Verified RealEstate™

REFERENCE
SWP/BPA/782876/2026

ISSUED
17 September 2026

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.

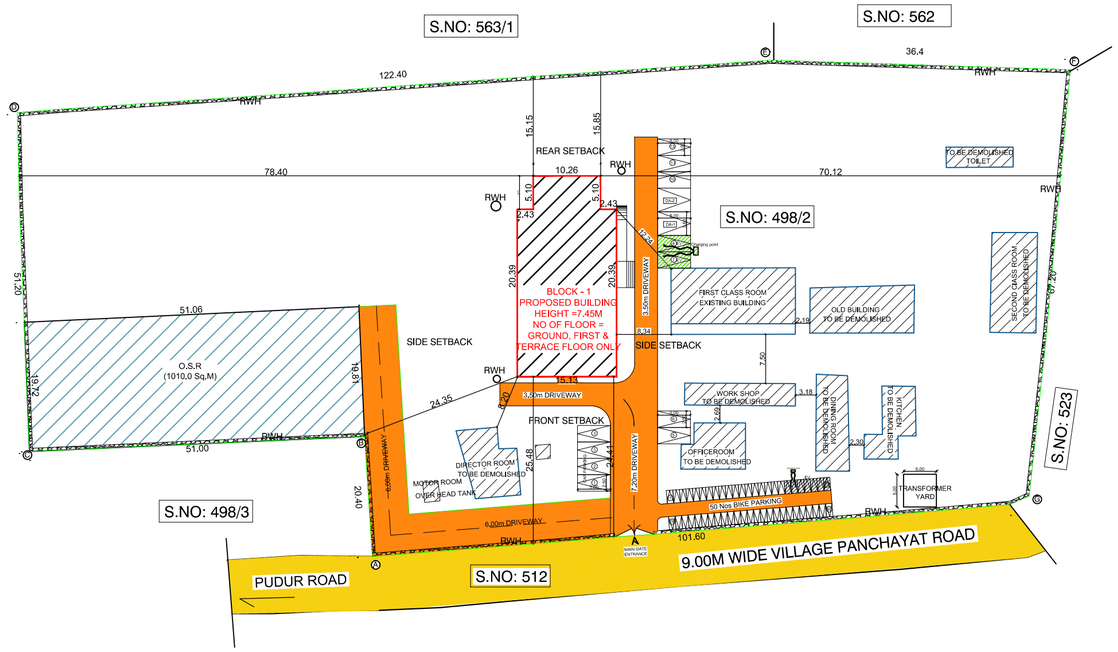
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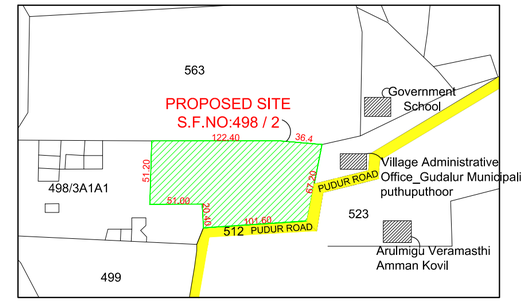
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INSTITUTIONAL BUILDING (RURAL SELF EMPLOYMENT TRAINING INSTITUTE BUILDING)

(GROUND & FIRST FLOOR) IN S.F.NO : 498/2 AT GUDALUR MUNICIPALITY , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT PINCODE-641047.

