

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.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INSTITUTIONAL (HOSTEL) BUILDING OF ESHWAR TRUST IN S.F.Nos 159/1B, 159/2B, 160/1, 160/2, 160/3A, 160/3B, 162/1B & 162/2 OF KONDAMPATTY VILLAGE, KINATHUKADAVU TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100

BLOCK - 4



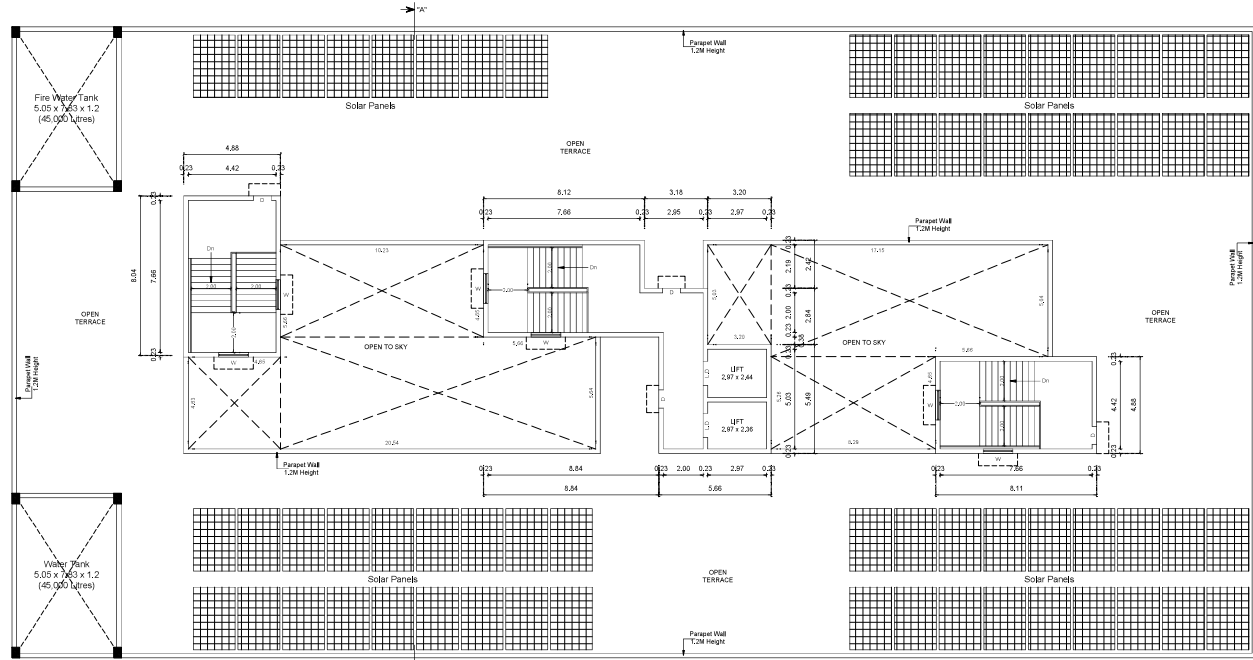
AREA DETAILS :-	F.S.I Sq.Mtrs	Non Deduction Sq.Mtrs	Total Buildup Area Sq.Mtrs
PROPOSED ADD. GROUND FLOOR	1992.72	-	1992.72
PROPOSED ADD. FIRST FLOOR	1769.81	-	1769.81
PROPOSED ADD. SECOND FLOOR	1769.81	-	1769.81
PROPOSED ADD. THIRD FLOOR	1769.81	-	1769.81
PROPOSED ADD. FOURTH FLOOR	1769.81	-	1769.81
PROPOSED ADD. HEAD ROOM	158.52	-	158.52

