PP APPROVAL RECORD

# Planning Permission

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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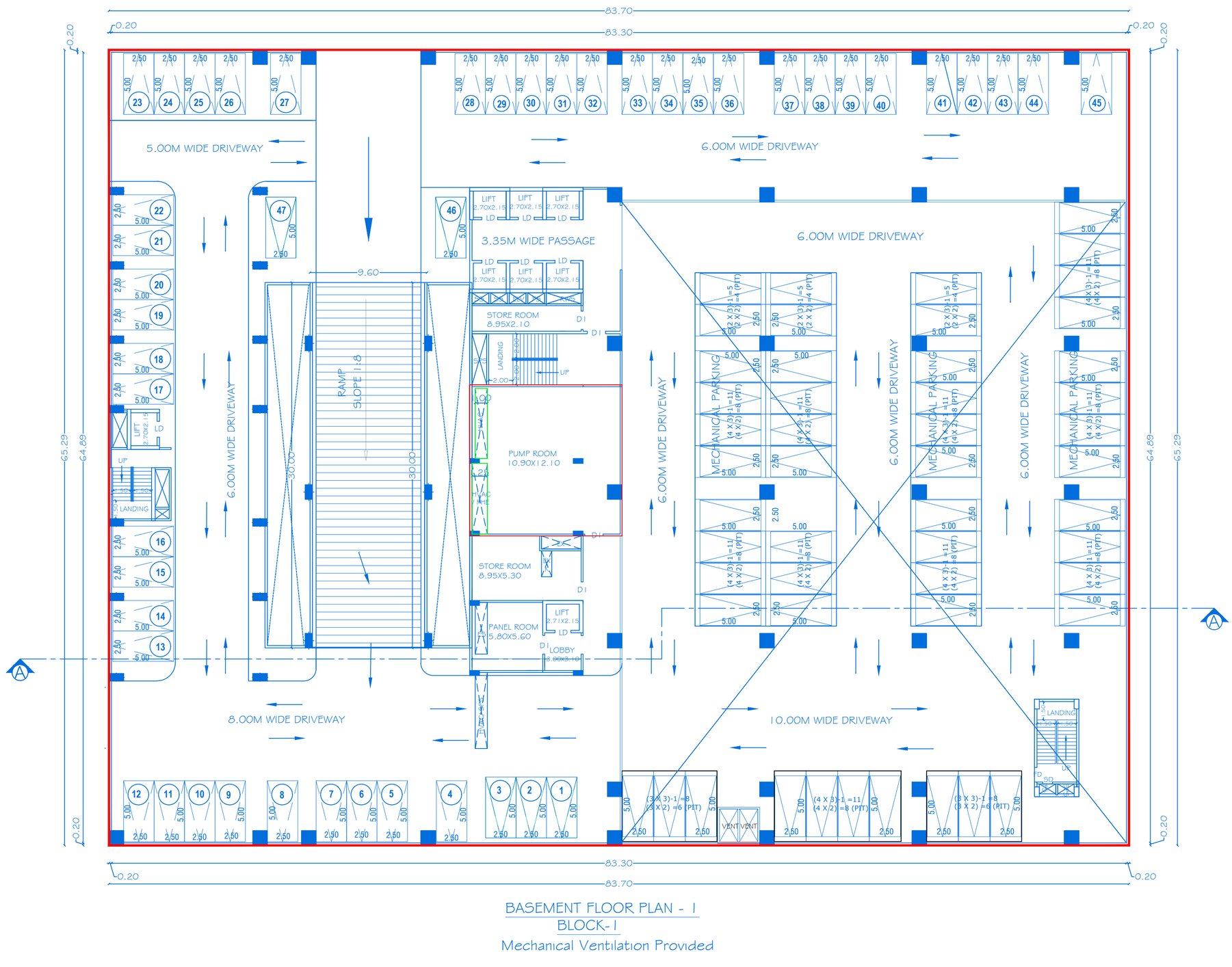
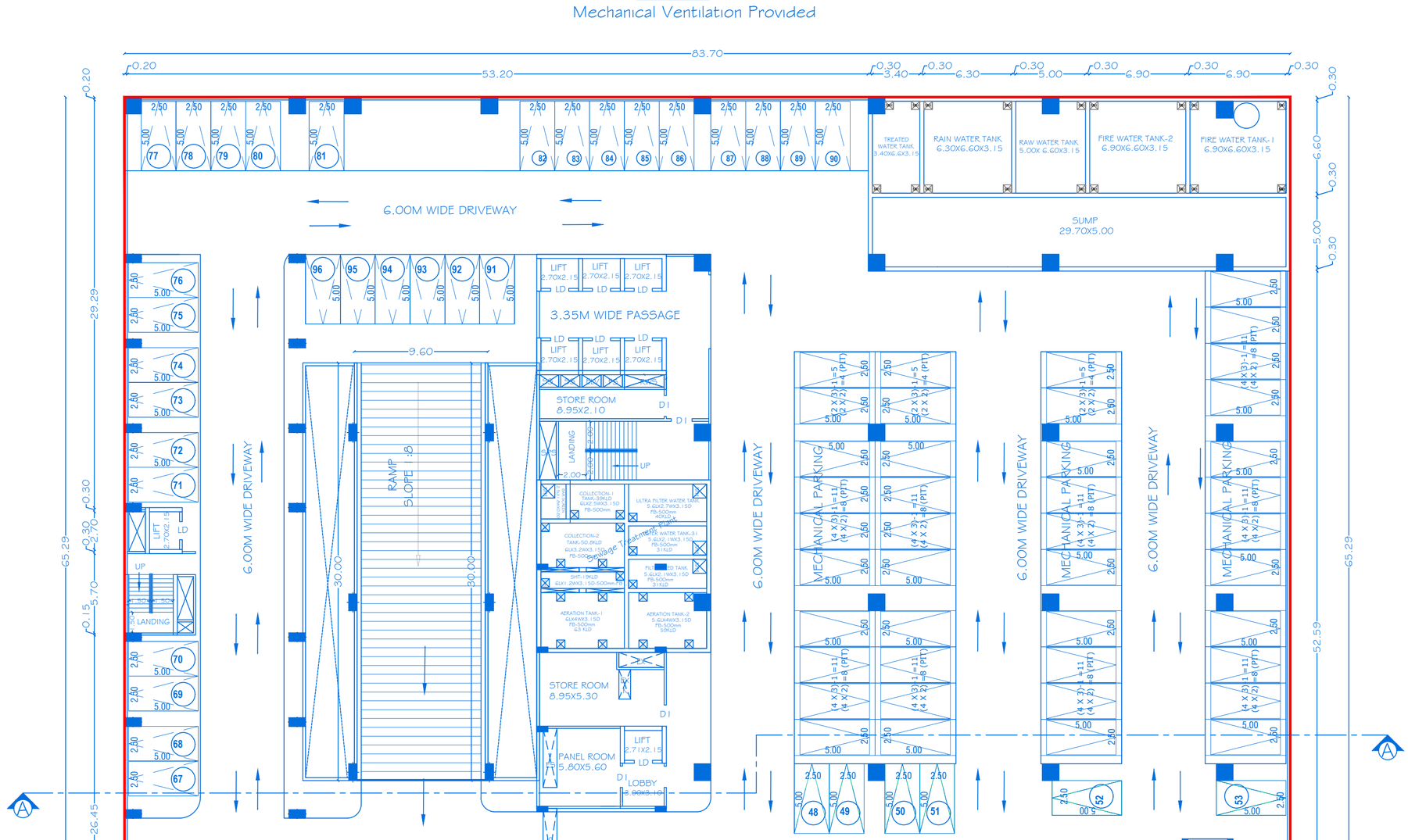



