Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
ASSISTANT DIRECTOR
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/491419/2025 **Date:13.09.2025**

Subject : HRB - Revised and Additional Office Building – DTCP, Chennai-107 - Coimbatore District/LPA, Annur Taluk, Sarkarsamakulam Village & Town Panchayat, S.F.Nos.522/2A2,2B1, 523/1B,2A with a site area of 8350.00 Sq.m (as per patta) - already approved FSI Area of 33496.03 Sq.m - Now revised and additional Office building has been proposed with a FSI area of 34730.12Sq.m - Technical Concurrence issued by Director of DTCP - Planning Permission issued - forwarded for further action - Reg

Reference:

1. Director of DTCP, Chennai proceeding letter No: SWP/BPA/491419/2025, Dated:18.07.2025 (Technical Concurrence)
2. Applicant M/s. Tanny Shelters Private Limited, Online Application No. SWP/BPA/491419/ 2025, Dated: 02.04.2025.
3. HRB Meeting held on 12.06.2025, Subject No.11.
4. Director of Town and Country Planning, Chennai Proceedings Online Application No: SWP/BPA/378863/2024/Spl.Cell, Dated:08.03.2025. (B.P/DTCP No: 115/2025).
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14.12.2017.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.(Ms). No. 95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.
16. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire NOC R.Dis.No.18792/C1/2024, Dated: 13.12.2024. (PP NOC No.234/2024).
17. DGP/Director Tamil Nadu Fire & Rescue Services Department, PP NOC No.91/2025, Dated:09.05.2025.
18. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Revised Fire NOC Amendment R.Dis.No.6597/C1/2025, dated: 27.05.2025. Online Token No:276147, PP NOC No.91/2025, dated: 09.05.2025.
19. Airport Authority of India NOC ID No. COIM/ SOUTH/B/052725/1732622, Dated: 03.07.2025, Valid up to 02.07.2033
20. Structural Design and drawings reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chennai on 03.07.2025
21. The Member Secretary SEIAA Tamil Nadu Ministry of Environmental, Forest and Climate Change Department EC identification Number: EC25C3803TN5142189N, File No:12195, Dated:15.07.2025.
22. Demand payment Request Letter, Dated:26.07.2025
23. Applicant M/s. Tanny Shelters Private Limited, Demand remittance, dated:08.08.2025, 11.08.2025

Fees Paid Details:

Sl.No	Description	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fees	1,04,562.00	02.04.2025	-
2.	OSR Charges	17,31,843.00	23.07.2025	20250723013800
3.	CC Charges	4,94,614.00	08.08.2025	-
4.	Security Deposit	97,79,310.00		
5.	Display Board Charges	10,000.00		
6.	Development Charge for Land	66,840.00		
7.	Development Charge for Building	18,38,200.00		
8.	Centage Charges for Land	1,500.00	08.08.2025	20250808014681
9.	Centage Charges for Building	16,000.00		
10.	Infrastructure and Amenities Charges	1,95,58,620.00		
11.	Premium FSI Charges	64,21,710.00		
12	Shelter Charges	7,90,326.00	11.08.2025	20250811000652

With reference to the 2nd cited letter, M/s. Tanny Shelters Private Limited, has requested for the approval of revision and additional construction of High Rise Office Building with FSI area of 34730.12Sq.m in the already approved site in Coimbatore District, Coimbatore LPA, Annur Taluk, Sarkarsamakulam Village & Town Panchayat, S.F.Nos.522/2A2,2B1, 523/1B,2A with a site area of 8350.00 Sq.m (as per patta). In this site, FSI Area of 33496.03 Sq.m has been already approved.

This revision and additional construction of High Rise Office Building proposal was placed in HRB Panel meeting held on 12.06.2025. The subject was discussed and suggestions of HRB panel were obtained.

Based on the Assistant Director/ Joint Director (FAC)/Member Secretary, Coimbatore LPA recommendation and with HRB panel recommendations, the applicant request has been accepted and the boundary of the site has been marked as **"A to I"** and the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **"B.P / DTCP No: 361 /2025".** The Planning Permission has been issued with numbered as **"Planning Permission No :599/2025"** and this Planning Permission is valid for 8 Years from the date of e-sign.

The area statement for the Revised and Additional High Rise Office Building is as below.

