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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3/350/2 Mettukuppam,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF HOSTEL BUILDING IN S.F.Nos.685/3B2&3B3, KURICHI VILLAGE, MADUKKARAI TALUK, COIMBATORE CORPORTION.

COMMERCIAL (HOSTEL) BUILDING

APPLICATION NO. : SWP/BPA/731282/2025

APPLICATION NAME:
Ms. Span Ventures Pvt. Ltd. Rep by its POA Ms. Span Edutech Ventures Pvt. Ltd. and Ms. RFM Holdings

N

SCALE = 1:100

STILT FLOOR PLAN, TYPICAL FLOOR PLAN TERRACE FLOOR PLAN

SITE AREA DETAILS:

SITE AREA -- 0.43.66Hec. (or) 4366sqm.
AS PER PATTA:
S.F.NO.685/3B2- 0.03.98Hec.
S.F.NO.685/3B3- 0.39.68Hec.

AREA DETAILS:

FLOOR NAME	F.S.I. in sqm.	Non F.S.I. Parking in sqm.	Total Builtup Area in sqm.
STILT FLOOR	65.25	1637.11	1702.36
FIRST FLOOR	1630.05	---	1630.05
SECOND FLOOR	1630.05	---	1630.05
THIRD FLOOR	1630.05	---	1630.05
FOURTH FLOOR	1630.05	---	1630.05
FIFTH FLOOR	1630.05	---	1630.05
SIXTH FLOOR	1630.05	---	1630.05
SEVENTH FLOOR	1630.05	---	1630.05
EIGHTH FLOOR	1630.05	---	1630.05
HEAD ROOM	---	142.72	142.72
TOTAL	13105.65	1779.83	14885.48

REFERENCE:-

DESCRIPTION	CALCULATION	PERMISSIBLE/ REQUIRED	PROVIDED
FLOOR AREA RATIO	13105.65/4366	3.25	3.00
PLOT COVERAGE	1702.36x100/4366	50%	39.39%
PARKING: Car Parking 33 Nos.Room/Each Floor 33 Nos.x 8 Floors = 264Nos.	P.H. Car Parking 1Two Wheeler/10 rooms 264/10 = 27 Nos.	2Nos. 27Nos.	2Nos. 101Nos.

HEIGHT OF THE BUILDING -- 29.26M

SCHEDULE OF JOINERY:-

MD	Door	1.00 x 2.30		Fw	Window	1.37 x 2.30
D1	Door	0.91 x 2.30		W1	Window	2.00 x 1.52
D2	Door	0.91 x 2.30		W2	Window	0.74 x 1.22
D3	Door	1.52 x 2.30		Sw	Window	1.37 x 1.52
D4	Door	1.20 x 2.10		V	Ventilator	0.91 x 0.61

ALL DIMENSIONS ARE IN METER

V. RAVI B.E.,
REGISTERED CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/031/2024
REG.CONSTRUCTION ENGINEER

Er.T.THILAK RANJITH, B.E(Civil), M.E(STM),MIE,AIV,FICC,C.Engg., P.E(ECI)
Registered Quality Auditor
DTCP/QA/04/2025
Thilakranjith19@gmail.com, 9486112301
REG.ARCHITECT

Er. R.SATHISHKUMAR
M.E.(Geotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
REG.GEOTECH. ENGINEER

Er. S. JAGADESH KANNAN BE(Hons), PG VSB, FIV, CHARTERED CIVIL ENGINEER (ID-161054/0)
REGISTERED STRUCTURAL ENGINEER
REGD. No : TD/R.SE/Gr-1/2025/02/002
31 B, OLD DAMU NAGAR PULIYAKULAM,
COIMBATORE - 641 045
18-7-2025
REG.STRUCTURAL ENGINEER

