

PP

APPROVAL RECORD

Planning Permission

Survey 522

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Commercial

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.



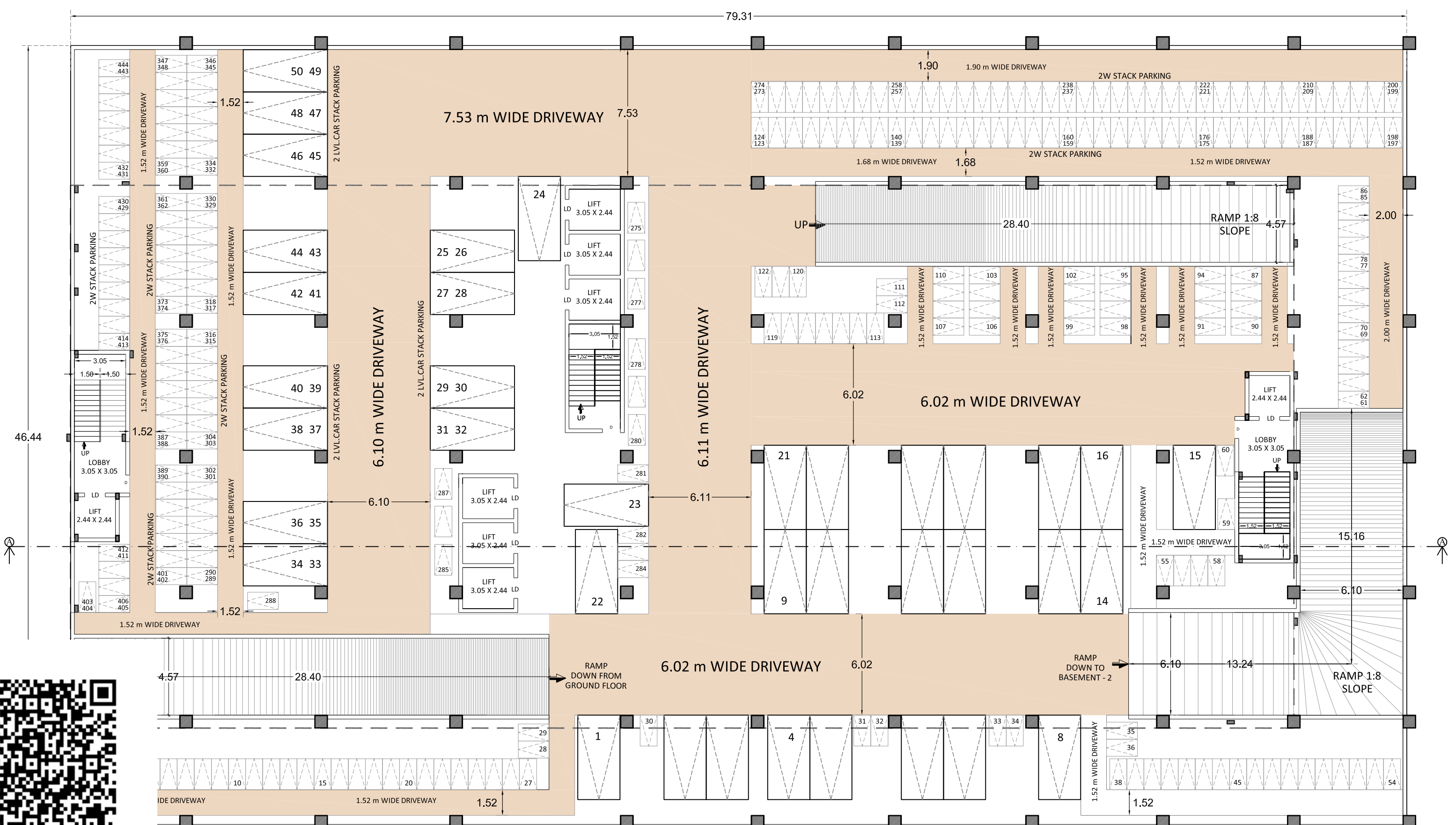
BASEMENT -3 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos



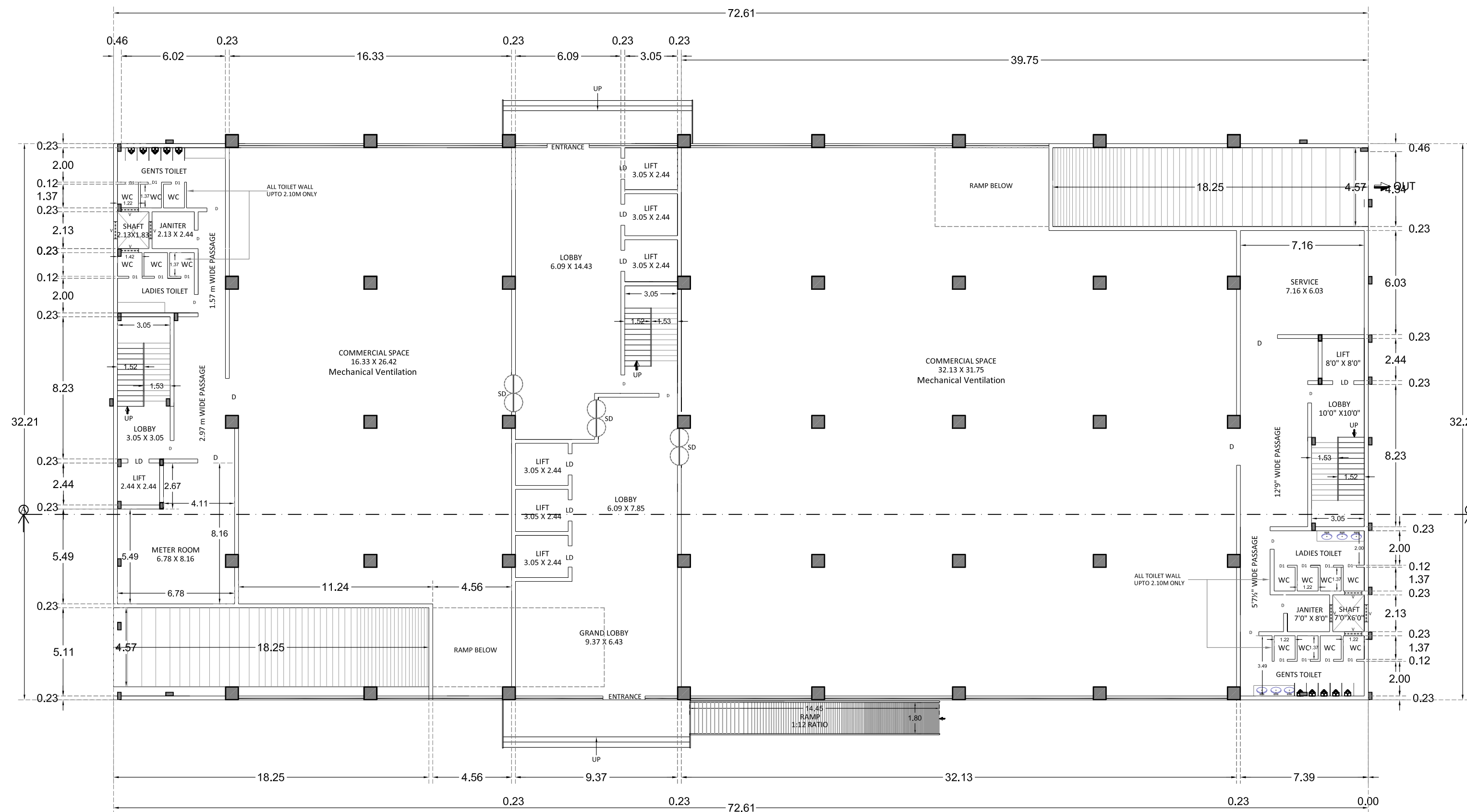
BASEMENT -2 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos

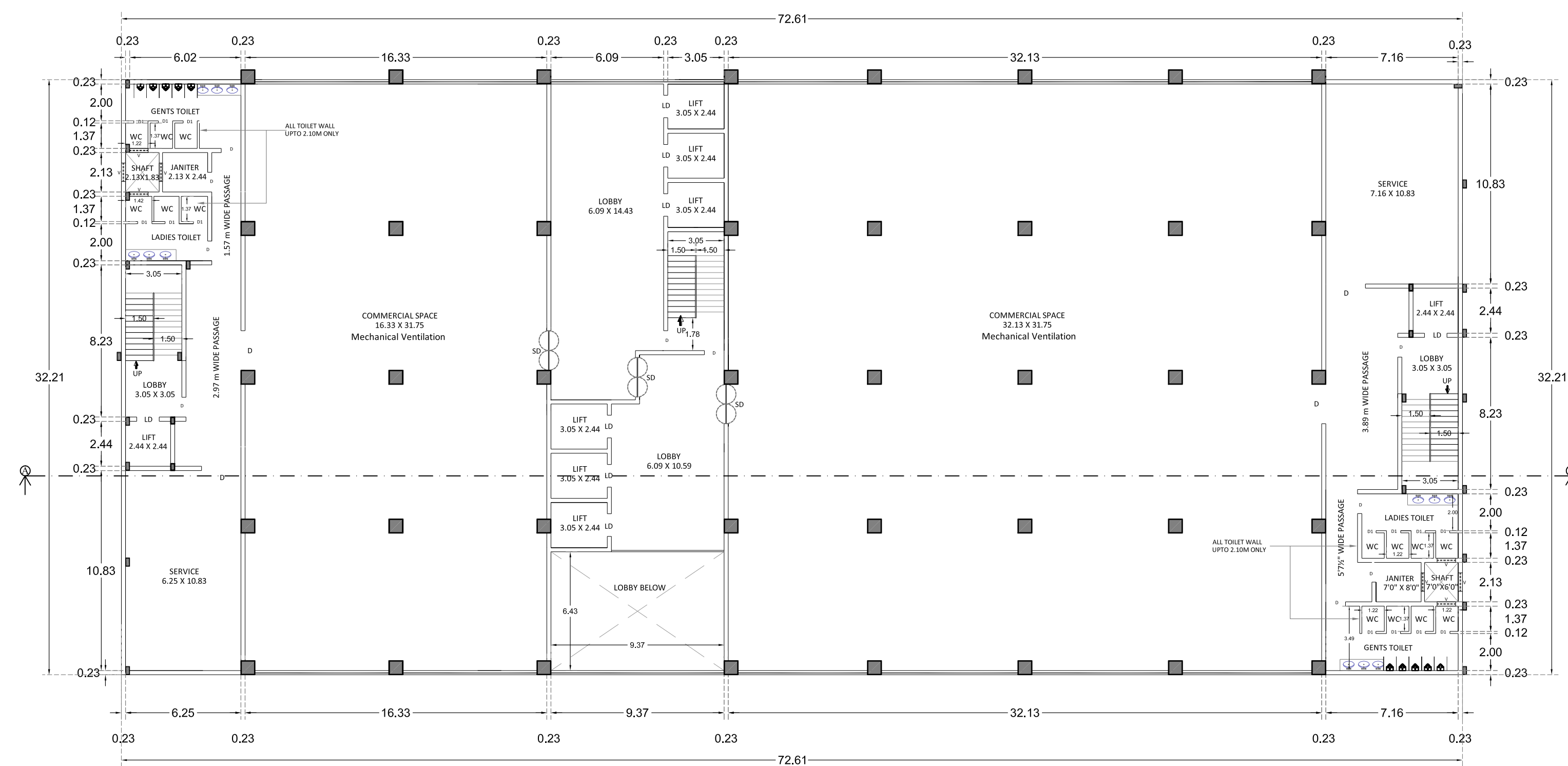


BASEMENT -1 FLOOR PLAN

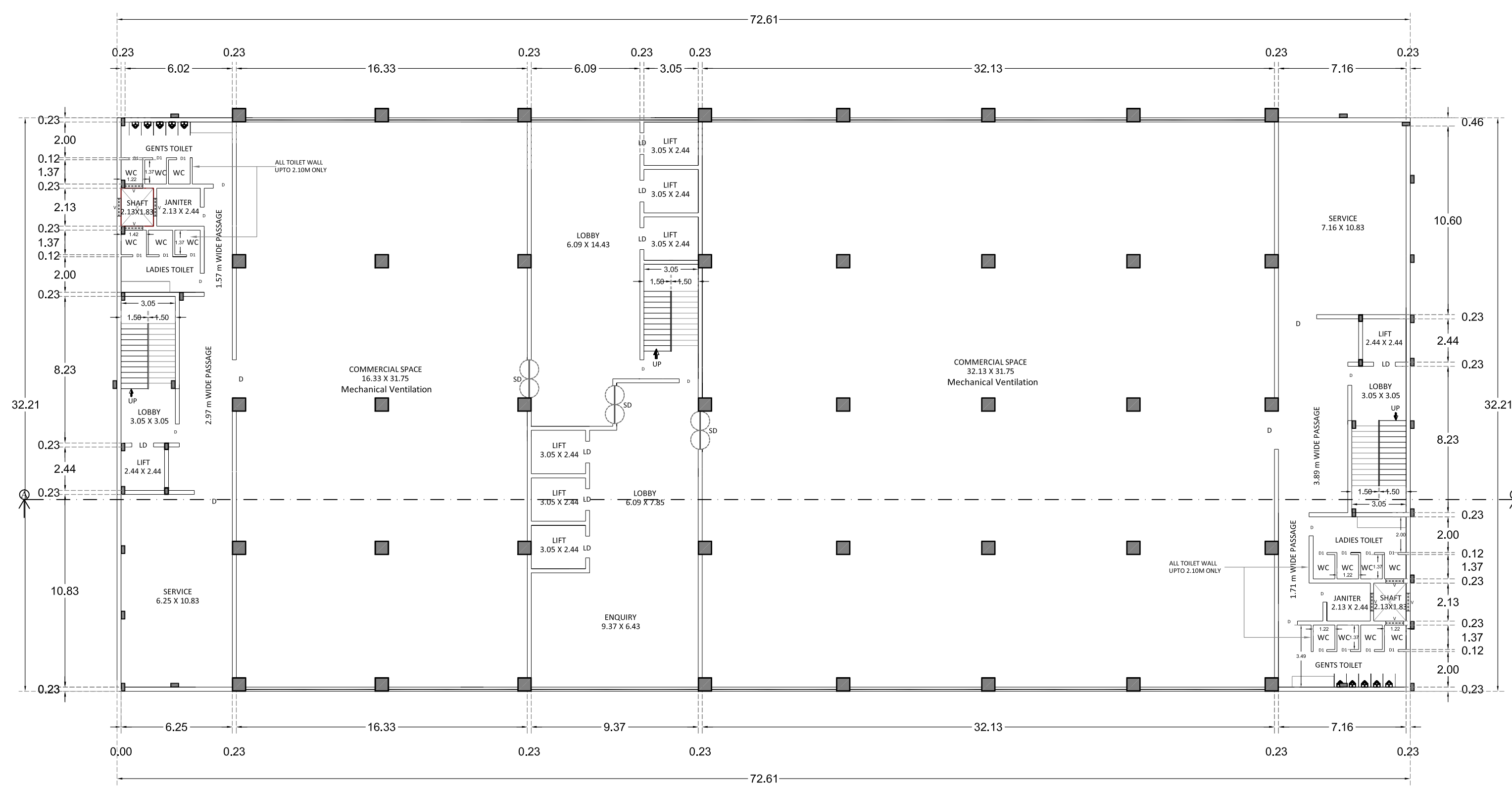
CAR PARKING - 50 Nos
2 WHEELER PARKING - 444 Nos