Site Area: 8350.00 Sqm (As per Patta)

Building Area details: Revision and additional HRB Office Building

Sl.No	Floor Details	FSI Area in Sq.m	Non FSI in Sq.m	Total Buildup Area in Sqm
Block – A				
1	Basement Floor-1	-	3683.28	3683.28
2	Basement Floor-2	-	3683.28	3683.28
3	Basement Floor-3	-	3683.28	3683.28
4	Ground Floor	2146.06	-	2146.06
5	First Floor	2270.80	-	2270.80
6	Second Floor	2331.02	-	2331.02
7	Third Floor	2331.02	-	2331.02
8	Fourth Floor	2331.02	-	2331.02
9	Fifth Floor	2331.02	-	2331.02
10	Sixth Floor	2331.02	-	2331.02
11	Seventh Floor	2331.02	-	2331.02
12	Eighth Floor	2331.02	-	2331.02
13	Ninth Floor	2331.02	-	2331.02
14	Tenth Floor	2331.02	-	2331.02
15	Eleventh Floor	2331.02	-	2331.02
16	Twelfth Floor	2331.02	-	2331.02
17	Thirteenth Floor	2331.02	-	2331.02
18	Fourteenth Floor	2331.02	-	2331.02
19	Terrace Floor	-	156.66	156.66
Generator Room				
20	Ground Floor	10.00	-	10.00
Security Room				
21	Ground Floor	-	4.37	4.37
Total		**34,730.12**	**11,210.87**	**45,940.99**

Total FSI Area:34730.12 Sqm
FSI: 4.18

Special Conditions:

1. Conditions stipulated in the NOC cited in the reference 16th, 17th & 18th issued by DGP / Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Airport Authority Noc cited in the reference to 19th issued by Airport Authority of India is to be followed scrupulously.
3. Condition stipulated in the Environmental Clearance cited in the reference 21st issued by Member Secretary SEIAA Tamil Nadu Ministry of Environmental Forest and Climate change (Impact Assessment Division) is to be followed scrupulously.
4. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle., Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
5. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report has been submitted by the applicant on 12.09.2025.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.,) submitted by the applicant's is being verified for the applicant’s entitlement to develop in the site.
11. If any person wishes to purchase the property must individually ascertain the ownership

of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this

12. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    a. Title or ownership of the site or building
    b. Easement Rights.
    c. Structural Reports, Structural Drawing and Structural aspects.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. Quality of building services and amenities the construction of building
    g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.
13. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
14. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed
15. The Tamil Nadu Government in G.O.Ms.No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

General Conditions:

1) Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2) Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3) No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4) Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. and in G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
5) Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6) Mosquito netting to be provided at OHT and well.

7) As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8) Fly Ash bricks and Materials to be used Mandatory.
9) In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
10) If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
11) The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
12) Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
13) Government Registered Electrical Contractor must be employed for wiring works during construction.
14) Fire rescue equipment should be provided as per Rules.
15) As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and Registered engineer details at the place of construction.

Encl: Building Plan Map

(e-signed)
Joint Director (FAC),
District Town and Country planning Office
Coimbatore District.

To:

The Executive Officer
Sarkarsamakulam Town Panchayat
Annur Taluk,Coimbatore District

Copy To:

1. TANNY SHELTERS PRIVATE LIMITED
No.43, Tannys Comcentre,
Bharathi Park 8th cross,
Coimbatore – 641006

2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.09.13 12:08:54



BASEMENT -3 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos



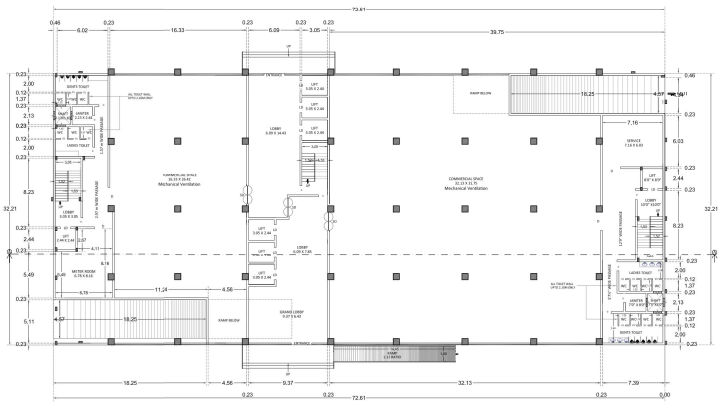
BASEMENT -2 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos

