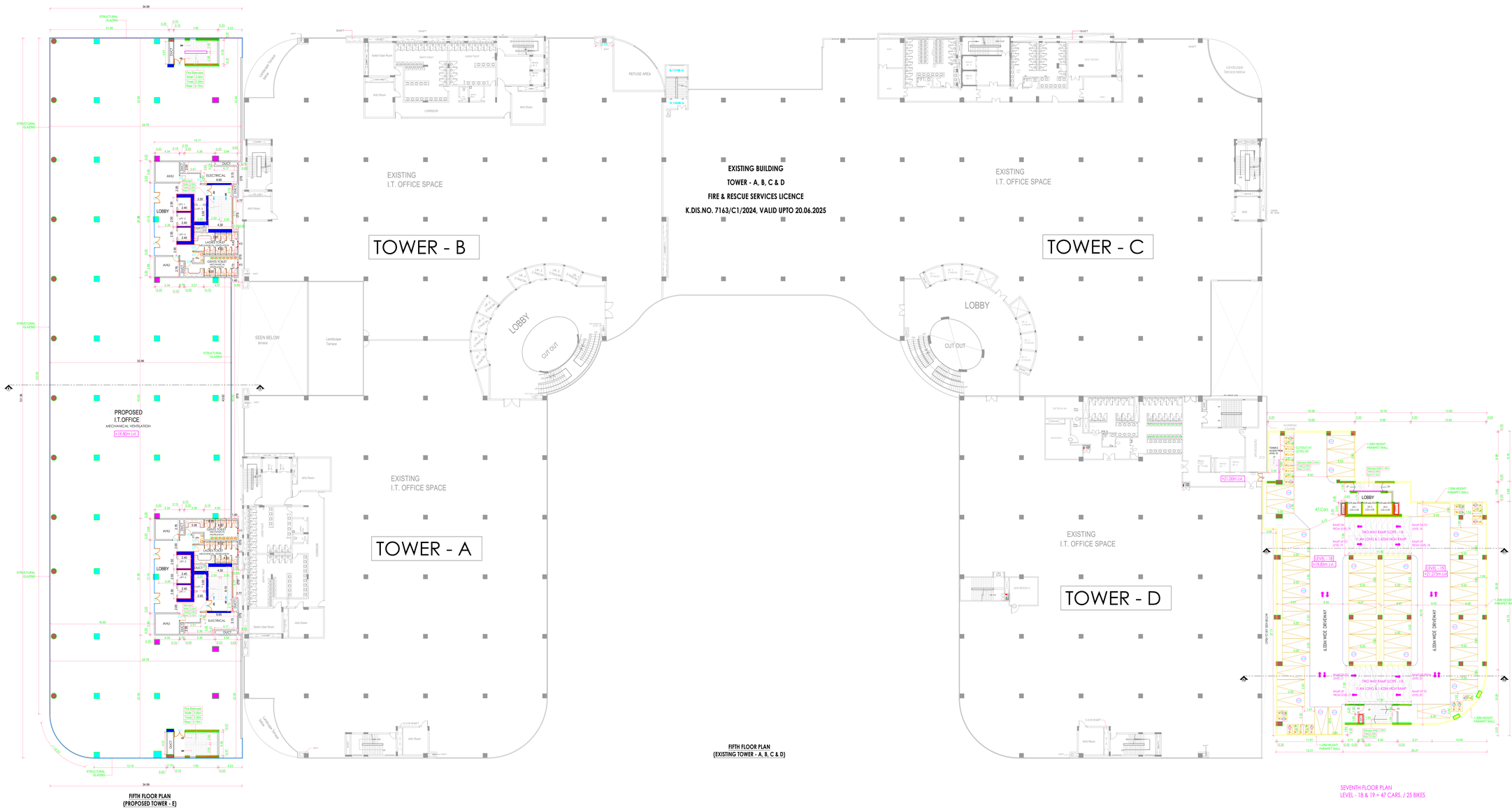
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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REGISTERED CONSTRUCTION ENGINEER

Sheet no. 7/16



FIFTH FLOOR PLAN
(PROPOSED TOWER - E)

FIFTH FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

SEVENTH FLOOR PLAN
LEVEL - 18 & 19 = 47 CARS, / 25 BIKES

Sheet No: 8/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Fifth Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	3.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MOAD.
REGISTERED ENGINEER,
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / 0.9.8 /C-1-1

REGISTERED ENGINEER

Er.S. RAVICHANDRAN, M.E (Hydl Struct)
Registered Geotechnical Engineer
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No.5, Ramakrishna Nagar, Kalapatti Main Road,
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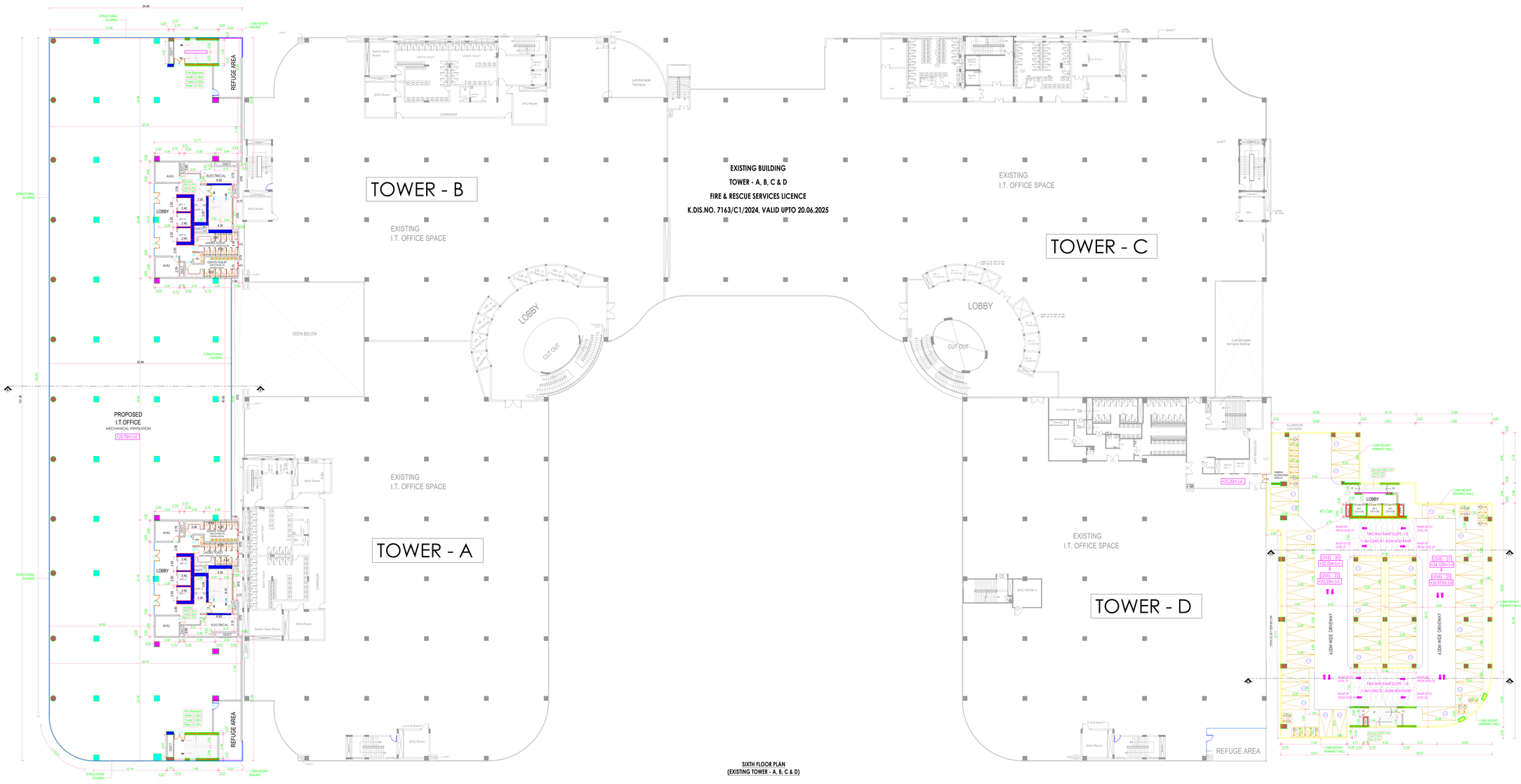
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONNAMMAL B.A.M., DCE.,BE.,
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Email : skannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet No: 8/16



