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.

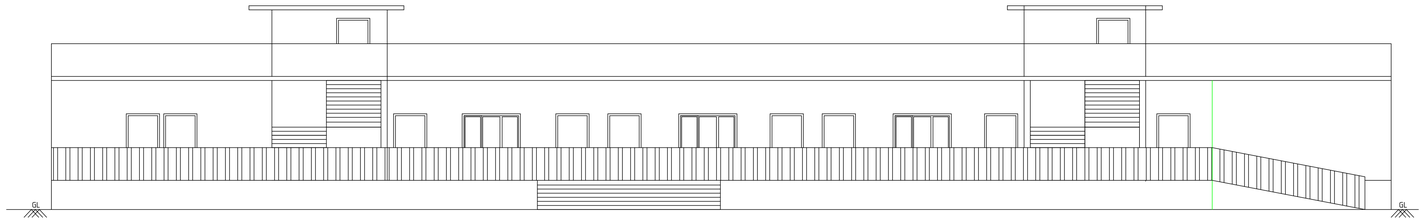
Verified RealEstate™

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

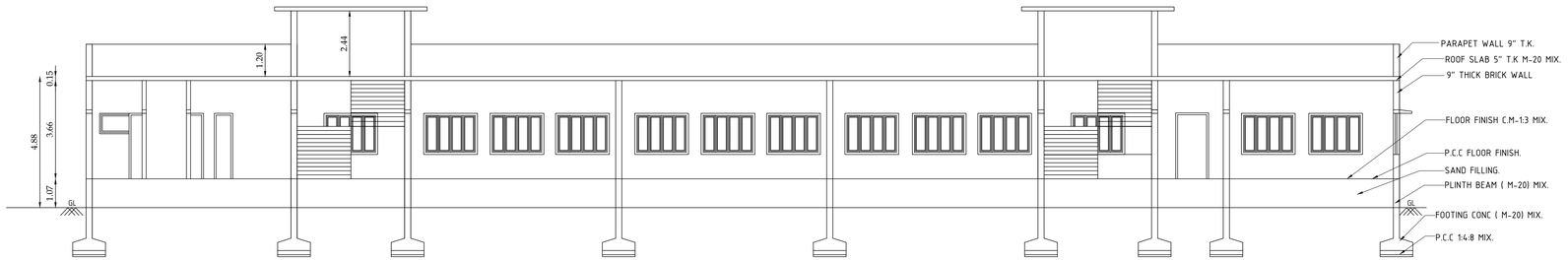
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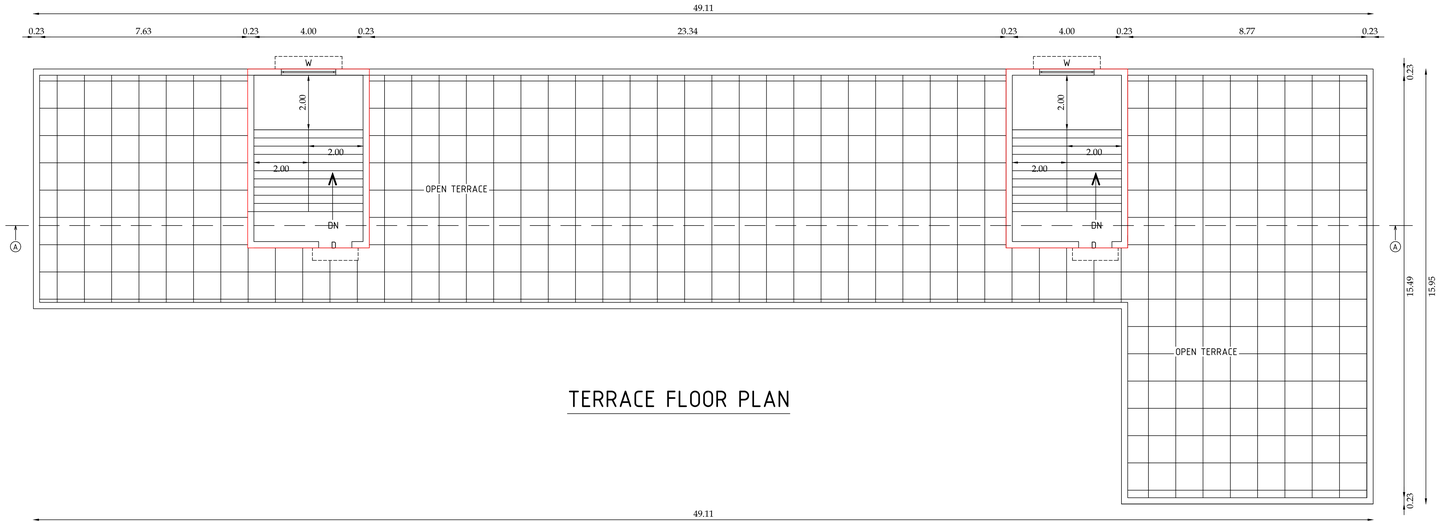