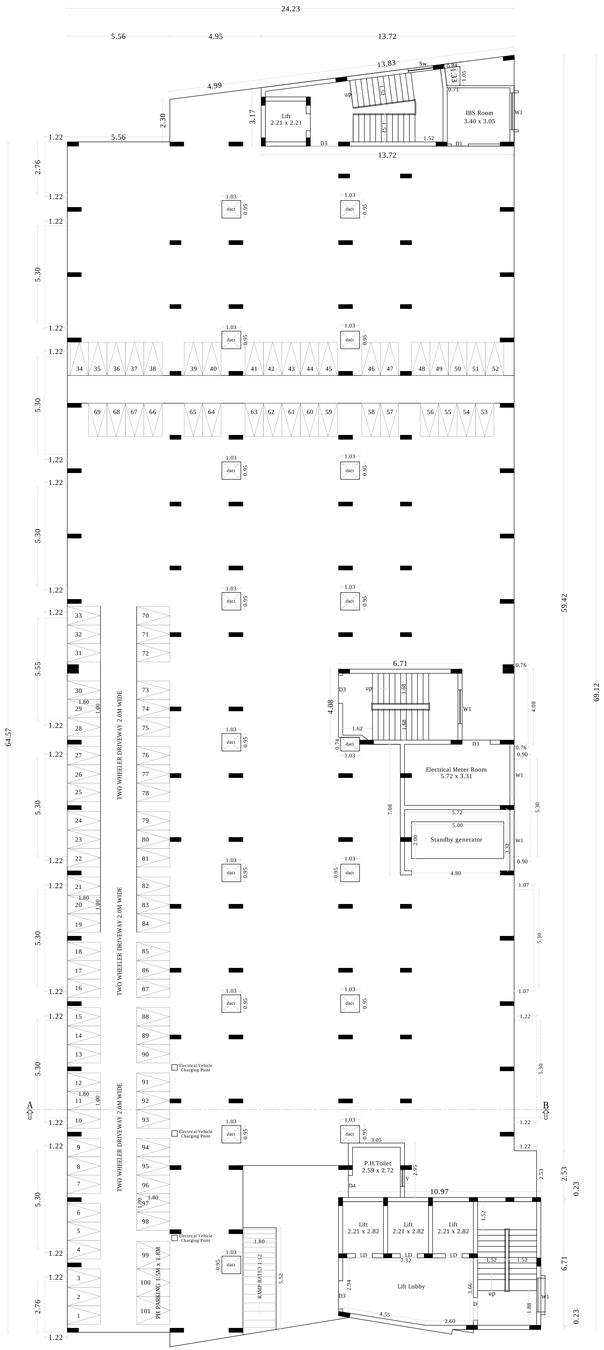
ARCHITECT
BISWAJIT PAUL B. ARCH,
MCoA No: C4/2004/32754
REG.ARCHITECT

