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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F NOS.108/3A1A1B2, 108/3A1B, 108/5A1, 108/5A2, 108/5A3, 108/5B1A, 108/5B1B3, 108/5B2, 108/6A1A3, 108/8, 108/9, 108/10, 108/11 & 108/12 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0780990/2026
APPLICAN NAME : MR.V.SATHASIVAM & FOUR OTHERS

AREA DETAILS:-

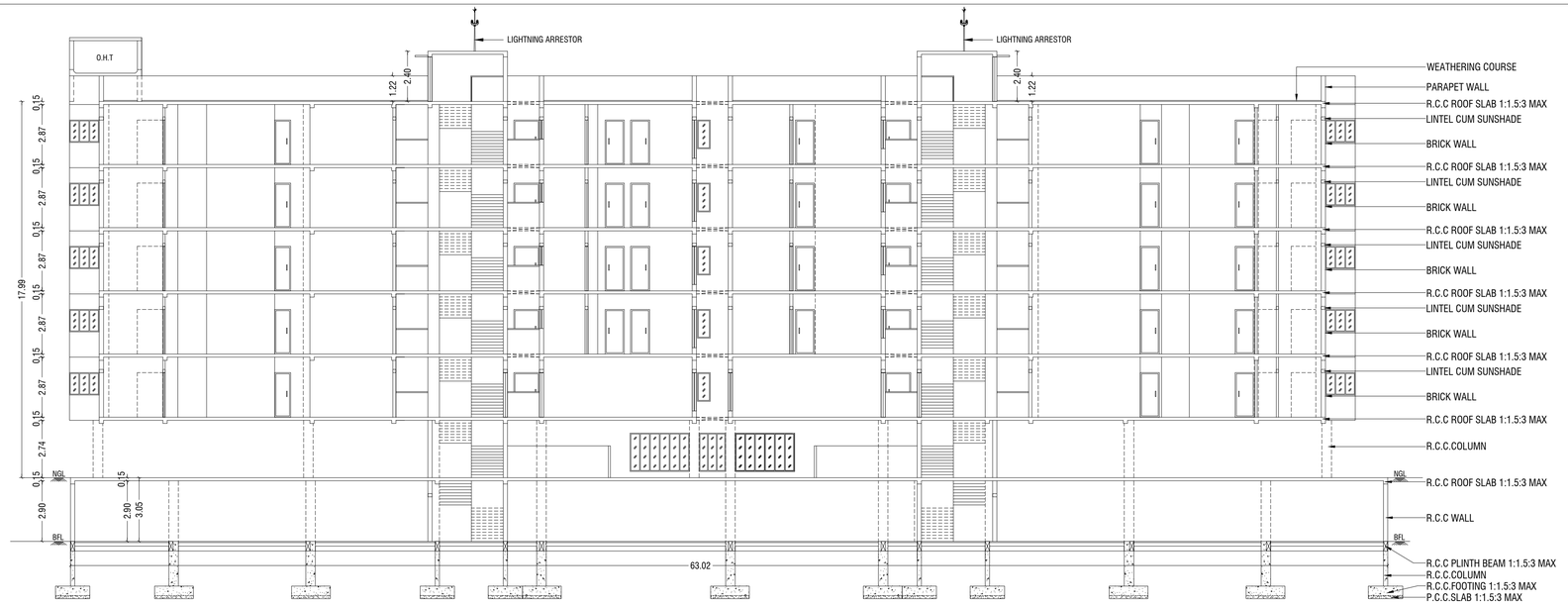
		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	6383.00 SQM	1.577 ACRE
AREA OF SITE AS PER DOCUMENT	=	6405.12 SQM	1.582 ACRE
SUPER IMPOSED PLOT AREA	=	6391.52 SQM	

PROPOSED BUILDING AREA DETAILS:-

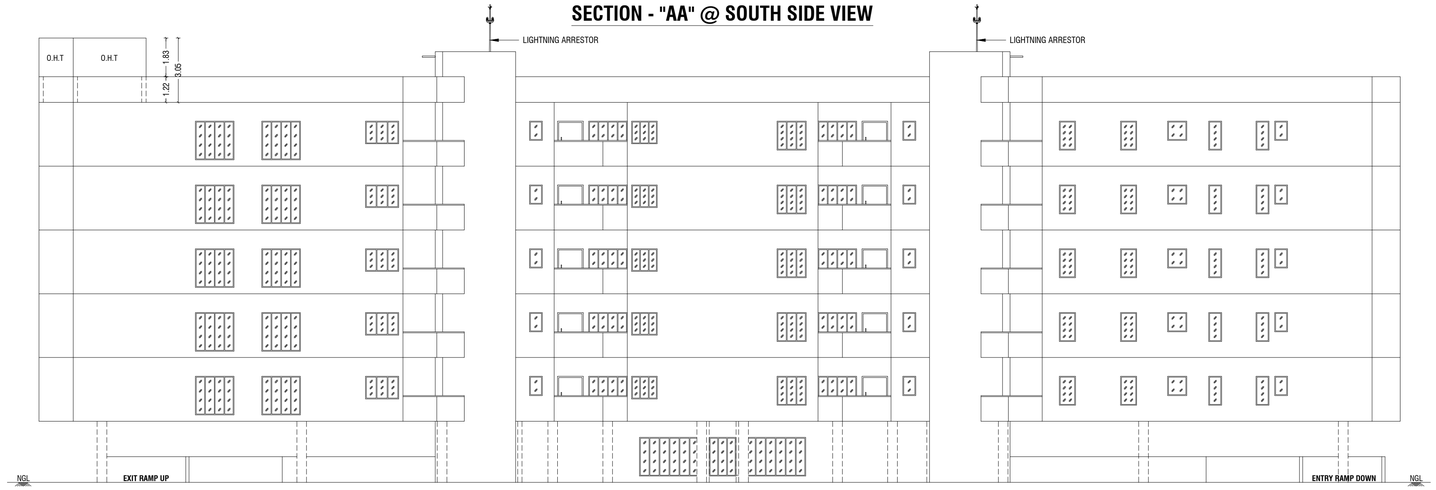
S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2704.70	2704.70
2	STILT FLOOR	188.32	3312.07	3500.39
3	FIRST FLOOR	3160.79	341.87	3502.66
4	SECOND FLOOR	3131.68	370.98	3502.66
5	THIRD FLOOR	3131.68	370.98	3502.66
6	FOURTH FLOOR	3131.68	370.98	3502.66
7	FIFTH FLOOR	3131.68	370.98	3502.66
8	TERRACE FLOOR	-	188.25	188.25
	TOTAL AREA	15875.83	8030.81	23906.64

