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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PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF INSTITUTIONAL SCHOOL BUILDING(GROUND,FIRST & SECOND FLOOR) (NURSERY & PRIMARY SCHOOL) OF SITE IN S.F NO:353/1A1A3, VADAPUDUR VILLAGE & PANCHAYAT, KINATHUKKADAVU TALUK, COIMBATORE DISTRICT.

For CHRISTU RAJA CONVENT SCHOOL
Applicant Name: SISTER ROSE FRANCIS

COIMBATORE MASTERPLAN LANDUSE 2041 = RESIDENTIAL USE ZONE

SCALE - [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

REVISED & ADDITIONAL PROPOSED AREA DETAILS

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
BLOCK-1 (SCHOOL BUILDING)			
GROUND FLOOR	558.46	-	558.46
FIRST FLOOR	558.46	-	558.46
SECOND FLOOR	558.46	-	558.46
HEAD ROOM	-	58.46	58.46
TOTAL	1675.38	58.46	1733.84
BLOCK-2(STAFF QUARTERS) EXISTING APPROVED BUILDING			
GROUND FLOOR	218.97	-	218.97
FIRST FLOOR	218.97	-	218.97
TOTAL	437.94	-	437.94

Note:-
Revised FSI Area = 1675.38 Sq.m + 437.94 Sq.m
FSI = 2113.32 / 6171.00 = 0.342

PARKING DETAILS:-

CLASS ROOM AREA : 650.34 Sqm
OFFICE AREA : 43.56 Sqm
DWELLING UNITS AREA : 197.94 Sqm (unit-1) & 197.94 Sqm (unit-2)

O.S.R 10%

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

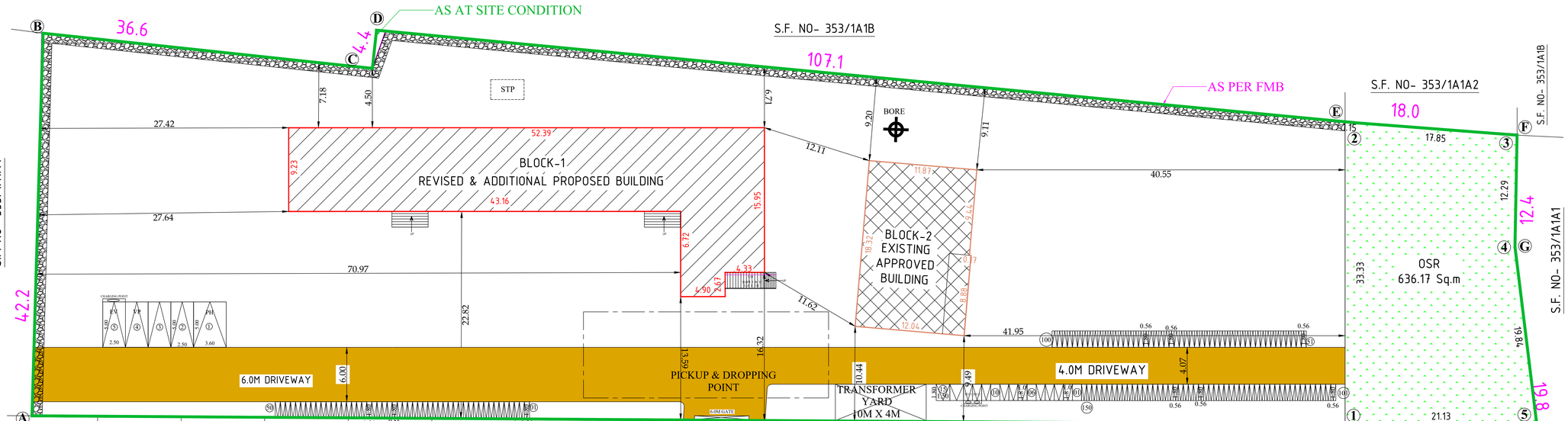
REFERENCE:-

SITE BOUNDARY
PROPOSED BUILDING
EXISTING BUILDING
EXISTING ROAD
RAIN WATER HARVESTING
D FMB BOUNDARY

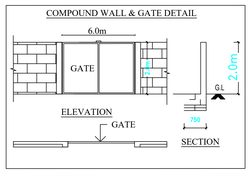
JOINERY DETAILS:-

TYPE	DESCRIPTION	MT
	DOOR	1.22 x 2.44
D1	DOOR	0.76 x 2.44
W	WINDOW	2.00 x 1.50
W1	WINDOW	1.50 x 1.50
V	VENTILATOR	1.83 x 0.61

