PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

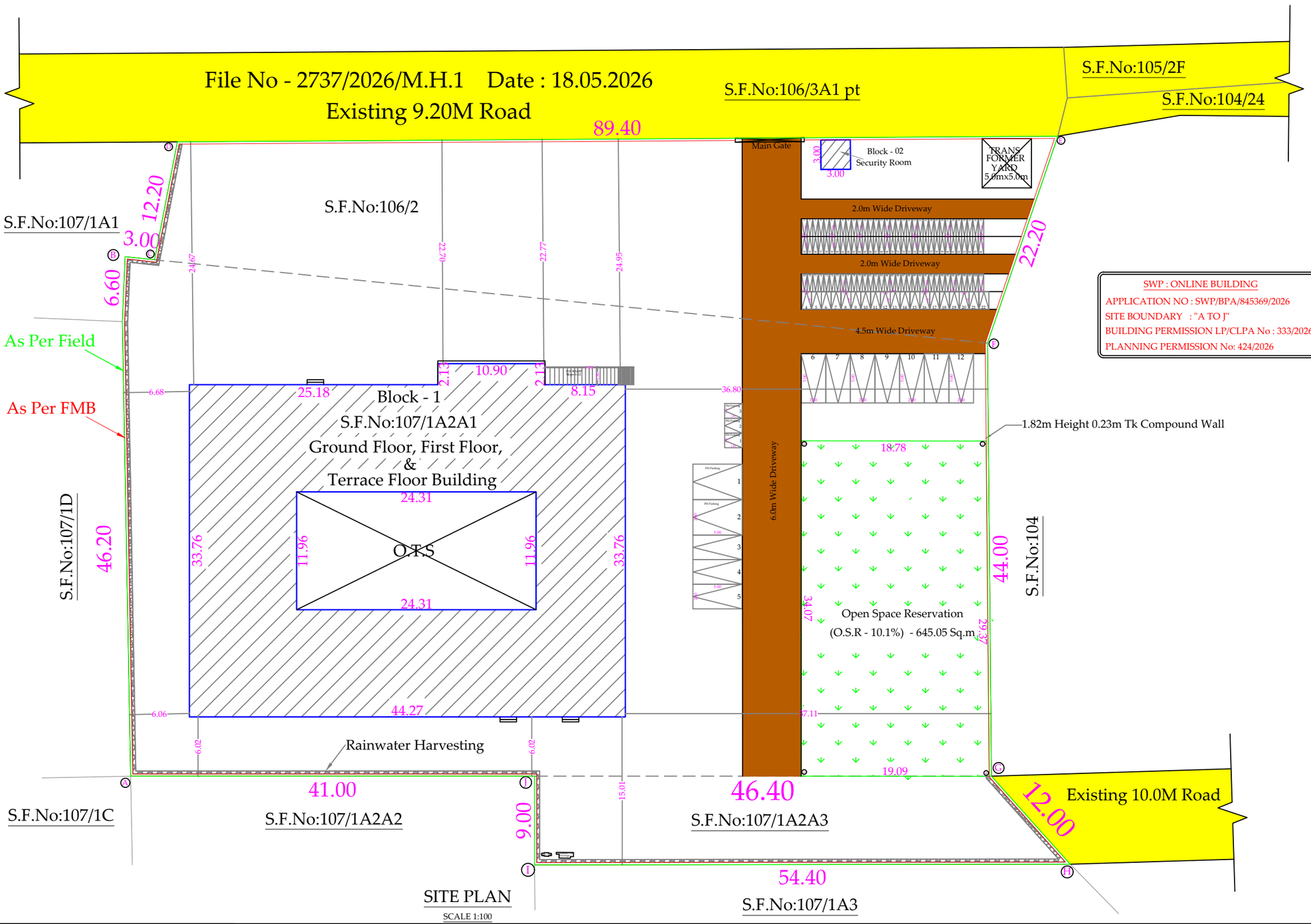
ISSUING AUTHORITY
**DTCP**

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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SITE PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC BUILDING IN (CBSE SCHOOL BUILDING) S.F.No:106/2 & 107/1A2A1, 1A2A3 AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

APPLICANT NAME : R RAMKI

APPLICATION NUMBER : SWP/BPA/845369/2026

| AREA DETAILS | TOTAL (SQ.M) |
|---|---|
| As Per Document | 6362.00 |
| As Per Patta Record | 6362.00 |

LAND USE

MASTER PLAN 2041 LAND USE
VADAVALLI VILLAGE - RESIDENTIAL USE

PROPOSED BUILDING AREA DETAIL :-

| BLOCK NAME | PROPOSED BUILDING DETAILS | Total F.S.I.AREA (SQ.M) | Non FSI Area (SQ.M) Deduction | Total Buildup Area (SQ.M) |
|---|---|---|---|---|
| BLOCK - 1 | Area of the School Building In Ground Floor | 1226.93 | 290.80 | 1517.73 |
| | Area of the School Building In First Floor | 1203.68 | 290.80 | 1494.48 |
| | Area of the School Building In Terrace Floor | - | 125.56 | 125.56 |
| BLOCK - 2 | Area of the Security Room In Ground Floor | 9.00 | - | 9.00 |
| TOTAL BUILDUP AREA | | 2439.61 | 707.16 | 3146.77 |

