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REFERENCE
SWP/BPA/884871/2026

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 457/1 and 1 more

Pannimadai, Coimbatore North taluk

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

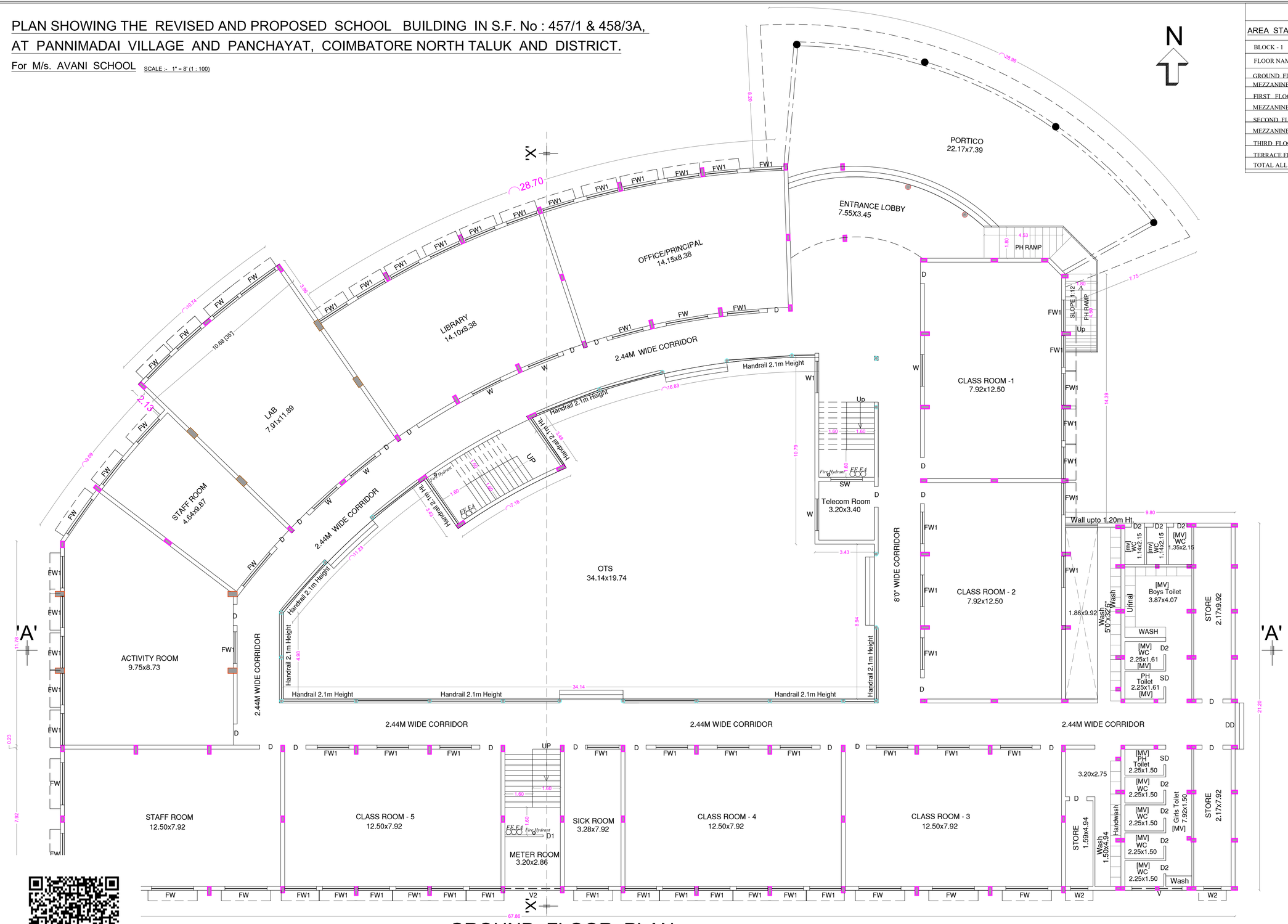
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A, AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)



GROUND FLOOR PLAN

SHEET No : 2

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

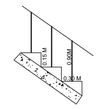
SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
DD	DOOR	8'0" x 7'0"	2.44 x 2.13
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
SD	SWING DOOR	3'0" x 7'0"	0.91 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	10'6" x 3'0"	3.20 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1,60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)



N.S. PANNEERSELVAM
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Coimbatore LPA/SE/
GR /19/03/066