SIXTH FLOOR PLAN
(PROPOSED TOWER - E)

SIXTH FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

Sheet no: 9/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Sixth Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/GC1/ 0737/2018

REGISTERED ENGINEER

Er.S. RANGHANIKRAM, M.E (Soil Mech)
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STCP Regn.No.CGL/GE0262/TL(CBE)/Proficiency/
No.8, Officers Colony, 100 Feet By-Pass Road,
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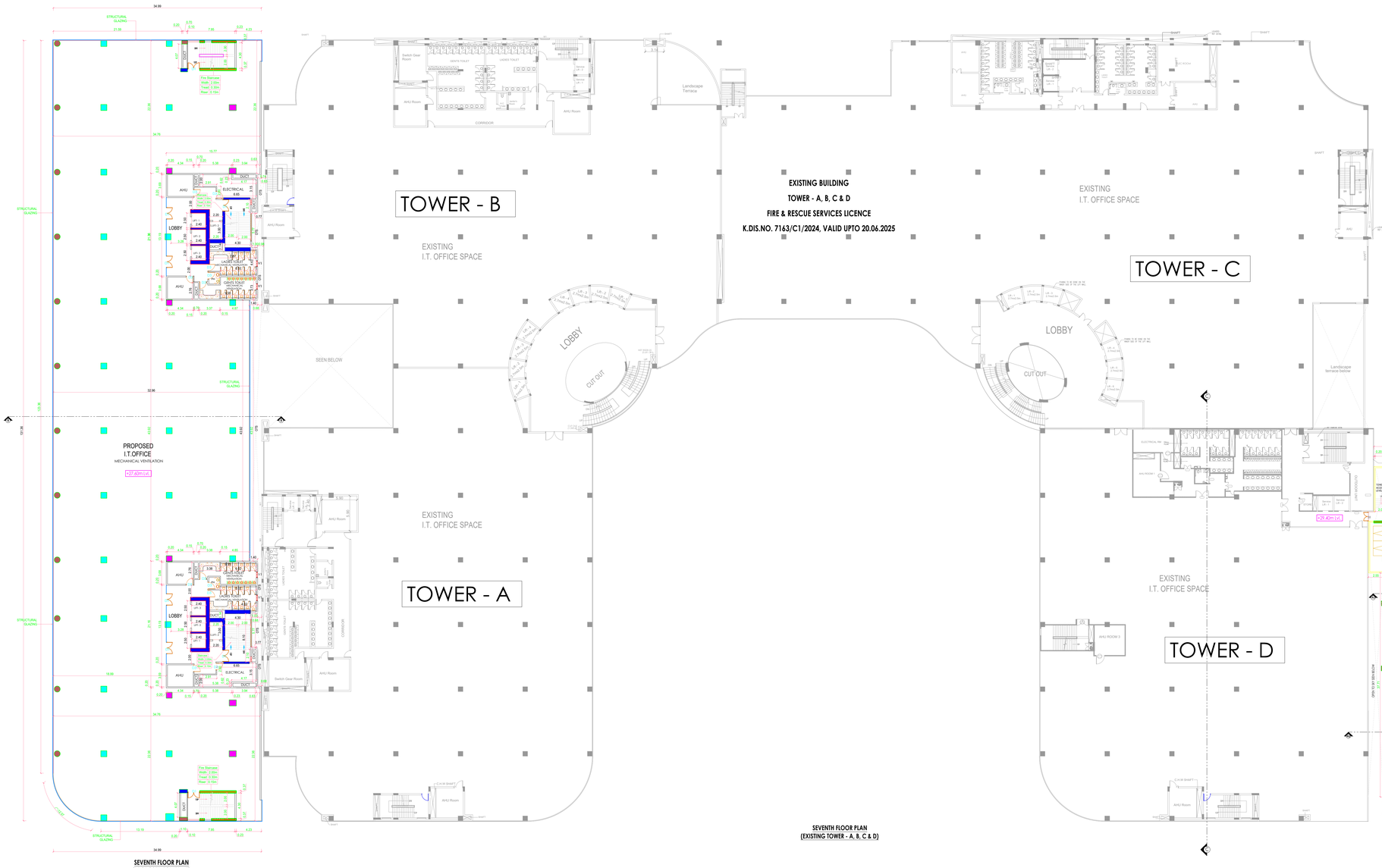
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. JOTHIRAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
LPA No: CE/2018/0737
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Cell : 75791 17438
Email : skannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet no: 9/16



SEVENTH FLOOR PLAN
(PROPOSED TOWER - E)

SEVENTH FLOOR PLAN
(EXISTING TOWER - A, B, C & D)

TENTH & ELEVENTH FLOOR PLAN
LEVEL - 24 & 25 = 47 CARS, / 25 BIKES
LEVEL - 26 & 27 = 47 CARS, / 25 BIKES

Sheet No. 10/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Seventh Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH Park PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD.
REGISTERED ENGINEER,
25, SASTRI ROAD, RAMNAGAR,
COIMBATORE - 641 009.
LPA No: RE/GI-1 / 6782/11-1

REGISTERED ENGINEER

Dr.S. RAMCHANDRAN, M.Y. Hall World Renowned Geotechnical Engineer, #204, Plot No.110, Kodambakkam High Road, Nungambakkam, Chennai - 600 034. Telephone, Chennai - 2825 0626.

REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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(Lic. No. CE/2019/0000)
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Cell : 73737 17438
Email : sikannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet No. 10/16

Drawing no. 11/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Eighth Floor Plan

Scale - 1:200

N

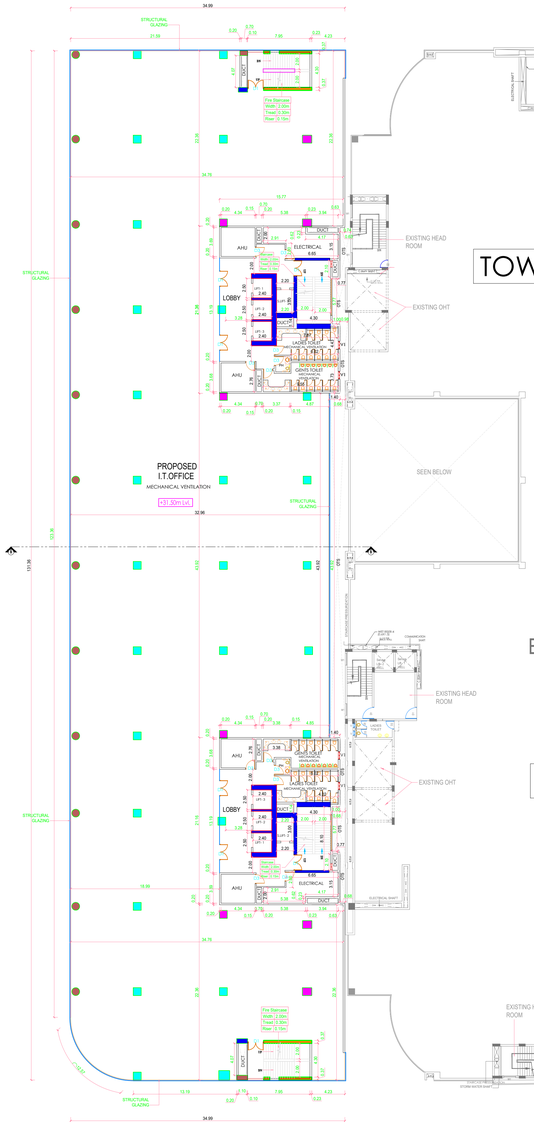
Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary :

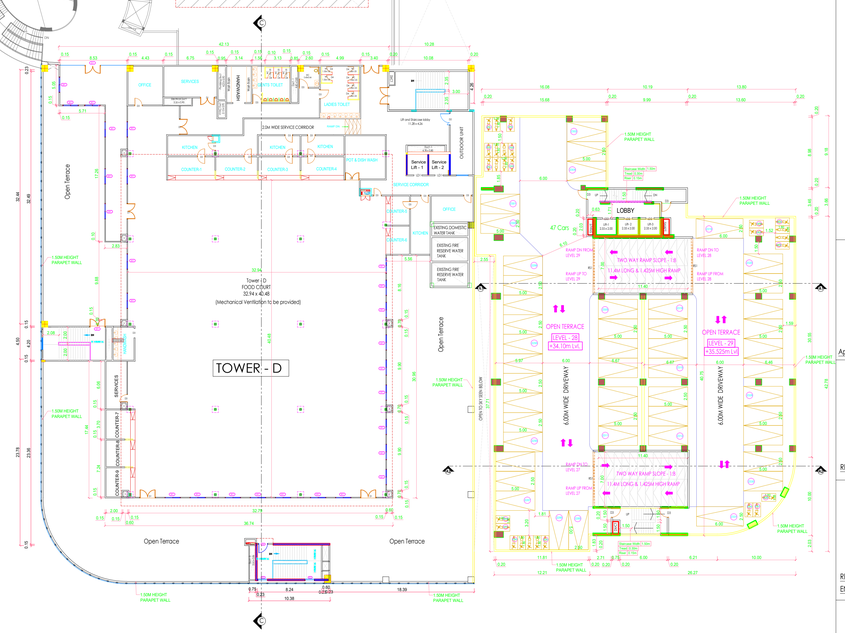
Existing Building Boundary :



EIGHTH FLOOR PLAN
(PROPOSED TOWER - E)



TERRACE FLOOR PLAN
(EXISTING TOWER - A, B & C)



EIGHTH FLOOR PLAN
(PROPOSED TOWER - D)

TERRACE LEVEL = 47 CARS. / 27 BIKES

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD.
REGISTERED ENGINEER
25, GASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/GCI/1/5/1/2018

REGISTERED ENGINEER

Er.S. BANUMADHAN, M.E (Ed Mgt)
Registered Government Contractor
Civil Engineering Consultancy Services
No.5, Athipathi Colony, 100 Ft Ring Road,
Peelamedu, Chennai - 600 004.

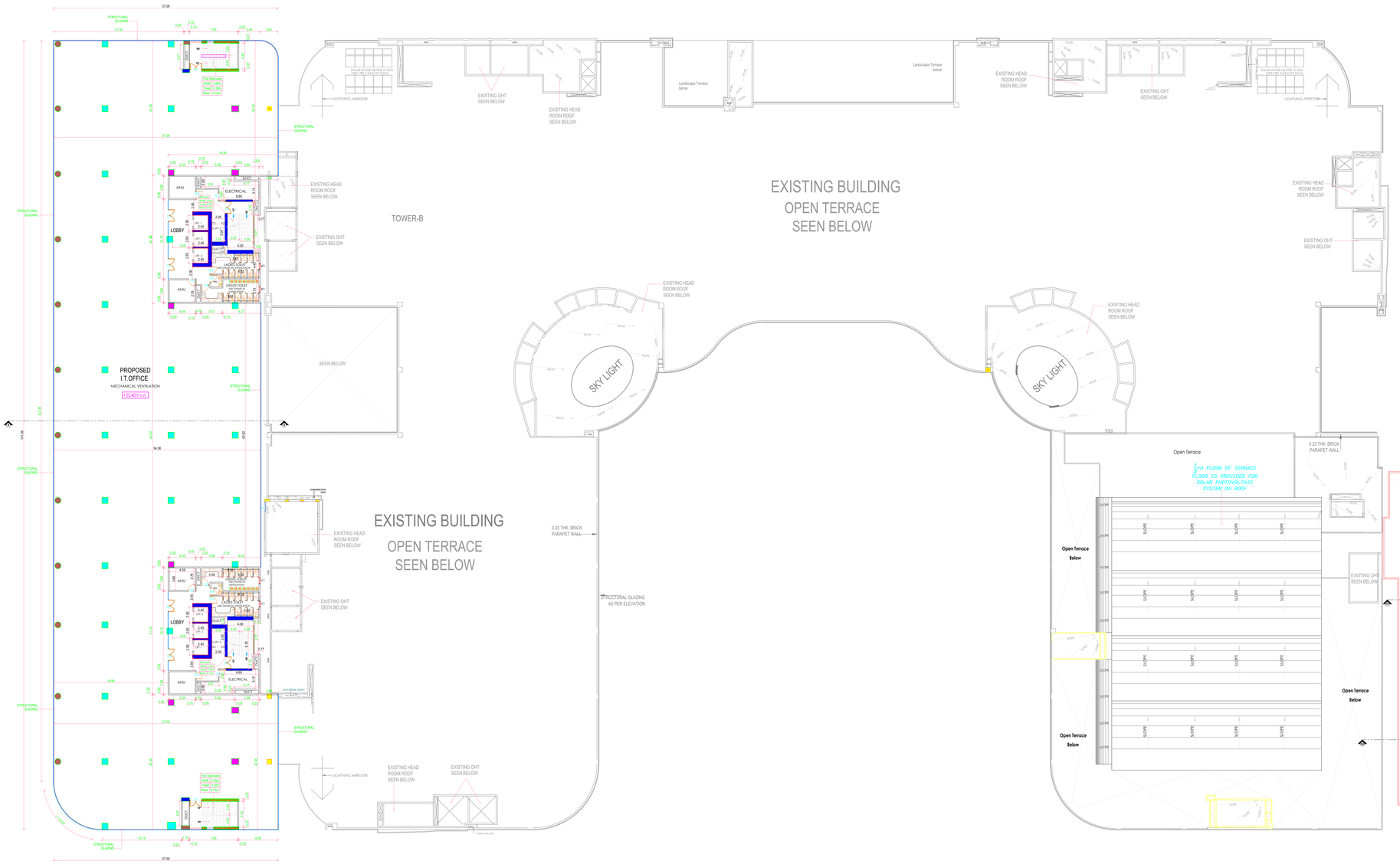
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONDANI R.A.M., DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, Thadagam Road, Kurumpacode,
Coimbatore - 641 049.
Cell : 73761 17438
Email : skannan.1152@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Drawing no. 11/16



NINTH FLOOR PLAN
(PROPOSED TOWER - E)

TERRACE FLOOR PLAN
(PROPOSED TOWER - D)

Sheet no. 12/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
North Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.30 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MDAD
REGISTERED ENGINEER,
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/G-I/ 6 7 8 /2017

REGISTERED ENGINEER

Dr.S. RAMCHANDRAN, M.Tech (Soil Mech) Registered Geotechnical Engineer (India) 0729 Registered Structural Engineer (India) No.6, Officers Enclave, 100 Feet Bye Pass Road, Kolathur, Chennai - 600 099.