For SPAN EDUTECH VENTURES P LTD
AUTHORISED SIGNATORY

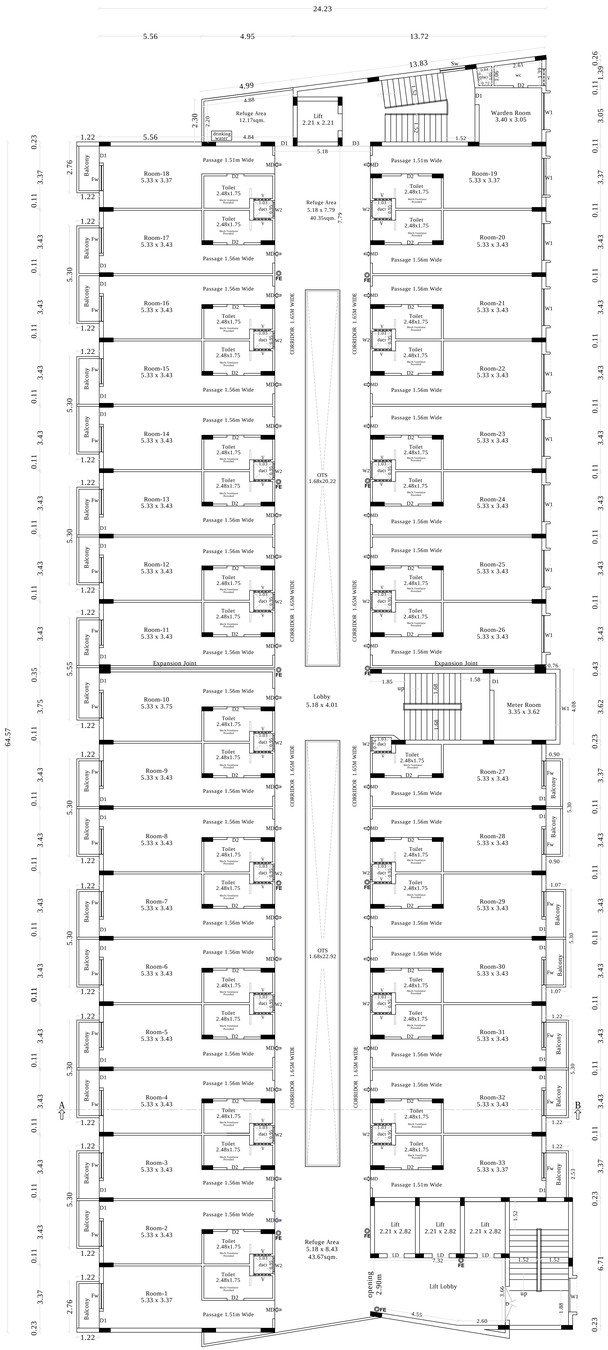
For RFM Holdings
Partner

APPLICANT/OWNER