JOINERY DETAILS:-

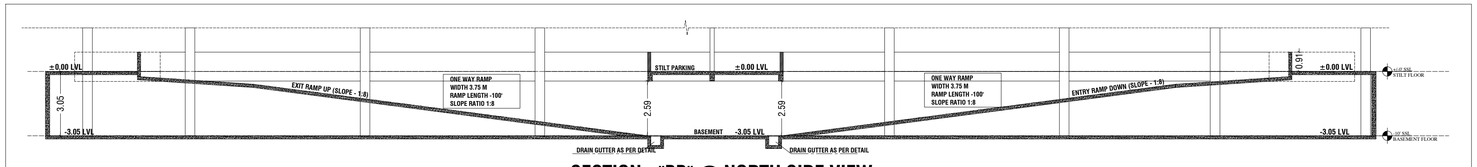
SYM	JOINERY DETAILS	SIZE IN METER
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MD1	MAIN DOOR	1.22 X 2.13
MD2	MAIN DOOR	1.07 X 2.13
D	DOOR	0.92 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.92 X 2.13
O	OPEN	1.12 X 2.13
O1	OPEN	1.80 X 2.13
O2	OPEN	0.91 X 2.13
O3	OPEN	0.76 X 2.13
FD	FRENCH DOOR	1.22 X 2.13
SD	SLIDING DOOR	2.49 X 2.13
SD1	SLIDING DOOR	2.18 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.76 X 1.37
W2	WINDOW	1.38 X 1.37
W3	WINDOW	0.61 X 1.37
W4	WINDOW	3.05 X 1.37
CW	CORNER WINDOW	1.53 X 1.37
CW1	CORNER WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	5.66 X 1.83
FW1	FRENCH WINDOW	4.92 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
FW3	FRENCH WINDOW	1.83 X 1.83
FW4	FRENCH WINDOW	1.92 X 1.83
FW5	FRENCH WINDOW	3.05 X 1.83
KW	KITCHEN WINDOW	1.52 X 1.07
KW1	KITCHEN WINDOW	0.91 X 1.07
KW2	KITCHEN WINDOW	1.22 X 1.07
FG	FIXED GLASS	1.27 X 1.83
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91



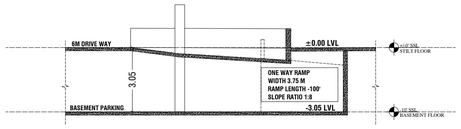
SECTION - "AA" @ SOUTH SIDE VIEW



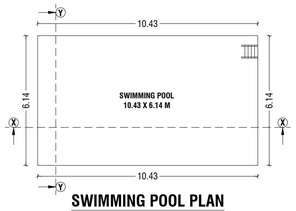
FRONT ELEVATION @ NORTH SIDE VIEW



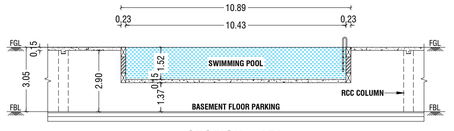
SECTION - "BB" @ NORTH SIDE VIEW



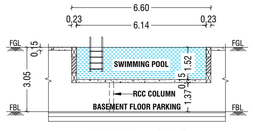
SECTION - "CC" @ WEST SIDE VIEW



SWIMMING POOL PLAN

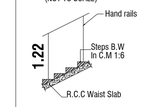


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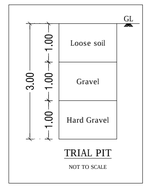


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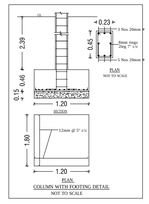
STAIRCASE DETAILS
(NOT TO SCALE)