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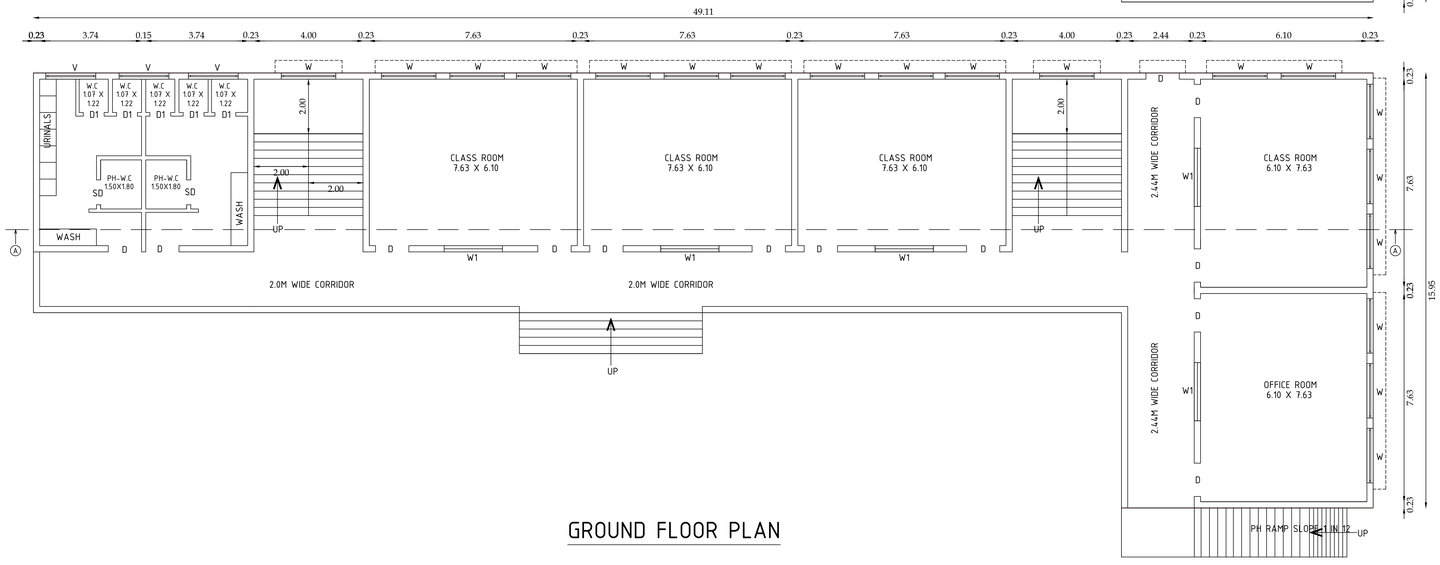
ELEVATION



SECTION on 'AA'



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

BLOCK -1	SHEET NO-1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSERY SCHOOL INSTITUTIONAL BUILDING OF SITE IN S.F NO: 353/1A1A3, VADAPUDUR VILLAGE, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

