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

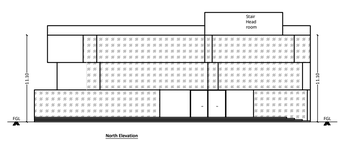
hello@verified.realestate
+91 9996 12 9996
verified.realestate

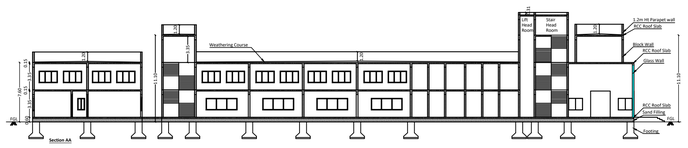
Detailed Plan showing the Proposed Construction of School building in S.F.No. 351A/1A2, 352A/1A2, 352A/1B1 of Vellakinar Village, Coimbatore North Taluk, Coimbatore District and Corporation - North Zone

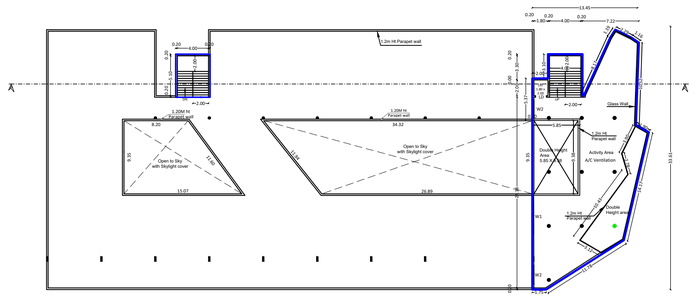
Title:
Detail Plan - Site Plan, Ground Floor Plan,First Floor Plan, Second Floor Plan , Terrace Floor Plan, Section and Elevation

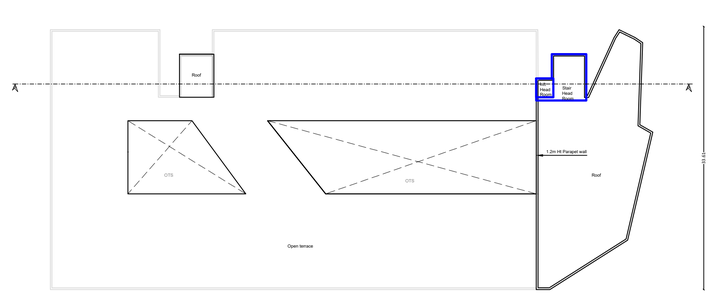
Scale - 1 : 100

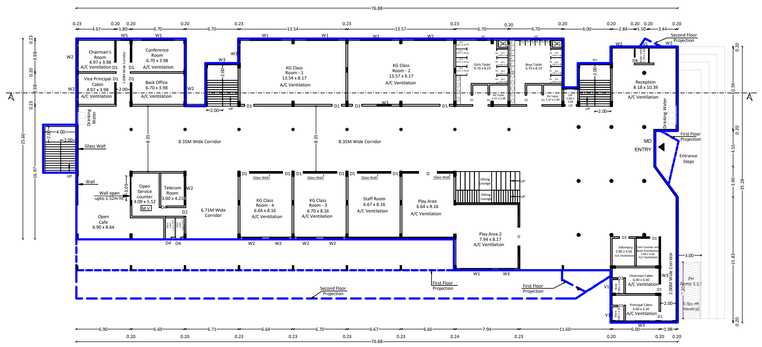
Applicant Name : V Ashok Kumar
SWP Number : SWP/BPA/793164/2026

