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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SITE AND DETAILED PLAN SHOWING THE REVISION AND ADDITIONAL PROPOSAL OF RESIDENTIAL APARTMENT BUILDING IN OLD S.F.NO: 336/1(PART), NEW WARD NO : AA SOWRIPALAYAM, BLOCK NO:4, T.S.NO :1/4, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

File Detail:-

Applicant Name : M/s. SCINTILLATING TOWERS LLP.
Application no: SWP/BPA/801363/2026

LAND AREA DETAILS:-

DOCUMENT AREA	1303.00 SQ.M
TSLR AREA	1303.00 SQ.M
SUPERIMPOSED SITE AREA	1303.00 SQ.M

AREA DETAILS:-

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	Basement Floor	-	828.20	828.20
2.	Stilt Floor	40.61	649.57	690.18
3.	First Floor	812.74	-	812.74
4.	Second Floor	812.74	-	812.74
5.	Third Floor	812.74	-	812.74
6.	Fourth Floor	812.74	-	812.74
7.	Fifth Floor & Terrace Floor (GYM, MeetingHall, Toilet,Swimming pool & Staircase Head Room)	87.65	290.68	378.33
8.	Top roof Floor (Lift Head Room)	-	11.01	11.01
	Total	**3379.22**	**1779.46**	**5158.68**

CALCULATION:

FLOOR SPACE INDEX (FSI) - $\frac{3379.22}{1303.00}$ = 2.59 < 2.6

Height of the Building-18.25m

SCALE 1:300

(All Measurement are in Meter)

COLOUR INDEX:-

SITE BOUNDARY	
EXISTING ROAD	
DRIVE WAY	
PROPOSED BUILDING	

JOINERY DETAILS:-

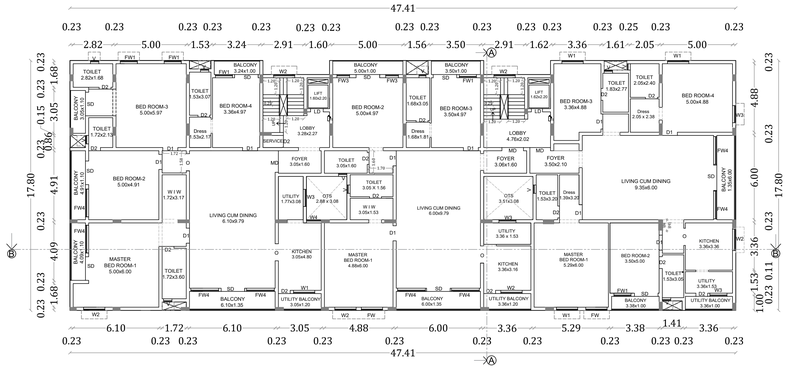
SYM	DESCRIPTION	IN METER	SYM	DESCRIPTION	IN METER
RS	Rolling Shutter	3.00 x 2.75	W1	Window-1	1.52x 1.52
EF	Exhausted Fan	0.60 x 0.60	W2	Window-2	1.52 x 1.22
MD	Main Door	1.52x 2.14	W3	Window-3	1.22 x 1.22
SD	Sliding door	1.68 x 2.14	W4	Window-4	1.05x 2.14
D1	Door-1	1.07 x 2.14	FW	French Window	1.52x 1.98
D2	Door-2	0.84 x 2.14	FW1	French Window-1	1.22x 1.98
D3	Door -3	1.52 x 2.14	FW2	French Window-2	2.50x 1.98
TD	Toilet Door	0.76 x 2.14	FW3	French Window-3	0.91x 1.98
LD	Lift Door	0.90 x 2.14	FW4	French Window-4	1.98 x 1.98
V	Ventilator	0.60 x 0.84	O	Open	1.22 x 2.14