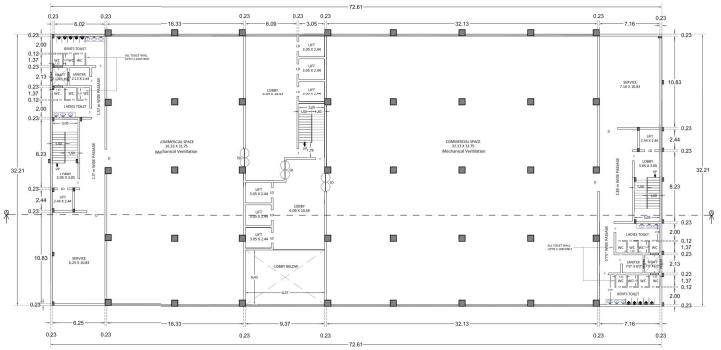


BASEMENT -1 FLOOR PLAN

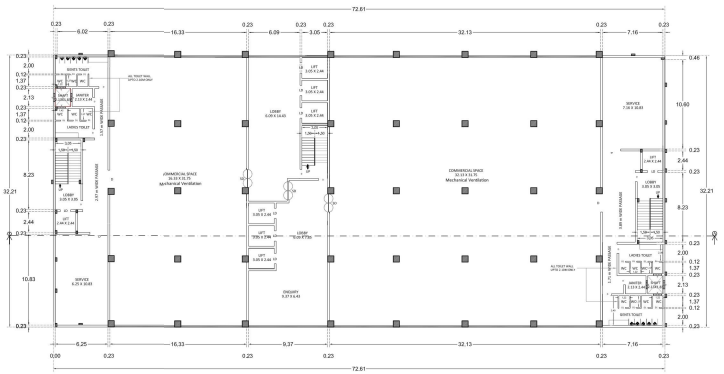
CAR PARKING - 50 Nos
2 WHEELER PARKING 444 Nos



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN - (2nd to 7th Floor and 9th to 13th Floor)

Note:-
Mechanical Ventilation(Air Conditioned)
All toilets mechanical ventilation provided

N

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

JOINERY DETAILS DETAILS

SD	SLIDING DOOR	4.27 X 2.44
FD	FRENCH DOOR	2.13 X 2.44
D	DOOR	1.07 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.83 X 2.44
LD	LIFT DOOR	1.22 X 3.05
V	VENTILATOR	1.00 X 0.60

NOTE : MACHINE ROOM LESS LIFT MODEL WILL BE PROVIDED.

For Tanny Shelters Private Limited
Managing Director

APPLICANT

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore- 641 043.

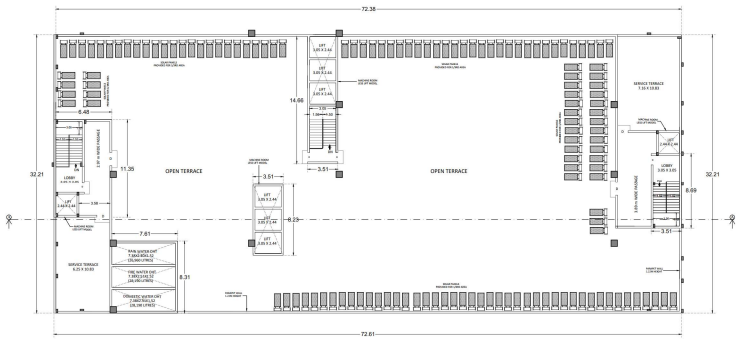
REGISTERED ENGINEER

Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn.
Gandhipuram, Coimbatore - 641 012.

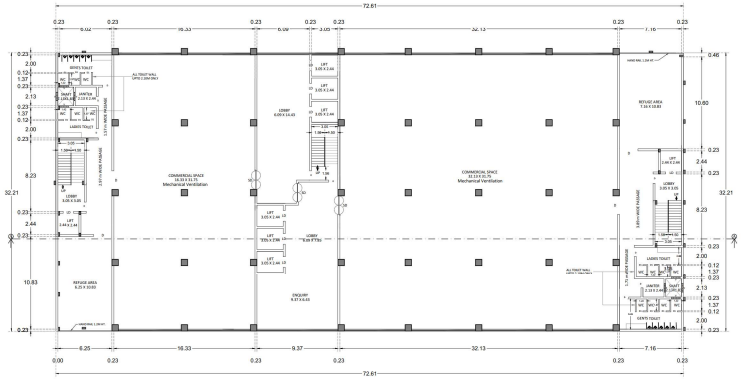
REGISTERED CONSTRUCTION ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/19/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore- 641 043.

