PP APPROVAL RECORD

Planning Permission

Coimbatore

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,
Chennai 600 097, India

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PLAN SHOWING THE EXISTING GROUND & FIRST FLOOR, ADITIONAL PROPOSED SECOND FLOOR RCC FLOOR SCHOOL BUILDING IN T.S.NO:34/2 ,125 /2 WARD NO:(AC)29,BLOCK NO:10, SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

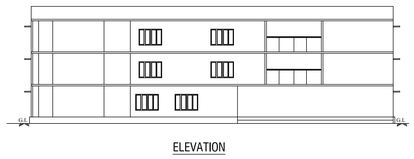
SINGANALLUR DD.PLAN :22

Applicant : M/s Blue Sky LLP Services

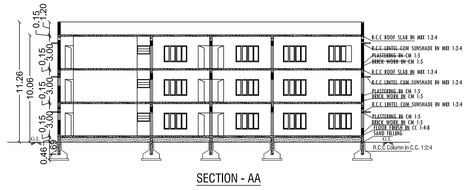
SWP Online Application No : SWP/BPA/389006/2024

NOTE:- ALL DIMENSIONS ARE IN METRE

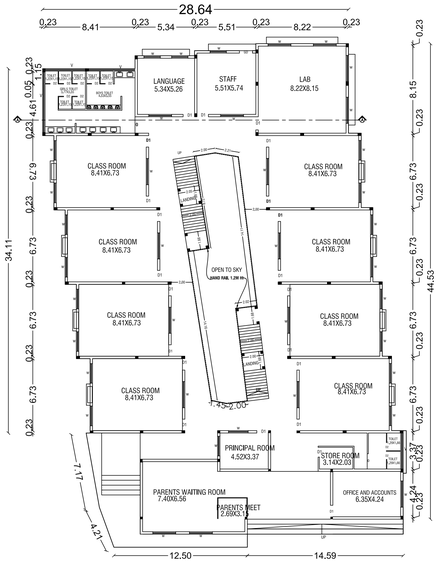
SCALE 1:100



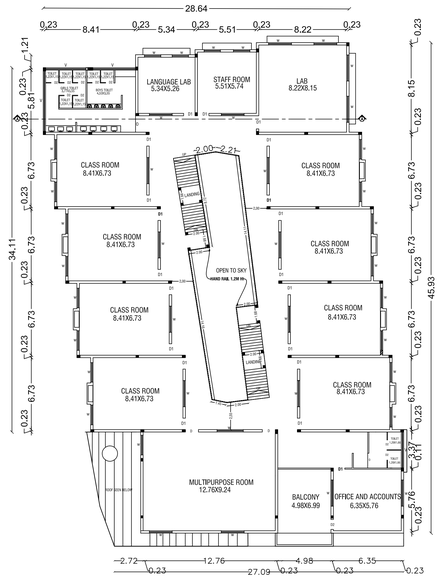
ELEVATION



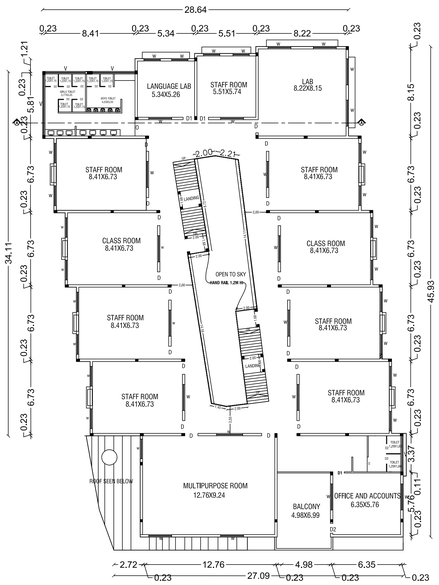
SECTION - AA



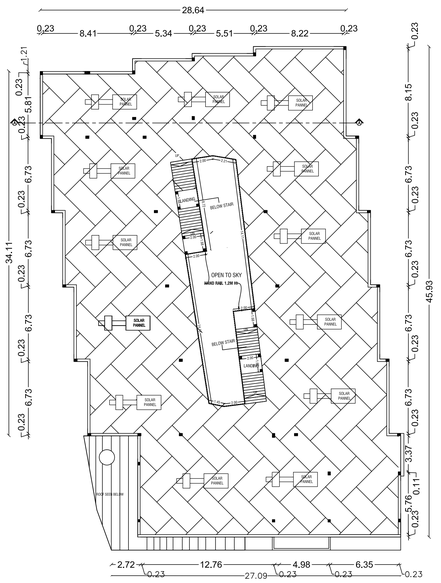
EXISTING GROUND FLOOR PLAN



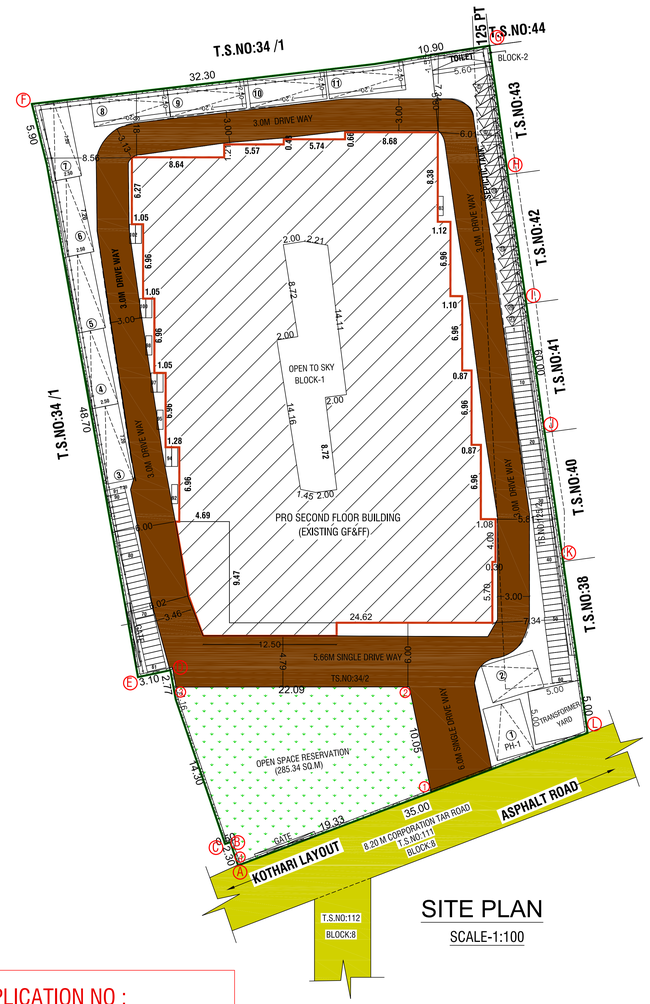
EXISTING FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



TERRACE FLOOR PLAN



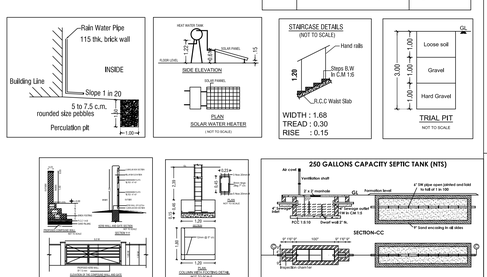
SITE PLAN

SCALE-1:100

ONLINE APPLICATION NO :
SWP/BPA/389006/2024
SITE APPROVAL NO :
L.P/CLPA NO.249/2022(A to L)
ALREADY GIVEN IN ROC :3952/22
PLANNING PERMISSION NO:40/2025

Schedule of Joinery's :-

SYM	JOINERY DETAILS	IN METER
D	DOOR	1.22 X2.13
D1	DOOR	1.07 X2.13
D2	TOILET DOOR	0.92 X2.13
O	OPEN	1.53 X2.13
V	VENTILATOR	TO DETAIL



PARKING CALCULATIONS:-

FOR Ground,First & Second Floor:-

TOTAL 18 NO'S CLASS ROOM= 1019.52

CLASS ROOM -1 = 56.64 x 18 = 1019.52

TOTAL FLOOR AREA = 1019.52

NOTE:-

* All Dimensions are in Metre
* 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.
* Lightning Conductor provided in the roof.
* Fire Detecting and Extinguishing system provided.
* Emergency Alarm provided. Sand buckets provided.
* Mechanical Ventilation to be Provided Where ever Necessary.

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- OSR
- DRIVEWAY