BASEMENT FLOOR PLAN - 1
BLOCK-1
Mechanical Ventilation Provided




BASEMENT FLOOR PLAN - 2
Mechanical Ventilation Provided

N

SHEET NO:01/07

SCALE 1:100

BLOCK-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1,BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00X2.40 |
| FD | FIRE RATED DOOR | 2.00X2.40 |
| MDD | METAL DOUBLE DOOR | 1.50X2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.10 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 2.10 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 0.78 X 2.40 |
| FW1 | FIXED WINDOW | 5.70 X 1.20 |
| FW2 | FIXED WINDOW | 1.20 X 1.20 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|
| 1 | AREA OF THE BASEMENT FLOOR-1 | 5465.05 | 5323.01 | 142.04 |
| | AREA OF THE BASEMENT FLOOR-2 | 5465.05 | 5465.05 | -- |

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION


Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

| Name of Profession | R.E | R.S.E | C.E | B.Q.A | R.D |
|---|---|---|---|---|---|
| Grade Reg.No's | I 21/2024 | I 11/2022 | I 04/2019 | I.I 02/2019 | 15/2022 |

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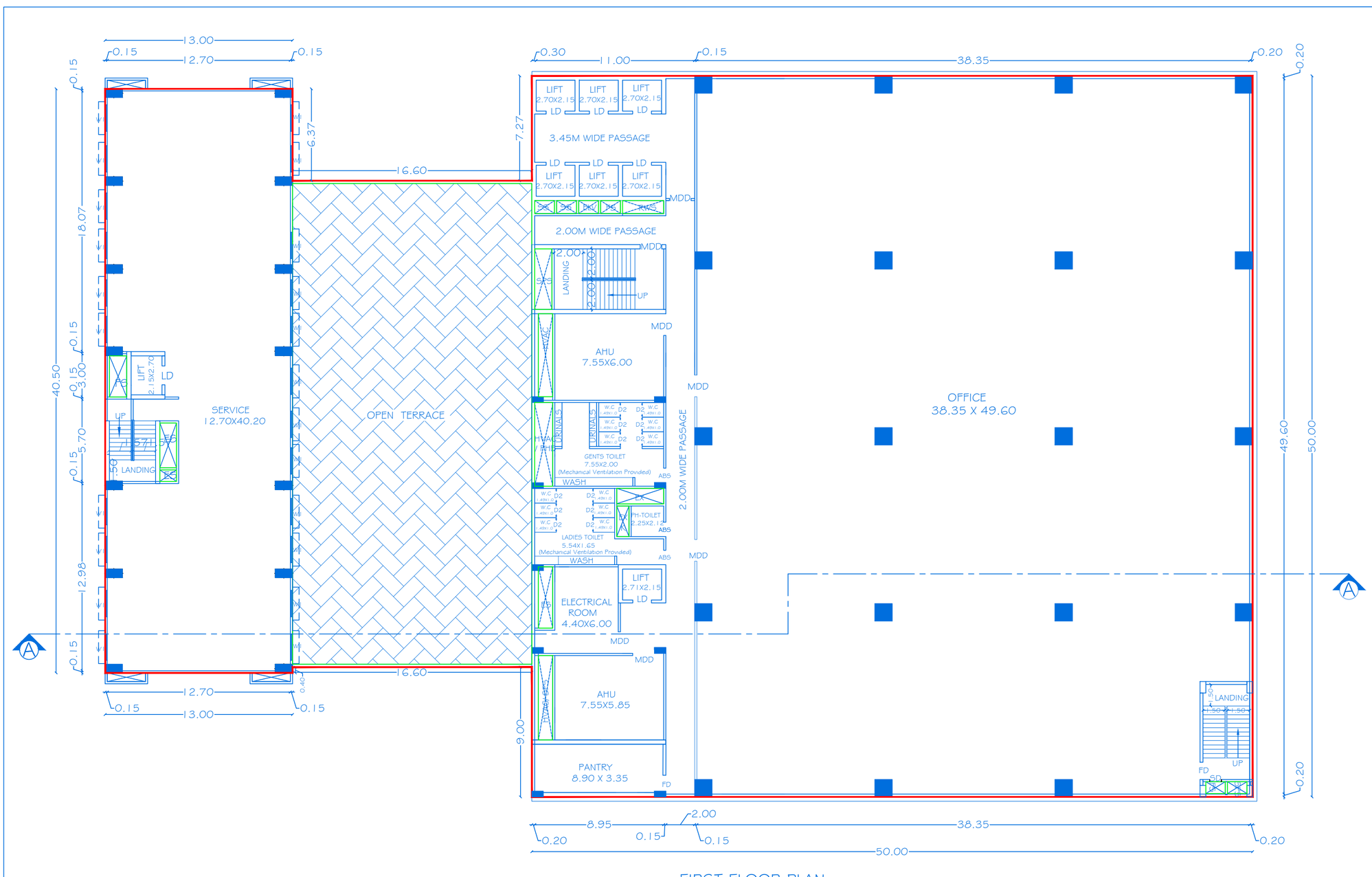
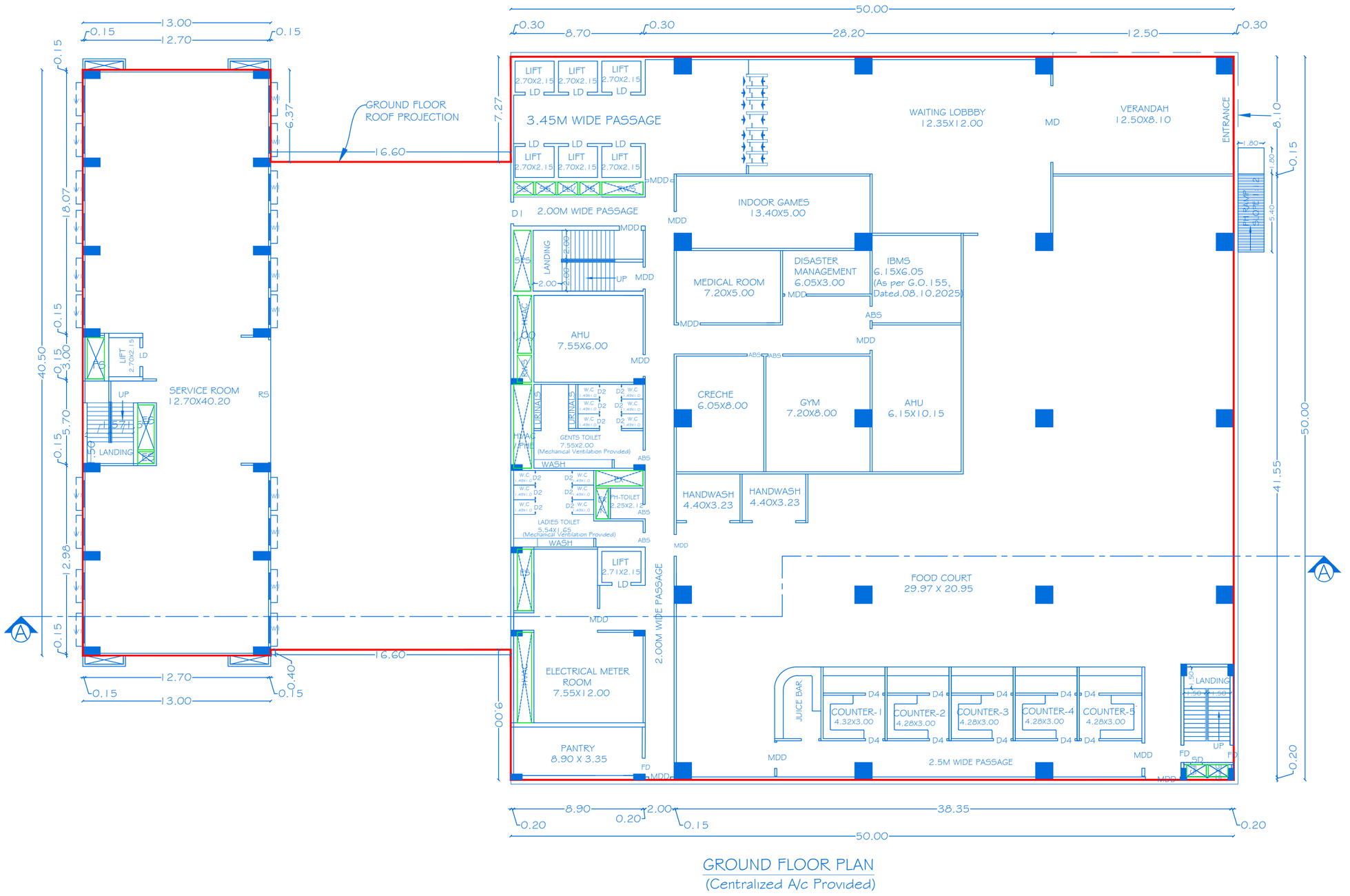
Gandhimaa Nagar, Peelamedu, Coimbatore - 641 004.
Email: civiltec.coimbatore@gmail.com
Cell:95243-20261, 94899-84416.