STRUCTURAL ENGINEER

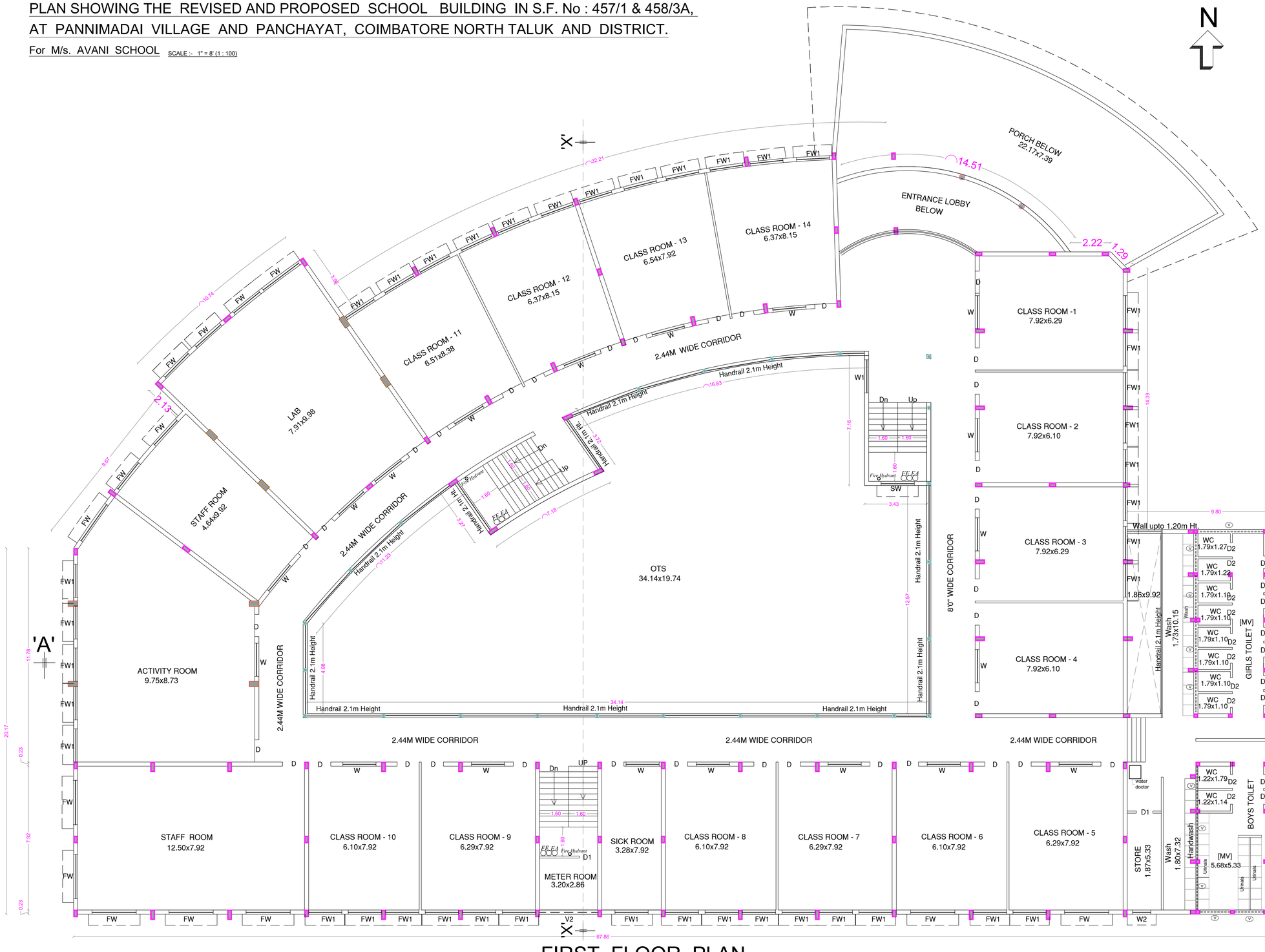
APPLICANT

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162/CS/2024/00024
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Contact : +91 95782-51866

LBS/ ENGINEER

PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A, AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)



FIRST FLOOR PLAN

SHEET No : 3

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

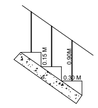
SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	10'6" x 3'0"	3.20 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)



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Coimbatore LPA/SE/
GR /19/03/006

STRUCTURAL ENGINEER

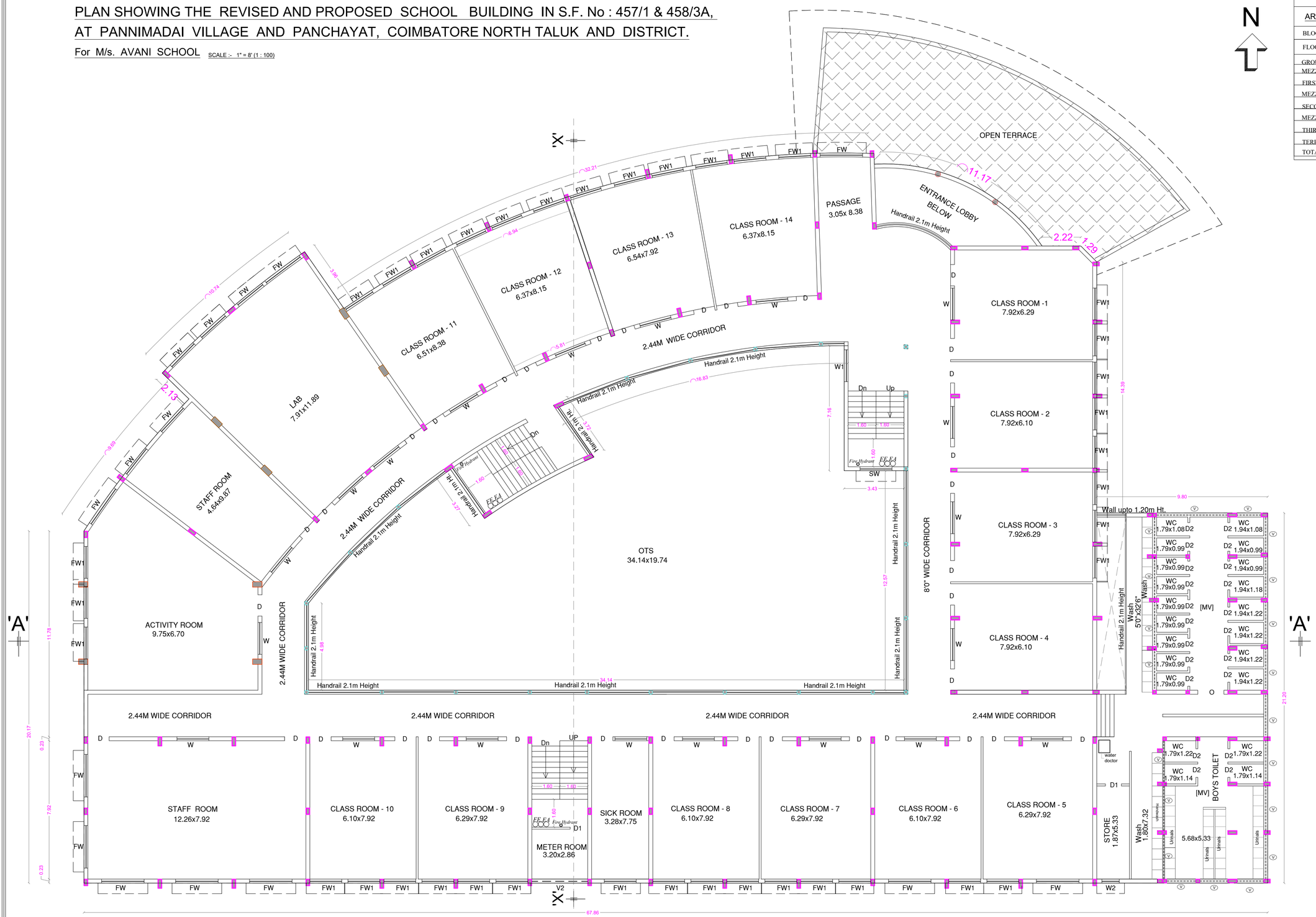
APPLICANT

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For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)