JOINERY DETAILS:-

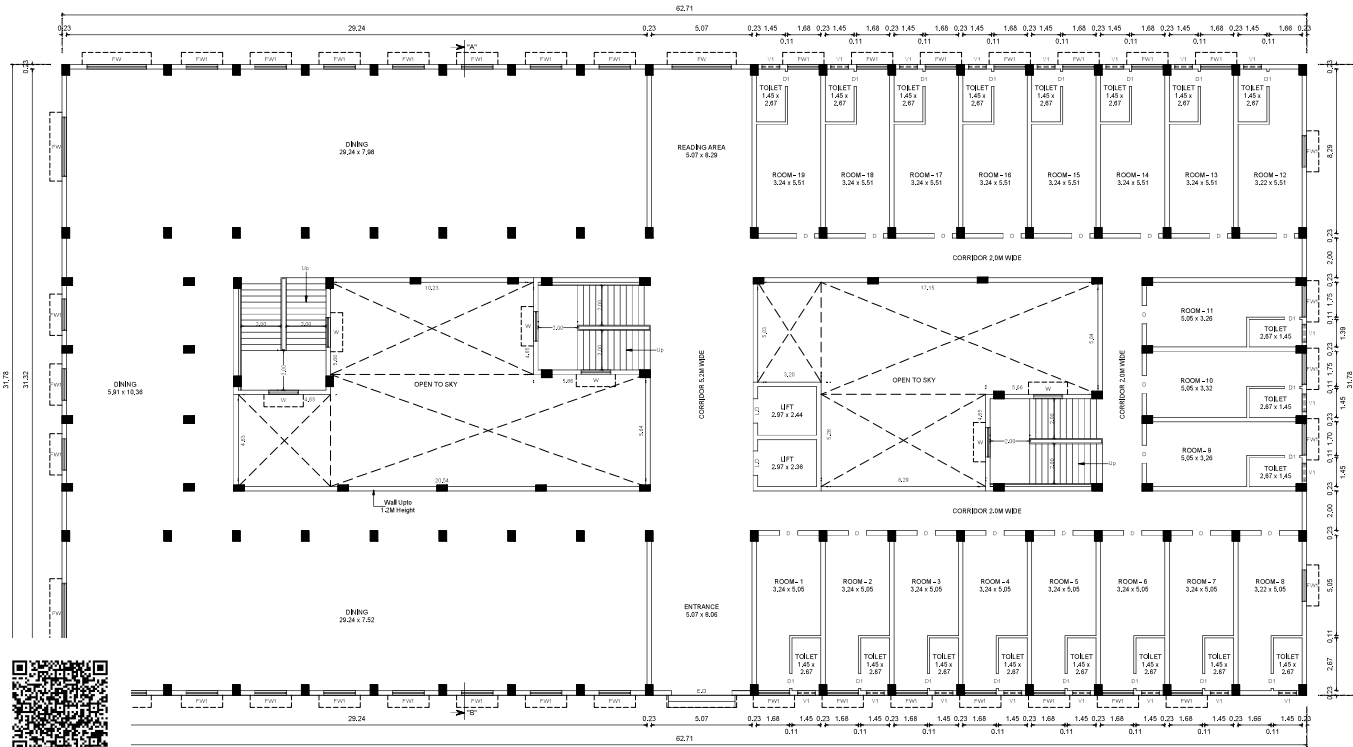
	Notes
ED	ENTRANCE DOOR
LD	LIFT DOOR
D	DOOR
D1	DOOR
O	OPEN
FW	FRENCH WINDOW
FW1	FRENCH WINDOW
W	WINDOW
V	VENTILATOR
V1	VENTILATOR