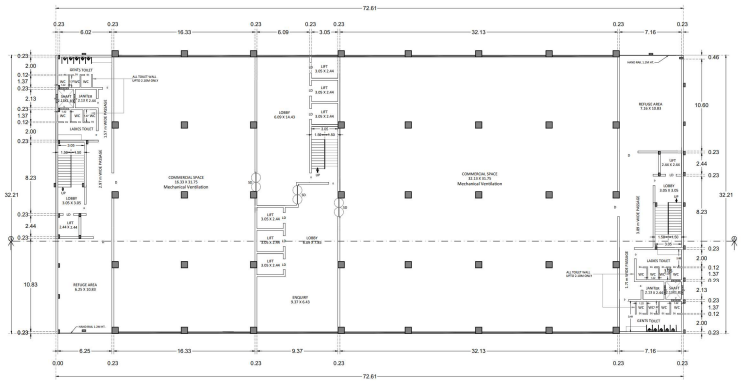
REGISTERED STRUCTURAL ENGINEER



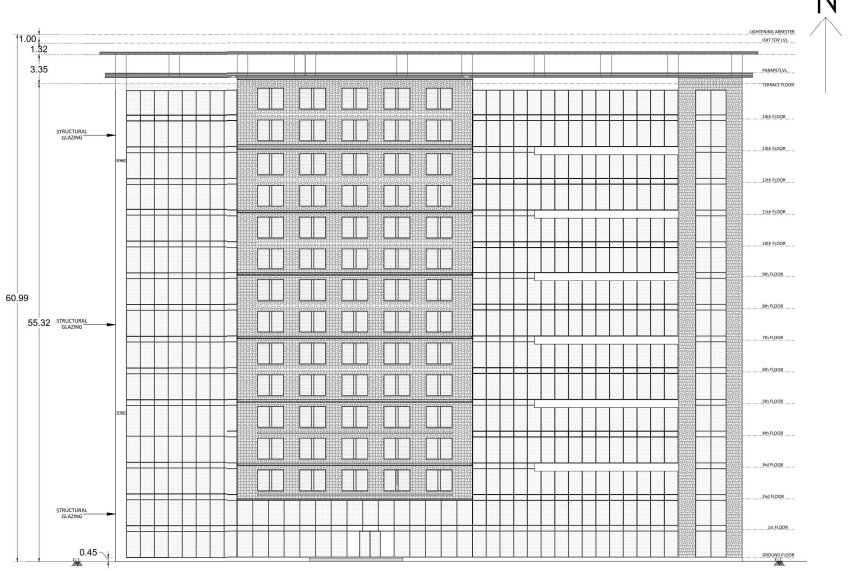
TERRACE FLOOR PLAN



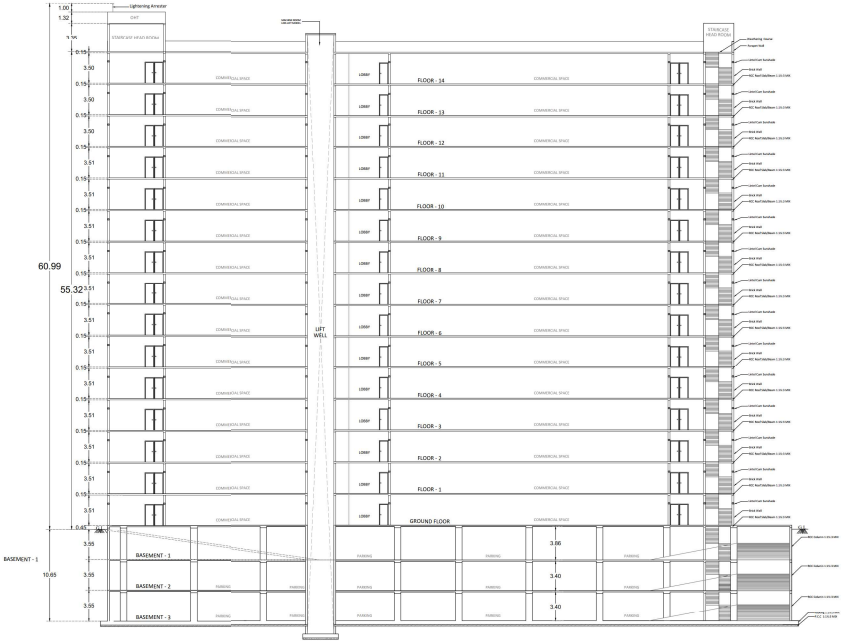
8th FLOOR PLAN (REFUGE)