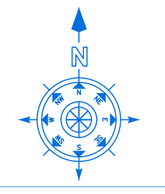

CIVIL TEC -\\SERVER\DRAWING 2025- DTCP-CBE\COMMERCIAL\SRI SHAKTHI-XXV.IX.XX25.




FIRST FLOOR PLAN
(Centralized A/c Provided)




GROUND FLOOR PLAN
(Centralized A/c Provided)




SHEET NO:02/07

SCALE 1:100

BLOCK-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1,BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| MD | MAIN DOOR | 5.30X4.00 |
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00X2.40 |
| FD | FIRE RATED DOOR | 1.20X2.40 |
| MDD | METAL DOUBLE DOOR | 2.00X2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.40 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 1.83 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 2.33 X 2.40 |
| FW1 | FIXED WINDOW | 17.10 X 4.50 |
| FW2 | FIXED WINDOW | 5.09 X 4.50 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | DUCT AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|---|
| 1 | AREA OF THE GROUND FLOOR | 3534.90 | 51.58 | -- | 3534.90 |
| | AREA OF THE FIRST FLOOR | 2982.10 | 51.58 | -- | 2982.10 |

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION

Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

| Name of Profession | R.E | R.S.E | C.E | B.Q.A | R.D |
|---|---|---|---|---|---|
| Grade | I | I | I | I.I | |
| Reg.No's | 21/2024 | 11/2022 | 04/2019 | 02/2019 | 15/2022 |

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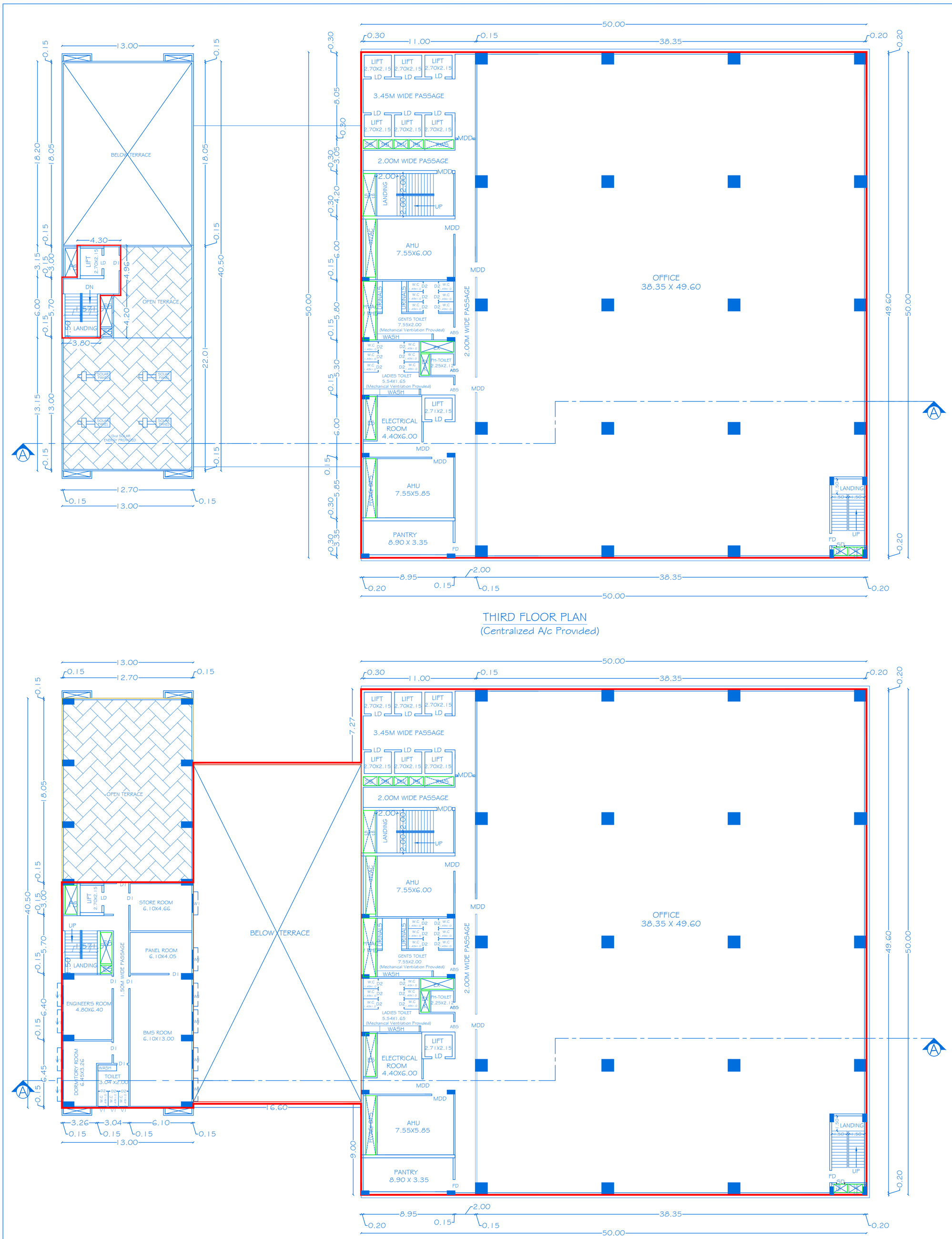