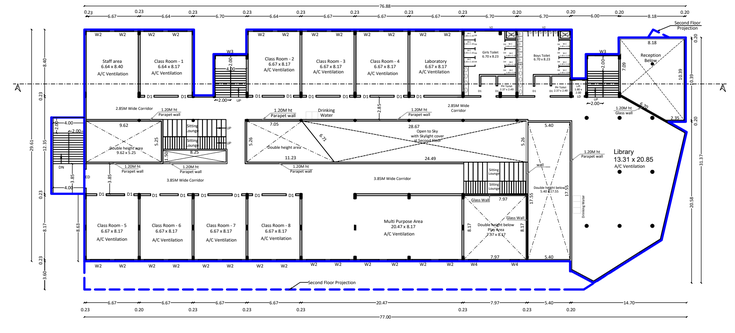


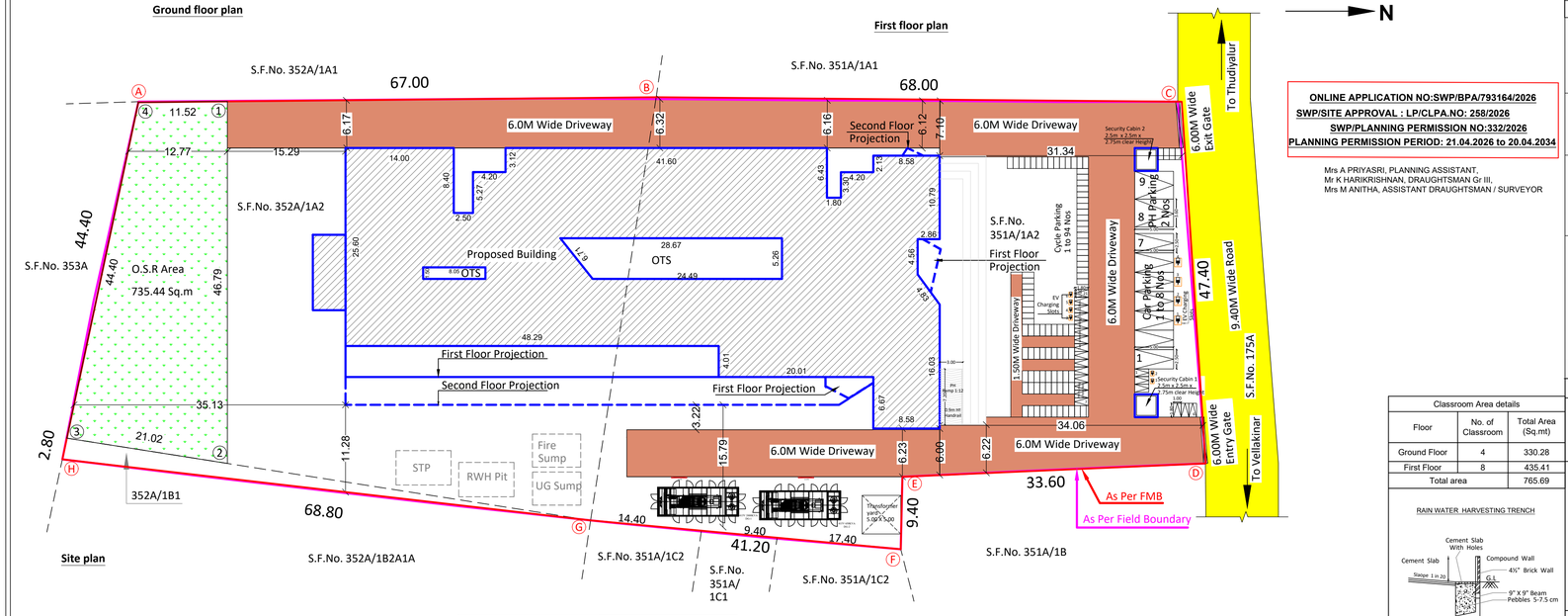












N

ONLINE APPLICATION NO:SWP/BPA/793164/2026
SWP/SITE APPROVAL : LP/CLPA.NO: 258/2026
SWP/PLANNING PERMISSION NO:332/2026
PLANNING PERMISSION PERIOD: 21.04.2026 to 20.04.2034

Mrs A PRIYASRI, PLANNING ASSISTANT,
Mr K HARIKRISHNAN, DRAUGHTSMAN Gr III,
Mrs M ANITHA, ASSISTANT DRAUGHTSMAN / SURVEYOR

