PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

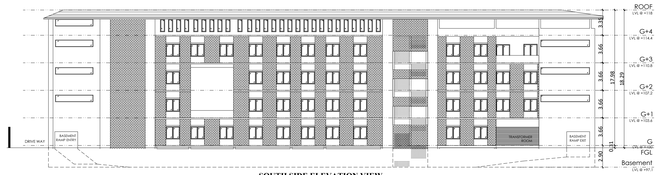
ISSUING AUTHORITY
DTCP

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,
Chennai 600 097, India

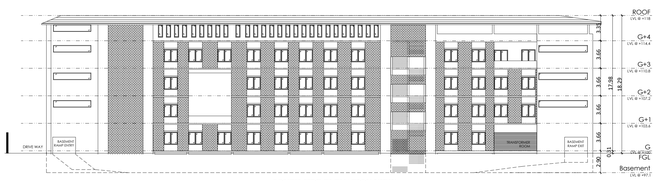
hello@verified.realestate
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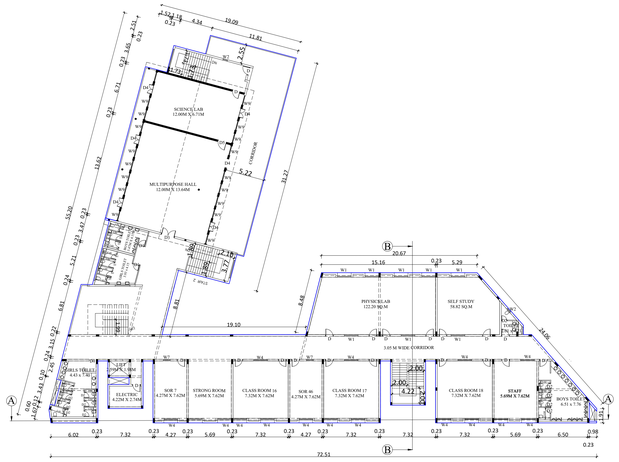
SOUTH SIDE ELEVATION VIEW



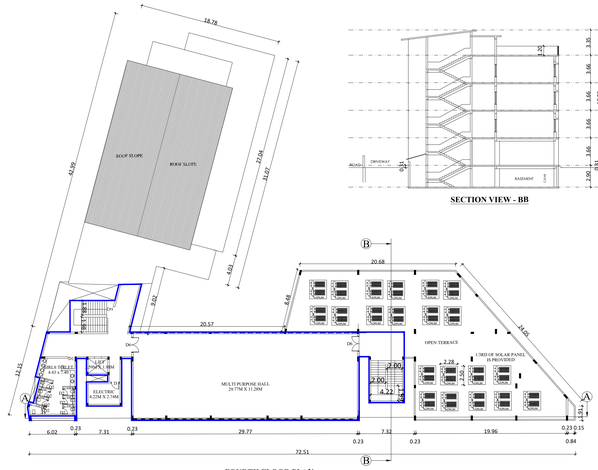
WEST SIDE ELEVATION VIEW



SOUTH SIDE ELEVATION VIEW

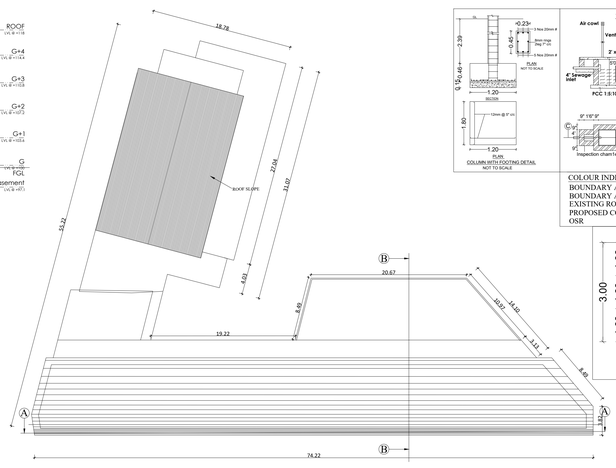


THIRD FLOOR PLAN

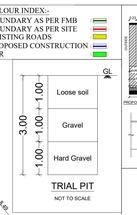


FOURTH FLOOR PLAN

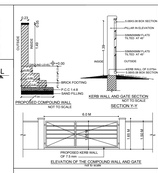
SECTION VIEW - BB

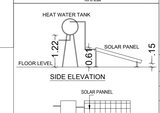


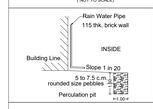
TERRACE FLOOR PLAN



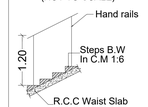
COLOUR INDEX:-
- BOUNDARY AS PER FMB
- BOUNDARY AS PER SITE
- EXISTING ROADS
- PROPOSED CONSTRUCTION
- OSR