COIMBATORE MASTER PLAN LAND USE 2041- RESIDENTIAL USE ZONE

SCALE - 1":8'0" [1:100]

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
BLOCK-1 (SCHOOL BUILDING)			
GROUND FLOOR	497.57	-	497.57
HEAD ROOM	-	58.46	58.46
TOTAL	497.57	58.46	556.03

JOINERY DETAILS:-

TYPE	DESCRIPTION	MT
D	DOOR	1.22 x 2.44
D1	DOOR	0.76 x 2.44
W	WINDOW	2.00 x 1.52
W1	WINDOW	1.83 x 1.52
V	VENTILATOR	1.83 x 0.61

Er.S. POORNIMA B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. LPA / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

Er. S. POORNIMA B.Tech,M.Tech(Struct),
Approved Civil & Structural Engineer,
LPA/SE/GR-II/08/2022
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SDS ASSOCIATES,
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Selvapuram, Coimbatore-641026.
Ph : 97892 32157.

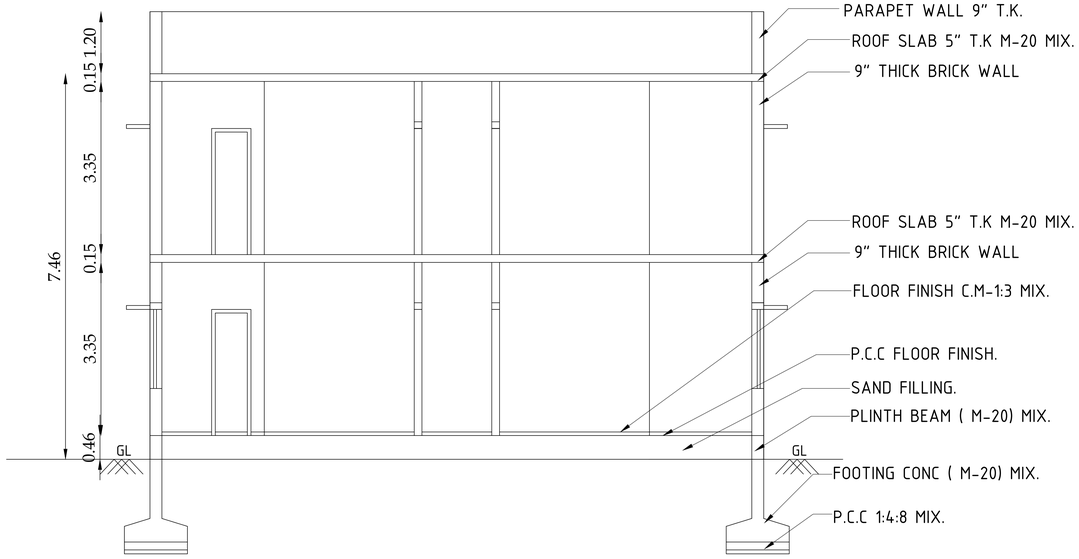
ARCHITECT / ENGINEER

Sr. Rose Fremesia M.