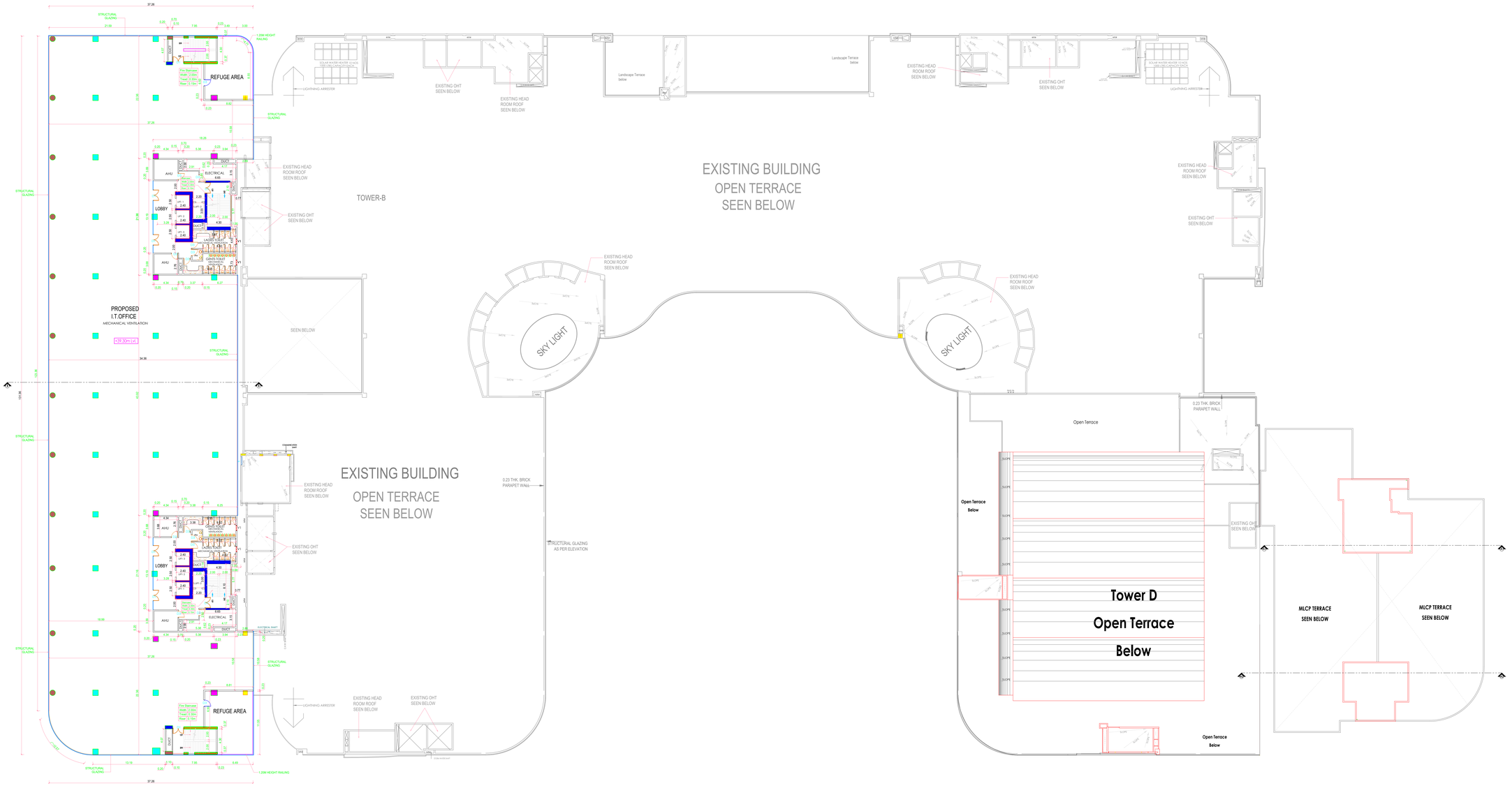
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. POONGKUZHALI, M.E.
REGISTERED CONSTRUCTION ENGINEER (CE)
CCDP/CE/0171/2022
No. 138-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 77101 17438
Email : ce.kannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet no. 12/16



TENTH FLOOR PLAN
(PROPOSED TOWER - E)

Sheet no: 12/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Tenth Floor Plan

Scale - 1:200

N

Joinery Details

S.No	Symbol	Description	Size in Meters
1	D1	Door	0.90 x 2.40
2	D2	Door	1.20 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	3.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary -

Existing Building Boundary -

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MOAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / ೦೪೫೯/೨೦೧೯

REGISTERED ENGINEER

Er.S. RAVICHANDRAN, M.E (Hydraulics)
Registered Geotechnical Engineer
DTCP Regn.No.CG/RGE/0270/2019/0021
No.5, Flat No. 102, 1st Floor, Sri Ram Nivas,
Nanjundapuram, Chennai - 600 044.

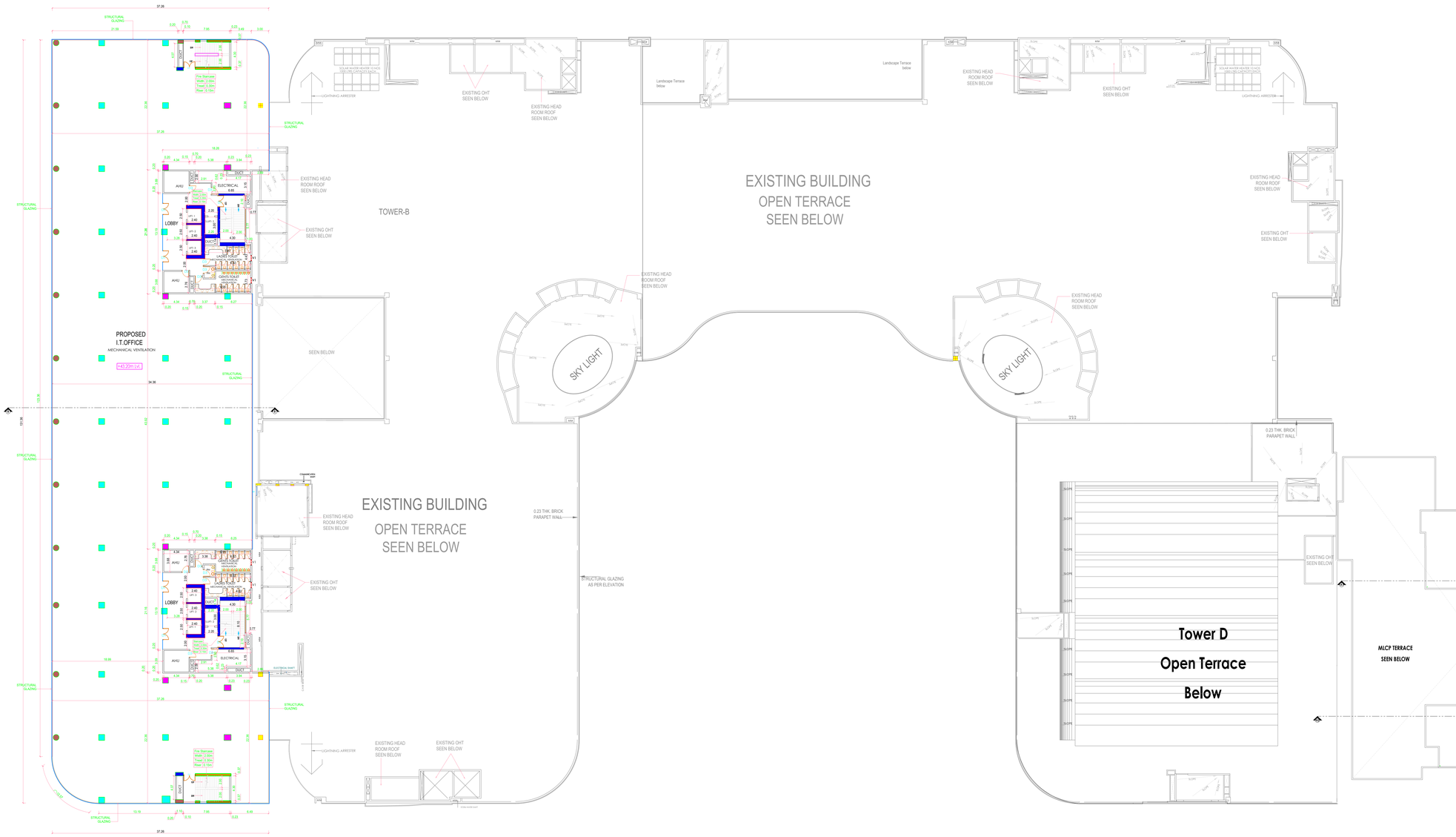
REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, NGN Street, New Sakthapuram,
Coimbatore - 641 044.
Cell : 73761 17438
Email : ponmani705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet no: 12/16



11th FLOOR PLAN
(PROPOSED TOWER - E)

Sheet no: 14/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Eleventh Floor Plan

Scale - 1:200

N

Joinery Details:

S.No	Symbol	Description	Size in Meters
1	D1	Door	3.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary :

Existing Building Boundary :

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE., MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/GI/ / 078/2017

REGISTERED ENGINEER

Er.S. RAVICHANDRAN, M.I (Rail Wheel)
Registered Geotechnical Engineer
STGI Regn.No.TG-1020/08/TG/02/2008/27
No.5, Thirumalai Nagar, Main Road,
Velachery, Chennai - 600 042.