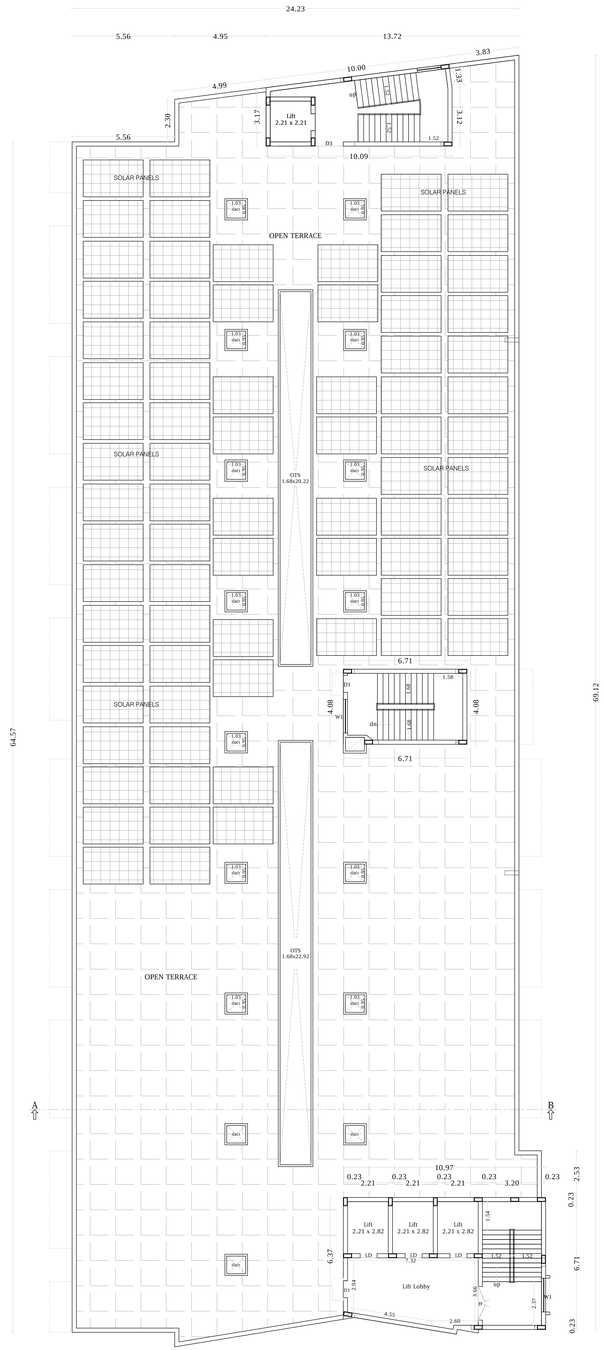
Dt.2-5-2026



STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST,SECOND, THIRD,FOURTH,FIFTH, SIXTH,SEVENTH AND EIGHTH FLOORS)