SHEET No : 4

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

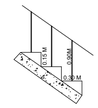
SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	10'6" x 3'0"	3.20 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)



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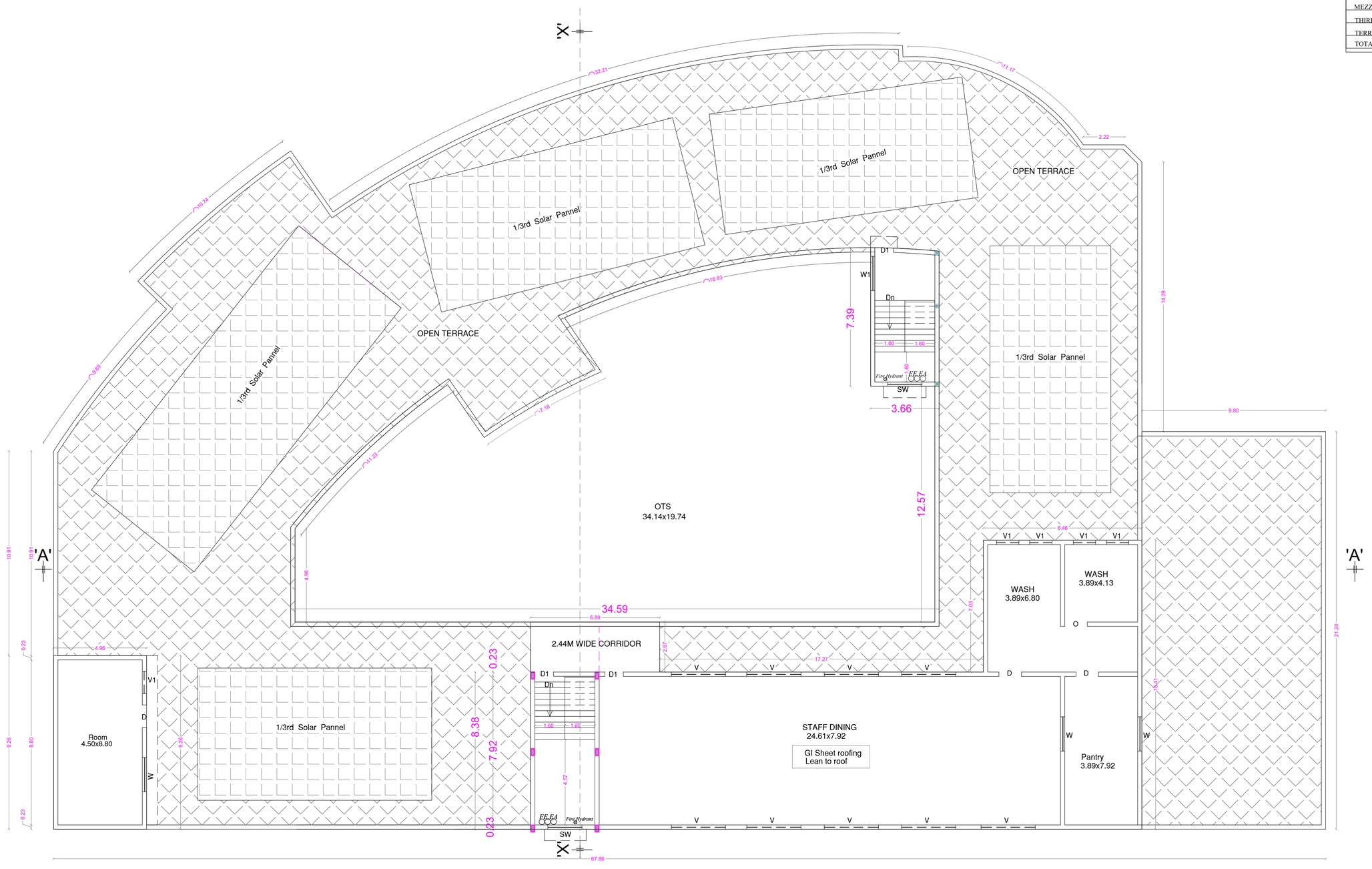
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For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)

SHEET No : 5

N



THIRD FLOOR PLAN

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

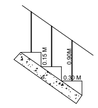
SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	10'6" x 3'0"	3.20 x 0.91