REGISTERED GEO TECH

ENGINEER

REGISTERED STRUCTURAL

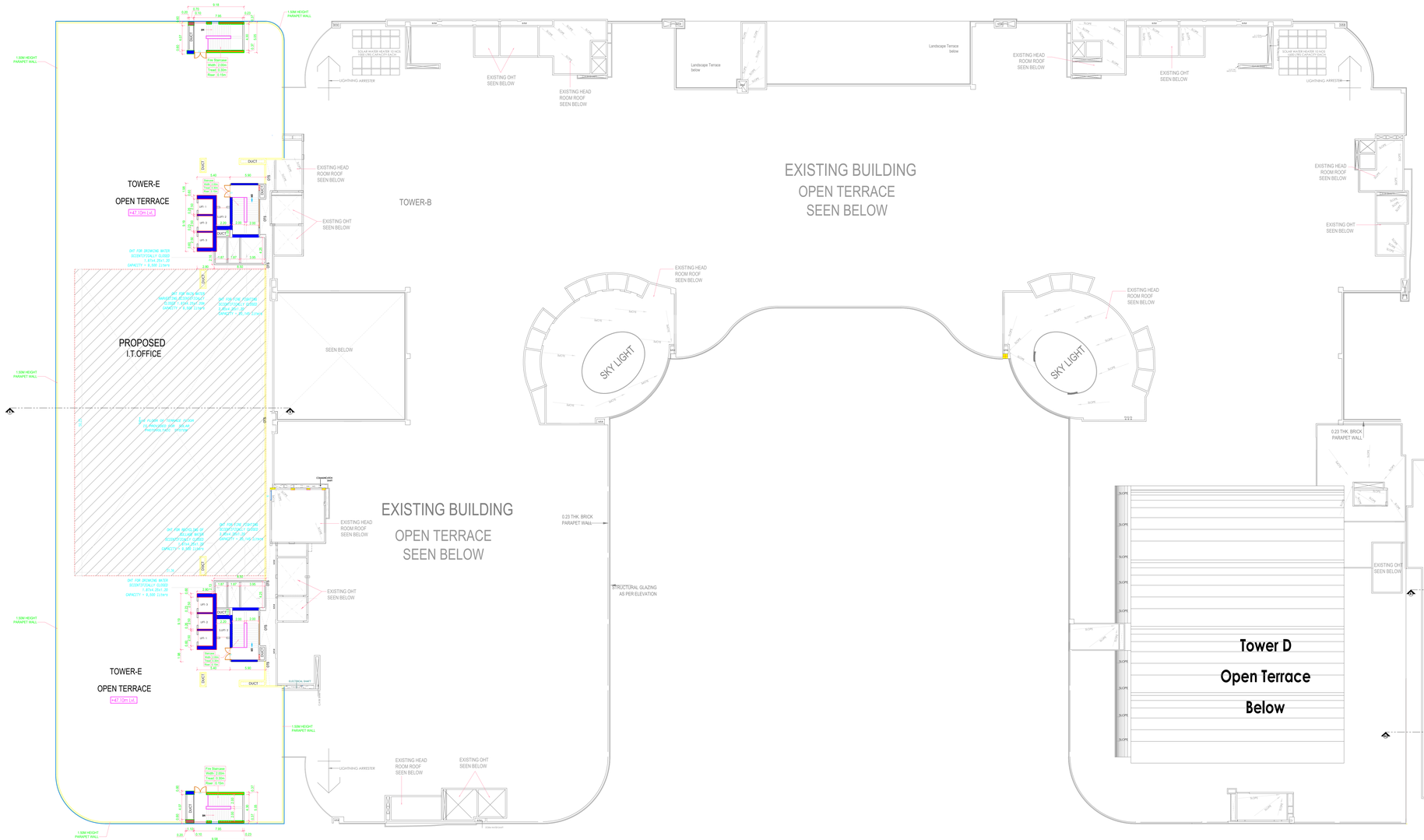
ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
LICENSE NO. CE/2016/0000
No.159-A, NGN Street, New Sakthivakuluar,
Coimbatore - 641 044.
Cell : 73791 17438
Email : skannan705@gmail.com

REGISTERED CONSTRUCTION

ENGINEER

Sheet no: 14/16



TERRACE FLOOR PLAN

Sheet no. 13/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

Title:
Terrace Floor Plan

Scale - 1:200

N

Joinery Details :

S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.30 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00

Reference:

Proposed Building Boundary :

Existing Building Boundary :

For INDIA LAND TECH Park PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MDIAD.
REGISTERED ENGINEER
25, SIVAKAMI NAGAR, SULUR
COIMBATORE - 641 029.
LPA No: RE/Gr.I / 5.7.2/27-17

REGISTERED ENGINEER

Dr.S. RAMCHANDAR, M.E (Soil Mech) Retired Chief Engineer (Geotechnical Engineering) STUP Regn.No.CE/GE/STUP/0007 No.5, Officers Colony, 100 Feet Bye Pass Road, Vadavalli, Chennai - 600 041.

REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er. S. PONNAMMAL, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/S17/2022
No.198-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 94431 17438
Email : skannan1705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Sheet no. 13/16

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

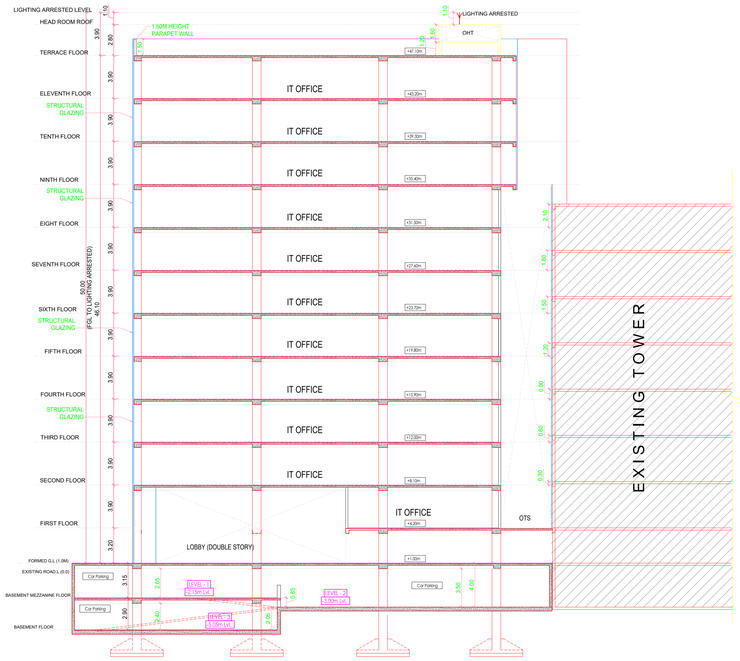
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Scale - 1:200

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Joinery Details

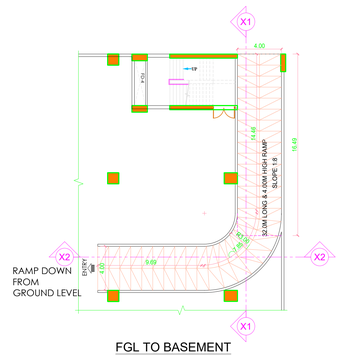
S.No	Symbol	Description	Size in Meters
1	D1	Door	2.00 x 2.40
2	D2	Door	1.50 x 2.40
3	D3	Door	1.20 x 2.40
4	D4	Door	0.75 x 2.40
5	LD	Lift Door	1.20 x 2.40
6	RS	Rolling Shutter	2.40 x 3.00
7	RS1	Rolling Shutter	7.00 x 3.00