NOTE 2:-

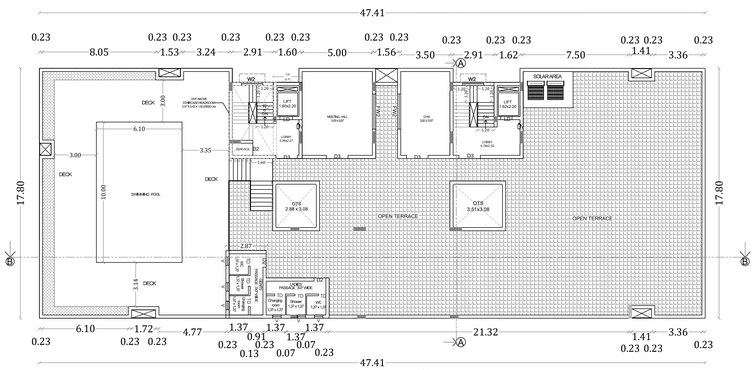
FE FIRE EXTINGUISER

EV CHARGING POINT

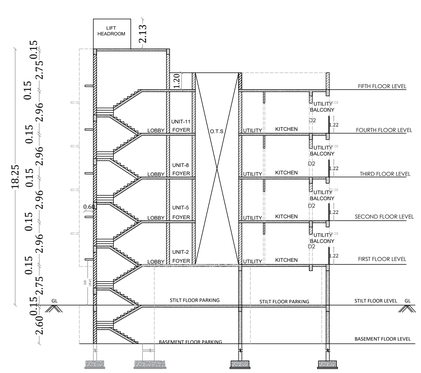
Typical Floor Plan - 1,2,3,4



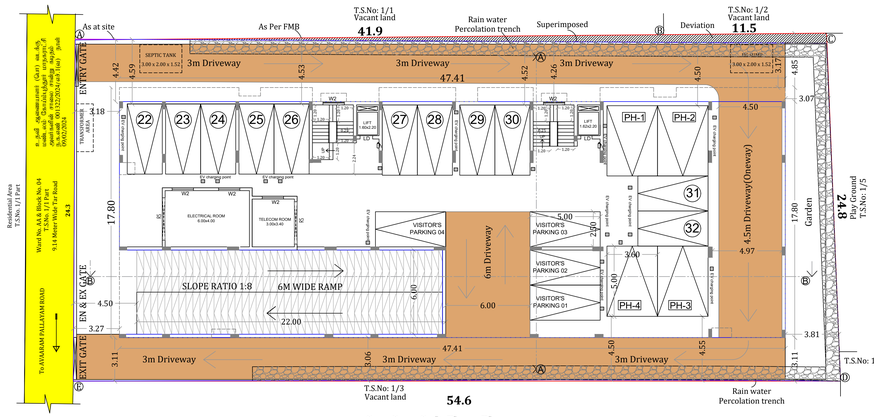
Fifth Floor Plan



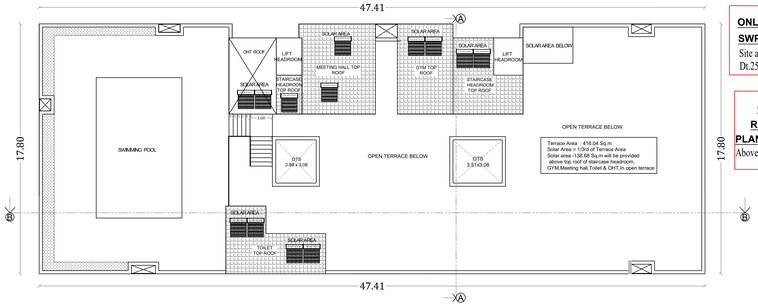
SECTION A-A



Site Cum Stilt Floor Plan



Top Roof Plan



ONLINE APPLICATION NO:SWP/BPA/600661/2025
SWP/SITE APPROVAL : LP/CLPA.NO: 557/2025
Site approval issued by Member secretary(I/C), vide ROC No. SWP/BPA/600661/2025, Dt.25.09.2025

ONLINE APPLICATION NO:SWP/BPA/801363/2026
REVISED SWP/PLANNING PERMISSION NO:423/2026
PLANNING PERMISSION PERIOD: 26.05.2026 to 25.05.2034
Above Planning Permission revises the already issued Planning Permission No.656/2025

Mrs A PRIYASRI, PLANNING ASSISTANT,
Mr K HARIKRISHNAN, DRAUGHTSMAN Gr III,
Mrs M ANITHA, ASSISTANT DRAUGHTSMAN / SURVEYOR

Dwelling units Area:-

Sl.No	Floor No.	Dwelling Units	Area in Sq.M	Car Required
1	1	1	287.56	3
2		2	223.73	3
3		3	248.10	3
1	2	1	287.56	3
2		2	223.73	3
3		3	248.10	3
1	3	1	287.56	3
2		2	223.73	3
3		3	248.10	3
1	4	1	287.56	3
2		2	223.73	3
3		3	248.10	3
Total				36

Parking Calculation

Dwelling unit Area	Dwelling unit	Car Required
Dwelling unit 75-150 Sq.M	-	-
Dwelling unit 150-225 Sq.M	4	12
Dwelling unit 225-300 Sq.M	8	24
Dwelling unit 300-375 Sq.M	-	-