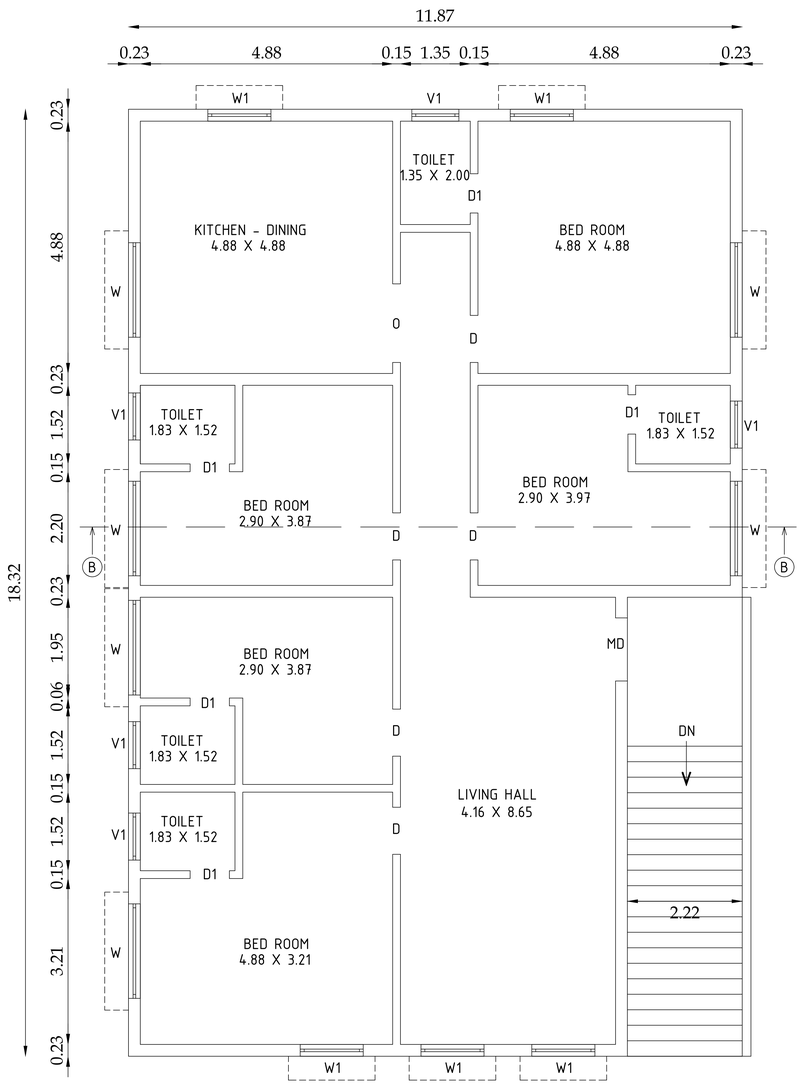
APPLICANT



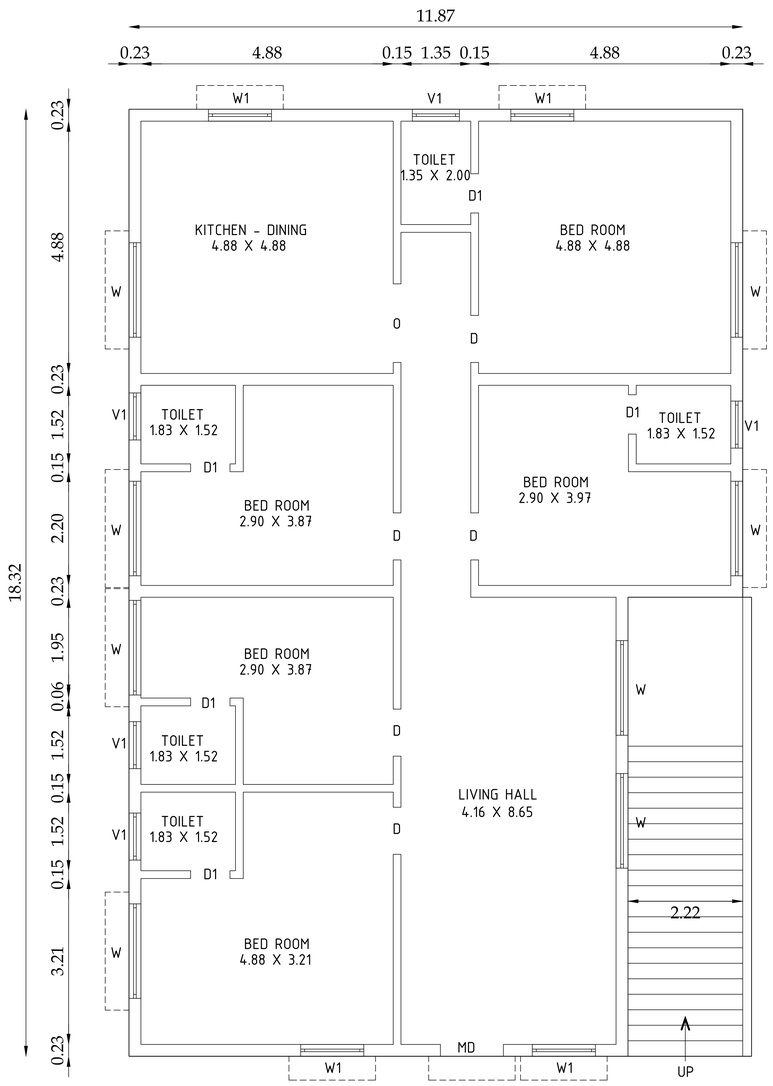
ELEVATION



SECTION on 'BB'



FIRST FLOOR PLAN



GROUND FLOOR PLAN

BLOCK -2	SHEET NO-2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSERY SCHOOL INSTITUTIONAL BUILDING OF SITE IN S.F NO: 353/1A1A3, VADAPUDUR VILLAGE, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

COIMBATORE MASTERPLAN LANDUSE 2041 = RESIDENTIAL USE ZONE

SCALE - 1":8'0" [1:100]