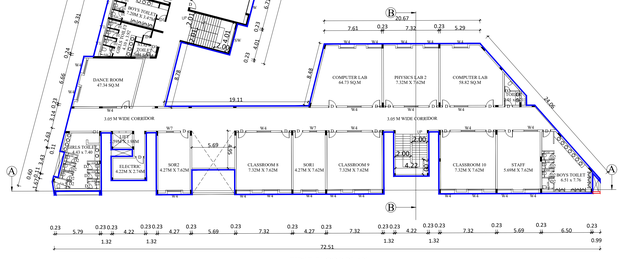


STAIRCASE DETAILS
(NOT TO SCALE)

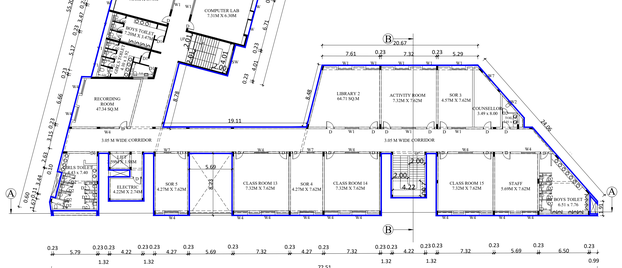


WIDTH : 1.20
TREAD : 0.25
RISE : 0.16

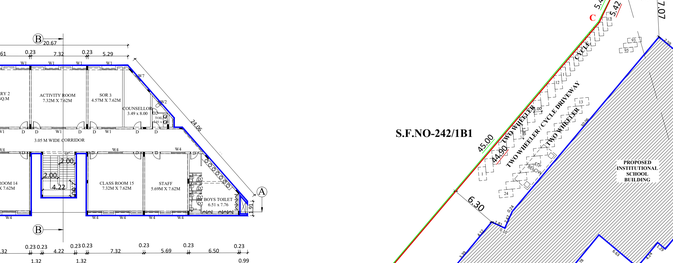
- FIRE EXTINGUISHER
- MULTY TYPE



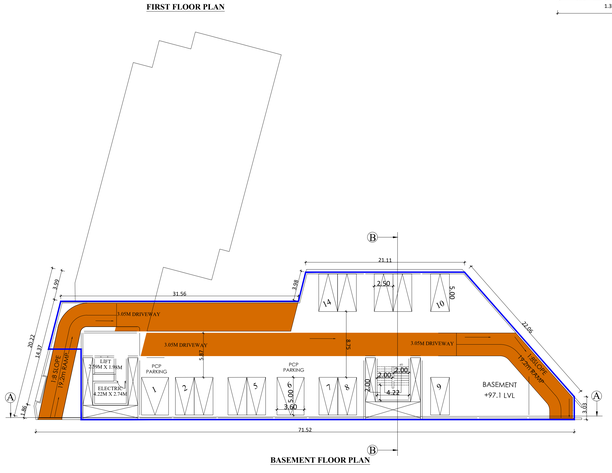
FIRST FLOOR PLAN



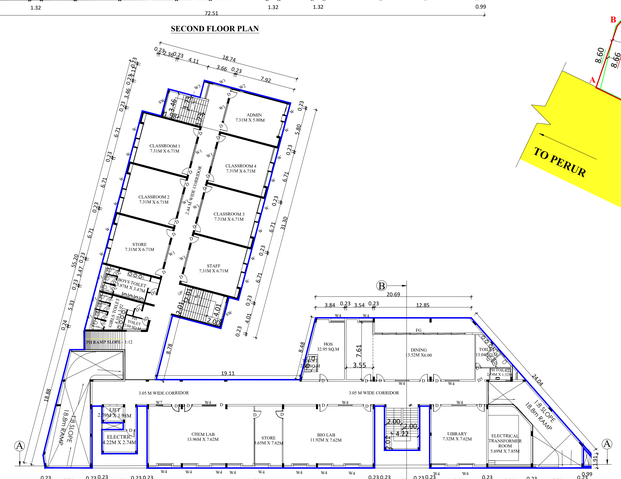
SECOND FLOOR PLAN



SECTION VIEW - AA



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

SITE PLAN

PLAN SHOWING PROPOSED INSTITUTIONAL (SCHOOL) BUILDING IN SF.NO'S: 241/1A1A, 241/1A2A, 242/1B2 AT SUNDAKAMUTHUR VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:800
INSTITUTIONAL (SCHOOL) BUILDING