TERRACE FLOOR PLAN

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COMMERCIAL (HOSTEL) BUILDING

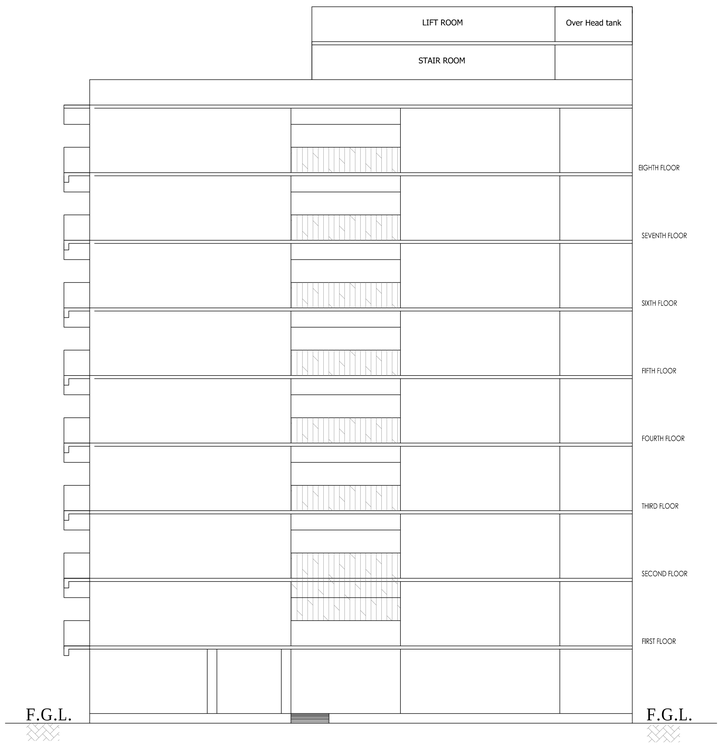
APPLICATION NO. : SWP/BPA/731282/2025

APPLICATION NAME:
Ms. Span Ventures Pvt. Ltd. Rep by its POA Ms. Span Edutech Ventures Pvt. Ltd. and Ms. RFM Holdings

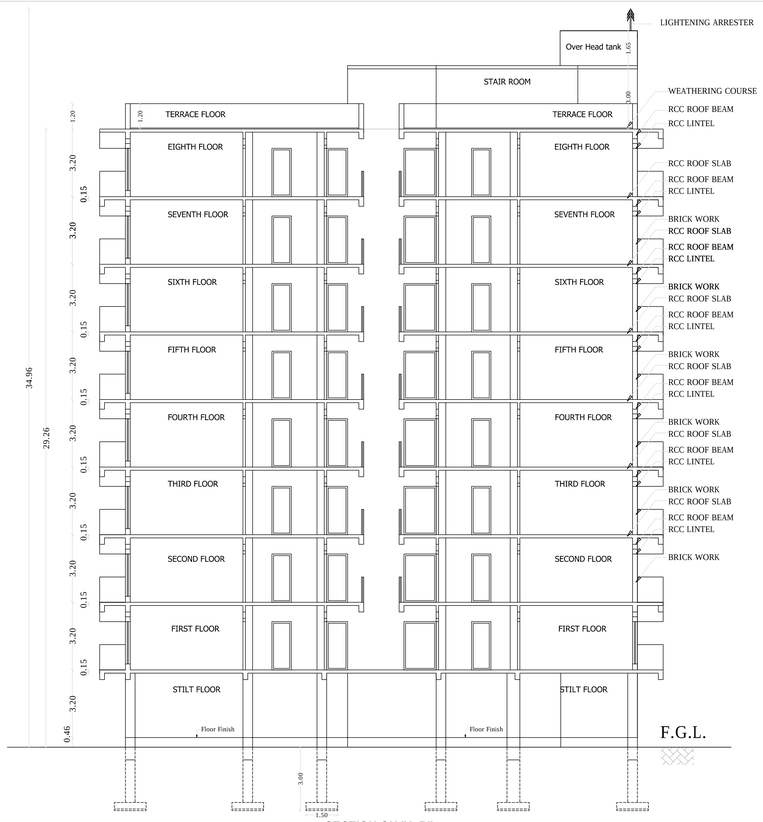
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SCALE = 1:100