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
BLOCK-2(STAFF QUARTERS)			
GROUND FLOOR	218.97	-	218.97
FIRST FLOOR	218.97	-	218.97
TOTAL	437.94	-	437.94

JOINERY DETAILS:-

TYPE	DESCRIPTION	MT
MD	MAIN DOOR	1.22 x 2.44
D	DOOR	1.00 x 2.44
D1	DOOR	0.76 x 2.44
W	WINDOW	1.83 x 1.52
W1	WINDOW	1.22 x 1.52
V	VENTILATOR	1.83 x 0.61

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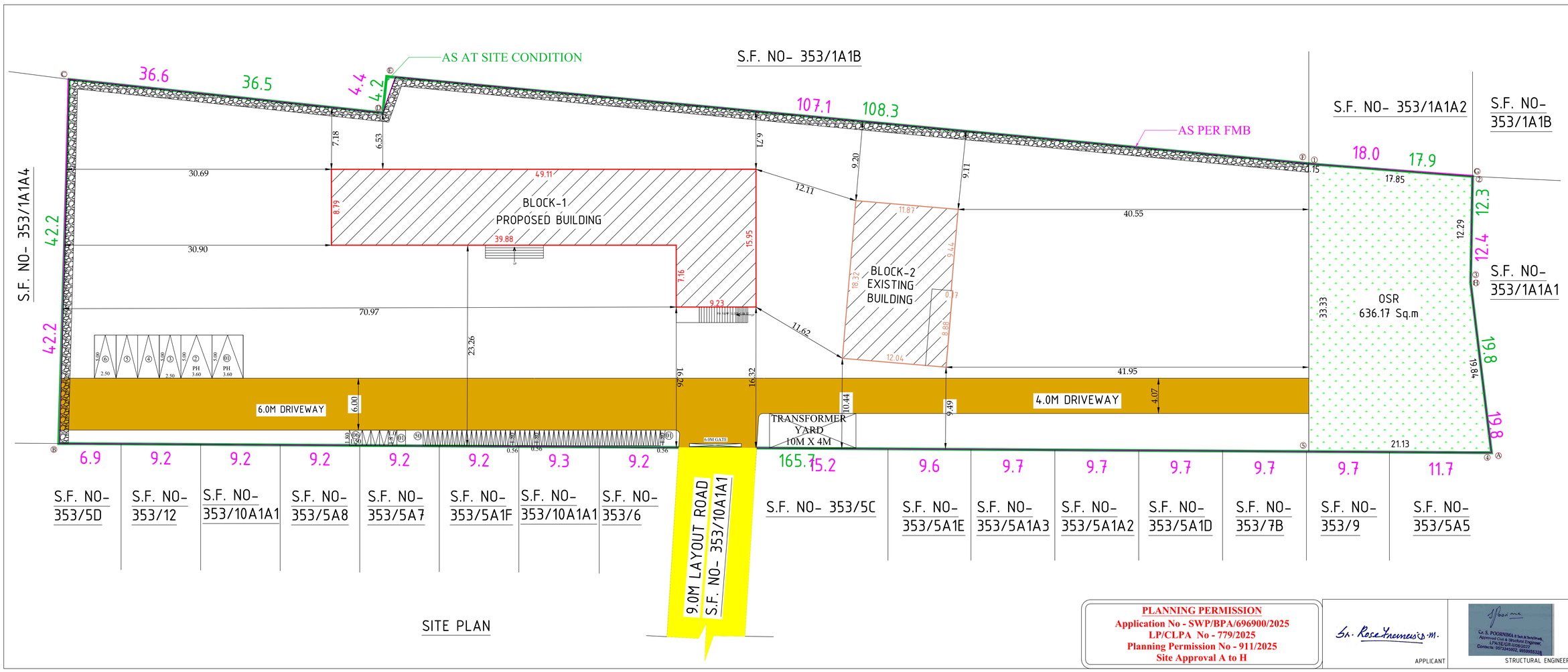
STRUCTURAL ENGINEER