Details of No. Of Rooms:-

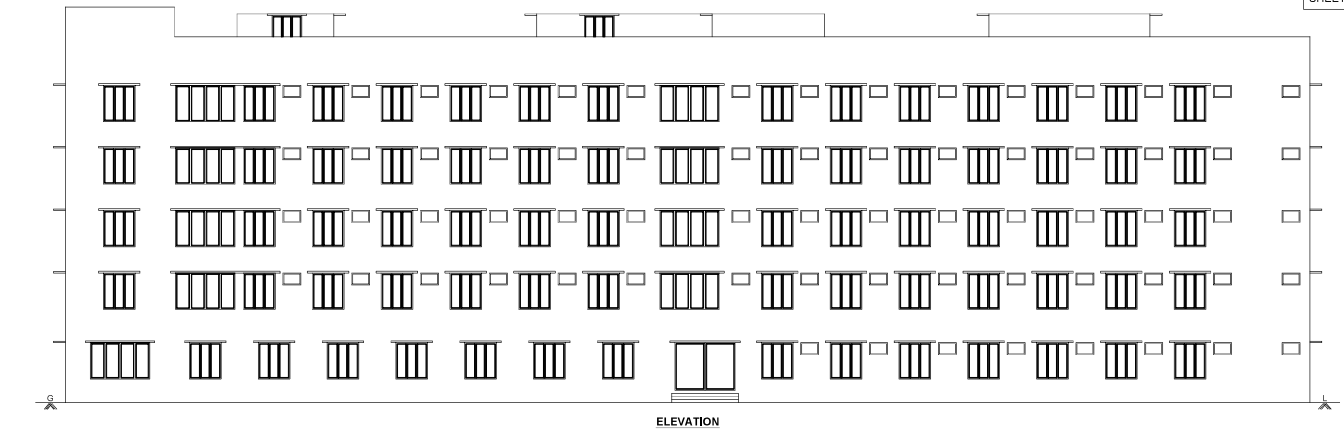
No. Of Rooms in Ground Floor	= 19
No. Of Rooms in First Floor	= 39
No. Of Rooms in Second Floor	= 39
No. Of Rooms in Third Floor	= 39
No. Of Rooms in Fourth Floor	= 39
Total No. Of Rooms	= 175