THIRD FLOOR PLAN
(Centralized A/c Provided)




SECOND FLOOR PLAN
(Centralized A/c Provided)

N

SHEET NO:03/07

SCALE 1:100

BLOCK-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1,BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| MD | MAIN DOOR | 5.30X4.00 |
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00X2.40 |
| FD | FIRE RATED DOOR | 1.20X2.40 |
| MDD | METAL DOUBLE DOOR | 2.00X2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.40 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 1.83 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 2.33 X 2.40 |
| FW1 | FIXED WINDOW | 17.10 X 4.50 |
| FW2 | FIXED WINDOW | 5.09 X 4.50 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | DUCT AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|---|
| 1 | AREA OF THE SECOND FLOOR | 3298.86 | 51.08 | -- | 3298.86 |
| | AREA OF THE THIRD FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE HEAD ROOM | 39.97 | -- | 39.97 | -- |

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION


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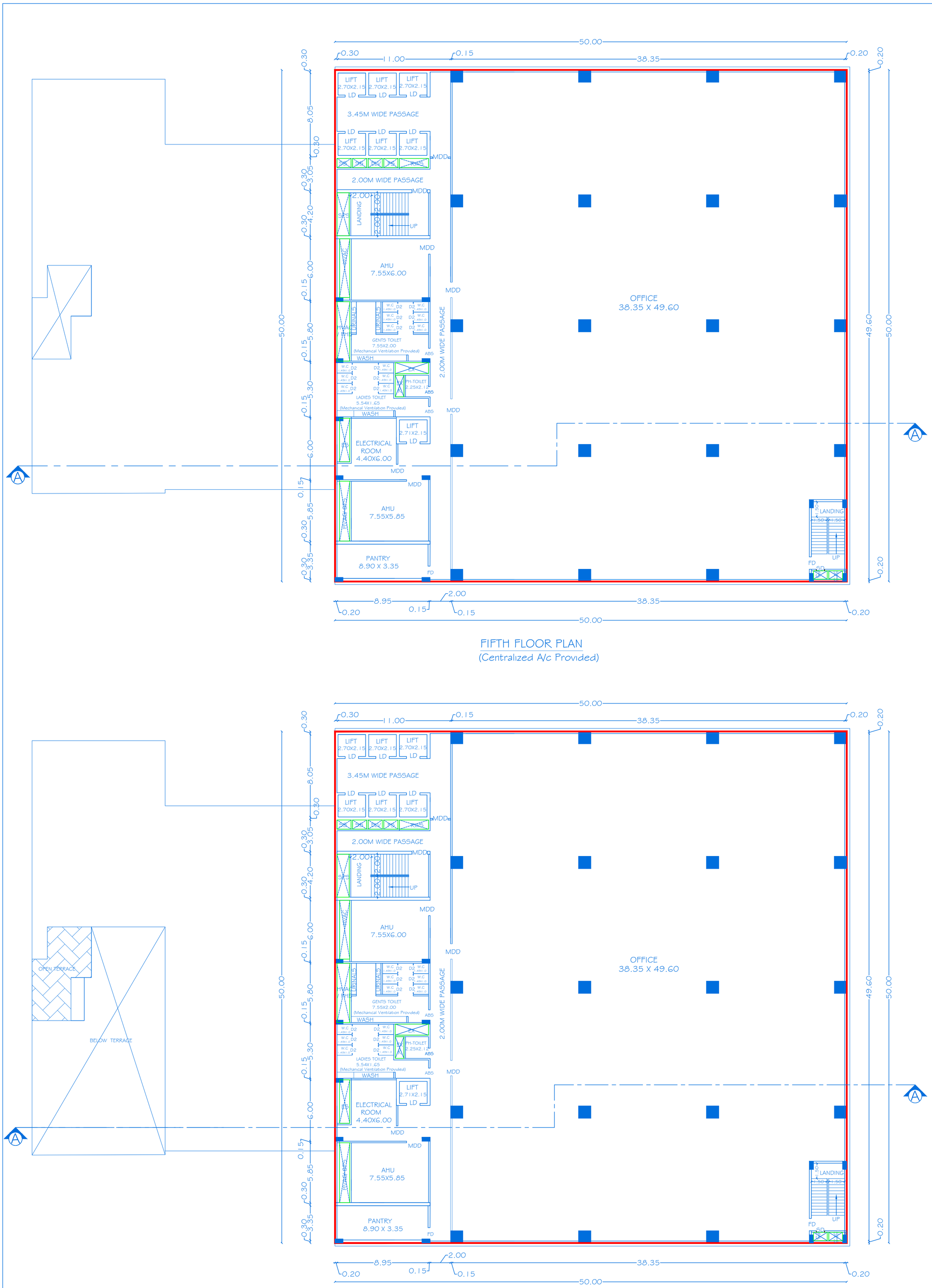


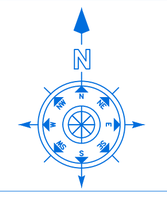

FIFTH FLOOR PLAN

(Centralized A/c Provided)




FOURTH FLOOR PLAN

(Centralized A/c Provided)