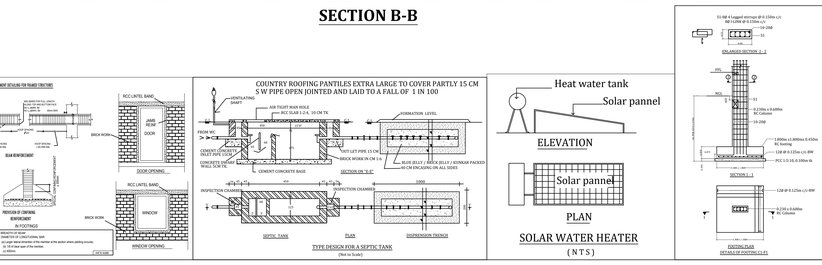
PARKING DETAILS:-

DESCRIPTION	REQUIRED	PROVIDED	
CAR PARKING	32 NOS	32 NOS	40 Nos
VISITOR'S PARKING	4 NOS	4 NOS	
PH PARKING	4 NOS	4 NOS	
TWO WHEELER PARKING	-	-	

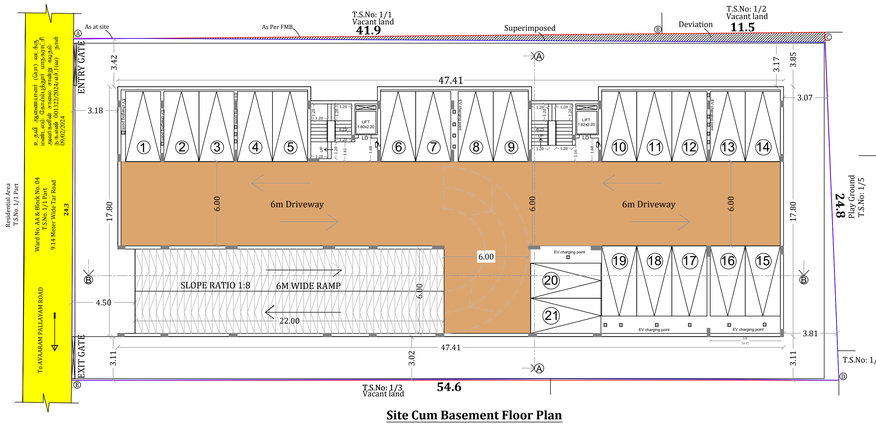
North Side Elevation

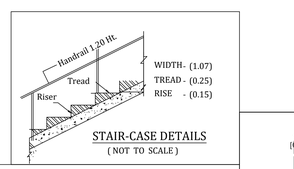


SECTION B-B

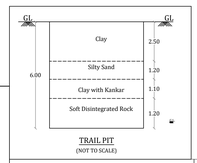


Site Cum Basement Floor Plan

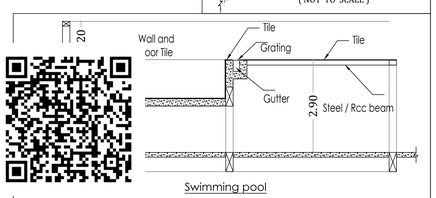




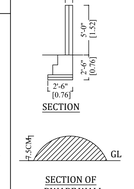
STAIR-CASE DETAILS
(NOT TO SCALE)



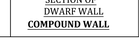
TRAIL PIT
(NOT TO SCALE)



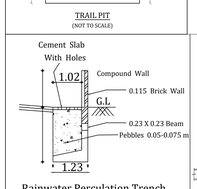
Swimming pool
Section - CC'



SECTION



SECTION OF DWARF WALL
COMPOUND WALL



Rainwater Perculation Trench
(NOT TO SCALE)

COLUMN AND JOINT DETAILING

TYPE DESIGN FOR A SEPTIC TANK
(Not to Scale)

SOLAR WATER HEATER
(N T S)

S. RAJA
B.E. (Civil Engineering)
Registered Construction Engineer (CE)
CLPA Reg. No: CBE LPA/CE/02/2025
AYYAMPALAYAM, MUTHUR POST,
POLLACHI TALUK - 642 005.

REGISTERED CONSTRUCTION ENGINEER

S. SAJEESH
M.E. (Structural Engineering)
Registered Engineer Grade - II (RE)
CLPA Reg. CBE LPA/RE/GR - II/121/2024
No:13, Kumaran Nagar, V.K.Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com

REGISTERED ENGINEER

Er. M. YUVARAJ, M.E.,MIGS.,
Registered Geotechnical Engineer
Reg No: CGL DIST / RGTE / 2019 / 006 / 004
Email: yuvaraj.get@gmail.com/ 97893 19626

REGISTERED GEOTHNICAL ENGINEER

S. SAJEESH
M.E. (Structural Engineering)
Structural Engineer Grade - I (SE)
CLPA Reg. CBE LPA/SE/GR - I/053/2024
No:13, Kumaran Nagar, V.K.Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com

REGISTERED STRUCTURAL ENGINEER

For SCINTILLATING TOWERS LLP
Authorised Signatory

APPLICANT

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.