Verified RealEstate™

REFERENCE
SWP/BPA/422735/2025

ISSUED
20 January 2025

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.

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DIGITALLY VERIFIED RECORD

SWP : ONLINE BUILDING

APPLICATION NO : SWP/BPA/422735/2025

SITE APPROVAL NO : SWP/LP/R(C) No - 16 / 2025

BUILDING APPROVAL NO : SWP/BP/DTCPR(C) No - 9 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGHER SECONDARY SCHOOL BUILDING T.S.NO: 3/4 WARD No : (H), BLOCK No: 6, T.KOTTAMPATTI VILLAGE, POLLACHI MUNICIPALITY AND TALUK, COIMBATORE DISTRICT.

PROJECT NAME:
M. VENKATESWARAN & K. VANITHA

AREA DETAILS:		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As Per Document	13962.50
	As Per T.S.L.R Record	13962.50
	As Per Super Imposed Plot Area	14016.74
Super Imposed Plot Area		- 14016.74 Sqm
Open Space Reservation Area (O.S.R) 10.1%		- 1415.16 Sqm

PROPOSED BUILDING DETAILS	F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
Area of the Ground Floor	1309.18	152.74	1461.92
Area of the First Floor	1221.41	152.74	1374.15
Area of the Second Floor	1140.85	152.74	1293.59
Area of the Terrace Floor	-------	37.74	37.74
TOTAL BUILDUP AREA	3671.44	495.96	4167.40

HEIGHT OF BUILDING - 12.00 M
CLASS ROOM AREA - 1208.53 Sqm

FSI = 3671.44 / 13962.50 = 0.26 PC = 3671.44 / 13962.50 X 100 = 26 %

REQUIRED DETAIL

NO OF STUDENT	600 No's	
NO OF CLASS ROOM	26 No's	
PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	12	13
TWO WHEELER PARKING	24	25
CYCLE SPACE	120	271

SCALE DETAILS
ALL DIMENSION ARE IN METER
SCALE - 1:100

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

REFERENCE
- SITE BOUNDARY -
- PROPOSED BUILDING -
- EXISTING ROAD -
- O.S.R -
- DRIVE WAY -

TYPE	DESCRIPTION	SIZE METER	SIZE FEET
MD	DOOR	2.40 x 2.40	7'8" x 7'8"
D	DOOR (Double Shutter)	1.22 x 2.40	4'0" x 7'8"
D1	DOOR (Double Shutter)	1.22 x 2.40	4'0" x 7'8"
D2	DOOR	0.91 x 2.13	3'0" x 7'0"
D3	DOOR	0.75 x 2.13	2'5" x 7'0"
FD	FRENCH DOOR	1.76 x 2.13	2'5" x 7'0"
LD	LIFT DOOR	1.22 x 2.13	4'0" x 7'0"
W1	WINDOW	1.82 x 1.22	6'0" x 4'0"
W2	WINDOW	4.77 x 1.22	15'6" x 4'0"
W3	WINDOW	0.76 x 1.22	2'4" x 4'0"
W4	WINDOW	2.44 x 1.22	8'0" x 4'0"
W5	WINDOW	2.82 x 1.82	9'2" x 6'0"
W6	WINDOW	3.66 x 1.82	12'0" x 6'0"
W7	WINDOW	13.87 x 1.82	45'5" x 6'0"
W8	WINDOW	9.90 x 1.82	32'4" x 6'0"
V1	VENTILATOR	0.69 x 0.60	2'3" x 2'0"
V2	VENTILATOR	3.65 x 0.60	11'9" x 2'0"
V3	VENTILATOR	5.71 x 0.60	18'7" x 2'0"
V4	VENTILATOR	3.50 x 0.60	11'4" x 2'0"
O	OPEN	2.67 x 2.13	8'7" x 7'0"
O1	OPEN	2.36 x 2.13	7'7" x 7'0"

SOUTH SIDE ELEVATION

SECTION ON "AA"

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

APPROVED LAYOUT
LP/ R (CN) No: 223/1983
Block No: 23
T.S.No : 3/3

T.S.No : 3/3

T.S.No : 3/4

T.S.No : 3/2

RAINWATER HARWESTING

Proposed
Ground Floor, First Floor, Second Floor
&
Terrace Floor Building
O.T.S

O.T.S

Open Space
Reservation Area
(O.S.R)
1415.16 Sq.m

6m Wide Drive Way

GATE

TRANSFORMER YARD
Area 6.5m

Existing 15.0m Road
Ward No : H
Block No : 23
T.S.No : 12/6

T.S.No : 3/1
APPROVED LAYOUT
LP/ DTP No :1048/1996

SITE PLAN
SCALE - 1:200

Plan of SeWage Treatment Plant & Hydraulic FloW Diagram
All Dimensions Are in 'mm'
Section On A-A (Scale 1:50)
SeWage Treatment Plant Plan (Scale 1:50)
Domestic Effluent Treatment Plant
Hydraulic FloW Diagram (Not to Scale)

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES
SECTION OF SEPTIC TANK
SECTION OF DISPERSION TRENCH
PLAN OF SEPTIC TANK
PLAN OF DISPERSION TRENCH

NOTES:
1. ALL DIMENSIONS ARE IN METER.
2. - MULTI TYPE FIRE FIGHTER
3. - FIRE EXTINGUISHER

SOLAR WATER HEATER (NOT TO SCALE)
STAIR CASE DETAILS (NOT TO SCALE)
SEPTIC TANK (NOT TO SCALE)

RAINWATER HARVESTING SYSTEM (NOT TO SCALE)

APPLICANT

Er.P. VIKARAMAN, M.Tech(Struct), M.E, MISTE, MISSE, MIITE(Info)
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MOBILE 98659 7455"

CONSTRUCTION ENGINEER

Dr. R. SATHYANARAYAN SRIDHAR M.Tech., Ph.D.,
Consultant Geotechnical Engineer
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GEO TECH ENGINEER

Er. R. NITHYAA, B.E., MDIAD.,
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LPA/RE/GR-I/058/2024

L.B.S/ ENGINEER

ச.கார்த்திக் அளவர் / உதவி வரைவாளர்	த.கணேஷன் வரைவாளர் நிலை - 3	ரா.செபஸ்தி ரோசலி மேற்பார்வையாளர் /வரைவாளர் நிலை - 2	

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.