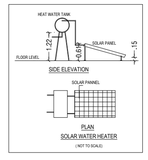


WIDTH : 1.53
TREAD : 0.31
RISE : 0.14 / 0.15



TRIAL PIT
NOT TO SCALE





Er.K. PRAKASH M.E., MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13236

REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
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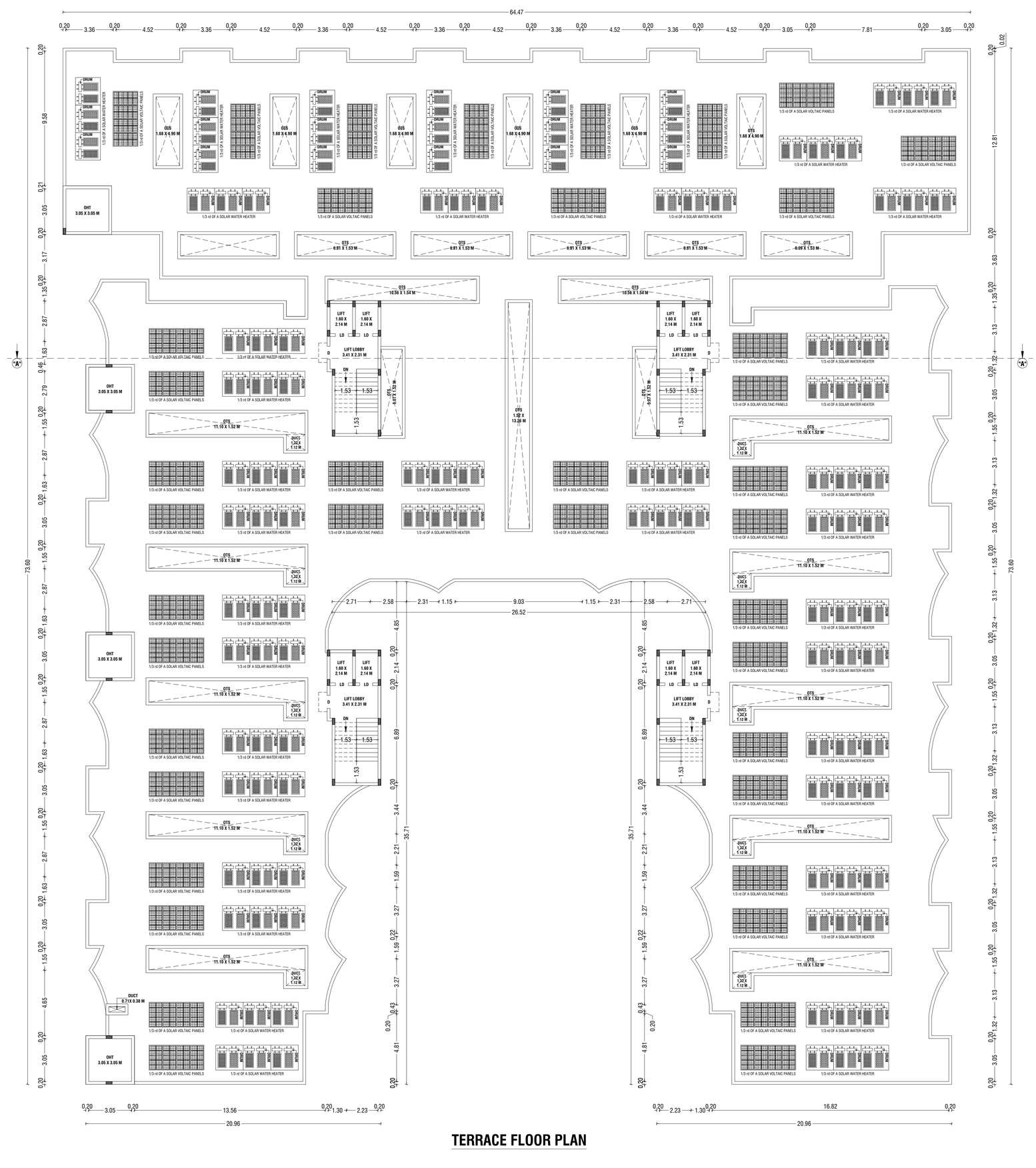
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REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 06/06



TERRACE FLOOR PLAN

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SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

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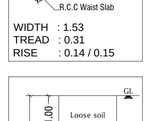
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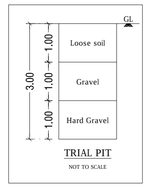
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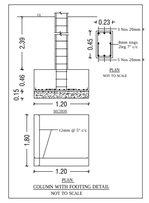
STAIRCASE DETAILS
(NOT TO SCALE)



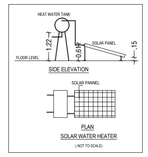
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TREAD : 0.31
RISE : 0.14 / 0.15



TRIAL PIT
NOT TO SCALE



COLUMN WITH FOOTING DETAIL
NOT TO SCALE



SOLAR WATER HEATER
(NOT TO SCALE)