GROUND FLOOR PLAN

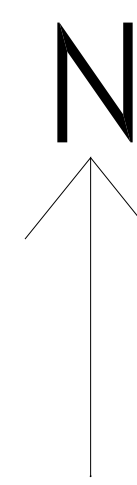


FIRST FLOOR PLAN



TYPICAL FLOOR PLAN - (2nd to 7th Floor and 9th to 13th Floor)

Note:-
Mechanical Ventilation(Air Conditioned)
All toilets mechanical ventilation provided



**PLAN SHOWING THE REVISED AND PROPOSED
ADDITIONAL BUSINESS OFFICE -
TECHNOLOGY PARK BUILDING AT
COIMBATORE. COMPRISED IN S.F.NO.
522/2A2, 522/2B1, 523/1B , 523/2A OF
SARKAR SAMAKULAM VILLAGE & TOWN
PANCHAYAT, ANNUR TALUK/LPA,
COIMBATORE DISTRICT.**

**EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024**

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

JOINERY DETAILS DETAILS

SD	SLIDING DOOR	4.27 X 2.44
FD	FRENCH DOOR	2.13 X 2.44
D	DOOR	1.07 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.83 X 2.44
LD	LIFT DOOR	1.22 X 3.05
V	VENTILATOR	1.00 X 0.60

NOTE : MACHINE ROOM LESS LIFT MODEL WILL BE PROVIDED.

For Tanny Shelters Private Limited

Managing Director

APPLICANT

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/REG-1/19/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 042.

REGISTERED ENGINEER

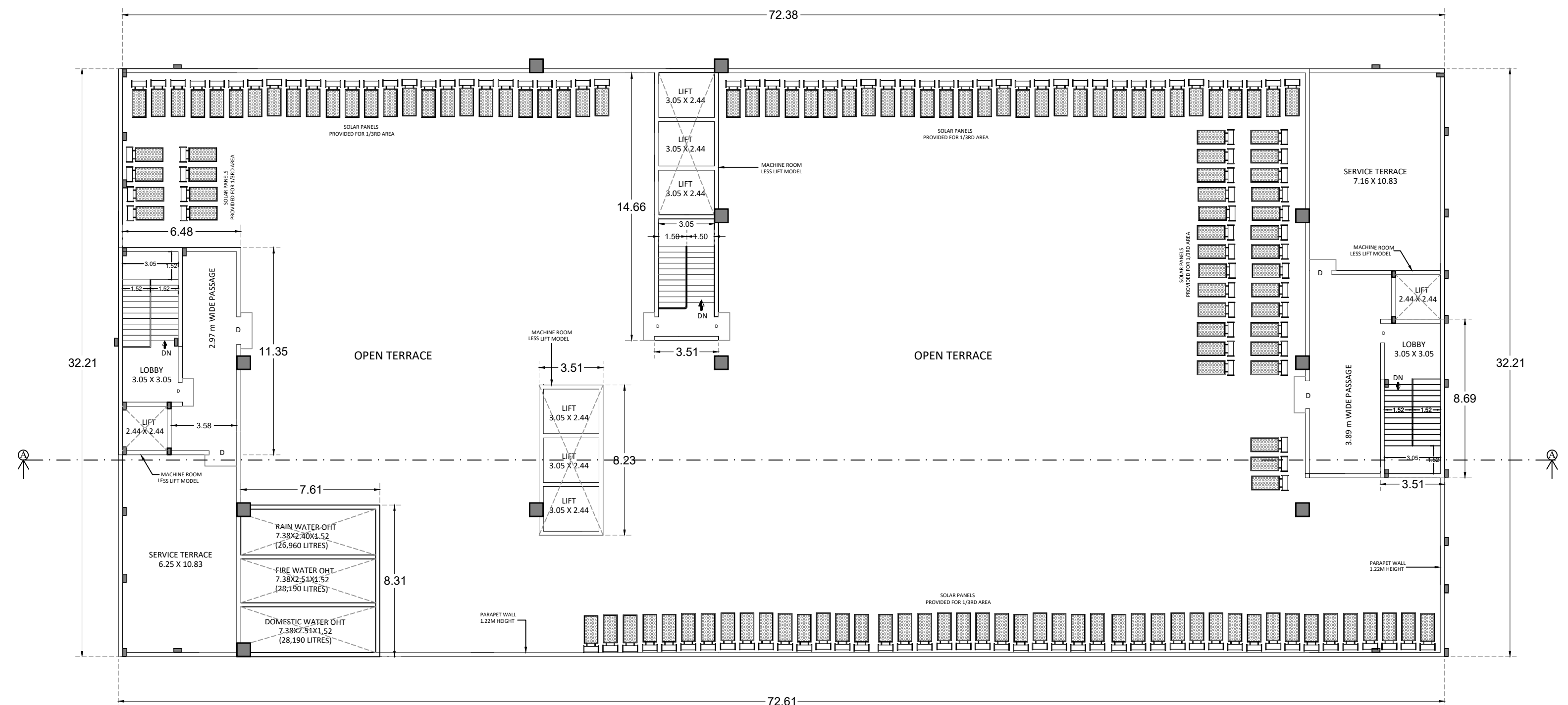
Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn.
Gandhipuram, Coimbatore - 641 012.