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ARCHITECT / ENGINEER

Sr. Rose Francesca M.

APPLICANT



SITE PLAN

SITE PLAN	SHEET NO-1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSERY SCHOOL INSTITUTIONAL BUILDING OF SITE IN S.F NO: 353/1A1A3, VADAPUDUR VILLAGE, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

COIMBATORE MASTERPLAN LAND USE 2041 - RESIDENTIAL USE ZONE

SCALE - 1":80" [1:100]

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-

AREA OF THE DOCUMENT : 6180.00 Sq.m
AREA OF THE PATTA : 6171.00 Sq.m
AREA AS AT SITE CONDITION : 6198.93 Sq.m

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
BLOCK-1 (SCHOOL BUILDING)			
GROUND FLOOR	497.57	-	497.57
HEAD ROOM	-	58.46	58.46
TOTAL	497.57	58.46	556.03
BLOCK-2(STAFF QUARTERS)			
GROUND FLOOR	218.97	-	218.97
FIRST FLOOR	218.97	-	218.97
TOTAL	437.94	-	437.94
TOTAL AREA	935.51	58.46	993.97

Note:-

For Document, FSI = 931.51 / 6180.00 = 0.150
For Patta, FSI = 931.51 / 6171.00 = 0.150
For Site Condition, FSI = 931.51 / 6198.93 = 0.150

O.S.R 10% 10%

O.S.R REQUIRED : 618.00 Sqm (10%)
O.S.R PROVIDED : 636.17 Sqm (10.29%)

PARKING DETAILS:-

CLASS ROOM AREA : 186.16 Sqm
OFFICE AREA : 43.56 Sqm
DWELLING UNITS AREA : 197.94 Sqm (unit-1) & 197.94 Sqm (unit-2)

	TWO WHEELER PARKING		CYCLE PARKING		CAR PARKING	
	Required	Provided	Required	Provided	Required	Provided
1 TWO WHEELER SPACE FOR EVERY 3CRM FOR CLASS ROOM AREA	04					
1 CYCLE SPACE FOR EVERY 5 Sqm FOR CLASS ROOM AREA			38			
1 CAR SPACE FOR EVERY 100 Sqm FOR OFFICE AREA					01	
1 CAR SPACE FOR EVERY 100 Sqm FOR EVERY DWELLING UNITS					02	
TOTAL	04 (EXISTING)	06	38		03 (EXISTING)	06

REFERENCE:-

SITE BOUNDARY
PROPOSED BULDING
EXISTING BULDING
EXISTING ROAD
RAIN WATER HARVESTING
FMB BOUNDARY

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Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

PLANNING PERMISSION
Application No - SWP/BPA/696900/2025
LP/CLPA No - 779/2025
Planning Permission No - 911/2025
Site Approval A to H

Sri. Rose Anemesis M.

APPLICANT

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ARCHITECT / ENGINEER

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
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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.