14th FLOOR PLAN (REFUGE)



ELEVATION



SECTION A-A

Note:-
Mechanical Ventilation(Air Conditioned)
All toilets mechanical ventilation provided

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

JOINERY DETAILS DETAILS

SD	SLIDING DOOR	4.27 X 2.44
FD	FRENCH DOOR	2.13 X 2.44
D	DOOR	1.07 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.83 X 2.44
LD	LIFT DOOR	1.22 X 3.05
V	VENTILATOR	1.00 X 0.60

NOTE : MACHINE ROOM LESS LIFT MODEL WILL BE PROVIDED.

For Tanny Shelters Private Limited
Managing Director

APPLICANT

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore 641 043.

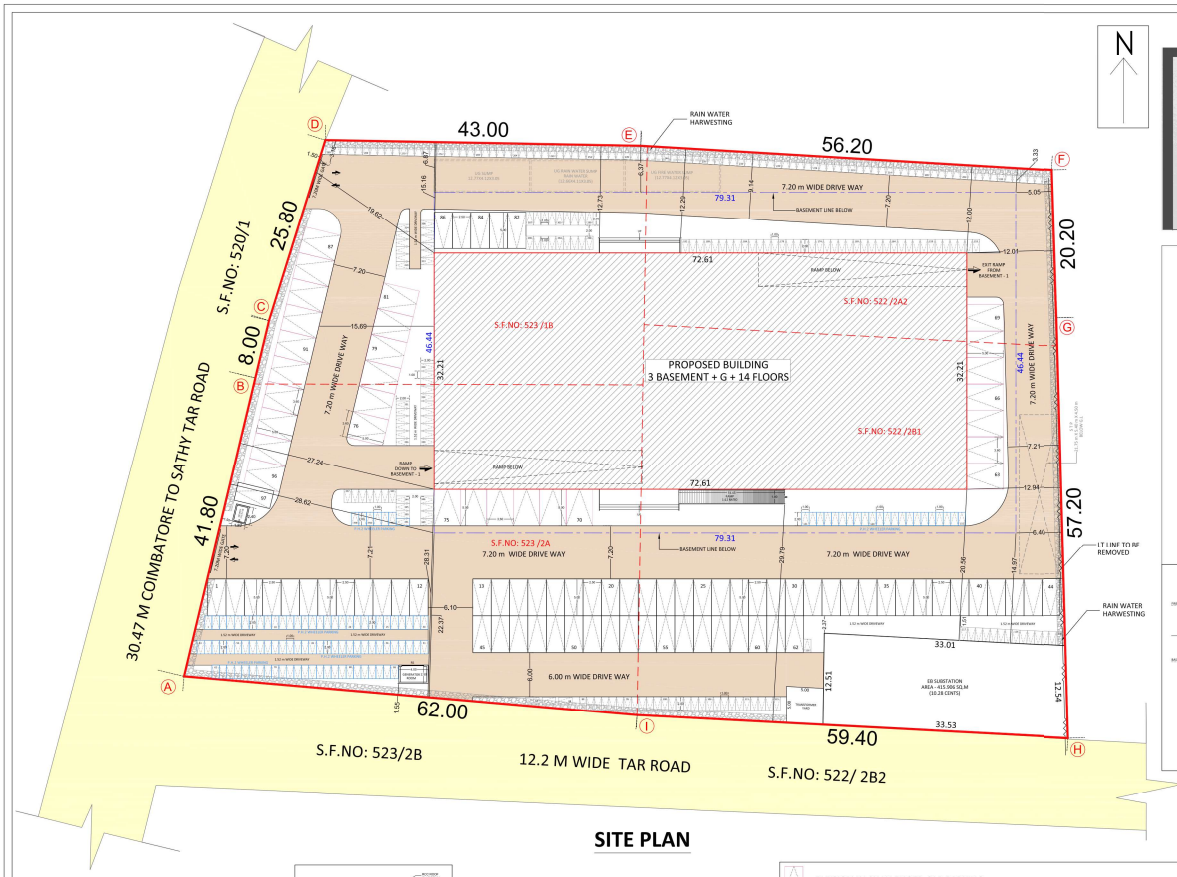
REGISTERED ENGINEER

Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn.
Gandhipuram, Coimbatore - 641 012.