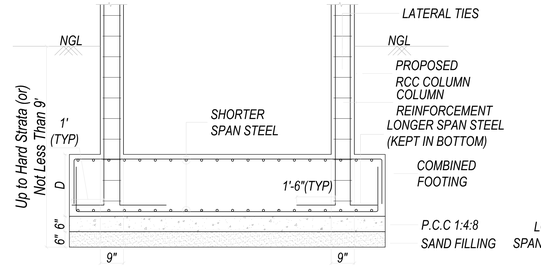
ELEVATION AND SECTION



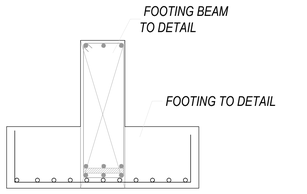
WEST SIDE ELEVATION



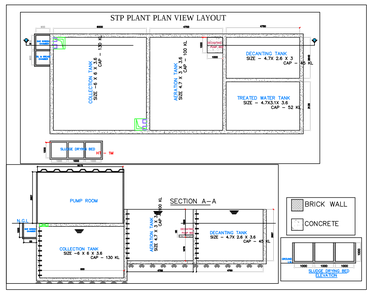
SECTION ON "A-B"

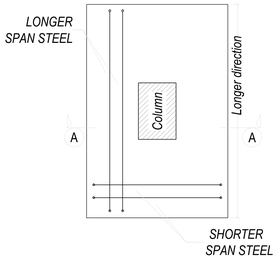


COMBINED FOOTING DETAILS

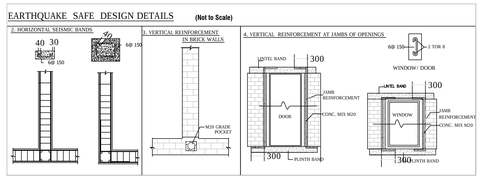


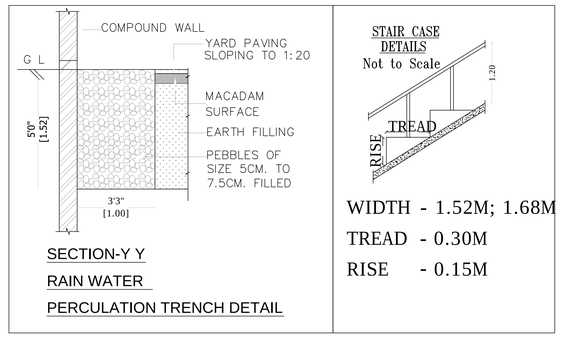
FOOTING BEAM DETAILS





TYPICAL PLAN OF FOOTING





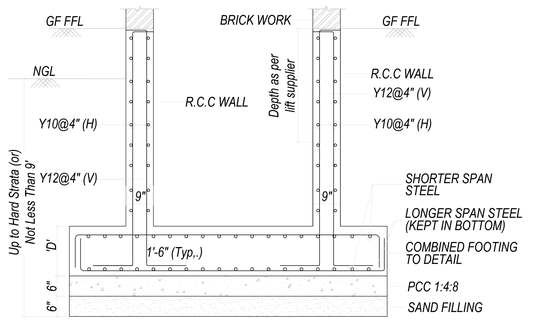
SECTION-Y Y

RAIN WATER PERCULATION TRENCH DETAIL

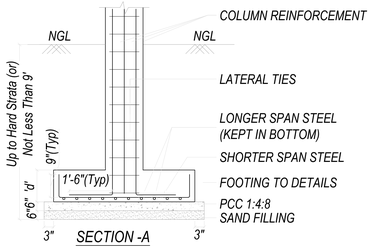
WIDTH - 1.52M; 1.68M

TREAD - 0.30M

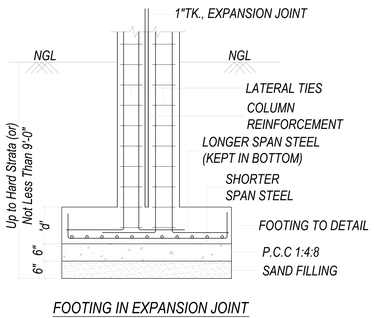
RISE - 0.15M



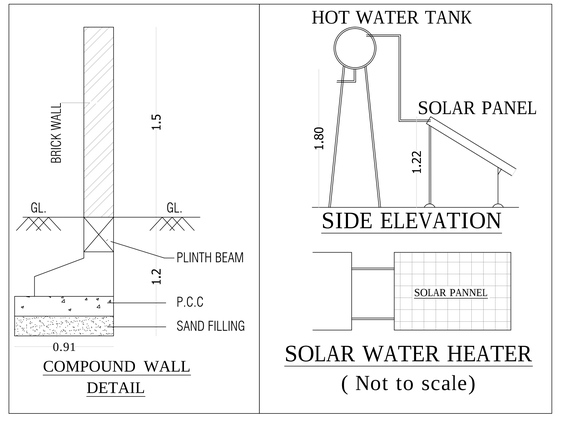
LIFT PIT DETAILS



SECTION -A



FOOTING IN EXPANSION JOINT



COMPOUND WALL DETAIL

SOLAR WATER HEATER

(Not to scale)

V. RAVI B.E.,
REGISTERED CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/031/2024
REG.CONSTRUCTION ENGINEER

Er.T.THILAK RANJITH, B.E(Civil)., M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
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Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
REG.GEOTECH. ENGINEER

Er. S. JAGADESH KANNAN ME(Struct), PE, MIE, FIV,
CHARTERED CIVIL ENGINEER (68-16308045)
REGISTERED STRUCTURAL ENGINEER
REGD. No : TD/RSE/Gr-I/2025/02/002
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COIMBATORE - 641 045
REG.STRUCTURAL ENGINEER