SHEET NO:04/07

SCALE 1:100

BLOCK-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1 ,BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00X2.40 |
| FD | FIRE RATED DOOR | 1.20X2.40 |
| MDD | METAL DOUBLE DOOR | 2.00X2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.40 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 1.83 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 2.33 X 2.40 |
| FW1 | FIXED WINDOW | 17.10 X 4.50 |
| FW2 | FIXED WINDOW | 5.09 X 4.50 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | DUCT AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|---|
| 1 | AREA OF THE FOURTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE FIFTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION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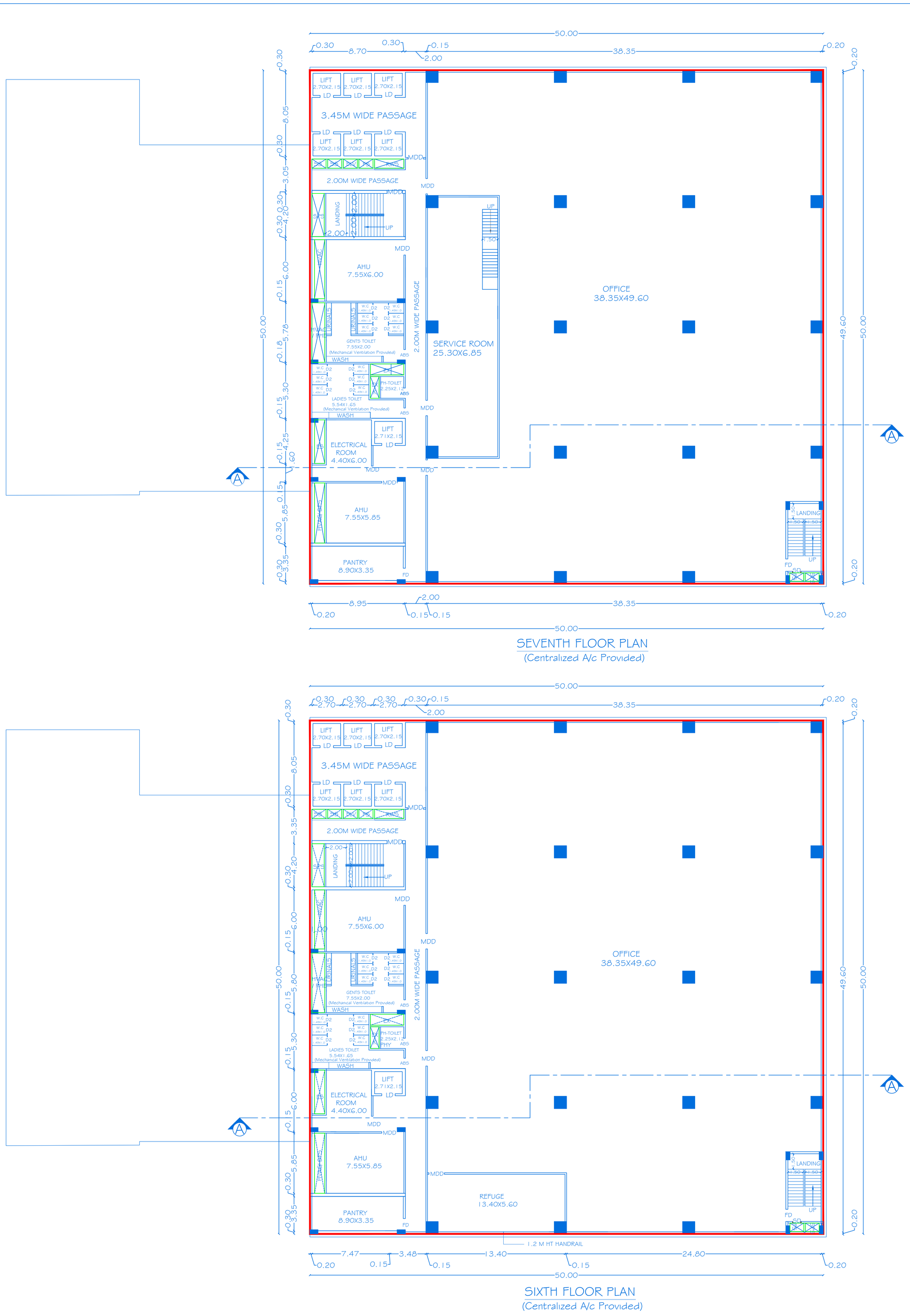


SEVENTH FLOOR PLAN

(Centralized A/c Provided)




SIXTH FLOOR PLAN

(Centralized A/c Provided)

SHEET NO:05/07

SCALE 1:100

BLOCK-I

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -I ,BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00X2.40 |
| FD | FIRE RATED DOOR | 1.20X2.40 |
| MDD | METAL DOUBLE DOOR | 2.00X2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.40 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 1.83 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 2.33 X 2.40 |
| FW1 | FIXED WINDOW | 17.10 X 4.50 |
| FW2 | FIXED WINDOW | 5.09 X 4.50 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | DUCT AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|---|
| I | AREA OF THE SIXTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE SEVENTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION


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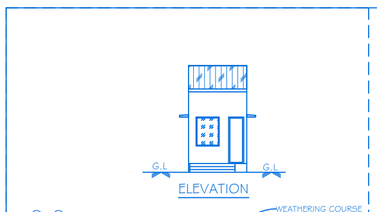
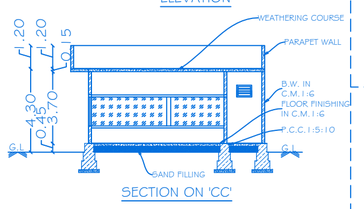



ELEVATION

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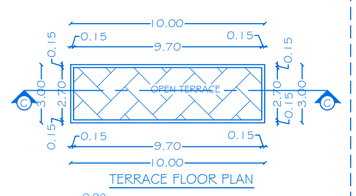
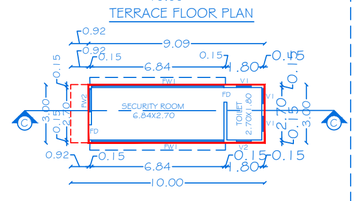
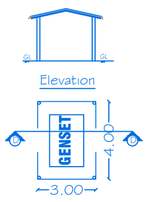



TERRACE FLOOR PLAN

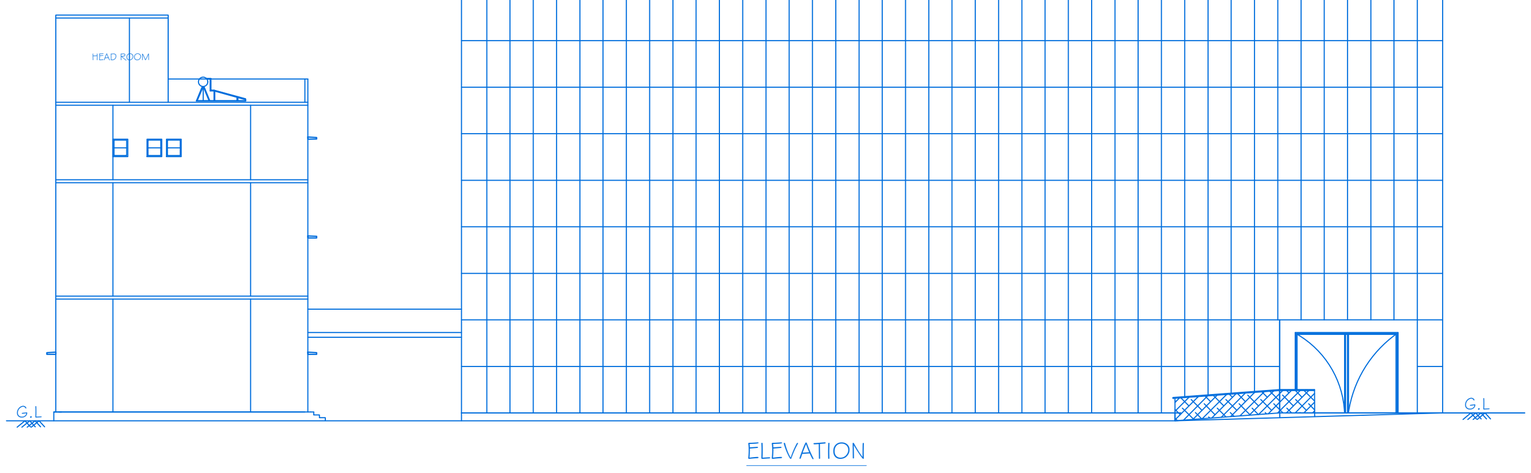



PLAN
BLOCK-2 (SECURITY ROOM)