FSI = 2439.61 / 6362.00 = 0.38 PC = 1235.93 / 6362.00 X 100 = 0.19%

| | |
|---|---|
| HEIGHT OF BUILDING | - 7.90M |
| CLASS ROOM AREA | - 676.32 Sq.m |
| NO.OF CLASS ROOM | - 14 No's |
| NO.OF STUDENT | - 560 No's |

PARKING REQUIRED DETAIL

| PARKING DETAILS | | REQUIRED | PROVIDED |
|---|---|---|---|
| CAR PARKING | 676.32 / 100 = 7 No's | 7 | 12 |
| TWO WHEELER PARKING | 676.32 / 50 = 14 No's | 14 | 22 |
| CYCLE PARKING | 676.32 / 10 = 68 No's | 68 | 101 |

(PHYSICALLY HANDICAPPED PARKING INCLUDED)

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

JOINERY DETAILS:

| S.No | DESCRIPTION | IN METER | IN FEET |
|---|---|---|---|
| 1 | MD - Main Door | 3.05 x 3.05 | 10'0" x 10'0" |
| 2 | D - Door | 1.22 x 2.13 | 4'0" x 7'0" |
| 3 | D1 - Door | 1.07 x 2.13 | 3'5" x 7'0" |
| 4 | D2 - Door | 0.76 x 2.13 | 2'6" x 7'0" |
| 5 | SD - Sliding Door | 1.22 x 2.13 | 4'0" x 7'0" |
| 6 | LD - Lift Door | 1.07 x 2.13 | 3'5" x 7'0" |
| 7 | O - Open | 1.07 x 2.13 | 3'5" x 7'0" |
| 8 | W - Window | 2.74 x 1.52 | 8'9" x 5'0" |
| 9 | W1 - Window | 3.05 x 1.52 | 10'0" x 5'0" |
| 10 | W2 - Window | 1.52 x 1.52 | 5'0" x 5'0" |
| 11 | W3 - Window | 1.83 x 1.52 | 6'0" x 5'0" |
| 12 | FW - French Window | 1.83 x 1.52 | 6'0" x 5'0" |
| 13 | V - Ventilator | 10.67 x 0.45 | 35'0" x 1'6" |
| 14 | V1 - Ventilator | 0.61 x 0.45 | 2'0" x 1'6" |
| 15 | V2 - Ventilator | 4.67 x 0.45 | 4'1" x 1'6" |
| 16 | SW - Stair Window | 3.05 x 2.13 | 10'0" x 7'0" |

REFERENCE

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

APPLICANT

STRUCTURAL ENGINEER

Er.P. VIKAASAMAAN, M.Tech(Geot), MIE, MISTE, MISSE, MITE(Aub)
STRUCTURAL ENGINEER
Class 1A Panel Engineer,
Registered Engineer for Corporation & LPA.
No: 93, Sarojini Street, Ramnagar, Coimbatore - 641 009.
E Mail-info@kongunaduassociates.com, www.kongunaduassociates.com
Phone:0422-3555753,Mobile: 9600 333 410, 9600 333 420.

STRUCTURAL ENGINEER

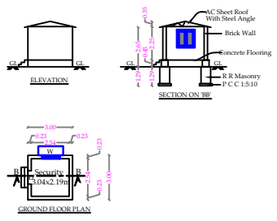
Er. R.SATHISHKUMAR
M.E.(Geotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422-3592569 Mob: +91 9597262815

GEO TECH ENGINEER

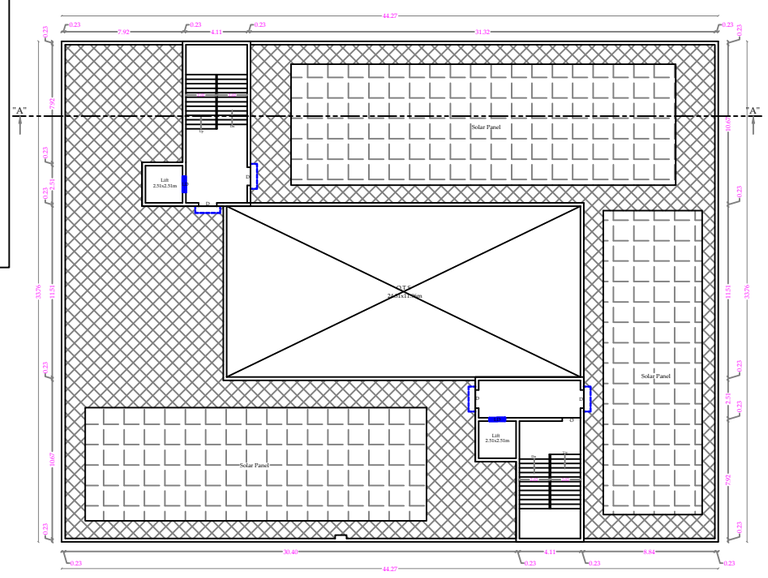
Er. R. NITHYAA, B.E., MDIAD.,
25, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