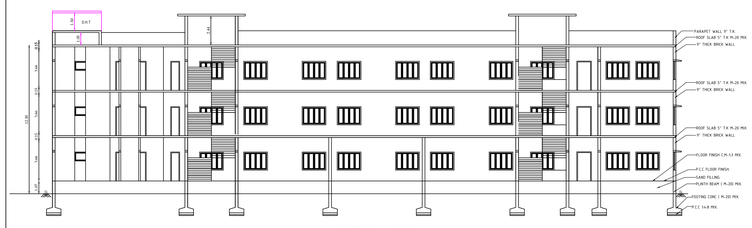
MULTI TYPE FIRE FIGHTER
FIRE EXTINGUISHER



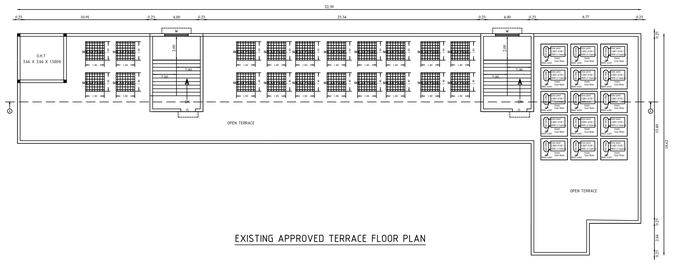
SITE PLAN

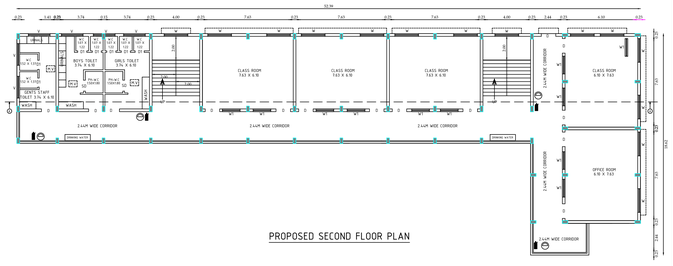


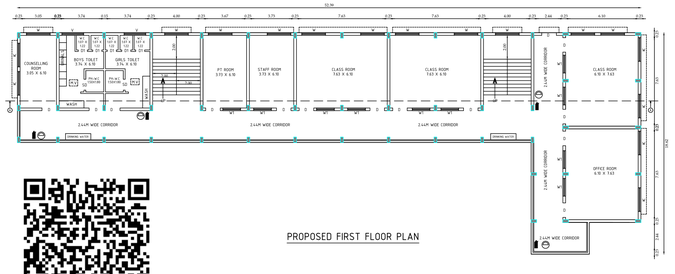
BLOCK - I

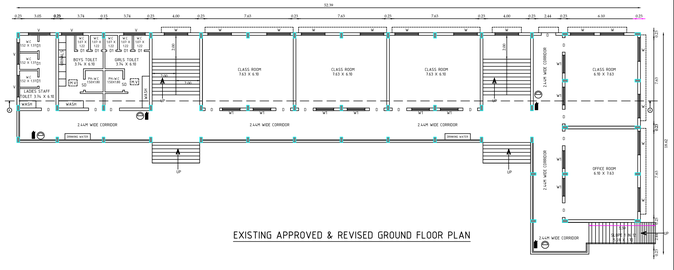












BLOCK - II



SANITARY REQUIREMENTS DETAILS FOR STAFFS GENTS = 40 Nos & LADIES = 25 Nos					SANITARY REQUIREMENTS DETAILS FOR STUDENTS BOYS = 250 Nos & GIRLS = 170 Nos				
	GENTS	LADIES	TOTAL REQUIRED	TOTAL PROVIDED		BOYS	GIRLS	TOTAL REQUIRED	TOTAL PROVIDED
W.C	40/40 = 01	25/25 = 01	02	05	W.C	250/40 = 07	170/25 = 07	14	14
URINALS	25/20 = 02		02	05	URINALS	250/20 = 13		13	14
WASH BASIN	40/40 = 01	25/40 = 01	02	02	WASH BASIN	250/40 = 07	170/40 = 05	12	13
DRINKING WATER FOUNTAIN					DRINKING WATER FOUNTAIN	03		03	06

EXISTING APPROVED DETAILS
Application No - SWP/BPA/696900/2025
LP/CLPA No - 779/2025
Planning Permission No - 911/2025

REVISED APPROVED
Application No - SWP/BPA/873061/2026
Planning Permission No - 658/2026

	TWO WHEELER PARKING		CYCLE PARKING		CAR PARKING	
	Required	Provided	Required	Provided	Required	Provided
1 TWO WHEELER SPACE FOR EVERY 50 Sqm FOR CLASS ROOM AREA	13	15 (inc PH & EV)	131	150	01	05 (inc PH & EV)
1 CYCLE SPACE FOR EVERY 5 Sqm FOR CLASS ROOM AREA						
1 CAR SPACE FOR EVERY 300 Sqm FOR OFFICE AREA						
1 CAR SPACE FOR EVERY 100 Sqm FOR EVERY DWELLING UNITS					02	
VISITORS PARKING	02 (13X10%)				04 (03X10%)	
TOTAL	15		38			

CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER	ARCHITECT / ENGINEER	APPLICANT
Er.S. POORNIMA B.Tech., M.Tech (Struct.), Commln., Govt. Engineer, Reg. No. L-I-A / CE / 025 / 2022, 1/203, 13th Street, Kamarajapuram, Coimbatore - 641 035, Ph: 99733 45092, 99099 55325	V.KARTHICK, DEE,BE., STRUCTURAL ENGINEER, Licence No.: SE/GR-II/0013/2022, 2961, Gandhima Nagar, Coimbatore - 641 006, Ph: 95009 29841, 93605 06441	Er. S. DHANAPAL., M.E (Struct.), REGISTERED ENGINEER, 162/11/2025/10052, INDIA ASSOCIATES, No. 28, Sampiri Nagar 3rd Street, Sellampathy, Coimbatore-641028, Ph: 97892 31337.	Sr. Rose Francis M.

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.