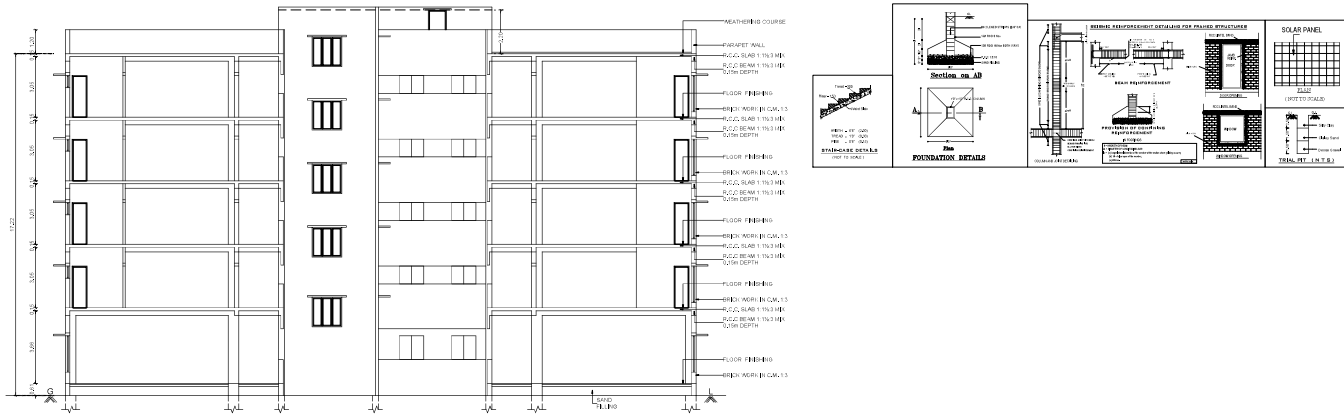
TERRACE FLOOR PLAN



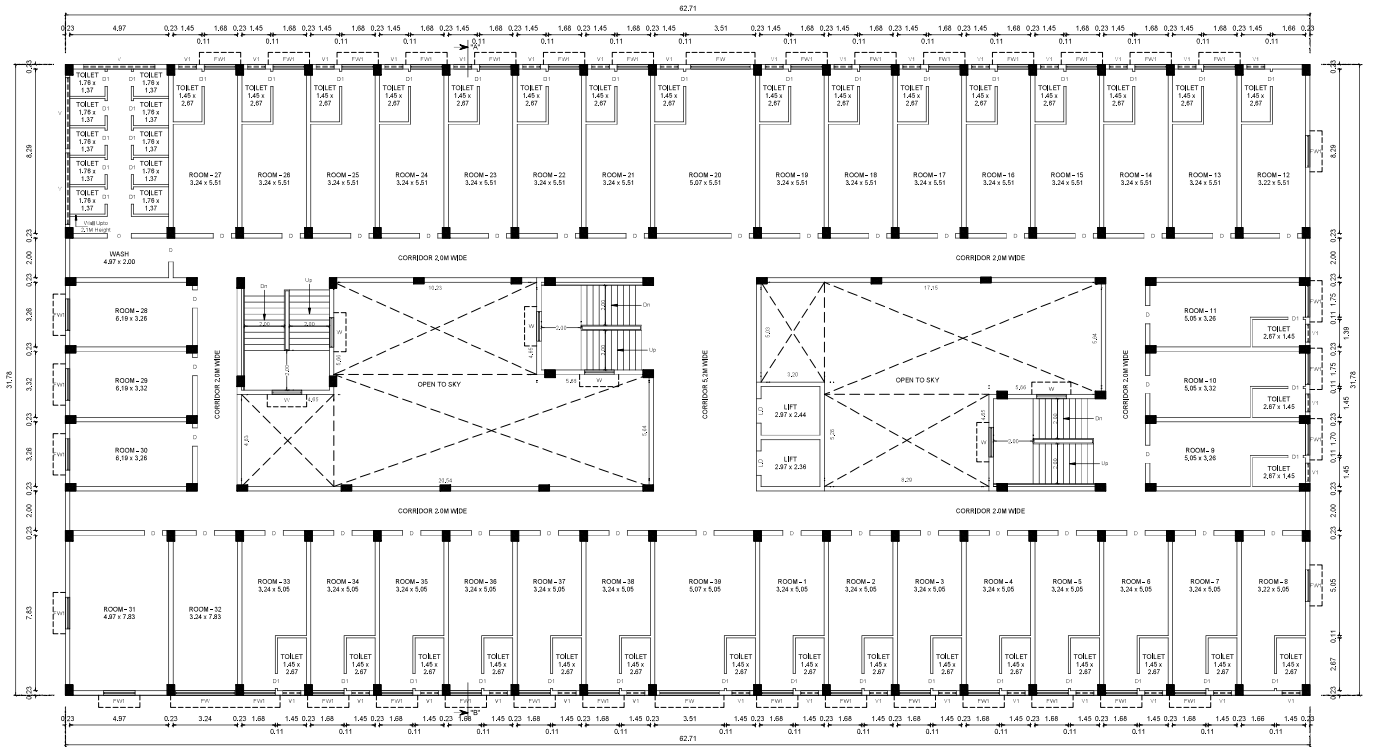
GROUND FLOOR PLAN



ELEVATION



SECTION ON "AB"



TYPICAL FLOOR PLAN - FIRST, SECOND, THIRD AND FOURTH FLOOR

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REGISTERED GEOTECHNICAL ENGINEER

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REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER / ARCHITECT

ESHWAR TRUST

SITE PLAN SHOWING THE PROPOSED ADDITIONAL INSTITUTIONAL (HOSTEL) BUILDING OF ESHWAR TRUST IN S.F.Nos: 159/1B, 159/2B, 160/1, 160/2, 160/3A, 160/3B, 162/1B & 162/2 OF KONDAMPATTY VILLAGE, KINATHUKADAVU TALUK, COIMBATORE DISTRICT.

SCALE 1 : 400



All Dimensions are in Meter

SITE AREA DETAILS :-

AS PER DOCUMENT - 31600.00 Sq.M.
AS PER PATTA - 31600.00 Sq.M.
AS PER SUPER IMPOSED AREA - 31600.00 Sq.M.

ALREADY APPROVED DETAILS :-

i) B.P/DTCP No: 342/2023, Date: 11.09.2023
ii) B.P/DTCP No: 42/2024, Date: 24.01.2024