REGISTERED CONSTRUCTION ENGINEER

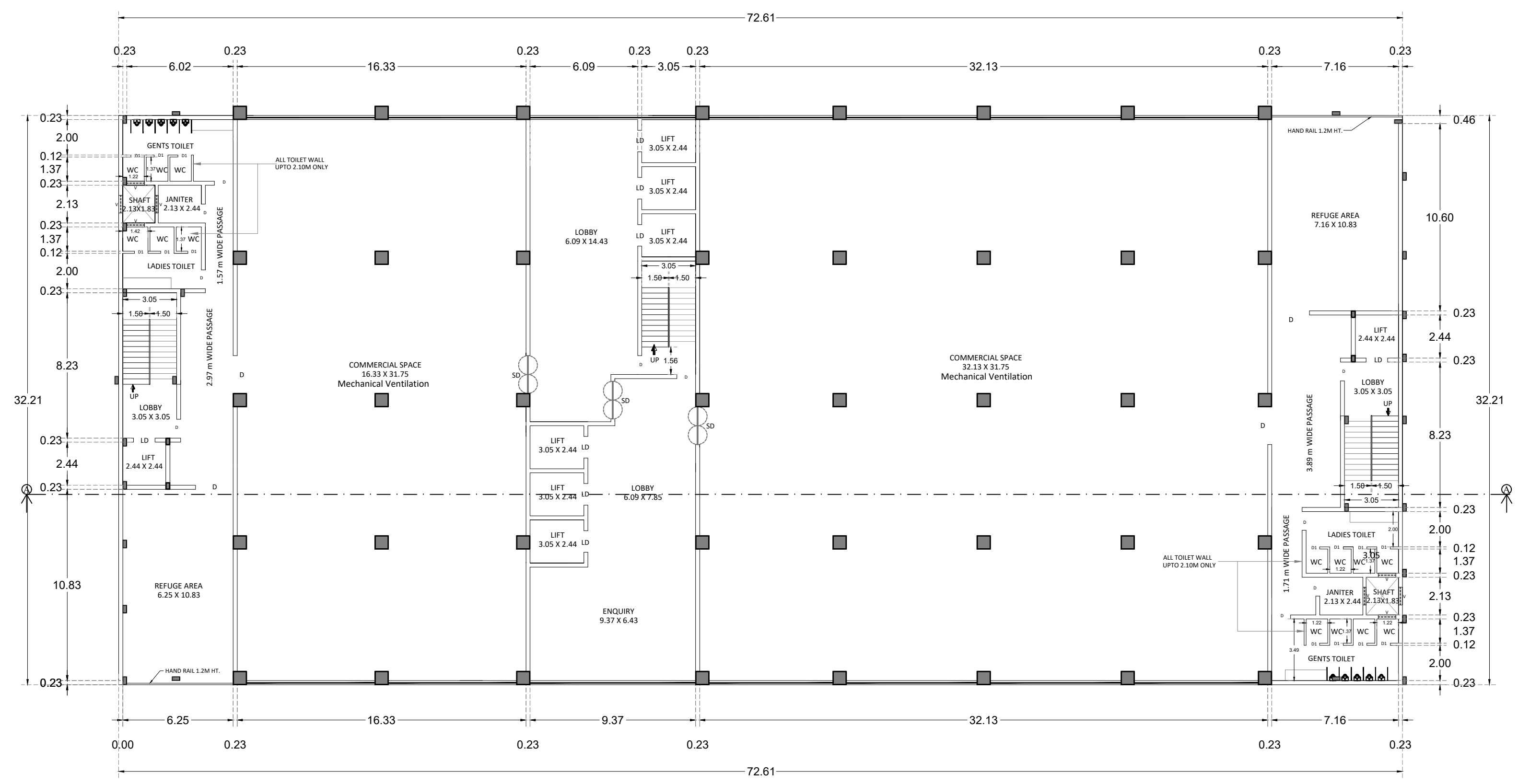
J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/REG-1/19/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 042.

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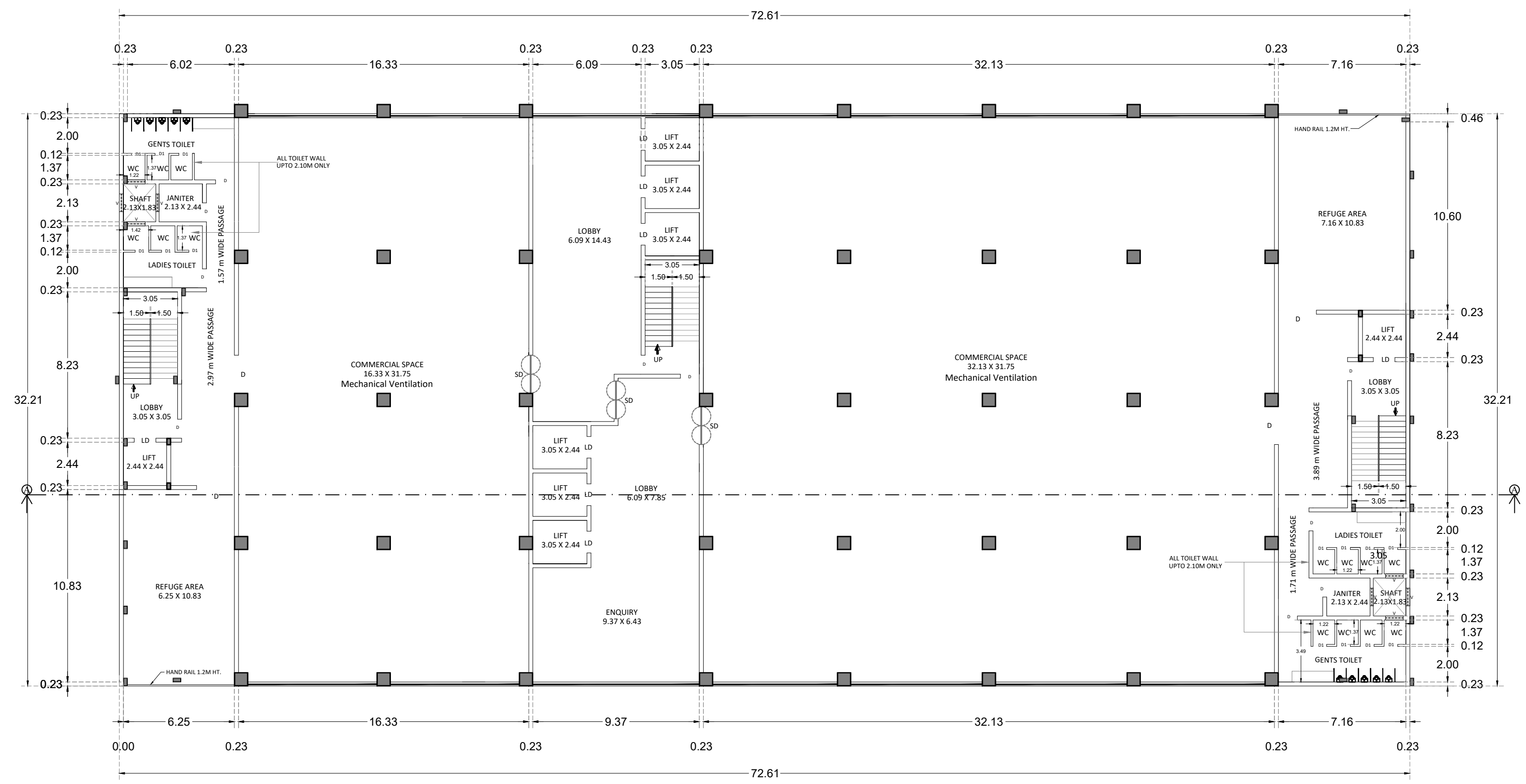
Sheet No :2/3