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STAIRCASE DETAILS

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STRUCTURAL ENGINEER

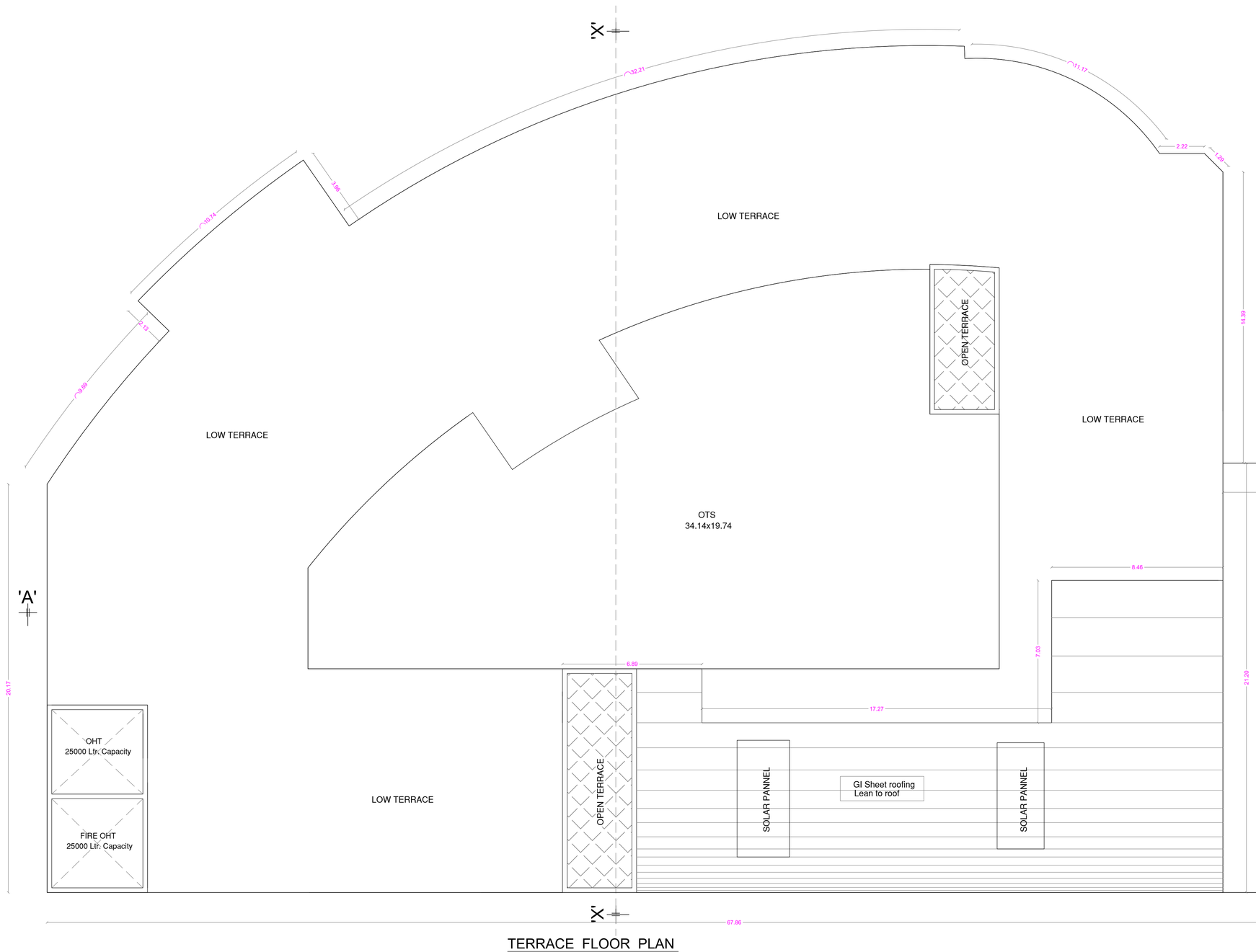
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LBS/ ENGINEER

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TERRACE FLOOR PLAN

N

SHEET No : 6

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

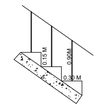
SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
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V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
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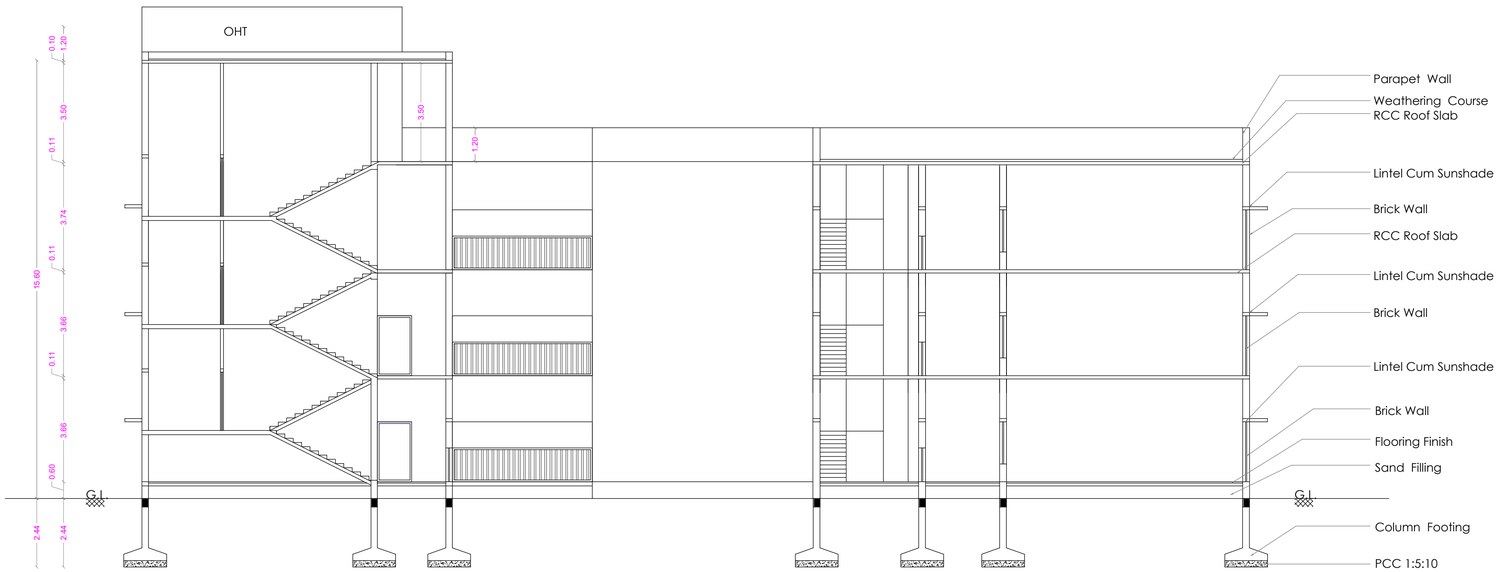
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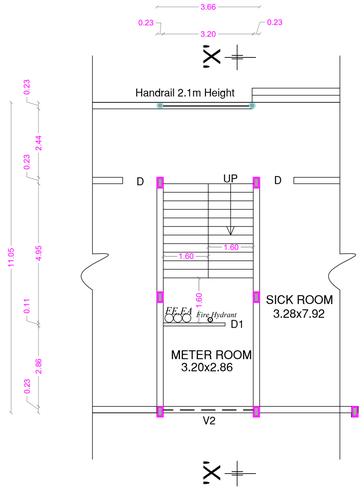
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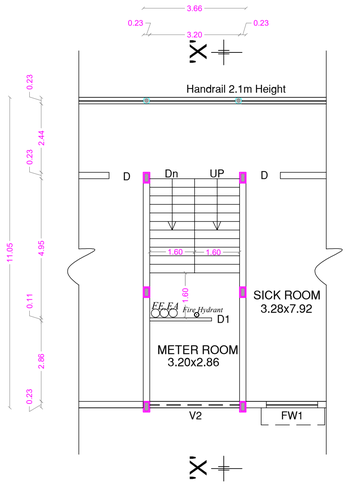
SHEET No : 7