Er.K. PRAKASH M.E., MIGS.,
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Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13236
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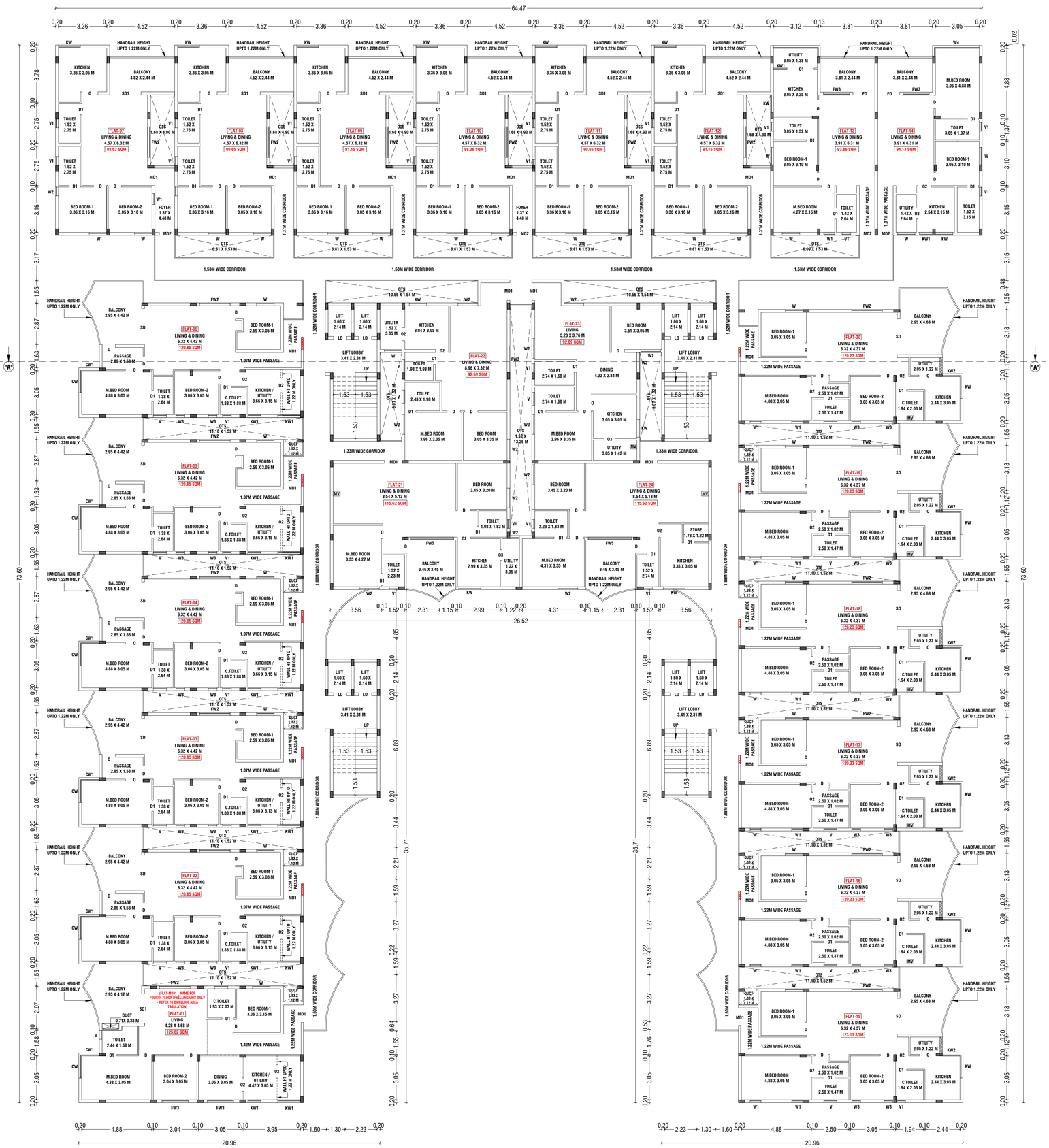
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REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 05/06



TYPICAL - SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F NOS.108/3A1A1B2, 108/3A1B, 108/5A1, 108/5A2, 108/5A3, 108/5B1A, 108/5B1B3, 108/5B2, 108/6A1A3, 108/8, 108/9, 108/10, 108/11 & 108/12 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

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01/04/26
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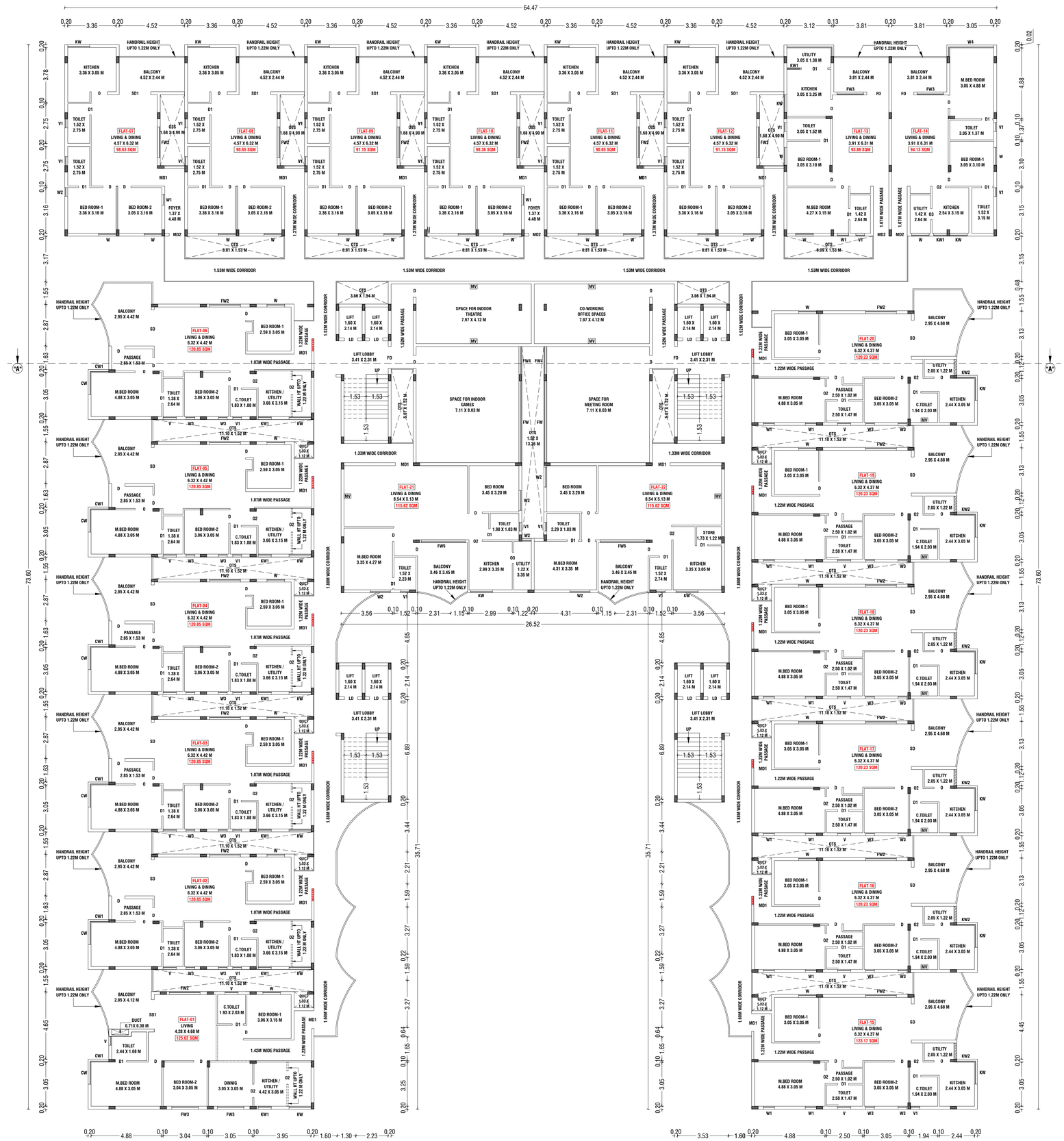
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REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 04/06