ALREADY APPROVED AREA DETAILS :-

	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Deduct- Sq.Mtrs	Total Sq.Mtrs
BLOCK - 1 (GIRLS HOSTEL BUILDING)				
APPROVED GROUND FLOOR	1049.81	268.17	-	1317.98
APPROVED FIRST FLOOR	1049.81	268.17	-	1317.98
APPROVED SECOND FLOOR	1049.81	268.17	-	1317.98
APPROVED THIRD FLOOR	1049.81	268.17	-	1317.98
APPROVED HEAD ROOM	-	66.89	-	66.89
BLOCK - 2 (GIRLS HOSTEL BUILDING)				
APPROVED GROUND FLOOR	971.90	-	-	971.90
APPROVED FIRST FLOOR	922.70	49.20	-	971.90
APPROVED SECOND FLOOR	922.70	49.20	-	971.90
APPROVED THIRD FLOOR	922.70	49.20	-	971.90
APPROVED HEAD ROOM	-	102.24	-	102.24
BLOCK - 3 (GIRLS HOSTEL BUILDING)				
APPROVED GROUND FLOOR	1102.04	69.26	-	1171.30
APPROVED FIRST FLOOR	1075.66	69.26	-	1144.92
APPROVED SECOND FLOOR	1075.66	69.26	-	1144.92
APPROVED THIRD FLOOR	1075.66	69.26	-	1144.92
APPROVED HEAD ROOM	-	93.42	-	93.42
ALREADY APPROVED BUILTUP AREA (A)	12268.26	1777.87	-	14046.13

PROPOSED ADDITIONAL AREA DETAILS :-

BLOCK - 4 (GIRLS HOSTEL BUILDING)				
PROPOSED ADDL GROUND FLOOR	1992.72	-	-	1992.72
PROPOSED ADDL FIRST FLOOR	1700.81	-	291.91	1700.81
PROPOSED ADDL SECOND FLOOR	1700.81	-	291.91	1700.81
PROPOSED ADDL THIRD FLOOR	1700.81	-	291.91	1700.81
PROPOSED ADDL FOURTH FLOOR	1700.81	-	291.91	1700.81
PROPOSED ADDL HEAD ROOM	-	158.52	-	158.52

SEWAGE TREATMENT PLANT	127.05	-	-	127.05
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PROPOSED ADDL BUILTUP AREA (B)	8923.01	158.52	1167.64	9081.53
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TOTAL BUILTUP AREA (A + B)	21191.27	1936.39	1167.64	23127.66
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FLOOR SPACE INDEX :-

FSI = $\frac{21191.27}{31600.00} = 0.671$

OPEN SPACE RESERVATION :-

OSR = $\frac{3172.20}{31600.00} \times 100 = 10.04\%$

COLOUR INDEX :-

EXISTING ROAD	
SITE BOUNDARY	
EXISTING BUILDING	
PROPOSED ADDITIONAL BUILDING	
OPEN SPACE RESERVATION	
DRIVEWAY	

PARKING DETAILS :-

Existing No. of Car Parkings (Including D.A.) = 4
Existing No. of Two Wheeler Parkings (Including D.A.) = 23
No. of Rooms in Proposed Additional Block 4 = 175
1 Two Wheeler Parking Required for Every 10 Rooms
No. of Car Parkings Reqdt. (Including D.A.) = 2
No. of Car Parkings Provdt. (Including D.A.) = 2
No. of Two Wheeler Parkings Reqdt. (Including D.A.) = 18
No. of Two Wheeler Parkings Provdt. (Including D.A.) = 18