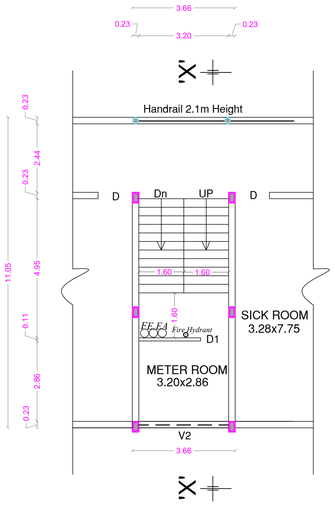
SECTION ON X X



GROUND FLOOR PLAN
MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN
MEZZANINE FLOOR PLAN



SECOND FLOOR PLAN
MEZZANINE FLOOR PLAN

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
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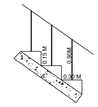
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D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	10'6" x 3'0"	3.20 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)



N.S. PANNEERSELVAM
M.I.S.E.,M.E.,(Struct.),M.I.E.,A.I.V.,
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Selvapuram,Coimbatore - 641 026
Coimbatore LPA/SE/
GR /19/03/006

STRUCTURAL ENGINEER

APPLICANT

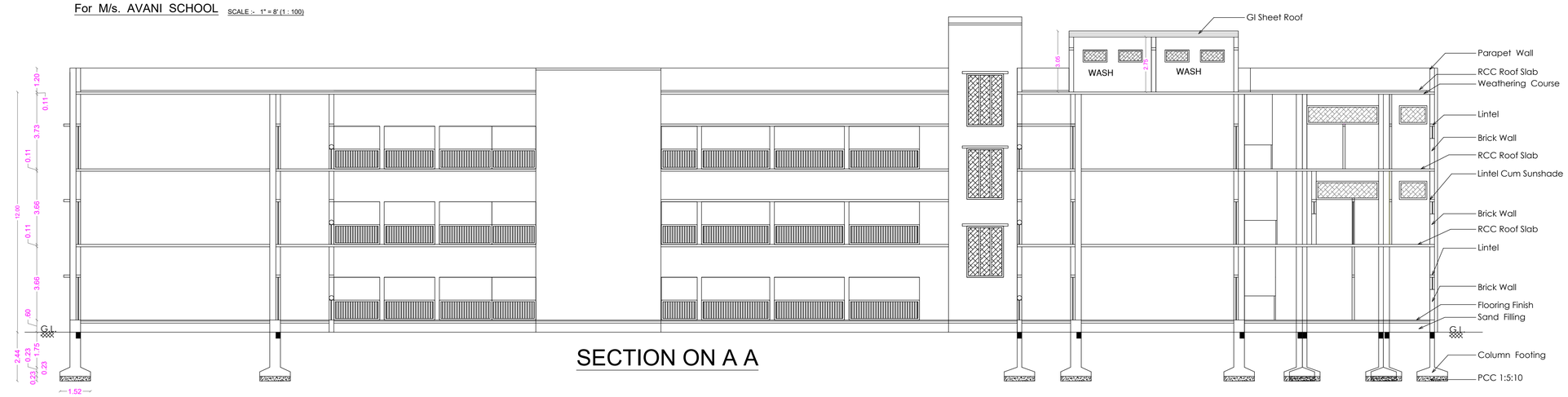
M.KABEERHASAN M.E., A.M.I.E.,
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LBS/ ENGINEER

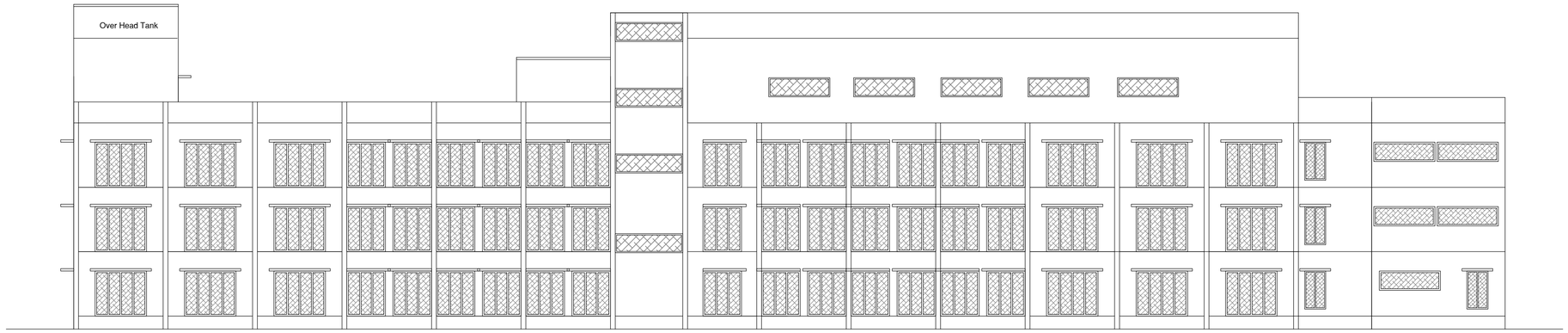
PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A, AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)

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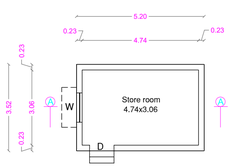


SECTION ON A A

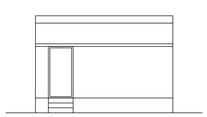


ELEVATION

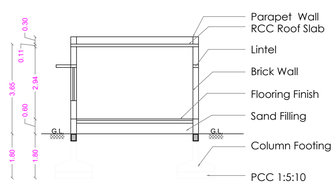
BLOCK - 3 [STORE ROOM]



GROUND FLOOR PLAN

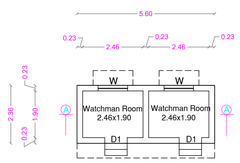


ELEVATION

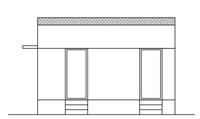


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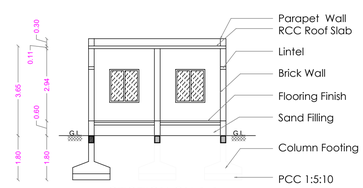
BLOCK - 4 [WATCHMAN ROOM]