FIRST FLOOR PLAN

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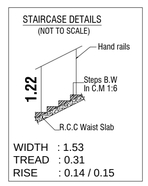
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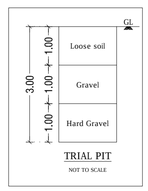
S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2704.70	2704.70
2	STILT FLOOR	188.32	3312.07	3500.39
3	FIRST FLOOR	3160.79	341.87	3502.66
4	SECOND FLOOR	3131.68	370.98	3502.66
5	THIRD FLOOR	3131.68	370.98	3502.66
6	FOURTH FLOOR	3131.68	370.98	3502.66
7	FIFTH FLOOR	3131.68	370.98	3502.66
8	TERRACE FLOOR	-	188.25	188.25
	TOTAL AREA	15875.83	8030.81	23906.64

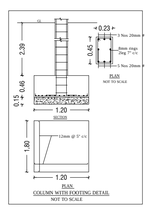
JOINERY DETAILS:-

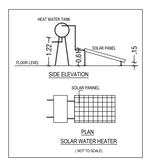
SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	4.45 X 2.13
MD1	MAIN DOOR	1.22 X 2.13
MD2	MAIN DOOR	1.07 X 2.13
D	DOOR	0.92 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.92 X 2.13
O	OPEN	1.12 X 2.13
O1	OPEN	1.80 X 2.13
O2	OPEN	0.91 X 2.13
O3	OPEN	0.76 X 2.13
FD	FRENCH DOOR	1.22 X 2.13
SD	SLIDING DOOR	2.49 X 2.13
SD1	SLIDING DOOR	2.18 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.76 X 1.37
W2	WINDOW	1.38 X 1.37
W3	WINDOW	0.61 X 1.37
W4	WINDOW	3.05 X 1.37
CW	CORNER WINDOW	1.53 X 1.37
CW1	CORNER WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	5.66 X 1.83
FW1	FRENCH WINDOW	4.92 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
FW3	FRENCH WINDOW	1.83 X 1.83
FW4	FRENCH WINDOW	1.92 X 1.83
FW5	FRENCH WINDOW	3.05 X 1.83
KW	KITCHEN WINDOW	1.52 X 1.07
KW1	KITCHEN WINDOW	0.91 X 1.07
KW2	KITCHEN WINDOW	1.22 X 1.07
FG	FIXED GLASS	1.27 X 1.83
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

STAIRCASE DETAILS
(NOT TO SCALE)









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Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13238
REGISTERED GEOTECH ENGINEER

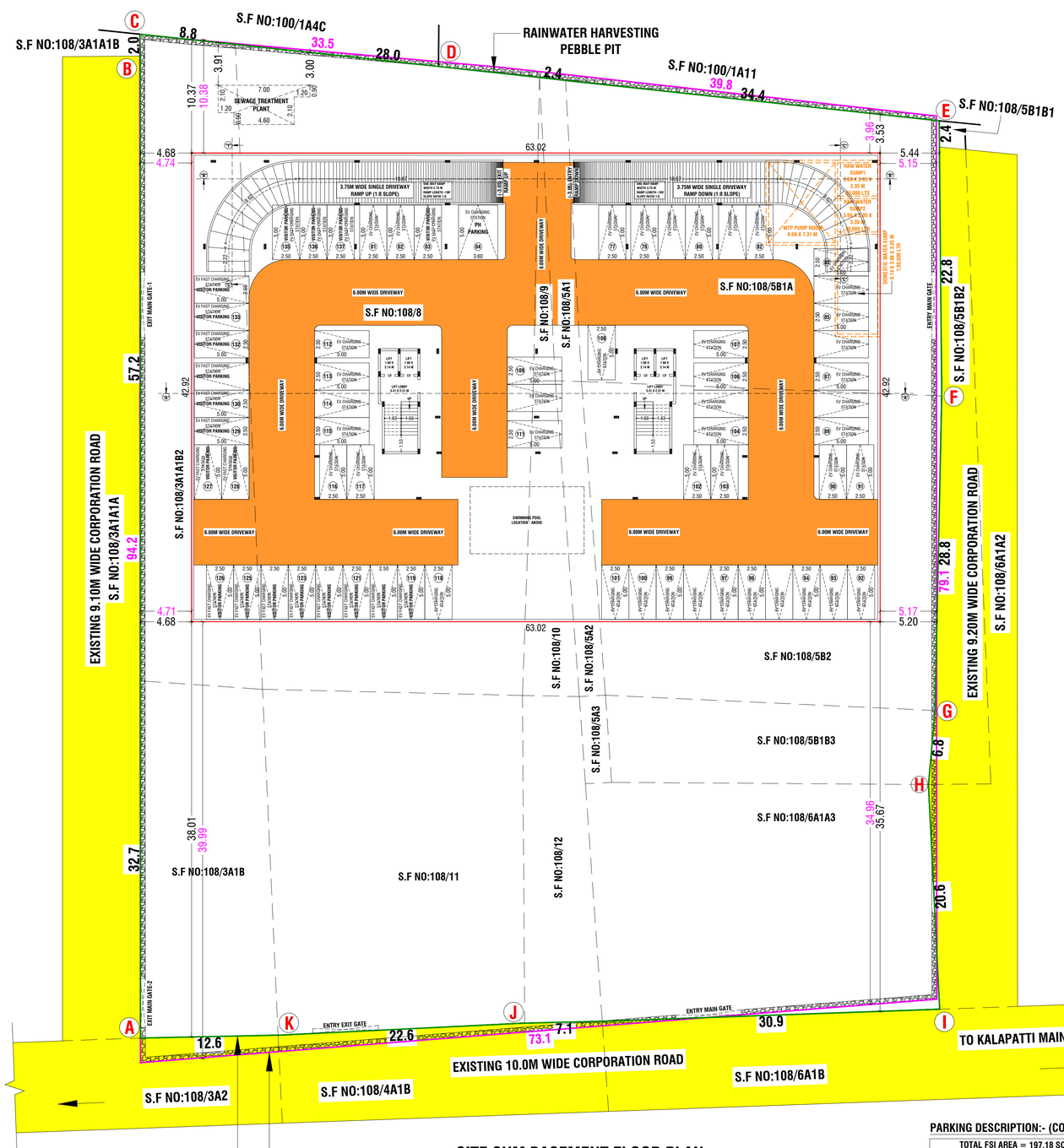
J. Rathnakumar 01/04/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
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REGISTERED CONSTRUCTION ENGINEER