AREA DETAILS

AREA AS PER PATTA - 7250.00 Sq.m

Proposed Building Area Details

Floor	FSI Area in Sq.mt	Non FSI Area in Sq.mt	Deduction Area in Sq.mt	Built up Area in Sq.mt
Ground	1930.92	0.00	0.00	1930.92
First	1480.57	333.73	0.00	1814.30
Second	285.03	96.34	0.00	381.37
Terrace	0.00	31.09	0.00	31.09
Security Cabin 1	0.00	6.25	0.00	6.25
Security Cabin 2	0.00	6.25	0.00	6.25
Total	**3696.52**	**473.66**	**0.00**	**4170.18**

Joinery Details

Symbol	Description	Size in Meter
MD	Entrance Door	4.55 x 2.44
D	Door	2.40 x 2.44
D1	Door	1.20 x 2.44
D2	Door	1.10 x 2.44
D3	Door	0.80 x 2.44
D4	Door	0.76 x 2.44
LD	Lift Door	1.40 x 2.44
ED	Emergency Door	2.40 x 2.44
W1	Window	4.00 x 1.52
W2	Window	2.40 x 1.52
W3	Window	1.83 x 1.52
W4	Window	1.20 x 1.52
W5	Window	0.93 x 1.52
V1	Ventilation	0.60 x 0.60
V2	Ventilation	1.20 x 0.60

FSI Calculation:
Floor Space Index = FSI Area / Site Area
= 3696.52 / 7250.00
= 0.510

O.S.R Calculation:
O.S.R area Required = Site Area x 10%
= 7250.00 x 10%
= 725.00 Sq.mt
O.S.R area Provided = 735.44 Sq.mt 10.14%

Reference :
Site Boundary as per site
Site Boundary as per FMB
Proposed Building
Existing Road
OSR

Classroom Area details

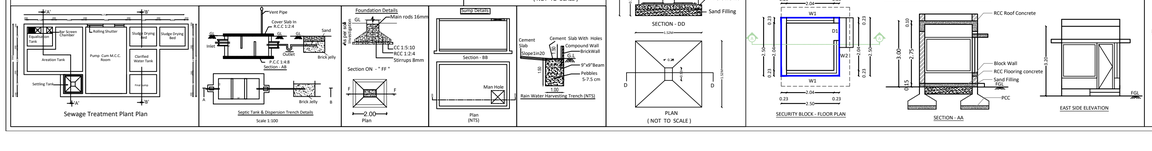
Floor	No. of Classroom	Total Area (Sq.mt)
Ground Floor	4	330.28
First Floor	8	435.41
Total area		765.69

RAIN WATER HARVESTING TRENCH

(NOT TO SCALE)

Parking Details

Description	Car Parking (Annexure-IV)		Two Wheeler Parking (Annexure-IV)		Cycle Parking (Annexure-IV)	
	Required	Provided	Required	Provided	Required	Provided
Area = 765.69 sq.m. (1Car Parking Space for every 100 sq.m of Classroom area and 1 Two Wheeler Parking Space for every 50 sq.m of Classroom Area) and 1 Cycle for Every 10 Sqm of Classroom area	(765.69 /100) = 7.66 ~ 8 Nos	9	(765.69 /50) = 15.31 ~ 16 Nos	21	(765.69 /10) = 76.57 ~ 77 Nos	94
Total	8 Nos	9 Nos	16 Nos	21Nos	77 Nos	94 Nos



Er.K.G.MANIKANDAN,BE.,
Registered construction Engineer
Reg.No:DTCP/BALE/NCE/04/2025
Cell : 96288 53602
Registered Construction Engineer

Er. BA, KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 008 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772
Registered Structural Engineer

Er.S.R.RAJBHARATHI, B.E.,
Regn.No : RE-Gr-I/2024-SVS 03/24-29
RTOS VENTURES PVT. LTD.
No: 23, Dr.Ponniah Street,
Devakottai - 630 302.
Cell : 9940854513
Registered 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

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.