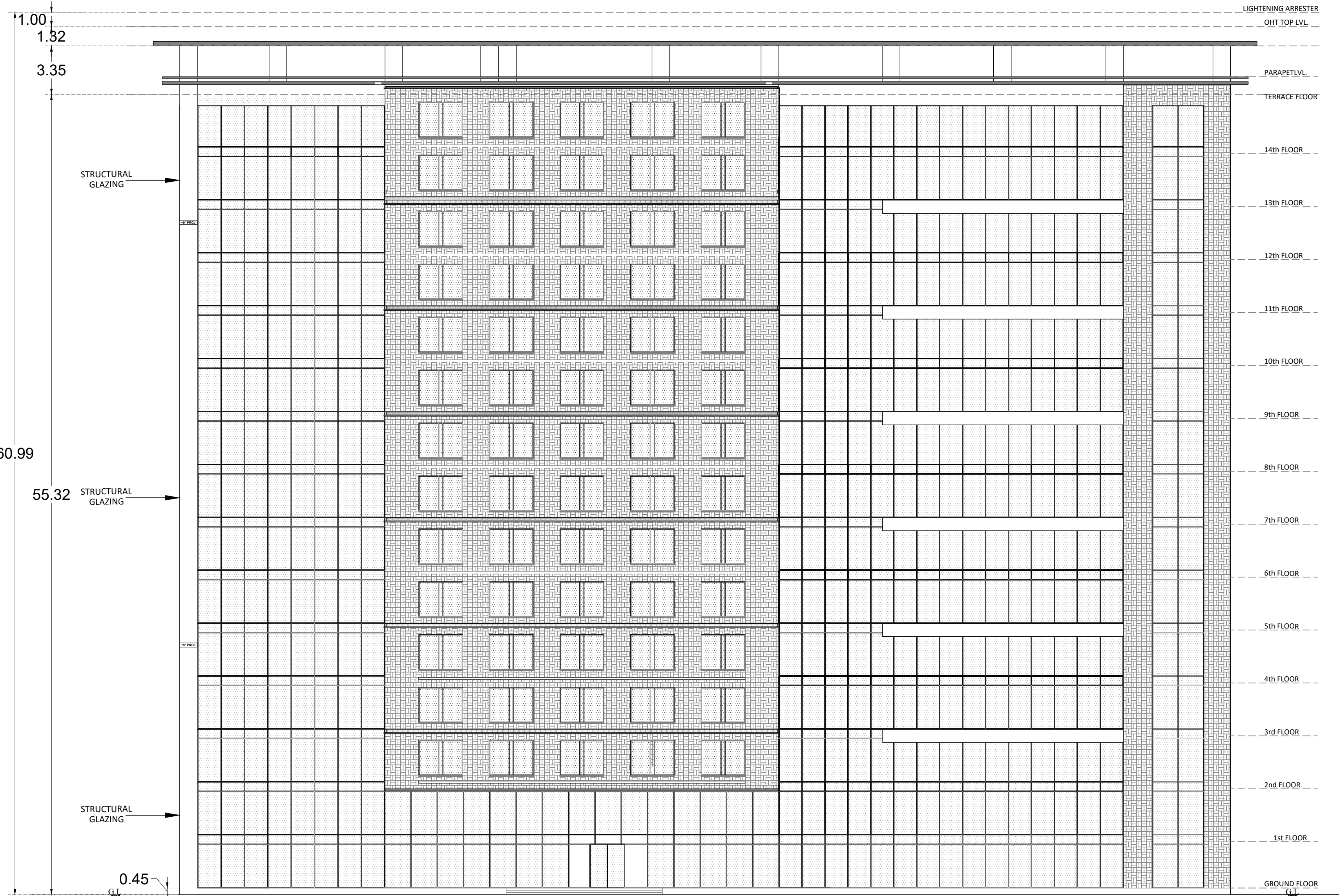
TERRACE FLOOR PLAN



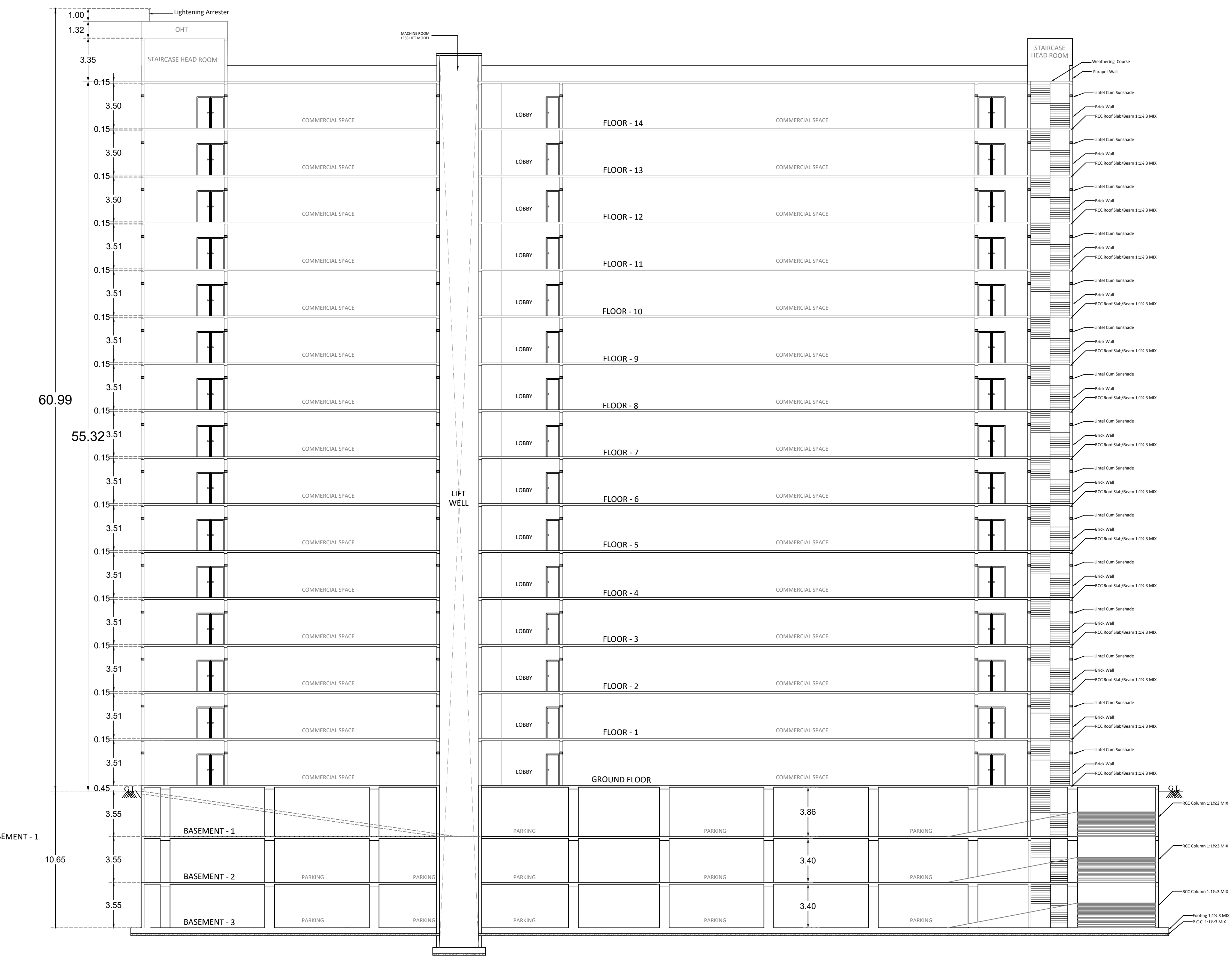
8th FLOOR PLAN (REFUGE)



14th FLOOR PLAN (REFUGE)



ELEVATION



SECTION A-A

Note:-
Mechanical Ventilation(Air Conditioned)
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REGISTERED ENGINEER