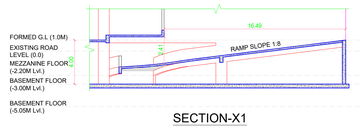
SECTION - BB



TOWER - E - ELEVATION



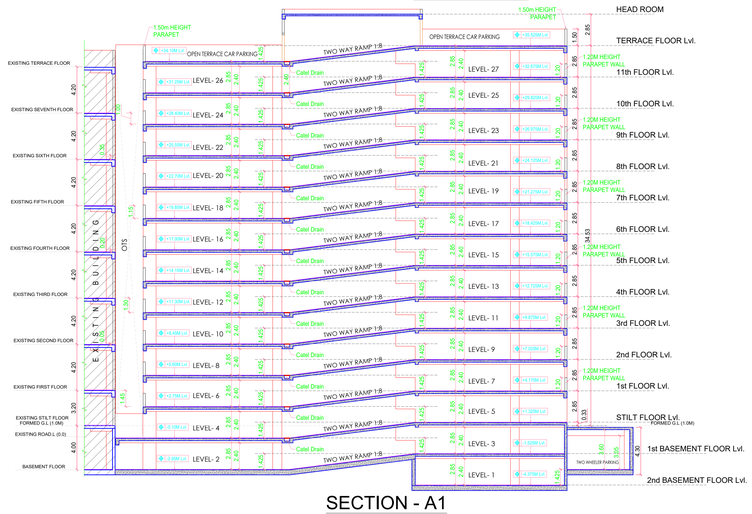
FGL TO BASEMENT ENTRY RAMP PLAN



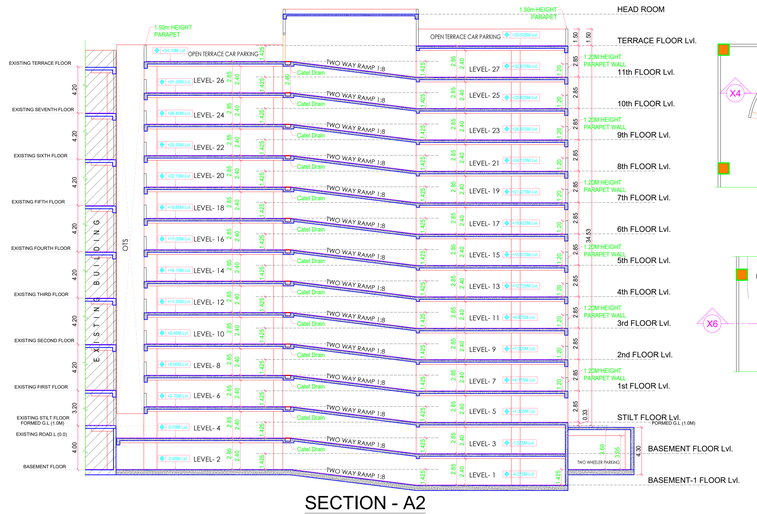
SECTION-X1



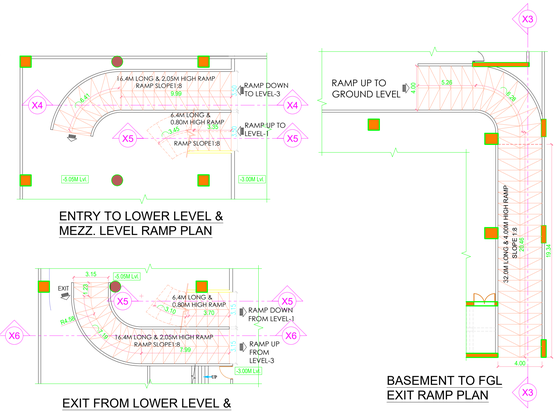
SECTION-X2



SECTION - A1



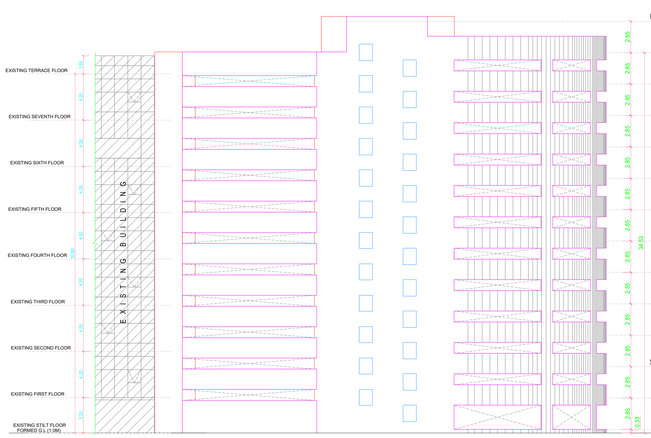
SECTION - A2



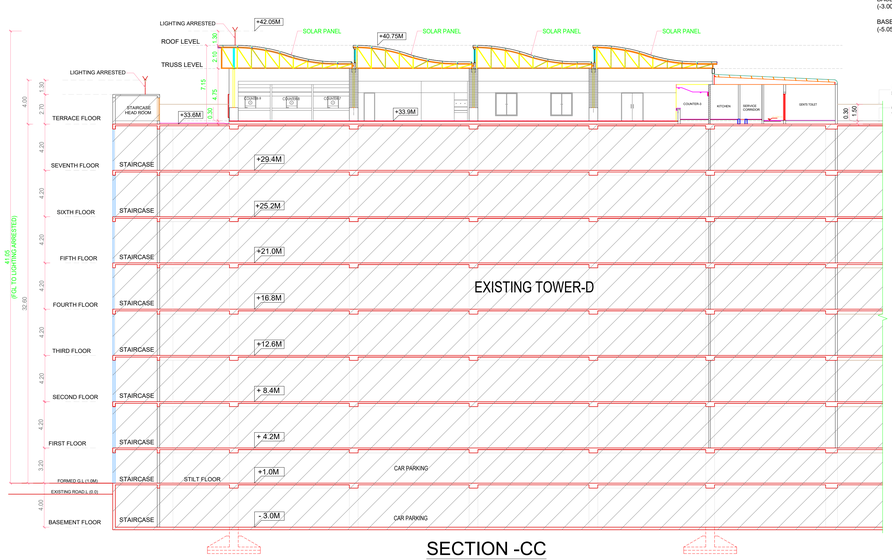
ENTRY TO LOWER LEVEL & MEZZ. LEVEL RAMP PLAN

EXIT FROM LOWER LEVEL & MEZZ. LEVEL RAMP PLAN

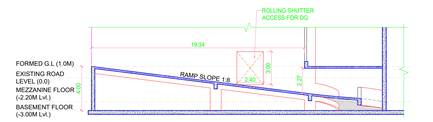
BASEMENT TO FGL EXIT RAMP PLAN



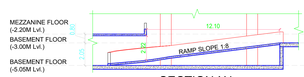
EAST ELEVATION (MLCP)



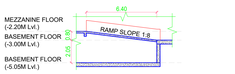
SECTION -CC



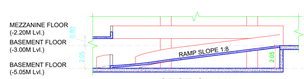
SECTION-X3



SECTION-X4



SECTION-X5



SECTION-X6

Applicant

For INDIA LAND TECH PARK PVT LTD
Authorised Signatory

Er.R.NITHYAA, BE.,MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / 6978/2014

REGISTERED ENGINEER

Er.S. RAVICHANDIRAN, M.E (Soil Mech)
Registered Geotechnical Engineer
DTCP Regn. No.GEL/RGE/2017/00000007
No.8, Officers Colony, 100 Feet By-Pass Road,
Valasaravakkam, Chennai - 600 042.

REGISTERED GEO TECH ENGINEER

STRUCTURAL ENGINEER
M.E
REGISTERED STRUCTURAL ENGINEER
REGISTERED STRUCTURAL ENGINEER
No.1, (Old No.14), ESSANT AVENUE ROAD,
ALWAR, CHENNAI-600 020
E.Mail: peram@pureengineers.in
Mobile. +91 99625 45830

REGISTERED STRUCTURAL ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 73391 17438
Email : skannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Plan showing the Revision of Existing constructed and Proposed additional construction of Information Technology Building in S.F.No. 307/2, 308/1, 308/2, 309/1, 309/2, 309/3, 309/4, 309/5, 309/6, 309/7, 310/2, 310/3, 310/4 , 311/1, 311/2 and 311/3 of Keeranatham Village, Coimbatore North Taluk, Coimbatore District.