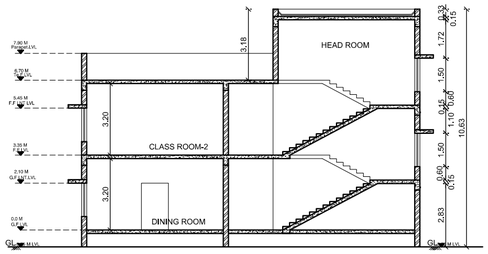


SITE PLAN



KEY PLAN
NOT SCALE

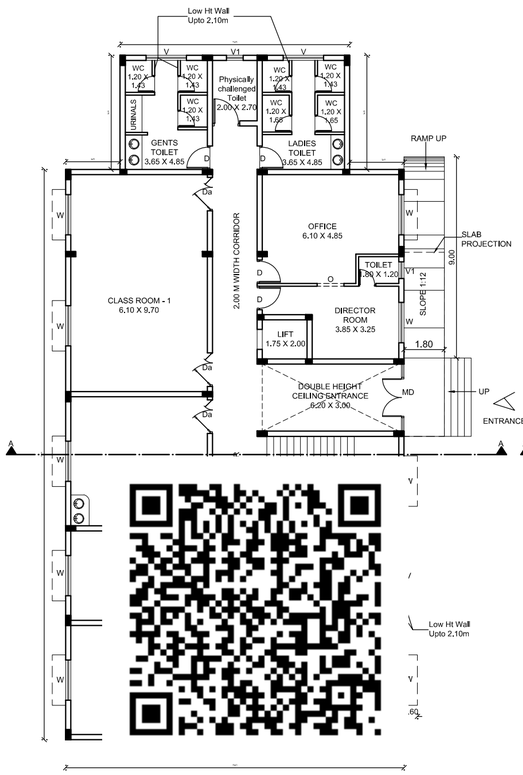
Online Application:SWP/BPA/782876/2026
SWP/SITE APPROVAL:LP/CLPA:522/2026
SWP/PLANNING PERMISSION NO:665/2026



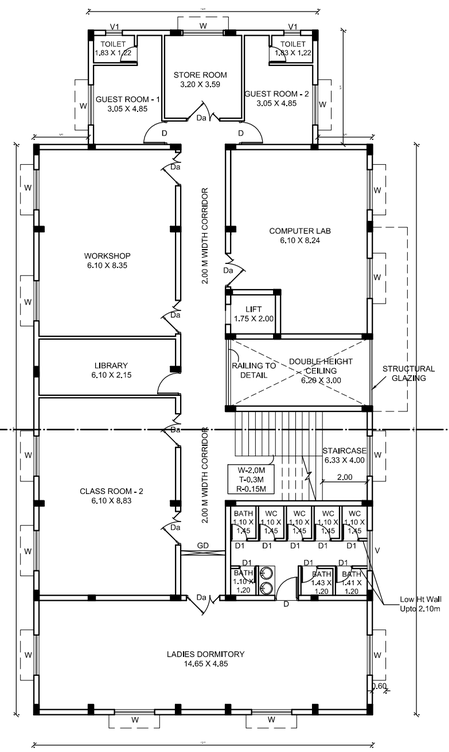
SECTION A - A



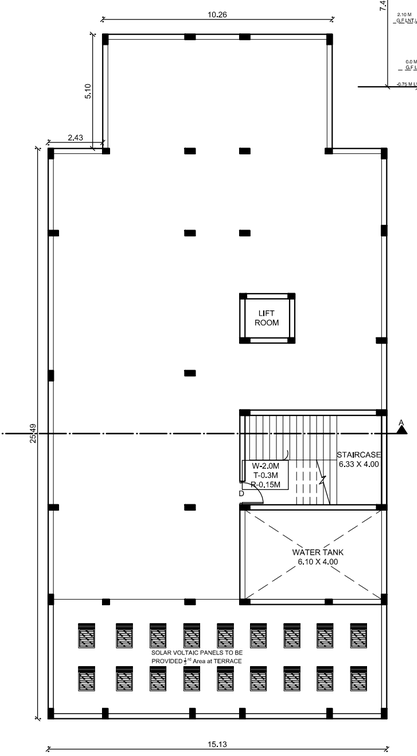
EAST SIDE ELEVETION



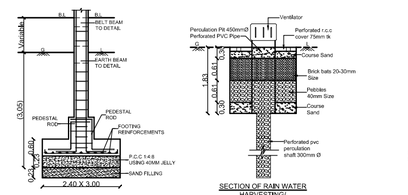
GROUND FLOOR PLAN



FIRST FLOOR PLAN



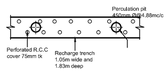
TERRACE FLOOR PLAN



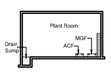
FOUNDATION DETAILS - PLAN

SECTION OF RAIN WATER
HARVESTING
PERCOLATION PIT AND SHAFT
AND RECHARGE TRENCH

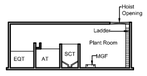
SEWAGE TREATMENT PLANT PLAN



PLAN OF RECHARGE TRENCH



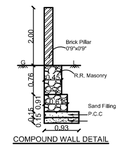
SECTION ON "Y-Y"



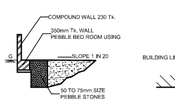
SECTION ON "X-X"