GROUND FLOOR PLAN



ELEVATION



SECTION ON A A

SHEET No : 8

AREA STATEMENT

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM	FSI Area SQM	Non FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

TOTAL F.S.I AREA	6178.91 Sqm
HEIGHT OF THE BUILDING	15.60 m

2. STORE	F.S.I. Sqm	Non. F.S.I. Sqm	TOTAL Sqm
GROUND FLOOR	18.30	----	18.30

3. WATCHMAN ROOM	F.S.I. Sqm	Non. F.S.I. Sqm	TOTAL Sqm
GROUND FLOOR	13.22	----	13.22

SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	8'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 1'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)



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GR /19/03/006

STRUCTURAL ENGINEER

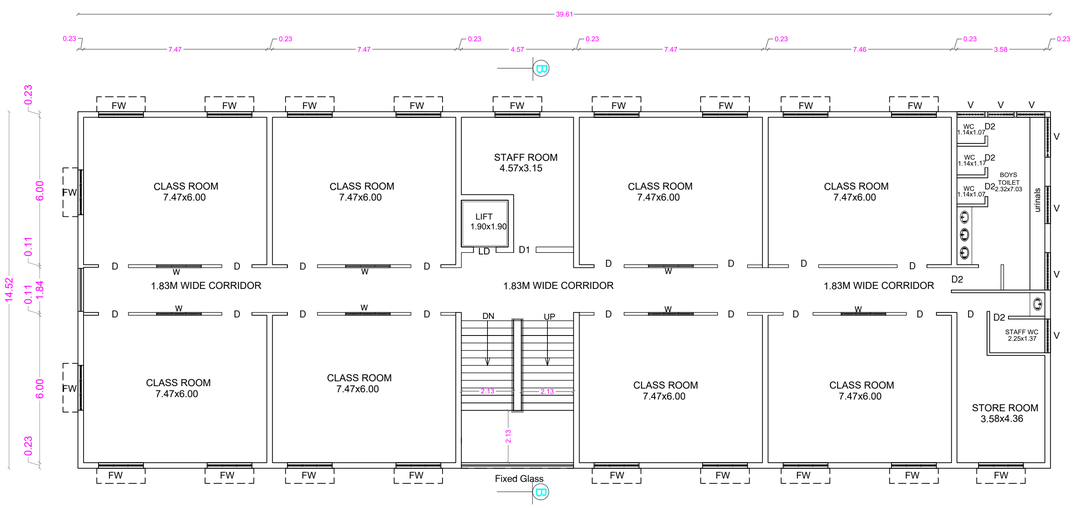
APPLICANT

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162/CS/2024/00029
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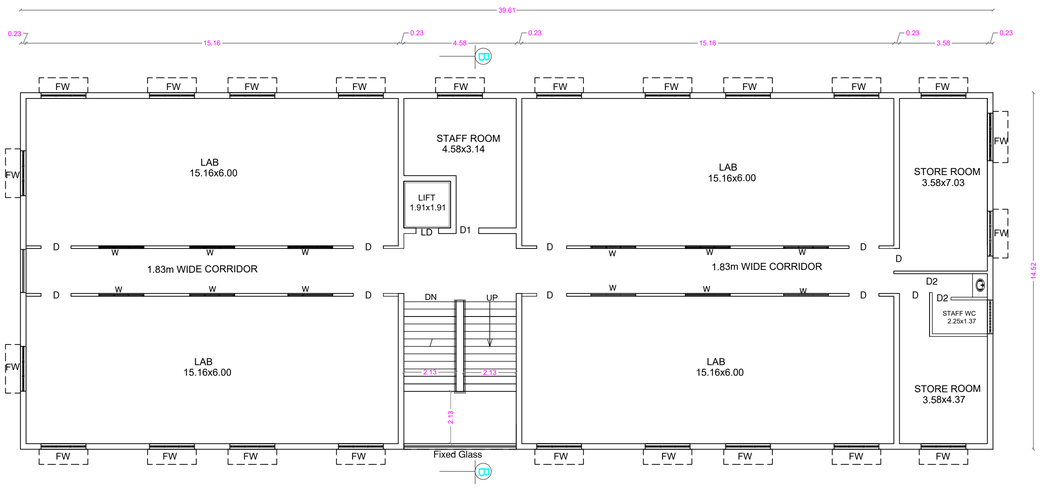
LBS/ ENGINEER

PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A, AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

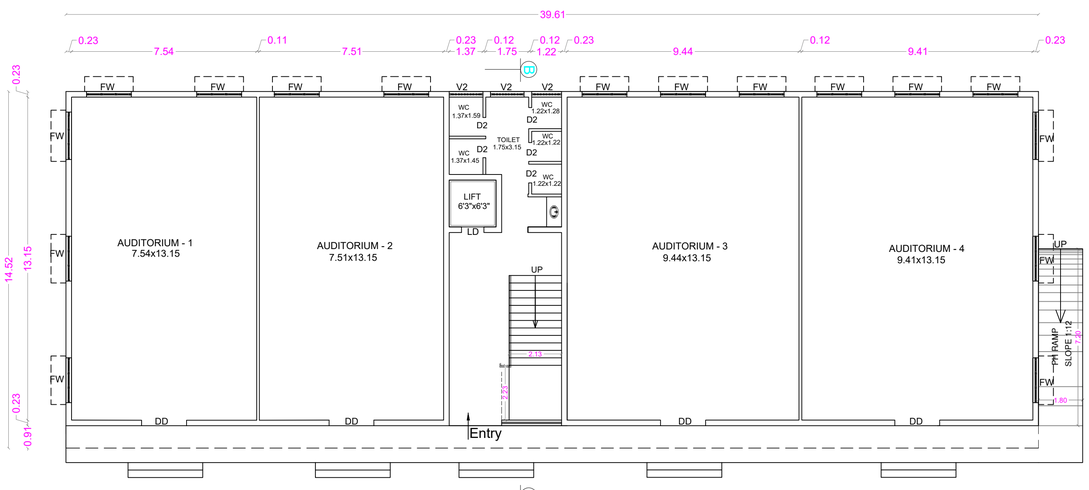
For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)