- PEBBLE BED

AREA DETAILS	TOTAL IN SQ.MT	TOTAL IN ACRE
SITE AREA (As Per Document)	2842.89	0.7025
SITE AREA (As Per TSLR)	2843.20	0.7026

EXISTING AREA DETAILS

PARTICULARS	TOTAL FSI AREA IN SQ.MT	NON FSI/ DEDUCTION AREA IN SQ.MT	TOTAL BUILT UP IN SQ.MT
BLOCK-1 PLINTH AREA OF THE EXTG. BLDG-G.F	1303.59	98.54	1402.13
BLOCK-1 PLINTH AREA OF THE EXTG. BLDG-F.F	1148.96	98.54	1247.50
BLOCK -2 PLINTH AREA OF THE EXTG. TOILET	8.68	-	8.68
EXISTING BUILDING TOTAL AREA	2461.23	197.08	2658.31

PROPOSED AREA DETAILS

BLOCK-1 PLINTH AREA OF THE PRO. BLDG-S.F	1156.80	98.54	1255.34
TOTAL AREA	3618.03	295.62	3913.65
FSI CALCULATION	3618.03/2873.20 = 1.259		

PARKING DETAILS

PARTICULARS	REQURIED	PROVIDED
CAR PARKING	10	11 (Including PH)
TWO WHEELER	21	21
CYCLE	102	103

OSR DETAILS

PARTICULARS	REQURIED	PROVIDED
OSR Area	284.32 SQ.MT	285.34 SQ.MT

OVER ALL HEIGHT OF THE BUILDING 11.26M

EXISTING APPROVAL DETAILS

ந.க.எண். 3952/22
உ.தி.கு. திட்ட அனுமதி எண். 302 'அ' முதல் ஆ வரை 2022
தேதி. 23.08.2022
ம.வ/கோ. உ.தி.கு. எண். 249/2022 A to L

R.SABARIMANKANDAN, M.E.(Civil).,
Registered Structural Engineer
Reg. No : DTCP / SE / G-II / 035 / 2022
SRI RAKSA ASSOCIATES
E7, Thirumagal Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 9360516299

REGISTERED ENGINEER

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

REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
206, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

R.SABARIMANKANDAN, M.E.(Civil).,
Registered Structural Engineer
Reg. No : DTCP / SE / G-II / 035 / 2022
SRI RAKSA ASSOCIATES
E7, Thirumagal Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 9360516299

REGISTERED STRUCTURAL ENGINEER

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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Chennai 600 097, India
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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.