AREA DETAILS:-		IN SQ.M	IN ACRE
AREA OF SITE AS PER PATTA	=	4088.00	1.01 Acre
AREA OF SITE AS PER DOCUMENT	=	4088.00	1.01 Acre
AREA AS PER SITE	=	3936.64	0.97 Acre

PROPOSED BUILDING AREA DETAILS:- (IN Sq.mt)

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	BASEMENT FLOOR	-	1071.38	1071.38
2	GROUND FLOOR	1609.32	-	1609.32
3	FIRST FLOOR	1589.49	-	1589.49
4	SECOND FLOOR	1561.70	-	1561.70
5	THIRD FLOOR	1616.90	-	1616.90
6	FOURTH FLOOR	555.06	-	555.06
	TOTAL	6932.47	1071.38	8003.85

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (6932.47/3936.64) = 1.76

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 18.29 M

CLASS ROOM AREA 943.47 SQ.M

1 CAR SPACE FOR EVERY 100 SQ.M OF CLASS ROOM AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF CLASS ROOM OR PART THEREOF AND ONE CYCLE SPACE FOR EVERY 10 SQ.M OF CLASS ROOM AREA OR PART THEREOF)

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	10	14
TWO WHEELER PARKING	19	24
CYCLE PARKING	95	124

JOINERY DETAILS :-

SYM	JOINERY DETAILS	SIZE IN METER
D	DOOR	1.07 X 2.44
D1	DOOR 1	0.91 X 2.44
D2	DOOR 2	0.76 X 2.44
D3	DOOR 3	1.83 X 2.44
D4	DOOR 4	1.28 X 2.44
D5	DOOR 5	1.22 X 2.44
D6	DOOR 6	2.03 X 2.44
W	WINDOW	1.98 X 1.68
W1	WINDOW 1	2.44 X 1.68
W2	WINDOW 2	0.61 X 1.68
W3	WINDOW 3	2.11 X 1.68
W4	WINDOW 4	1.83 X 1.68
W5	WINDOW 5	1.37 X 1.68
W6	WINDOW 6	0.76 X 1.68
W7	WINDOW 7	0.92 X 1.68
W8	WINDOW 8	0.66 X 1.68
W9	WINDOW 9	1.28 X 1.68
SW	STAIRCASE WINDOW	2.44 X 1.83
V	VENTILATOR	2.59 X 0.91
V1	VENTILATOR 1	1.98 X 0.91
V2	VENTILATOR 2	1.22 X 0.91
V3	VENTILATOR 3	1.50 X 0.91
V4	VENTILATOR 4	2.42 X 0.91

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided in the site.
* Lightning Conductor provided in the roof.
* Fire Detecting and Emergency Alaram provided.

MASTER PLAN CLASSIFICATION - COMMERCIAL LAND USE

GEOTECHNICAL ENGINEER
Er.K.PRAKASH,M.E.,(Geotech),MIGS.,
Geotechnical Consultant
Reg.No: Coimbatore LPA/GTE/004/2024.

REGISTERED GEOTECH ENGINEER

LION Er. V. KARTHI, B.E (Civil), AMIE, RE.,
Registered Construction Engineer (IV)
Coimbatore (R/F/CE/811/2024
No: 9-A, Gopalapuram 3rd Street, Coimbatore - 18.
Cell: 96007 77063

REGISTERED CONSTRUCTION ENGINEER

R.SASARIMANIKANDAN, BE(Civil)..
Registered Engineer
Reg. No. (IV)/P/RE/10-81/002/2022
SRI RANGA ASSOCIATES
12, Thiruvengadi Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 9659818809

REGISTERED STRUCTURAL ENGINEER

R.SASARIMANIKANDAN, BE(Civil)..
Registered Engineer
Reg. No. (IV)/P/RE/10-81/002/2022
SRI RANGA ASSOCIATES
12, Thiruvengadi Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 9659818809

REGISTERED ENGINEER

For NEWPAGE PARTNERS LLP
Senior Manager / Authorized Signatory

OWNER/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

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.