ARCHITECT
BISWAJIT PAUL B. ARCH,
MCOA No: CA/2004/32754
REG.ARCHITECT

For SPAN EDUTECH VENTURES P LTD
AUTHORISED SIGNATORY

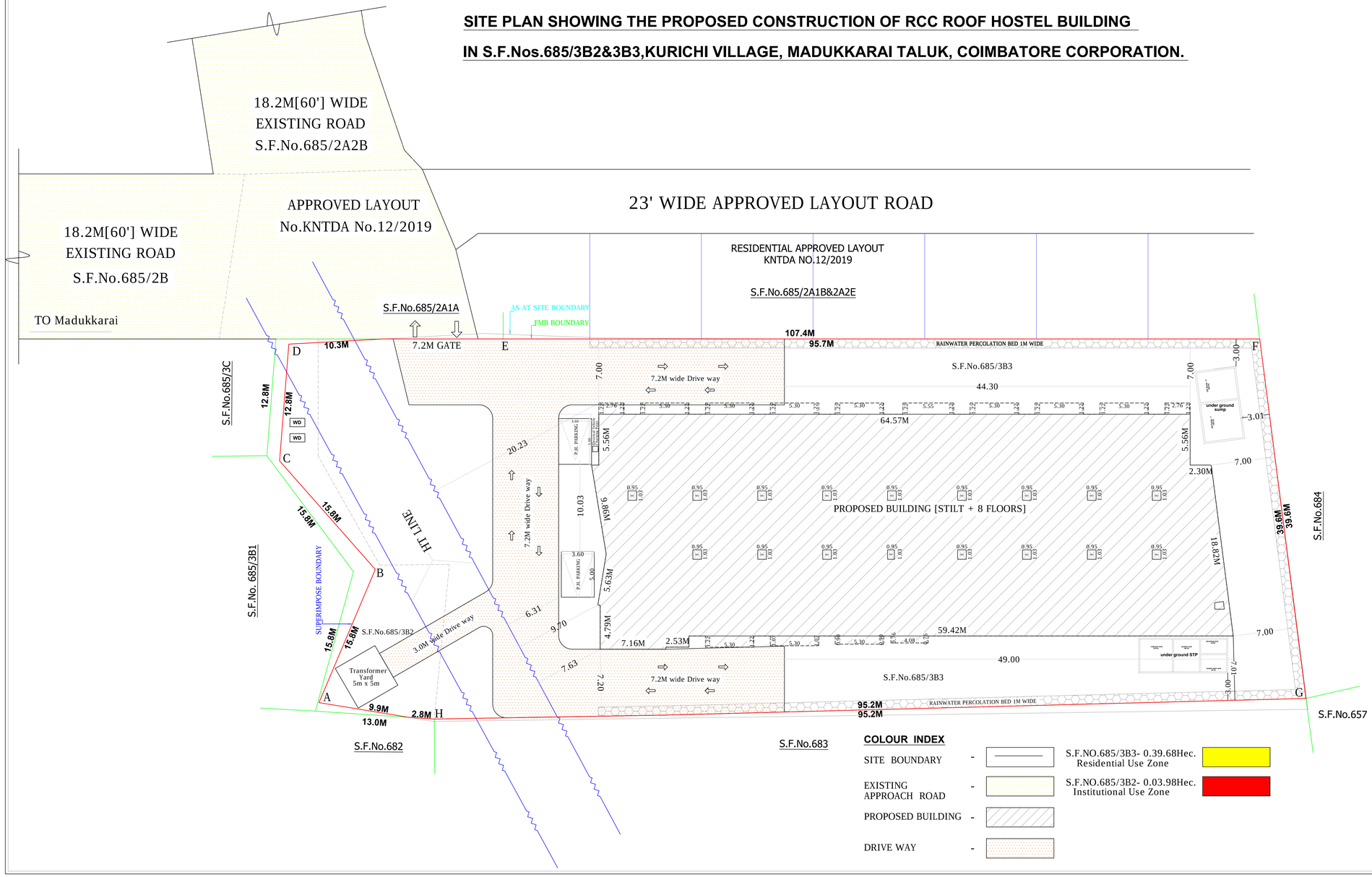
For RFM Holdings
Partner

APPLICANT/OWNER

Dt.2-5-2026

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF HOSTEL BUILDING

IN S.F.Nos.685/3B2&3B3,KURICHI VILLAGE, MADUKKARAI TALUK, COIMBATORE CORPORATION.



APPLICATION NO. : SWP/BPA/731282/2025

APPLICATION NAME:
M/s. Span Ventures Pvt. Ltd. Rep by its POA M/s. Span Edutech Ventures Pvt. Ltd. and M/s. RFM Holdings

SHEET No.3/3

N

SCALE = 1:200

COMMERCIAL (HOSTEL) BUILDING

SITE AREA DETAILS:

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AS PER PATTA:
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ALL DIMENSIONS ARE IN METER

COLOUR INDEX

SITE BOUNDARY -
EXISTING APPROACH ROAD -
PROPOSED BUILDING -
DRIVE WAY -

S.F.NO.685/3B3- 0.39.68Hec. Residential Use Zone
S.F.NO.685/3B2- 0.03.98Hec. Institutional Use Zone

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REGISTERED CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/031/2024
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18-7-2025
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AUTHORISED SIGNATORY

For RFM Holdings
Partner

APPLICANT/OWNER

Dt.2-5-2026

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

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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

Verified RealEstate
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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.