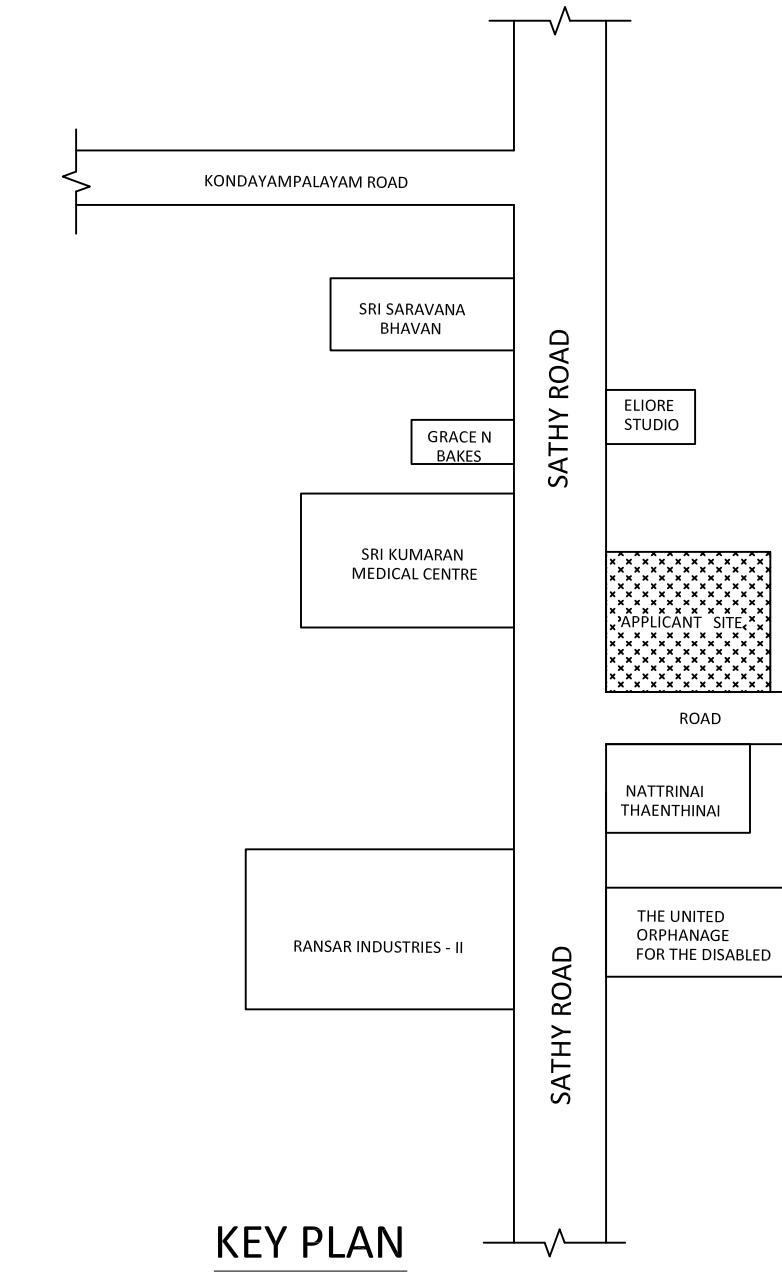
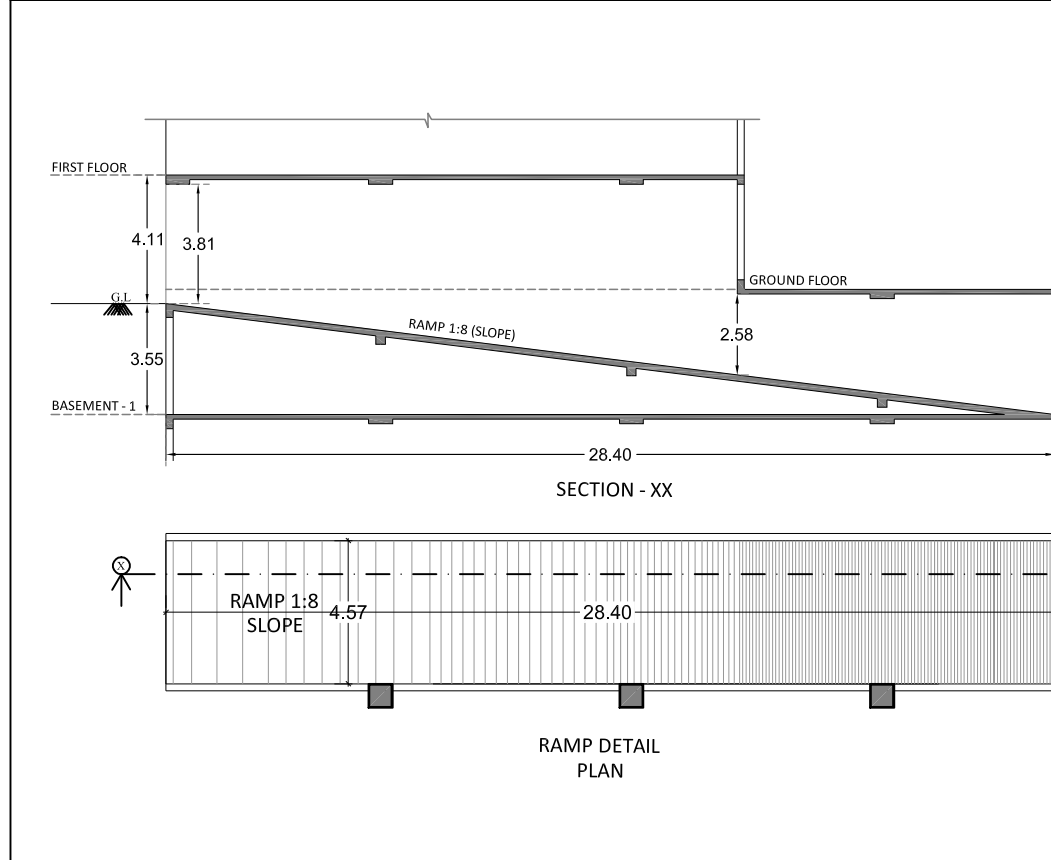
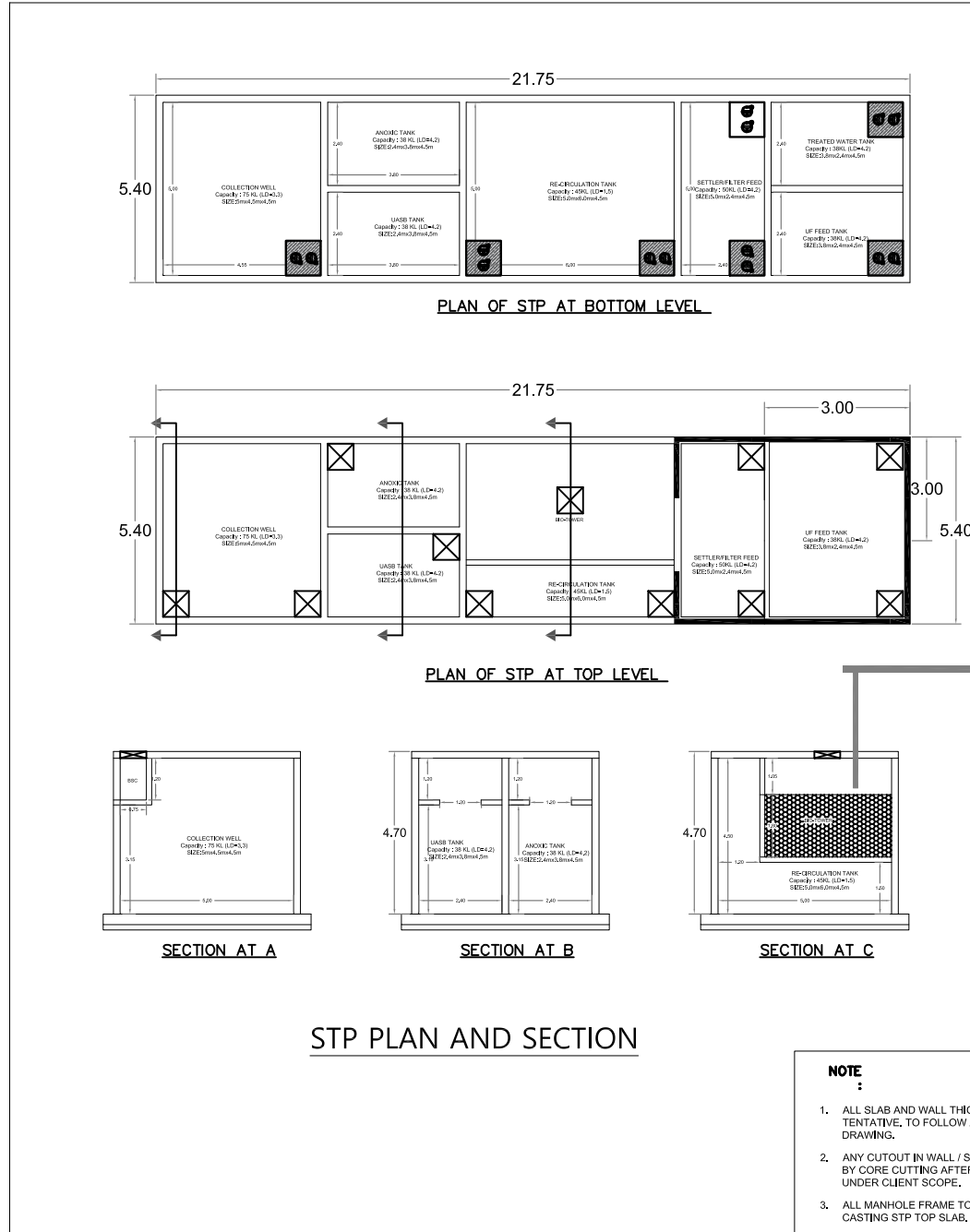
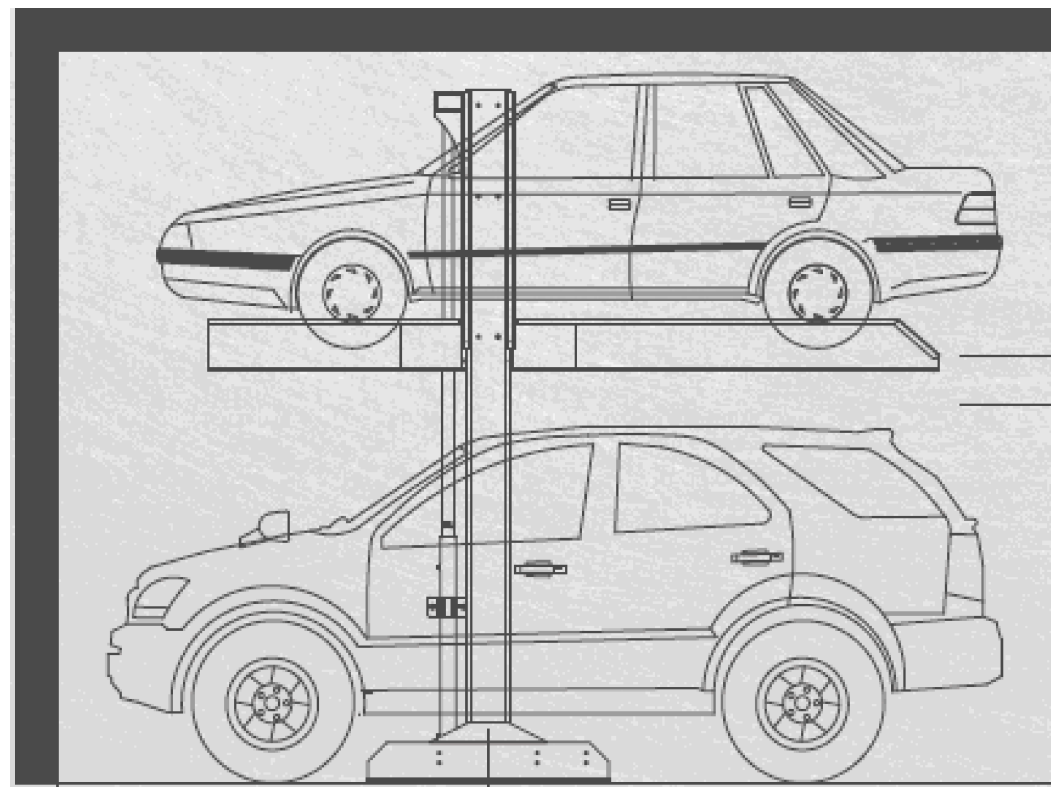