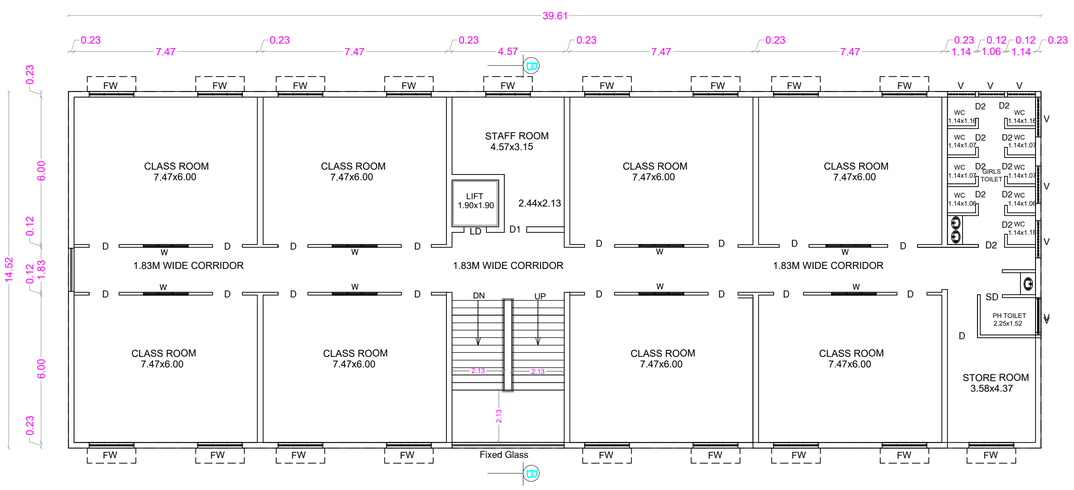
SECOND FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SHEET No : 9

N

AREA STATEMENT

FLOOR NAME	F.S.I.	Non. F.S.I.	TOTAL
GROUND FLOOR	575.22	----	575.22
FIRST FLOOR	575.22	----	575.22
SECOND FLOOR	575.22	----	575.22
THIRD FLOOR	575.22	----	575.22
TERRACE FLOOR	----	45.75	45.75
TOTAL AREA	2300.88	45.75	2346.63

TOTAL F.S.I AREA	2300.88 Sqm
HEIGHT OF THE BUILDING	16.00 m

SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91
V2	VENTILATOR	3'6" x 2'0"	1.37 x 0.61

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)

N.S. PANNEERSELVAM
M.I.S.E.M.R.(Struct.), M.I.E.,A.I.V.,
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Ch. Regn. No. 3559
SPD & ASSOCIATES
Engineers, Valuers, Architects & Surveyors,
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Selvapuram, Coimbatore - 641 026
Coimbatore LPA/SE/
GR /19703/006

STRUCTURAL ENGINEER

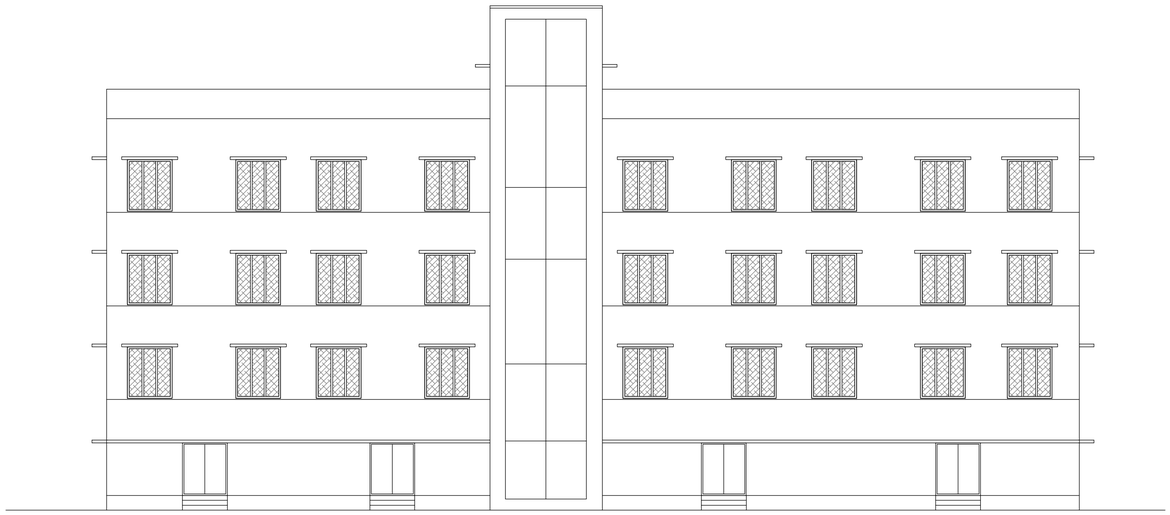
APPLICANT

M.KABEERHASAN M.E., A.M.I.E.,
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162/45/2024/00024
Regd. Engg. Coimbatore LPA
Contact : +91 95782-51866

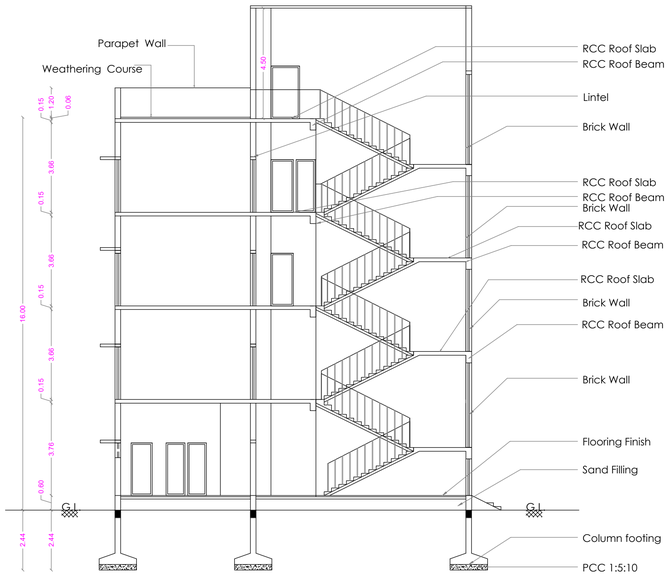
LBS/ ENGINEER

PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A, AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