FOR M/S. INDIA LAND TECH PARK PRIVATE LIMITED

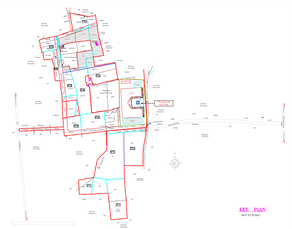
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Scale - 1:400

N

Reference:

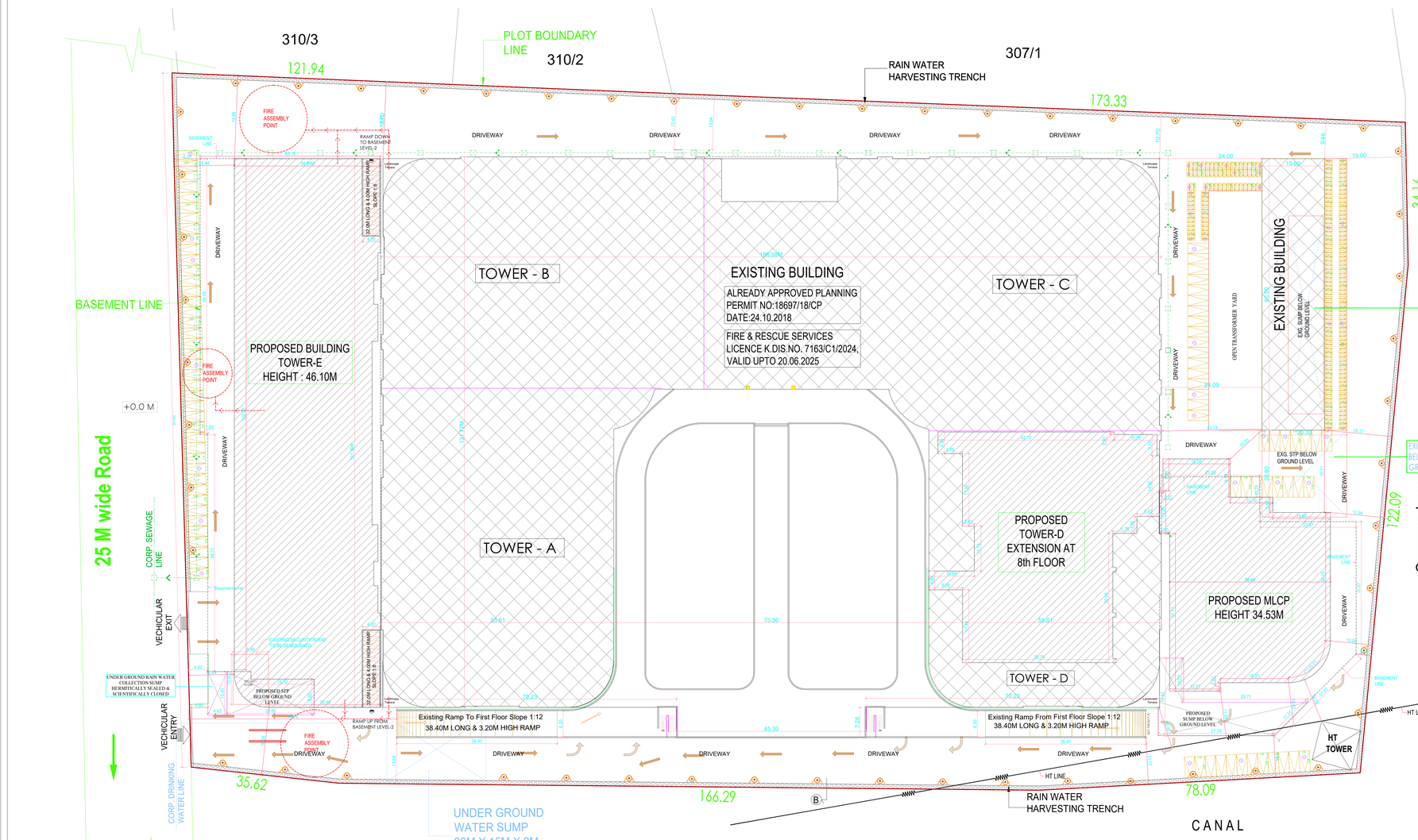
- Proposed Building Boundary -
- Existing Building Boundary -
- SITE BOUNDARY -
- ROAD -



KEY PLAN

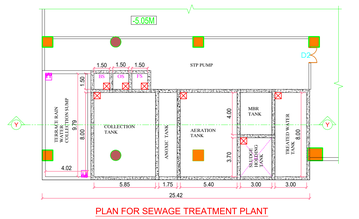
SITE AREA DETAIL

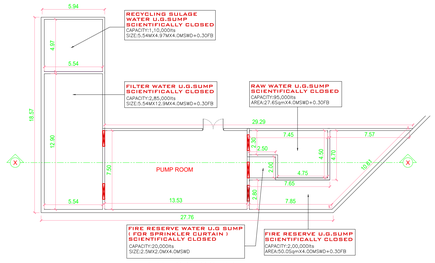
Sl. No.	S.F.Nos	Extent (As per Document) (In Acres)	Extent As per Patta (In Sq.m)
1	307/2	1.250	5050
2	308/1	0.700	2850
3	308/2	2.140	8650
4	309/1	0.430	1750
5	309/2	2.430	9850
6	309/3	0.610	2450
7	309/4	0.900	3650
8	309/5	0.600	2450
9	309/6	0.250	1000
10	309/7	0.640	2600
11	310/2	0.340	1376
12	310/3	0.340	1376
13	310/4	0.015	61
14	311/1	0.260	1052
15	311/2	0.380	1538
16	311/3	0.460	1862
TOTAL AREA		11.745	47565

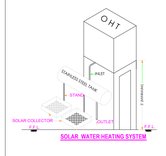


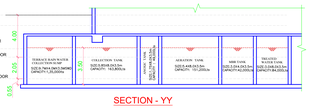
SITE PLAN (SCALE 1:400)

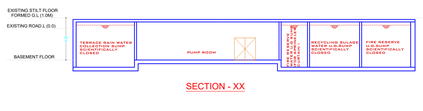












ALREADY APPROVED
PLANNING PERMIT NO:18697/18/CP. DATE:24.10.2018

AREA STATEMENT (IN SQM)

PLOT EXTENT -- 47,348 SQM (11.7 ACRES)

TOTAL BUILT UP AREA

	F.S.I	NON F.S.I	CAR PARKING	TOTAL FLOOR AREA
MAIN BUILDING				
BASEMENT FLOOR AREA ---	NIL	600.58	22,862.62	23,463.20
STILT FLOOR AREA ---	6,665.98	713.15	17,044.31	24,423.44
FIRST FLOOR AREA ---	17,231.32	787.44	NIL	18,018.76
SECOND FLOOR AREA ---	15,440.99	787.44	NIL	16,228.43
THIRD FLOOR AREA ---	16,521.07	787.44	NIL	17,308.51
FOURTH FLOOR AREA ---	16,325.47	787.44	NIL	17,112.91
FIFTH FLOOR AREA ---	16,097.21	787.44	NIL	16,884.65
SIXTH FLOOR AREA ---	16,097.32	787.44	NIL	16,884.76
SEVENTH FLOOR AREA ---	15,895.51	787.44	NIL	16,682.95
TERRACE FLOOR AREA ---	NIL	1,349.51	NIL	1,349.51
SERVICE BLOCK				
GROUND FLOOR AREA ---	955.56	NIL	NIL	955.56
FIRST FLOOR AREA ---	480.11	NIL	NIL	480.11
SECURITY CABIN				
GROUND FLOOR AREA ---	101.52	NIL	NIL	101.52
ASSOCIATION ROOM				
STILT FLOOR AREA ---	104.66	NIL	NIL	104.66
TOTAL BUILT UP AREA	121,916.72	8,175.32	39,906.93	169,998.97