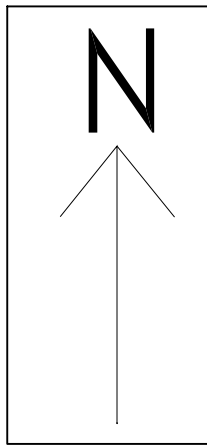
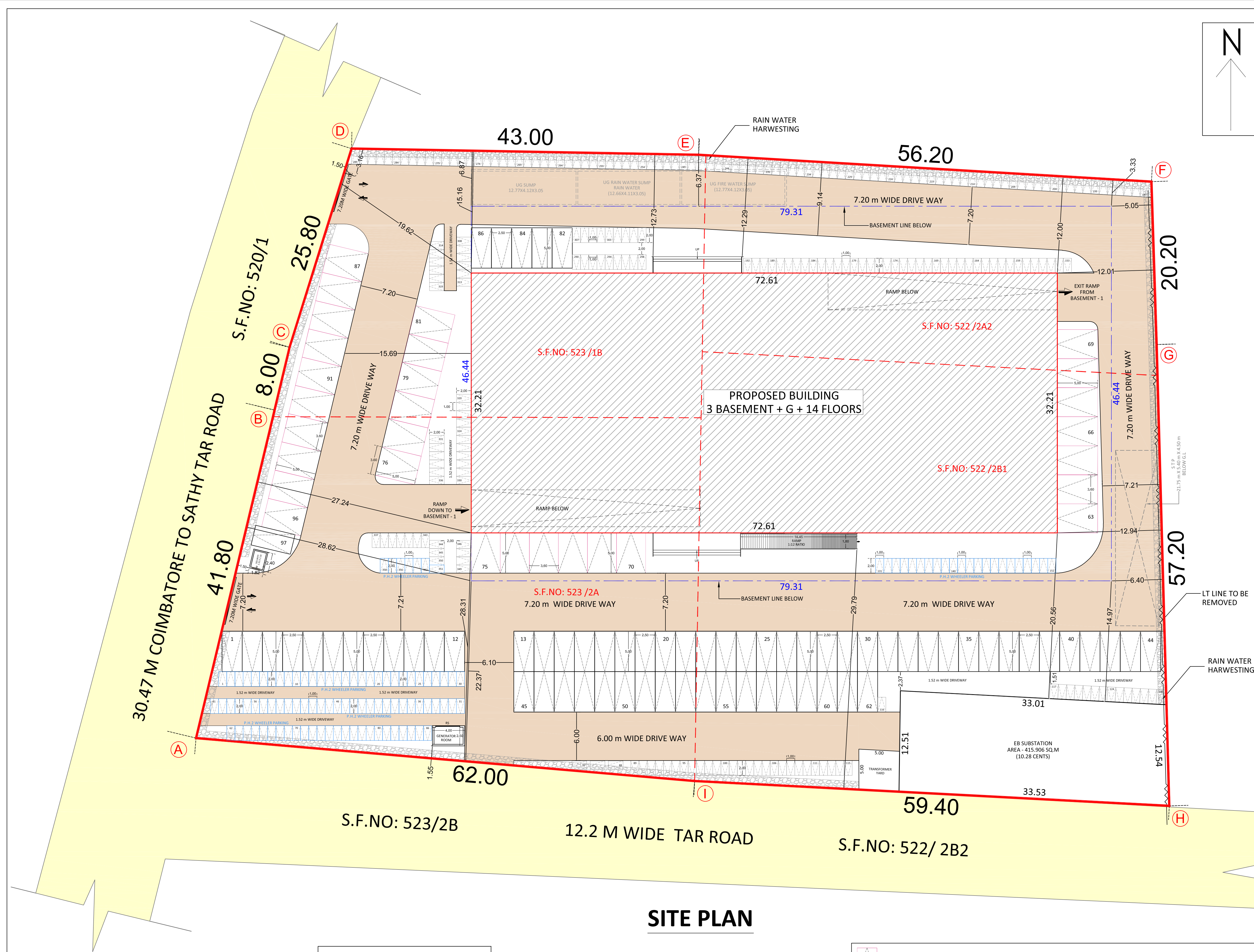
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Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