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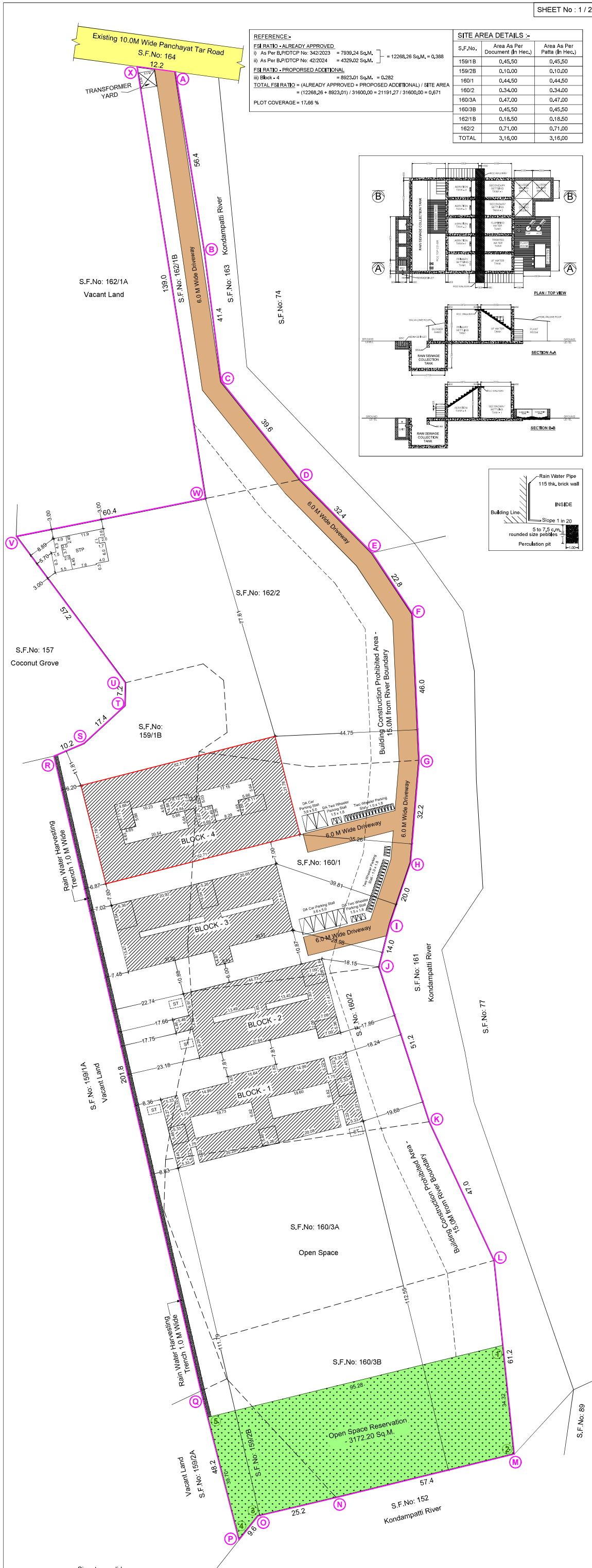
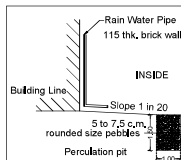
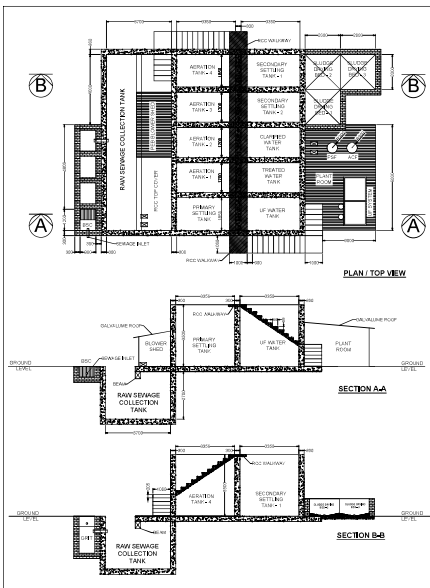
REGISTERED ENGINEER / ARCHITECT

REFERENCE :-

FSI RATIO - ALREADY APPROVED
i) As Per B.P/DTCP No: 342/2023 = 7939.24 Sq.M. = 12268.26 Sq.M. = 0.388
ii) As Per B.P/DTCP No: 42/2024 = 4329.02 Sq.M.
FSI RATIO - PROPOSED ADDITIONAL
iii) Block - 4 = 8923.01 Sq.M. = 0.282
TOTAL FSI RATIO = (ALREADY APPROVED + PROPOSED ADDITIONAL) / SITE AREA
= (12268.26 + 8923.01) / 31600.00 = 21191.27 / 31600.00 = 0.671
PLOT COVERAGE = 17.66 %

SITE AREA DETAILS :-

S.F.No.	Area As Per Document (In Hec.)	Area As Per Patra (In Hec.)
159/1B	0.45,50	0.45,50
159/2B	0.10,00	0.10,00
160/1	0.44,50	0.44,50
160/2	0.34,00	0.34,00
160/3A	0.47,00	0.47,00
160/3B	0.45,50	0.45,50
162/1B	0.18,50	0.18,50
162/2	0.71,00	0.71,00
TOTAL	3,16,00	3,16,00



Signature valid

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

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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.