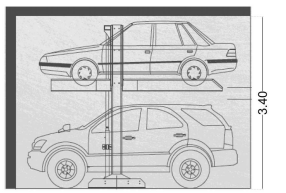
REGISTERED CONSTRUCTION ENGINEER

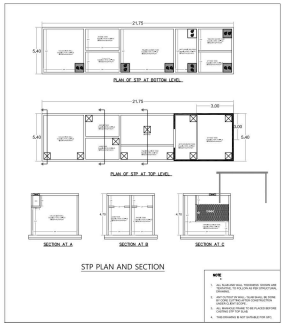
J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/19/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

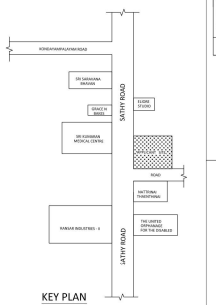
REGISTERED STRUCTURAL ENGINEER



SITE PLAN







EARLIER APPROVED AREA DETAILS (SQ.M)

BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1034.17	1034.17
BASEMENT FLOOR 2	-	1034.17	1034.17
SEMI BASEMENT FLOOR		1034.17	1034.17
GROUND FLOOR	992.95	-	992.95
FIRST FLOOR	1034.17	-	1034.17
SECOND FLOOR	1034.17	-	1034.17
THIRED FLOOR	1034.17	-	1034.17
FOURTH FLOOR	1034.17	-	1034.17
FIFTH FLOOR	1034.17	-	1034.17
SIXTH FLOOR	1034.17	-	1034.17
SEVENTH FLOOR	1034.17	-	1034.17
EIGHT FLOOR	1034.17	-	1034.17
NINETH FLOOR	1034.17	-	1034.17
TENTH FLOOR	1034.17	-	1034.17
ELEVENTH FLOOR	1034.17	-	1034.17
TERRACE FLOOR	-	135.05	135.05
TOTAL	12368.82	3237.56	15606.38

BLOCK - B	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1677.75	1677.75
BASEMENT FLOOR 2	-	1677.75	1677.75
SEMI BASEMENT FLOOR		1677.75	1677.75
GROUND FLOOR	1607.43	-	1607.43
FIRST FLOOR	1674.55	-	1674.55
SECOND FLOOR	1674.55	-	1674.55
THIRED FLOOR	1674.55	-	1674.55
FOURTH FLOOR	1674.55	-	1674.55
FIFTH FLOOR	1674.55	-	1674.55
SIXTH FLOOR	1674.55	-	1674.55
SEVENTH FLOOR	1674.55	-	1674.55
EIGHT FLOOR	1674.55	-	1674.55
NINETH FLOOR	1674.55	-	1674.55
TENTH FLOOR	1674.55	-	1674.55
ELEVENTH FLOOR	1674.55	-	1674.55
TERRACE FLOOR	-	183.06	183.06
TOTAL	20027.48	5216.31	25243.79

BLOCK - C	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR	-	371.61	371.61
GROUND FLOOR	346.51	-	346.51
FIRST FLOOR	371.61	-	371.61
SECOND FLOOR	371.61	-	371.61
TERRACE FLOOR	-	59.82	59.82
TOTAL	1089.73	431.43	1521.16

BLOCK TYPE	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILDUP AREA (SQ.M)
BLOCK - A	12368.82	3237.56	15606.38
BLOCK - B	20027.48	5216.31	25243.79
BLOCK - C	1089.73	431.43	1521.16
GENERATOR ROOM	10.00	0.00	10.00
SECURITY ROOM	0.00	4.37	4.37
GRAND TOTAL	33,496.03	8,889.67	42,385.70

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

SITE AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	8306.15	2.05 ¼
AS PER FMB	8350.00	2.06

PROPOSED AREA DETAILS (SQ.M)

BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	3683.28	3683.28
BASEMENT FLOOR 2	-	3683.28	3683.28
BASEMENT FLOOR 3	-	3683.28	3683.28
GROUND FLOOR	2146.06	-	2146.06
FIRST FLOOR	2270.80	-	2270.80
SECOND FLOOR	2331.02	-	2331.02
THIRED FLOOR	2331.02	-	2331.02
FOURTH FLOOR	2331.02	-	2331.02
FIFTH FLOOR	2331.02	-	2331.02
SIXTH FLOOR	2331.02	-	2331.02
SEVENTH FLOOR	2331.02	-	2331.02
EIGHT FLOOR	2331.02	-	2331.02
NINETH FLOOR	2331.02	-	2331.02
TENTH FLOOR	2331.02	-	2331.02
ELEVENTH FLOOR	2331.02	-	2331.02
TWELFTH FLOOR	2331.02	-	2331.02
THIRTEENTH FLOOR	2331.02	-	2331.02
FOURTEENTH FLOOR	2331.02	-	2331.02
TERRACE FLOOR	-	156.66	156.66
GENERATOR ROOM			
GROUND FLOOR	10.00	-	10.00
SECURITY ROOM	-	4.37	4.37
TOTAL	34,730.12	11,210.87	45,940.99

BUILDING HEIGHT: 55.32 M

FSI CALCULATION:

ALLOWABLE FSI - 3.25

FLOOR SPACE INDEX (FSI) = 34,730.12 / 8306.15 = 4.18

PREMIUM FSI (APPLICABLE) = 0.93

EXCESS FSI DETAILS:

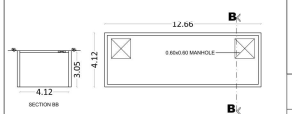
PROPOSED FSI - EARLIER APPROVED FSI = 34,730.12 - 33,496.03

TOTAL EXCESS FSI = 1234.09 SQ.M

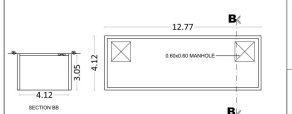
For Tanny Shelters Private Limited

Managing Director

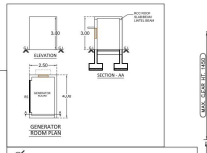
APPLICANT



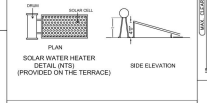
UG RAIN WATER SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)

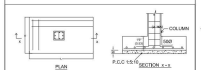


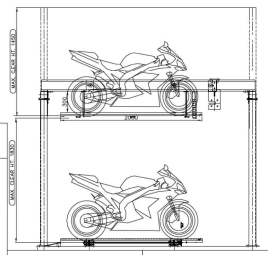
U.G SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)

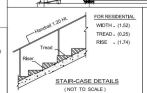


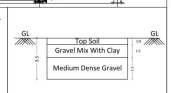
- FIRE EXTINGUISHER
- MULTY TYPE











PHYSICALLY CHALLENGED CAR PARKING

PHYSICALLY CHALLENGED 2 WHEELER PARKING

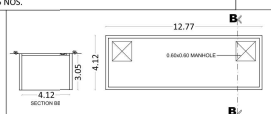
PARKING DETAILS :

	CAR	TWO WHEELER	
NO.OF.CAR SPACE REQUIRED	NO.OF.CAR SPACE PROVIDED	NO.OF. TWO WHEELER SPACE REQUIRED	NO.OF. TWO WHEELER SPACE PROVIDED
= TOTAL FSI X 75/100 = 34,730.12 X 75 /100 = 26,047.59 / 100 = 260.47 = 260 NOS. 10 % VISITORS PARKING = 26 NOS. = TOTAL CAR = 286 NOS.	299 NOS.	= TOTAL FSI X 75/100 = 34,730.12 X 75 /100 = 26,047.59 / 25 = 1041.90 = 1042 NOS. 10 % VISITORS PARKING = 104.20 = 104 NOS. = TOTAL CAR = 1146 NOS.	1164 NOS.

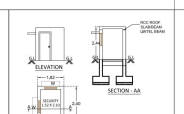
PHYSICALLY CHALLENGED PERSON PARKING 10% PROVIDED
CAR PARKING = 29 NOS. AND TWO WHEELER = 115 NOS.

REFERENCE:

- EXISTING ROAD
- SITE BOUNDARY
- DRIVE WAY
- PROPOSED BUILDING
- BUFFER DISTANCE
- LT LINE TO BE REMOVED
- MULTILEVEL PARKING



UG FIRE WATER SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)



J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

REGISTERED STRUCTURAL ENGINEER

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/038/2024
REGISTERED ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

REGISTERED ENGINEER

Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn.
Gandhipuram, Coimbatore - 641 012.

REGISTERED CONSTRUCTION ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

REGISTERED GEOTECH ENGINEER

Sheet No : 1/3

Signature valid

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.