REGISTERED STRUCTURAL ENGINEER

Sheet No :3/3



EARLIER APPROVED AREA DETAILS (SQ.M)			
BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1034.17	1034.17
BASEMENT FLOOR 2	-	1034.17	1034.17
SEMI BASEMENT FLOOR	-	1034.17	1034.17
GROUND FLOOR	992.95	-	992.95
FIRST FLOOR	1034.17	-	1034.17
SECOND FLOOR	1034.17	-	1034.17
THIRD FLOOR	1034.17	-	1034.17
FOURTH FLOOR	1034.17	-	1034.17
FIFTH FLOOR	1034.17	-	1034.17
SIXTH FLOOR	1034.17	-	1034.17
SEVENTH FLOOR	1034.17	-	1034.17
EIGHT FLOOR	1034.17	-	1034.17
NINTH FLOOR	1034.17	-	1034.17
TENTH FLOOR	1034.17	-	1034.17
ELEVENTH FLOOR	1034.17	-	1034.17
TERRACE FLOOR	-	135.05	135.05
TOTAL	12368.82	3237.56	15606.38

PROPOSED AREA DETAILS (SQ.M)			
BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1677.75	1677.75
BASEMENT FLOOR 2	-	1677.75	1677.75
SEMI BASEMENT FLOOR	-	1677.75	1677.75
GROUND FLOOR	1607.43	-	1607.43
FIRST FLOOR	1674.55	-	1674.55
SECOND FLOOR	1674.55	-	1674.55
THIRD FLOOR	1674.55	-	1674.55
FOURTH FLOOR	1674.55	-	1674.55
FIFTH FLOOR	1674.55	-	1674.55
SIXTH FLOOR	1674.55	-	1674.55
SEVENTH FLOOR	1674.55	-	1674.55
EIGHT FLOOR	1674.55	-	1674.55
NINETH FLOOR	1674.55	-	1674.55
TENTH FLOOR	1674.55	-	1674.55
ELEVENTH FLOOR	1674.55	-	1674.55
TERRACE FLOOR	-	183.06	183.06
TOTAL	20027.48	5216.31	25243.79

BLOCK - C			
BLOCK TYPE	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR	-	371.61	371.61
GROUND FLOOR	346.51	-	346.51
FIRST FLOOR	371.61	-	371.61
SECOND FLOOR	371.61	-	371.61
TERRACE FLOOR	-	59.82	59.82
TOTAL	1089.73	431.43	1521.16

FSI CALCULATION:			
ALLOWABLE FSI - 3.25			
FLOOR SPACE INDEX (FSI)	=	$\frac{34,730.12}{8306.15}$	= 4.18
PREMIUM FSI (APPLICABLE)	=	0.93	
EXCESS FSI DETAILS:			
PROPOSED FSI - EARLIER APPROVED FSI	=	34,730.12 - 33,496.03	
TOTAL EXCESS FSI	=	1234.09 SQ.M	

BLOCK TYPE			
BLOCK TYPE	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILDUP AREA (SQ.M)
BLOCK - A	12368.82	3237.56	15606.38
BLOCK - B	20027.48	5216.31	25243.79
BLOCK - C	1089.73	431.43	1521.16
GENERATOR ROOM	10.00	0.00	10.00
SECURITY ROOM	0.00	4.37	4.37
GRAND TOTAL	33,496.03	8,889.67	42,385.70

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PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B, 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

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SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

SITE AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	8306.15	2.05 ¼
AS PER FMB	8350.00	2.06

PROPOSED AREA DETAILS (SQ.M)			
BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	3683.28	3683.28
BASEMENT FLOOR 2	-	3683.28	3683.28
BASEMENT FLOOR 3	-	3683.28	3683.28
GROUND FLOOR	2146.06	-	2146.06
FIRST FLOOR	2270.80	-	2270.80
SECOND FLOOR	2331.02	-	2331.02
THIRD FLOOR	2331.02	-	2331.02
FOURTH FLOOR	2331.02	-	2331.02
FIFTH FLOOR	2331.02	-	2331.02
SIXTH FLOOR	2331.02	-	2331.02
SEVENTH FLOOR	2331.02	-	2331.02
EIGHT FLOOR	2331.02	-	2331.02
NINETH FLOOR	2331.02	-	2331.02
TENTH FLOOR	2331.02	-	2331.02
ELEVENTH FLOOR	2331.02	-	2331.02
TWELFTH FLOOR	2331.02	-	2331.02
THIRTEENTH FLOOR	2331.02	-	2331.02
FOURTEENTH FLOOR	2331.02	-	2331.02
TERRACE FLOOR	-	156.66	156.66
GENERATOR ROOM	10.00	-	10.00
SECURITY ROOM	-	4.37	4.37
TOTAL	34,730.12	11,210.87	45,940.99

BUILDING HEIGHT: 55.32 M

FSI CALCULATION:
ALLOWABLE FSI - 3.25
FLOOR SPACE INDEX (FSI) = $\frac{34,730.12}{8306.15}$ = 4.18
PREMIUM FSI (APPLICABLE) = 0.93

EXCESS FSI DETAILS:
PROPOSED FSI - EARLIER APPROVED FSI = 34,730.12 - 33,496.03
TOTAL EXCESS FSI = 1234.09 SQ.M

For Tanny Shelters Private Limited
Managing Director
APPLICANT

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COIMBATORE LPA/RE/GR-1/038/2024
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REGISTERED ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

REGISTERED 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

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.