S. Pradeep 01/04/26
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REGISTERED STRUCTURAL ENGINEER Grade-II,
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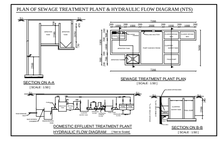
V. Sathasivam
M. V. Murali
OWNER / APPLICANT

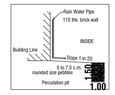
SHEET NO: 03/06



SITE CUM BASEMENT FLOOR PLAN
(SCALE - 1:100)

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

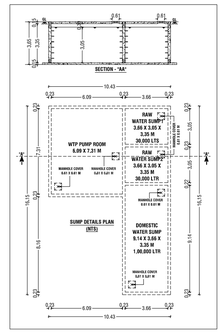


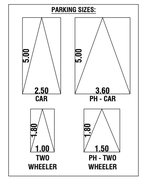


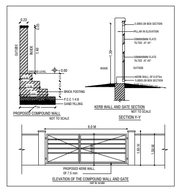


PATTA WISE SITE AREA TABULATION :-

S.NO	PATTA S.F NOS	AREA IN (SQM)	AREA IN (ACRE)
1	108 / 3A1A1B2	912.00	0.225
2	108 / 3A1B	381.00	0.094
3	108 / 5A1	63.00	0.016
4	108 / 5A2	70.00	0.017
5	108 / 5A3	19.00	0.005
6	108 / 5B1A	907.00	0.224
7	108 / 5B1B3	191.00	0.047
8	108 / 5B2	906.00	0.224
9	108 / 6A1A3	670.00	0.166
10	108 / 8	1230.00	0.304
11	108 / 9	32.00	0.008
12	108 / 10	107.00	0.026
13	108 / 11	713.00	0.176
14	108 / 12	182.00	0.045
	TOTAL AREA	6383.00	1.577







PARKING DESCRIPTION:- (COMMERCIAL AREA)

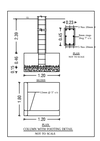
TOTAL FSI AREA = 197.18 SQM X 75%
= 147.89 SQM

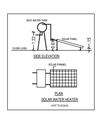
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	147.89 SQM / 100 SQM	02 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	147.89 SQM / 25 SQM	07 NOS	07 NOS (INCLUDE 10% PH + 10% VISITOR PARKING



DWELLING AREA & PARKING DESCRIPTION:-

S.NO & FLOOR NAME		01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	M401	2	3	4	5	6	1	2	3	4	5	6	118 FLAT 12911.57
		125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	
		7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	
		98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	
		13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	
		93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	
		19	20	21	22	-	-	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	
		120.23	120.23	115.62	115.62			120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	118
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	-	-	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	12																														12
NO'S OF PARKING PROVIDED	CAR	118																														137
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	19																														





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F NOS.108/3A1A1B2, 108/3A1B, 108/5A1, 108/5A2, 108/5A3, 108/5B1A, 108/5B1B3, 108/5B2, 108/6A1A3, 108/8, 108/9, 108/10, 108/11 & 108/12 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0780990/2026

APPLICAN NAME : MR.V.SATHASIVAM & FOUR OTHERS

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	6383.00 SQM	1.577 ACRE
AREA OF SITE AS PER DOCUMENT	=	6405.12 SQM	1.582 ACRE
SUPER IMPOSED PLOT AREA	=	6391.52 SQM	

OSR DETAILS:-

OSR AREA = 6405.12 Sqm X 10% = 640.51 Sqm

* OSR PAID BY AS PER GUIDELINE VALUE

NOTE :-

MASTER PLAN 2041 LAND USE
KALAPATTI VILLAGE - RESIDENTIAL LAND USE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2704.70	2704.70
2	STILT FLOOR	188.32	3312.07	3500.39
3	FIRST FLOOR	3160.79	341.87	3502.66
4	SECOND FLOOR	3131.68	370.98	3502.66
5	THIRD FLOOR	3131.68	370.98	3502.66
6	FOURTH FLOOR	3131.68	370.98	3502.66
7	FIFTH FLOOR	3131.68	370.98	3502.66
8	TERRACE FLOOR	-	188.25	188.25
	TOTAL AREA	15875.83	8030.81	23906.64

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (15875.83 / 6383.00) = 2.487 < 2.60