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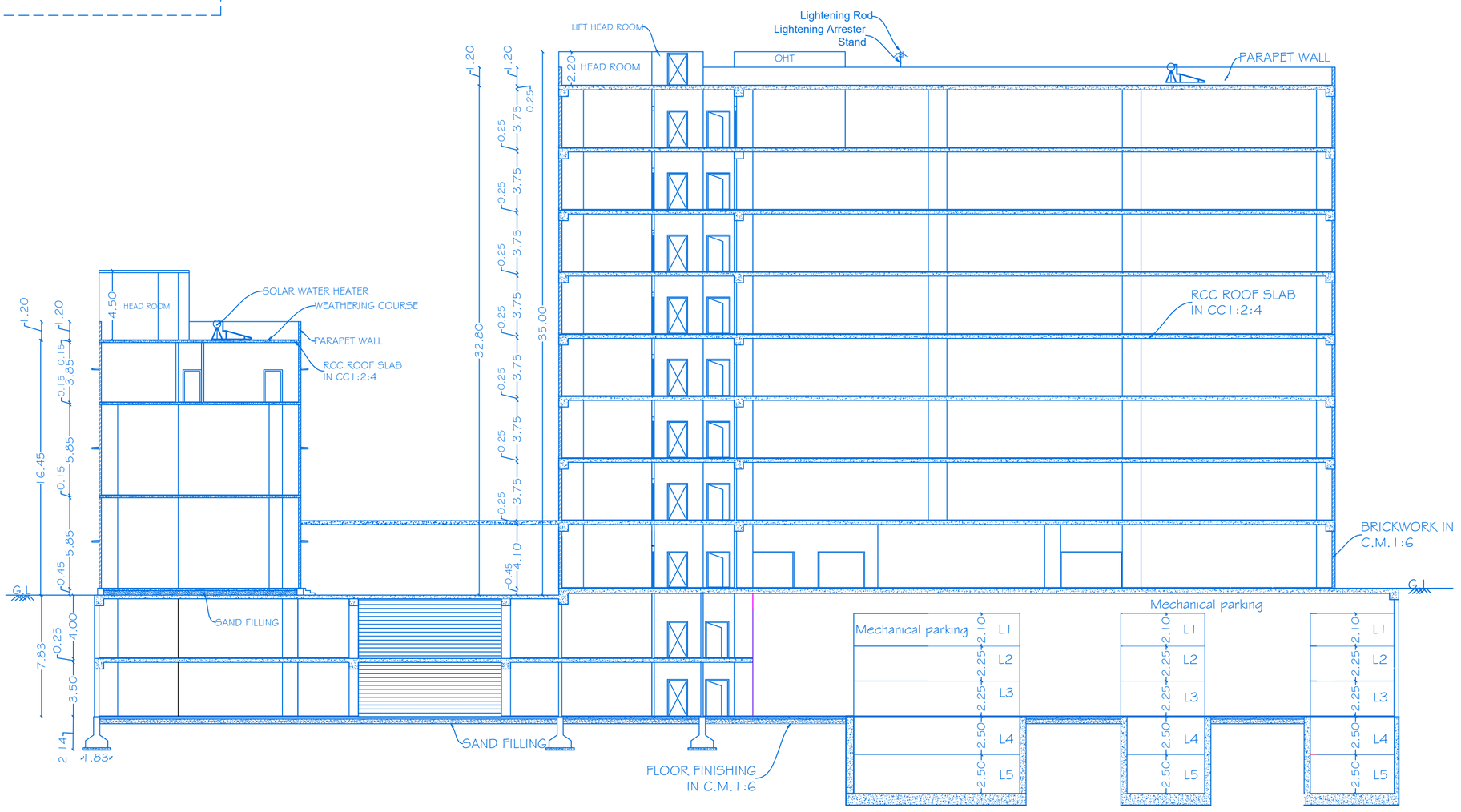


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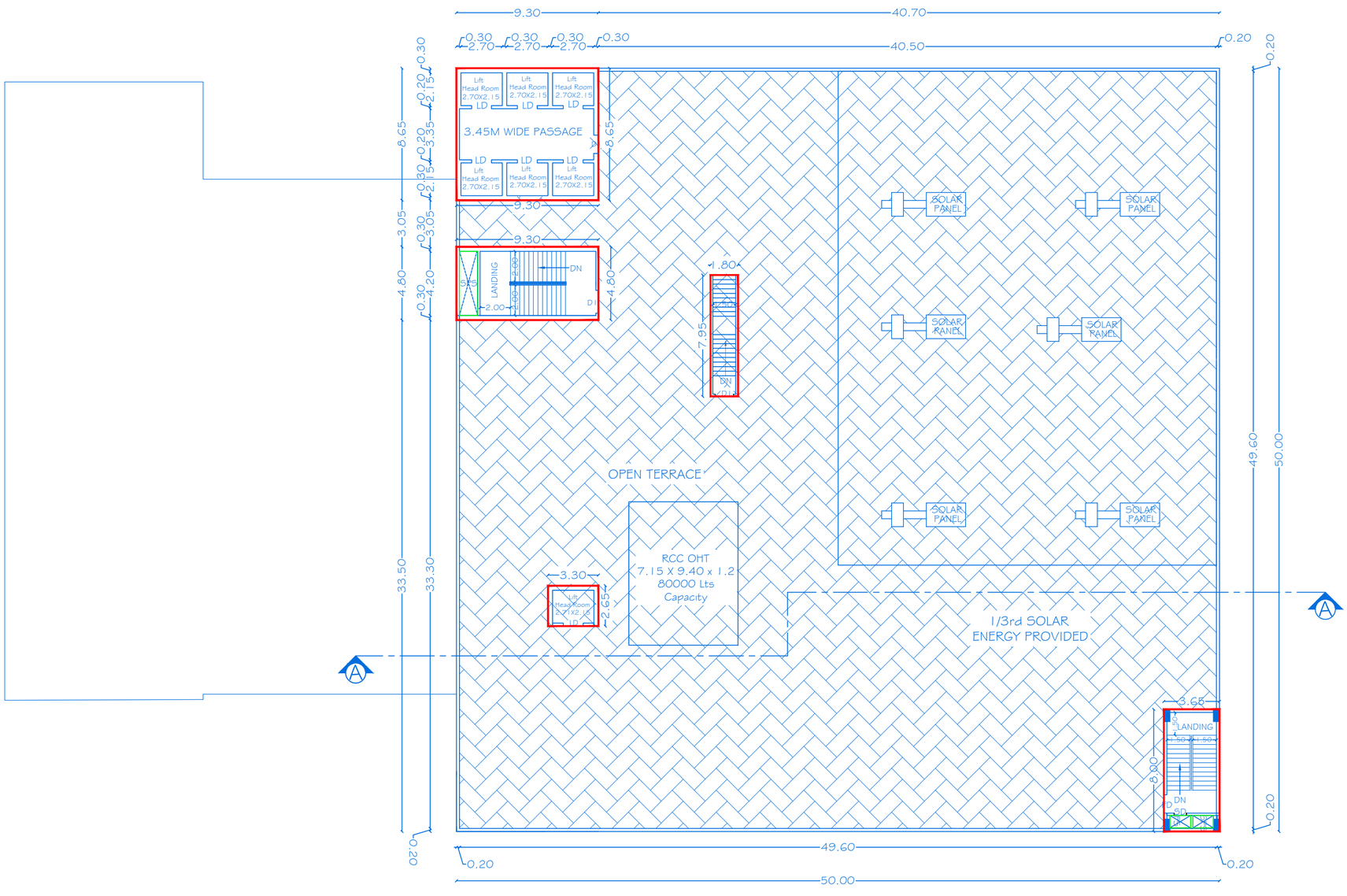
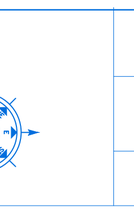