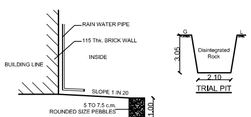
DETAILS OF STAIRCASE



COMPOUND WALL DETAIL

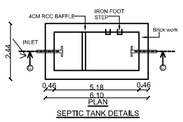


PERCULATION PIT

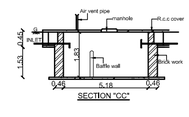


RAIN WATER COLLECTION TRENCH

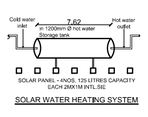
TRIAL PIT



PLAN
SEPTIC TANK DETAILS



SECTION "CC"



SOLAR WATER HEATING SYSTEM

EXISTING LOCAL BODY
APPROVAL NUMBER :-
122/2008.09 Dated:28.08.2008

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

PLAN	SHEET NO : 1/1

SITE PLAN , FLOOR PLAN , ELEVATION & SECTION

(PLANNING AREA)

AREA STATEMENT

AREA OF THE SITE(AS PER DOCUMENT)		10100.00 Sq.m
AREA OF THE SITE(AS PER PATTA)		10100.00 Sq.m
AREA OF THE SITE(AS PER SITE)		10100.00 Sq.m
EXISTING BUILDING AREA		
FIRST CLASS ROOM	155.60 Sq.m	TO BE RETAINED
TOTAL	155.60 Sq.m	

PROPOSED BUILDING AREA

FLOOR AREA	FSI	NON FSI	TOTAL
GROUND FLOOR AREA	438.12	---	438.12
FIRST FLOOR AREA	438.12	---	438.12
TERRACE FLOOR AREA	---	39.17	39.17
TOTAL AREA:	876.24	39.17	915.41

F.S.I CALCULATION

PROPOSED BUILDING AREA	- 876.24 Sq.m	
EXISTING BUILDING AREA (RETAINED)	- 155.60 Sq.m	
TOTAL F.S.I AREA	- 1031.84 Sq.m	
FLOOR SPACE INDEX (F.S.I)	1031.84/ 10100.00	0.10< 2
PLOT COVERAGE (PC)	438.12/ 10100.00 X 100	4.33%

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA OR PART THERE OF (INCLUDING EV CHARGE PARKING SPACE)	1031.84	10	13
	10% PH PARKING	90.29	2 12	
TWO WHEELER	TWO WHEELER SPACE FOR EVERY 50 SQ.M OF FLOOR AREA OR PART THERE OF (INCLUDING EV CHARGE PARKING SPACE)	1031.84	32	50
	10% PH PARKING	90.29	4 36	

SANITATION REQUIREMENTS

SANITARY UNIT			NO OF STUDENTS	REQUIRED	PROVIDED
WATER CLOSET	MALE	1NOS/8STUDENT	20 NOS	8 NOS	8 NOS
	FEMALE	1NOS/6STUDENT	20 NOS		
BATH	MALE	1NOS/8STUDENT	20 NOS	8 NOS	8 NOS
	FEMALE	1NOS/6STUDENT	20 NOS		
URINALS	MALE	25 NOS FOR EVERY 1 TOILET	20 NOS	2 NOS	3 NOS

NUMBER OF STUDENTS - 40 NOS

JOINERIES DETAILS

RS	ROLLING SHUTTER	2.43 X 2.13
D	DOOR	1.83 X 2.13
D1	DOOR	0.99 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.22 X 1.37
V	VENTILATOR	0.61 X 0.76
EX	EXHAUST FAN	0.61 X 0.76

NOTE:
1. ALL DIMENSIONS ARE IN METERS.
2. SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3 RAIN WATER HARVESTING TO BE PROVIDED IN SITE.
4 STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5. STRUCTURE IS SAFE FOR EARTHQUAKE.
6. FE-FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS.

SITE BOUNDARY	-	
EXISTING ROAD	-	
PROPOSED BUILDING	-	
RWH TRENCH	-	
DRIVE WAY	-	

APPLICANT

REGISTERED ARCHITECT

Dr.T.MAYILVAHANAN,M.E(Struct),.A.I.I.Arch.,Ph.D(Transp)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER /
CHARTERED ENGINEER / PANEL VALUER
Registration(COA) No:CA/2001 / 28531,
Structural Engineer SEO15/2019(Grade-1)
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madural-625 002.

REGISTERED STRUCTURAL ENGINEER

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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.