2.487 < 2.60, THEREFORE 0.487 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 17.99 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	4.45 X 2.13
MD1	MAIN DOOR	1.22 X 2.13
MD2	MAIN DOOR	1.07 X 2.13
D	DOOR	0.92 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.92 X 2.13
O	OPEN	1.12 X 2.13
O1	OPEN	1.80 X 2.13
O2	OPEN	0.91 X 2.13
O3	OPEN	0.76 X 2.13
FD	FRENCH DOOR	1.22 X 2.13
SD	SLIDING DOOR	2.49 X 2.13
SD1	SLIDING DOOR	2.18 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.76 X 1.37
W2	WINDOW	1.38 X 1.37
W3	WINDOW	0.61 X 1.37
W4	WINDOW	3.05 X 1.37
CW	CORNER WINDOW	1.53 X 1.37
CW1	CORNER WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	5.66 X 1.83
FW1	FRENCH WINDOW	4.92 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
FW3	FRENCH WINDOW	1.83 X 1.83
FW4	FRENCH WINDOW	1.92 X 1.83
FW5	FRENCH WINDOW	3.05 X 1.83
KW	KITCHEN WINDOW	1.52 X 1.07
KW1	KITCHEN WINDOW	0.91 X 1.07
KW2	KITCHEN WINDOW	1.22 X 1.07
FG	FIXED GLASS	1.27 X 1.83
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

COLOUR INDEX :-

AS PER FMB BOUNDARY :
AS PER FILED BOUNDARY :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.

01/04/26
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Geotechnical Consultant
Reg. No: LPAGTEG004/2024
prakash.civil57@gmail.com PH : 98947 13236
REGISTERED GEOTECH ENGINEER

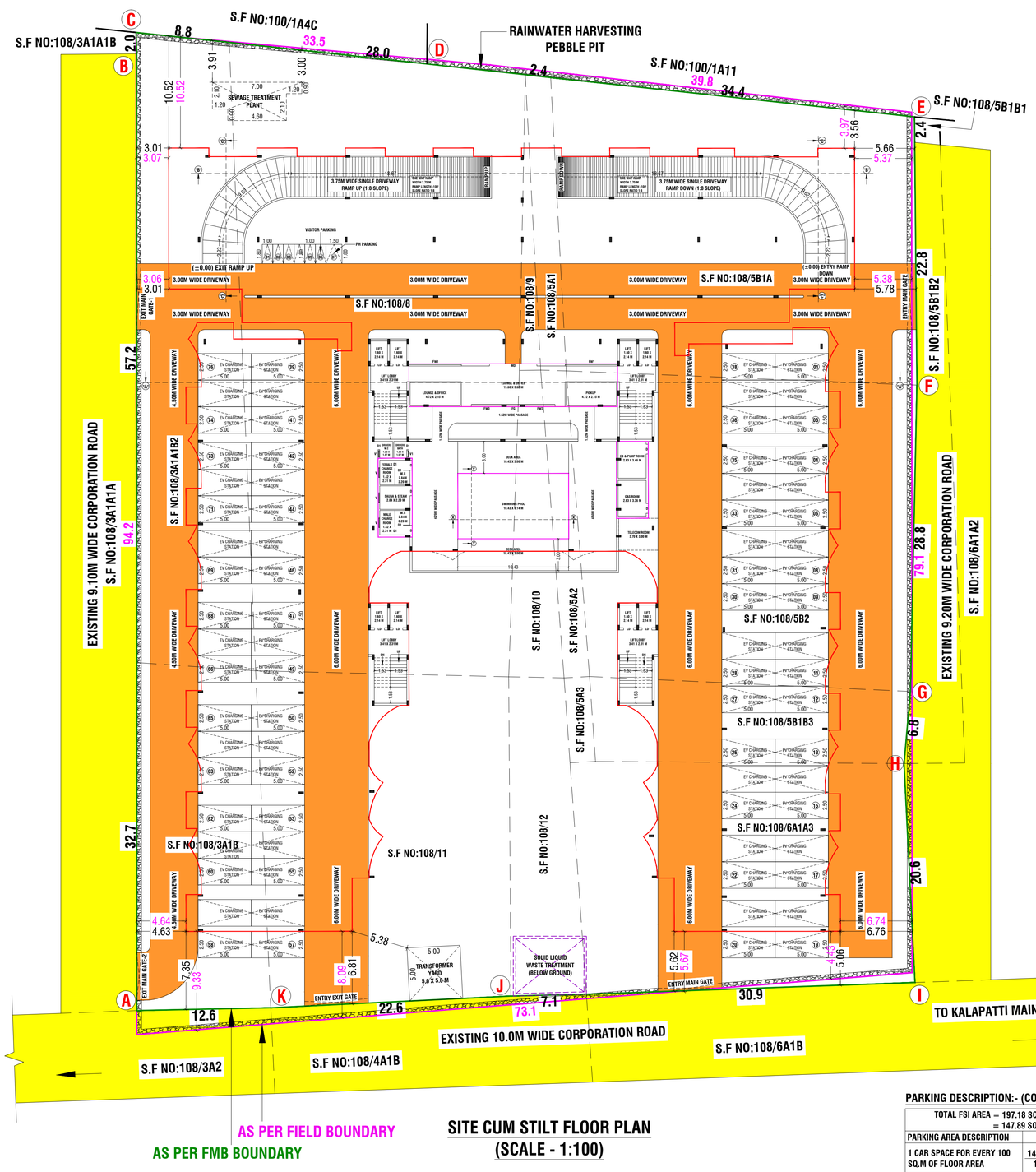
01/04/26
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SRI RATHNA ASSOCIATES
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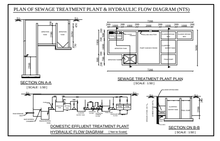
01/04/26
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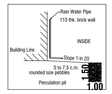
OWNER / APPLICANT