TOTAL NO OF HANDICAPP CAR PARKING -4
TOTAL NO OF CAR PARKING - 1237
TOTAL NO OF TWO WHEELER PARKING -1244

TOTAL FSI PROVIDED
121,916.72 / 47,348 = 2.575

TOTAL PLOT COVERAGE
22,396.51+955.56+101.52 / 47,348 = 49.534%

TOTAL HT. OF THE BLDG.---- 32.6 M

TOTAL AREA AS PER DOCUMENT	47,529.90 SQMT (OR) 11.745 AC
TOTAL AREA AS PER PATTA	47,565.00 SQMT
TOTAL AREA AS PER SUPER IMPOSED SITE	47,348.00 SQMT

REVISED TO ALREADY APPROVED BUILDING AREA STATEMENT

PLOT EXTENT -- 47,348 SQM (11.7 ACRES)

TOWER - A,B, C & D

FLOORS	F.S.I	NON F.S.I	DEDUCTION	TOTAL FLOOR AREA
BASEMENT FLOOR AREA (REVISED)	--	23463.20	--	23463.20
STILT FLOOR AREA (REVISED)	5179.54	19243.90	--	24423.44

RETAINED AS PER EXISTING APPROVED

FIRST FLOOR AREA	17231.32	787.44	--	18018.76
SECOND FLOOR AREA	15440.99	787.44	--	16228.43
THIRD FLOOR AREA	16521.07	787.44	--	17308.51
FOURTH FLOOR AREA	16325.47	787.44	--	17112.91
FIFTH FLOOR AREA	16097.21	787.44	--	16884.65
SIXTH FLOOR AREA	16097.32	787.44	--	16884.76
SEVENTH FLOOR AREA	15895.51	787.44	--	16682.95
TERRACE FLOOR AREA	NIL	1349.51	--	1349.51
SERVICE BLOCK				
GROUND FLOOR AREA	955.56	--	--	955.56
FIRST FLOOR AREA	480.11	--	--	480.11
TOTAL BUILT UP AREA - REVISED	120224.10	49568.69	--	1,69,792.79

TO BE DEMOLISHED:				
SECURITY CABIN				
GROUND FLOOR AREA	101.52	--	--	101.52
ASSOCIATION ROOM				
STILT FLOOR AREA (Converted to parking)	104.66	--	--	104.66
TOTAL BUILT UP AREA	206.18	--	--	206.18

Revised Existing Basement & Stilt Floor Parking Detail:

		CAR	2 WHEELER
EXISTING AREA (TOWER -A,B,C & D)	1st Basement floor (01 - 835 CARS),(01- 546 BIKES)	835	546
	Stilt floor (836-1237 CARS) , (547-1244 BIKES)	402	698
EXISTING AREA ADDITIONAL PARKING (TOWER-A,B,C&D)	Stilt floor(1238-1367 CARS) , (1245-1638 BIKES)	130	394
TOTAL		1367	1638

PROPOSED EXTENTION AREA STATEMENT IN Sq.Mt.

FLOORS	FSI AREA	NON F.S.I	FLOOR AREA
BASEMENT FLOOR - LEVEL 3	667.91	2026.87	2694.78
BASEMENT FLOOR - LEVEL 2	-	2716.32	2716.32
BASEMENT FLOOR - LEVEL 1	-	2028.32	2028.32
GROUND FLOOR	4592.06	-	4592.06
FIRST FLOOR	3753.83	-	3753.83
SECOND FLOOR	4337.36	-	4337.36
THIRD FLOOR	4428.54	-	4428.54
FOURTH FLOOR	4428.54	-	4428.54
FIFTH FLOOR	4428.54	-	4428.54
SIXTH FLOOR	4428.54	-	4428.54
SEVENTH FLOOR	4428.54	-	4428.54
EIGHT FLOOR	4428.54	-	4428.54
NINETH FLOOR	4590.26	-	4590.26
TENTH FLOOR	4590.26	-	4590.26
ELEVENTH FLOOR	4590.26	-	4590.26
TERRACE FLOOR	-	-	-
PROPOSED TOWER-D			
EIGHTH FLOOR (TOWER-D)	2216.21	-	2216.21
TOTAL AREA	55909.39	6771.51	62680.90

PROPOSED MLCP AREA STATEMENT

FLOORS	FSI AREA	NON FSI	FLOOR AREA
2nd Basement Floor	-	745.97	745.97
1st Basement Floor	111.48	2357.03	2468.51
Stilt Floor(Lvl-4 & Lvl-5)	-	1828.81	1828.81
1st Floor(Lvl-6 & Lvl-7)	-	1828.81	1828.81
2nd Floor(Lvl-8 & Lvl-9)	-	1828.81	1828.81
3rd Floor(Lvl-10 & Lvl-11)	-	1828.81	1828.81
4th Floor(Lvl-12 & Lvl-13)	-	1828.81	1828.81
5th Floor(Lvl-14 & Lvl-15)	-	1828.81	1828.81
6th Floor(Lvl-16 & Lvl-17)	-	1828.81	1828.81
7th Floor(Lvl-18 & Lvl-19)	-	1828.81	1828.81
8th Floor(Lvl-20 & Lvl-21)	-	1828.81	1828.81
9th Floor(Lvl-22 & Lvl-23)	-	1828.81	1828.81
10th Floor(Lvl-24 & Lvl-25)	-	1828.81	1828.81
11th Floor(Lvl-26 & Lvl-27)	-	1828.81	1828.81
TOTAL AREA	111.48	25048.72	25160.20

FSI AREA DETAIL :

TOTAL FSI PROVIDED
120224.10 + 55909.39 + 111.48 / 47,348 = 176244.97 / 47,348 = 3.722

Permissible FSI (3.25) = 153881.00 Sq.Mt.

Premium FSI (0.472) = 22363.97 Sq.Mt.

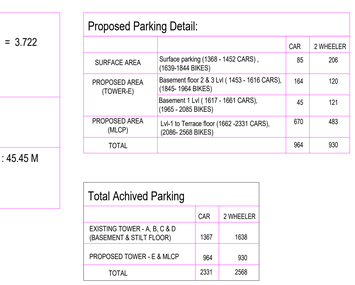
TOTAL PLOT COVERAGE
22,963.78 / 47,348 = 48.50%

TOTAL HT. OF THE BUILDING UP TO TERRACE Lvl. : 45.45 M

PROPOSED TOWER-E : 46.10 M

PROPOSED MLCP : 34.53 M

REQUIRED PARKING	AREA IN SQ.M	CARS	TWO WHEELERS
FOOD COURT (75% OF FSI AREA) 1CAR = 60Sq.Mt. (1 TWO WHEELER = 25Sq.Mt.	1680.67	34	68
OFFICE (75% OF FSI AREA) 1CAR = 50Sq.Mt. (1 TWO WHEELER = 25Sq.Mt.	41932.04	839	1678
OFFICE VISITORS	10%	84	168
TOTAL REQUIRED PARKING		957	1914



Proposed Parking Detail:

		CAR	2 WHEELER
SURFACE AREA	Surface parking (1368 - 1452 CARS) , (1639-1844 BIKES)	85	206
PROPOSED AREA (TOWER-E)	Basement floor 2 & 3 Lvl (1453 - 1616 CARS), (1845- 1964 BIKES)	164	120
	Basement 1 Lvl (1617 - 1661 CARS), (1965 - 2085 BIKES)	45	121
PROPOSED AREA (MLCP)	Lvl-1 to Terrace floor (1662 -2331 CARS), (2086- 2668 BIKES)	670	483
TOTAL		964	930

Total Achived Parking

	CAR	2 WHEELER
EXISTING TOWER - A, B, C & D (BASEMENT & STILT FLOOR)	1367	1638
PROPOSED TOWER - E & MLCP	964	930
TOTAL	2331	2568

For INDIA LAND TECH PARK PVT. LTD

Authorised Signatory

Applicant

Er.R.NITHYAA, BE.,MDIAD.
REGISTERED ENGINEER
25, SASTRI ROAD, RAMNAGAR
COIMBATORE - 641 009.
LPA No: RE/Gr.I / 0578/2019

REGISTERED ENGINEER

Er.S. RAVICHANDRAN, M.E (Full Time) Master of Geotechnical Engineer
DTCP Regn.No:CBE/ADMN/TECH/10/2022/2022
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REGISTERED GEO TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

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REGISTERED 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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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.