REGISTERED ENGINEER

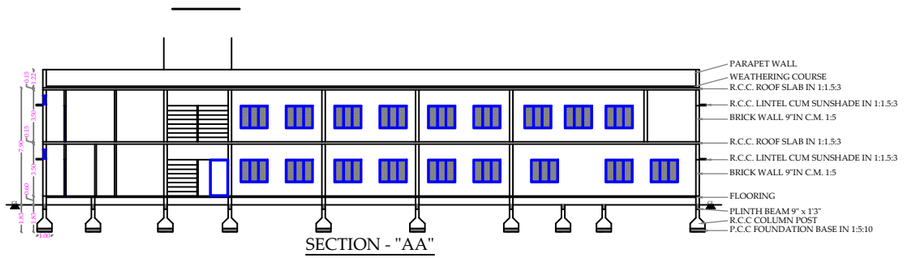
BLOCK - 2 SECURITY ROOM



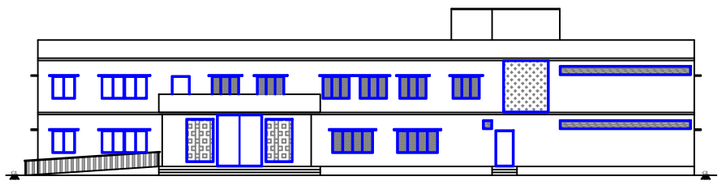

BLOCK - 1 SCHOOL BUILDING



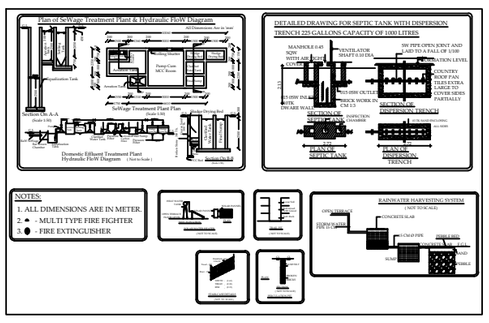

TERRACE FLOOR PLAN

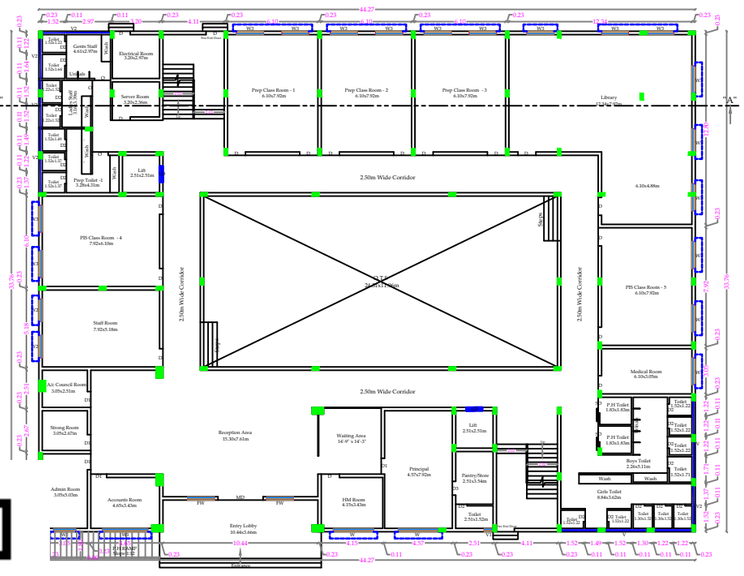



SECTION - "AA"

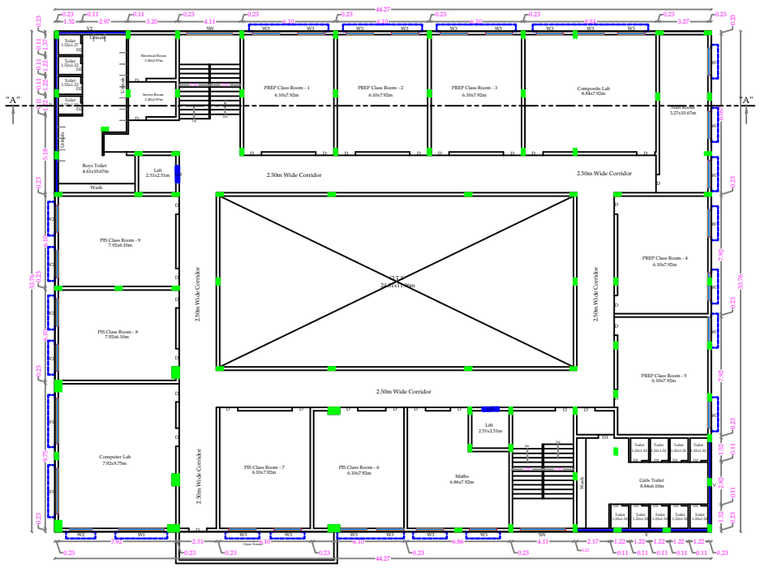


FRONT ELEVATION




GROUND FLOOR PLAN




FIRST FLOOR PLAN

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

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# 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.