SHEET NO: 01/06



SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)

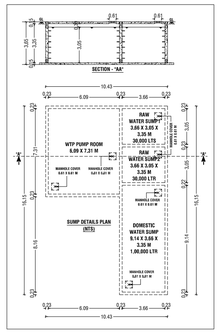


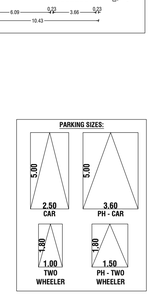


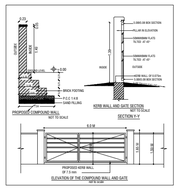


PATTA WISE SITE AREA TABULATION :-

S.NO	PATTA S.F NOS	AREA IN (SQM)	AREA IN (ACRE)
1	108 / 3A1A1B2	912.00	0.225
2	108 / 3A1B	381.00	0.094
3	108 / 5A1	63.00	0.016
4	108 / 5A2	70.00	0.017
5	108 / 5A3	19.00	0.005
6	108 / 5B1A	907.00	0.224
7	108 / 5B1B3	191.00	0.047
8	108 / 5B2	906.00	0.224
9	108 / 6A1A3	670.00	0.166
10	108 / 8	1230.00	0.304
11	108 / 9	32.00	0.008
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	TOTAL AREA	6383.00	1.577



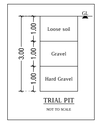




PARKING DESCRIPTION:- (COMMERCIAL AREA)

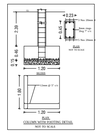
TOTAL FSI AREA = 197.18 SQM X 75% = 147.89 SQM

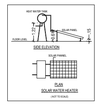
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	147.89 SQM / 100 SQM	02 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	147.89 SQM / 25 SQM	07 NOS	07 NOS (INCLUDE 10% PH + 10% VISITOR PARKING



DWELLING AREA & PARKING DESCRIPTION:-

S.NO & FLOOR NAME		01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	M401	2	3	4	5	6	1	2	3	4	5	6	118 FLAT 12911.57
		125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	125.62	120.85	120.85	120.85	120.85	120.85	
		7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	
		98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	98.63	90.65	91.15	98.36	90.65	91.15	
		13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	13	14	15	16	17	18	
		93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	93.86	94.13	123.17	120.23	120.23	120.23	
		19	20	21	22	-	-	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	
		120.23	120.23	115.62	115.62			120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	120.23	120.23	115.62	92.69	92.69	115.62	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	118
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	-	-	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	12																														12
NO'S OF PARKING PROVIDED	CAR	118																														118
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	19																														137





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F NOS.108/3A1A1B2, 108/3A1B, 108/5A1, 108/5A2, 108/5A3, 108/5B1A, 108/5B1B3, 108/5B2, 108/6A1A3, 108/8, 108/9, 108/10, 108/11 & 108/12 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0780990/2026

APPLICAN NAME : MR.V.SATHASIVAM & FOUR OTHERS

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	6383.00 SQM	1.577 ACRE
AREA OF SITE AS PER DOCUMENT	=	6405.12 SQM	1.582 ACRE
SUPER IMPOSED PLOT AREA	=	6391.52 SQM	

OSR DETAILS:-

OSR AREA = 6405.12 Sqm X 10% = 640.51 Sqm

* OSR PAID BY AS PER GUIDELINE VALUE

NOTE :-

MASTER PLAN 2041 LAND USE
KALAPATTI VILLAGE - RESIDENTIAL LAND USE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2704.70	2704.70
2	STILT FLOOR	188.32	3312.07	3500.39
3	FIRST FLOOR	3160.79	341.87	3502.66
4	SECOND FLOOR	3131.68	370.98	3502.66
5	THIRD FLOOR	3131.68	370.98	3502.66
6	FOURTH FLOOR	3131.68	370.98	3502.66
7	FIFTH FLOOR	3131.68	370.98	3502.66
8	TERRACE FLOOR	-	188.25	188.25
	TOTAL AREA	15875.83	8030.81	23906.64

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (15875.83 / 6383.00) = 2.487 < 2.60

2.487 < 2.60, THEREFORE 0.487 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 17.99 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	4.45 X 2.13
MD1	MAIN DOOR	1.22 X 2.13
MD2	MAIN DOOR	1.07 X 2.13
D	DOOR	0.92 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.92 X 2.13
O	OPEN	1.12 X 2.13
O1	OPEN	1.80 X 2.13
O2	OPEN	0.91 X 2.13
O3	OPEN	0.76 X 2.13
FD	FRENCH DOOR	1.22 X 2.13
SD	SLIDING DOOR	2.49 X 2.13
SD1	SLIDING DOOR	2.18 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.76 X 1.37
W2	WINDOW	1.38 X 1.37
W3	WINDOW	0.61 X 1.37
W4	WINDOW	3.05 X 1.37
CW	CORNER WINDOW	1.53 X 1.37
CW1	CORNER WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	5.66 X 1.83
FW1	FRENCH WINDOW	4.92 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
FW3	FRENCH WINDOW	1.83 X 1.83
FW4	FRENCH WINDOW	1.92 X 1.83
FW5	FRENCH WINDOW	3.05 X 1.83
KW	KITCHEN WINDOW	1.52 X 1.07
KW1	KITCHEN WINDOW	0.91 X 1.07
KW2	KITCHEN WINDOW	1.22 X 1.07
FG	FIXED GLASS	1.27 X 1.83
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

COLOUR INDEX:-

AS PER FMB BOUNDARY :
AS PER FILED BOUNDARY :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.

Er.K. PRAKASH M.E., MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
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REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.IE(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
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REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER Grade-II,
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SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 02/06

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.