TERRACE FLOOR PLAN




SHEET NO:06/07

SCALE 1:100

BLOCK-1,2,3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1, BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

NOTE:ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

| REF.ID | DESCRIPTIONS | SIZES |
|---|---|---|
| ABS | ACRYLONITRILE BUTADIENE STYRENE DOOR | 1.00 X 2.40 |
| FD | FIRE RATED DOOR | 1.20 X 2.40 |
| MDD | METAL DOUBLE DOOR | 2.00 X 2.40 |
| SD | METAL SHAFT DOOR | 0.60 X 2.25 |
| RS | ROLLING SHUTTER | 8.70 X 3.00 |
| LD | LIFT DOOR | 1.30 X 2.10 |
| D1 | DOOR | 1.50 X 2.40 |
| D2 | DOOR | 0.60 X 1.83 |
| D3 | DOOR | 0.74 X 1.83 |
| W1 | WINDOW | 1.83 X 1.74 |
| V1 | VENTILATOR | 0.76 X 0.90 |
| FD | FIXED DOOR | 2.33 X 2.40 |
| FW1 | FIXED WINDOW | 17.10 X 4.50 |
| FW2 | FIXED WINDOW | 5.09 X 4.50 |

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA IN Sq.Mt. | DUCT AREA IN Sq.Mt. | NON FSI AREA IN Sq.Mt. | FSI AREA IN Sq.Mt. |
|---|---|---|---|---|---|
| 1 | AREA OF THE HEAD ROOM | 170.08 | 7.26 | 170.08 | -- |
| 2 | AREA OF THE GROUND FLOOR | 30.00 | -- | -- | 30.00 |
| 3 | AREA OF THE GENSET | 12.00 | -- | -- | 12.00 |

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FH) Fire Hydrant -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

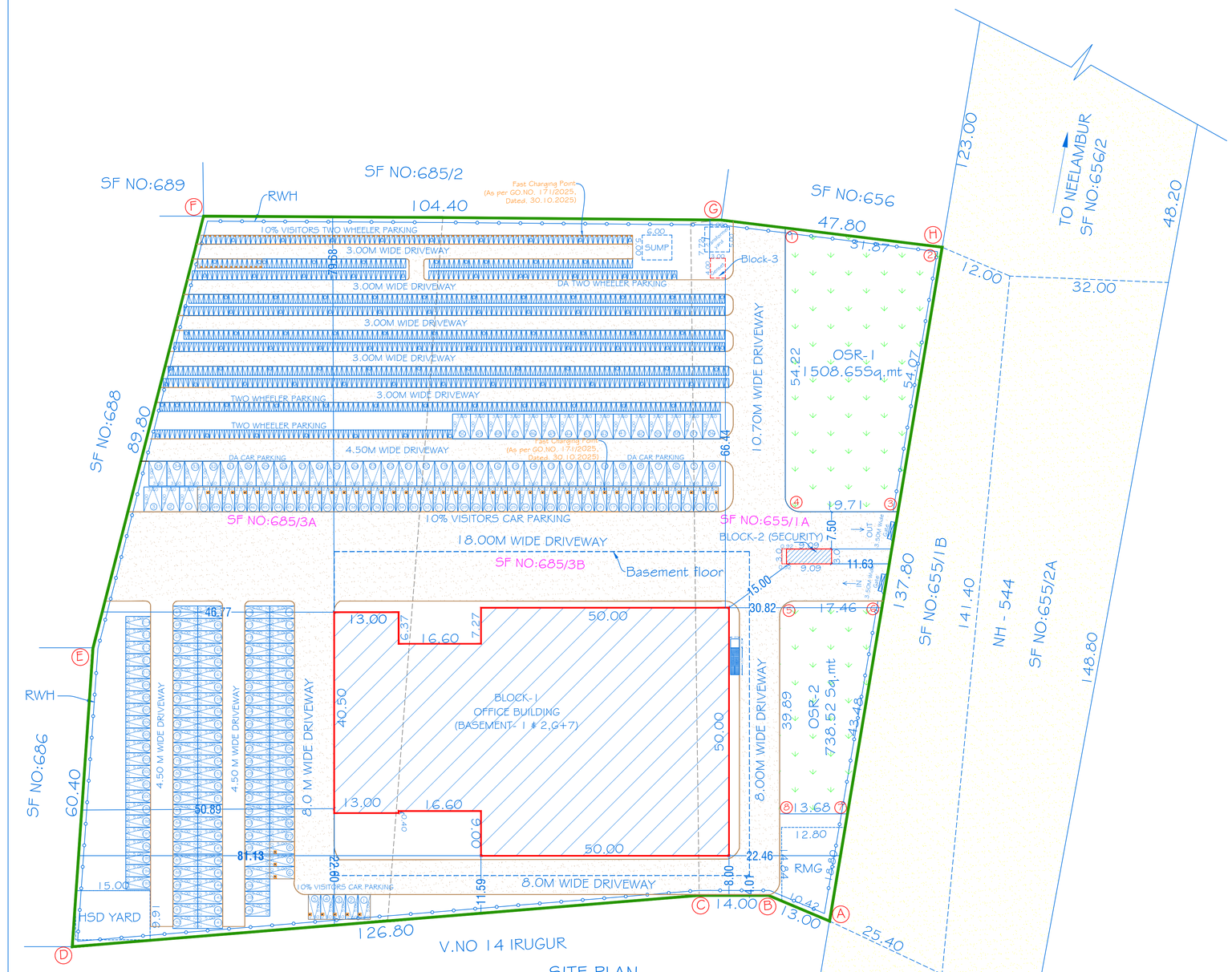
M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION

Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

| Name of Profession | R.E | R.S.E | C.E | B.Q.A | R.D |
|---|---|---|---|---|---|
| Grade Reg.No's | I 21/2024 | I 11/2022 | I 04/2019 | I.I 02/2019 | 15/2022 |

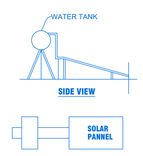
CIVIL TEC, 3944-1, Near DTCP Office, Hudco Colony,
Gandhimaa Nagar, Peelamedu, Coimbatore - 641 004.
Email: civiltec.coimbatore@gmail.com
Cell:95243-20261, 94899-84416.

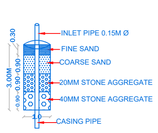



## SITE PLAN
SCALE-1:500

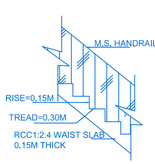
| PARKING CALCULATION DETAILS-AS PER G.O.NO. 18, DATED 04.02.2019 | | | | | | |
|---|---|---|---|---|---|---|
| S. NO | TYPE OF AREA | PARTICULARS | OVERALL AREA | REQUIRED | PROVIDED | IT Office, IT Enabled service |
| 1 | OFFICE FLOOR AREA | CAR PARKING | 22242/50 | 445 | 459 | 1 car space for every 50sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof |
| | | TWO WHEELER PARKING | 22242 /25 | 890 | 900 | |

| PARKING DETAILS | | | | | |
|---|---|---|---|---|---|
| Sl. NO | PARTICULARS | REQUIRED | Single Layer car Parking | Multi Layer car Parking | PROVIDED |
| 1 | CAR PARKING | 445 | 214 | 245 | 459 |
| 2 | DA CAR PARKING | 45 | 50 | | 50 |
| 3 | 10% OF VISITORS CAR PARKING | 45 | 50 | | 50 |
| 4 | TWO WHEELER PARKING | 890 | | | 900 |
| 5 | DA TWO WHEELER PARKING | 89 | | | 100 |
| 6 | 10 % OF VISITORS TWO WHEELER PARKING | 89 | | | 100 |




DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)




STAIRCASE DETAILS
SCALE- 1:20

| COLOUR INDEX | |
|---|---|
| SITE BOUNDARY | |
| EXISTING ROAD | |
| PROPOSED BUILDING | |
| DRIVE WAY | |
| O S R | |

SHEET NO: 07/07

SCALE - 1:500

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF IT PARK HIGH RISE BUILDING IN BASEMENT -1, BASEMENT-2, GROUND, FIRST, SECOND, THIRD,FOURTH, FIFTH, SIXTH & SEVENTH FLOOR (TOTAL BUILDING HEIGHT-32.80M) FOR "M/s. SRI SHAKTHI TECHNEW PARK" IN SF.NO: 685/3A, 685/3B & 655/1A AT NEELAMBUR VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

TOTAL AREA OF THE SITE = 22450.00 SQMT

AREA DETAILS

| BLOCK NO | PARTICULARS | TOTAL BUILDUP AREA Sq.mt | DUCT AREA Sq.mt | NON FSI AREA | FSI AREA Sq.mt |
|---|---|---|---|---|---|
| | BLOCK - 1 (OFFICE BUILDING) | | | | |
| 1 | AREA OF THE BASEMENT FLOOR - 1 | 5465.05 | -- | 5323.01 | 142.04 |
| | AREA OF THE BASEMENT FLOOR-2 | 5465.05 | -- | 5465.05 | -- |
| | AREA OF THE GROUND FLOOR | 3534.90 | 51.58 | -- | 3534.90 |
| | AREA OF THE FIRST FLOOR | 2982.10 | 51.58 | -- | 2982.10 |
| | AREA OF THE SECOND FLOOR | 3298.86 | 51.08 | -- | 3298.86 |
| | AREA OF THE THIRD FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE HEAD ROOM | 39.97 | -- | 39.97 | -- |
| | AREA OF THE FOURTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE FIFTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE SIXTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE SEVENTH FLOOR | 2456.83 | 43.17 | -- | 2456.83 |
| | AREA OF THE HEAD ROOM | 170.08 | 7.26 | 170.08 | -- |
| | TOTAL AREA OF BLOCK 01 | 33240.16 | 377.35 | 10998.11 | 22242.05 |
| | BLOCK-2 (SECURITY) | | | | |
| 2 | AREA OF THE GROUND FLOOR | 30.00 | -- | -- | 30.00 |
| | TOTAL AREA OF BLOCK 02 | 30.00 | -- | -- | 30.00 |
| | BLOCK-3 (GENSET) | | | | |
| 3 | AREA OF THE GENSET | 12.00 | -- | -- | 12.00 |
| | TOTAL AREA OF BLOCK 03 | 12.00 | -- | -- | 12.00 |
| | TOTAL AREA (BLOCK 1 to BLOCK 3) | 33282.16 | -- | 10998.11 | 22284.05 |

PLOT COVERAGE (PC) = 3576.90/22450.00 X 100
= 15.93%

FLOOR SPACE INDEX = 22284.05/22450.00
= 0.99<3.25

OSR REQUIRED = 2245.00 Sq.m (10.00%)

OSR-1 (Ref No. 1 to 4) = 1508.65 Sq.m

OSR-2 (Ref No. 5 to 8) = 738.52 Sq.m

OSR PROVIDED (1+2) = 1508.65 + 738.52
= 2247.17 Sq.m (10.00%)

KEY

(FE) FIRE EXTIGUISHER -

(FA) FIRE ALARM -

(FH) FIRE HYDRANT -

APPLICANT

For SRI SHAKTHI TECHNEW PARK
Managing Partner

M/s. SRI SHAKTHI TECHNEW PARK

REGISTERED PROFESSION


Er.A.HARIKUMAR, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Engi(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA),
Coimbatore Corporation Lic No : 009 /2021

| Name of Profession | R.E | R.S.E | C.E | B.Q.A | R.D |
|---|---|---|---|---|---|
| Grade | I | I | I | II | I/S 2022 |
| Reg.No's | 21/2024 | 11/2022 | 04/2019 | 02/2019 | 15/2022 |

CIVIL TEC, 3944-1, Near DTCP Office, Hudco Colony,
Gandhimaa Nagar, Peelamedu, Coimbatore - 641 004.
Email: civiltec.coimbatore@gmail.com
Cell:95243-20261, 94899-84416.

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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+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.