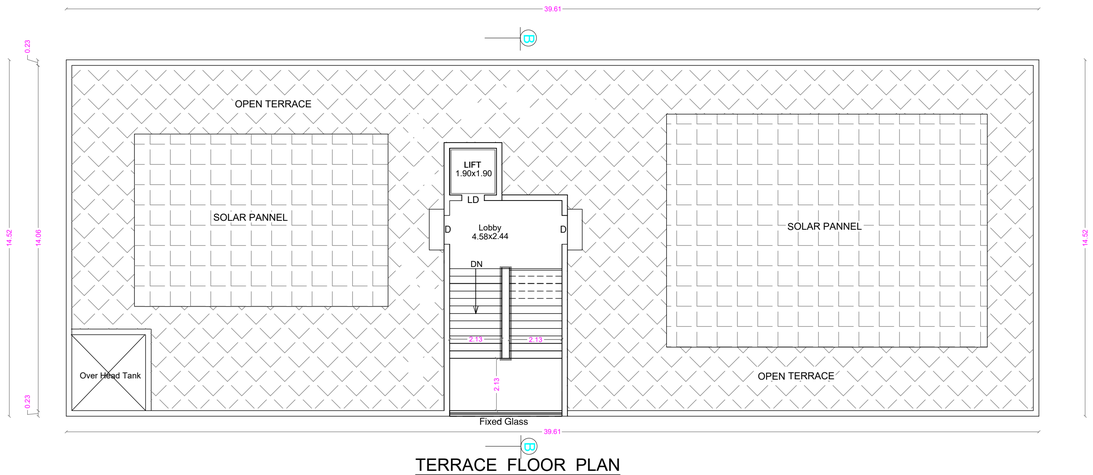
For M/s. AVANI SCHOOL SCALE :- 1" = 8' (1 : 100)



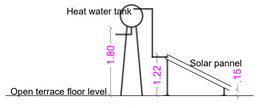
ELEVATION



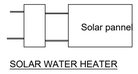
SECTION ON B B



TERRACE FLOOR PLAN



Side elevation



SOLAR WATER HEATER

N

AREA STATEMENT

FLOOR NAME	F.S.I.	Non. F.S.I.	TOTAL
GROUND FLOOR	575.22	----	575.22
FIRST FLOOR	575.22	----	575.22
SECOND FLOOR	575.22	----	575.22
THIRD FLOOR	575.22	----	575.22
TERRACE FLOOR	----	45.75	45.75
TOTAL AREA	2300.88	45.75	2346.63

TOTAL F.S.I AREA	2300.88 Sqm
HEIGHT OF THE BUILDING	16.00 m

SCHEDULE OF JOINERY

		FEET	METRE
ED	ENTRANCE DOOR	6'0" x 8'0"	1.83 x 2.44
D	DOOR	4'0" x 7'0"	1.22 x 2.13
D1	DOOR	3'3" x 7'0"	1.00 x 2.13
D2	DOOR	2'6" x 7'0"	0.76 x 2.13
W	WINDOW	6'0" x 5'0"	1.83 x 1.52
SW	STAIR WINDOW	6'0" x 6'0"	1.83 x 1.83
FW	FRENCH WINDOW	8'0" x 8'0"	2.44 x 2.44
FW1	FRENCH WINDOW	6'0" x 8'0"	1.83 x 2.44
V	VENTILATOR	9'0" x 3'0"	2.74 x 0.91
V1	VENTILATOR	3'0" x 3'0"	0.91 x 0.91

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKTS PROVIDED.

STAIRCASE DETAILS

WIDTH - 5'3" (1.60)
TREAD - 1'0" (0.30)
RISE - 6" (0.15)

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GR /19/03/006

STRUCTURAL ENGINEER

APPLICANT

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Chartered Engineer - AM 3034480
162/CS/2024/00024
Regd. Engg. Coimbatore LPA
Contact : +91 95782-51866

LBS/ ENGINEER

EXISTING APPROVED DETAILS:
NA.KA.No: 10855/2017/LPA-2
P.P. No: 35/2018
DATE: 06-02-2018

SITE PLAN SHOWING THE REVISED AND PROPOSED SCHOOL BUILDING IN S.F. No : 457/1 & 458/3A AT PANNIMADAI VILLAGE AND PANCHAYAT, COIMBATORE NORTH TALUK AND DISTRICT.

M/s. AVANI SCHOOL

MASTER PLAN LAND USE : RESIDENTIAL & INSTITUTIONAL

ONLINE APPLICATION No : SWP/BPA/

ALL DIMENSION ARE IN METER
SCALE - 1: 200

N

REFERENCE

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

AREA DETAILS :

Sl.No	DESCRIPTION		SQM
1)	SITE AREA AS PER DOCUMENT [136343 Sft]		12671.28
	SITE AREA AS PER PATTA	S.F. No : 457/1	7700.00
		S.F. No : 458/3A	4978.00
	SITE AREA AS PER PATTA	Ⓐ - Ⓗ	12678.00
	AREA OF THE O.S.R.	① - ④	1280.80

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

BUILDING AREA DETAILS:-

BLOCK - 1	EXG. APPROVED AREA		REVISED AREA		TOTAL AREA	
FLOOR NAME	FSI Area SQM	Non.FSIArea SQM	FSI Area SQM	Non.FSIArea SQM	FSI Area SQM	Non.FSIArea SQM
GROUND FLOOR	1882.40	----	161.03	----	2043.43	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
FIRST FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
SECOND FLOOR	1747.18	----	91.04	----	1838.22	----
MEZZANINE FLOOR	----	----	11.71	----	11.71	----
THIRD FLOOR	----	----	423.91	----	423.91	----
TERRACE FLOOR	----	83.74	----	----	----	83.74
TOTAL ALL FLOORS	5376.76	83.74	802.15	----	6178.91	83.74

PRO. BUILDING BLOCK - 2	F.S.I.	Non. F.S.I.	TOTAL
GROUND FLOOR	575.22	----	575.22
FIRST FLOOR	575.22	----	575.22
SECOND FLOOR	575.22	----	575.22
THIRD FLOOR	575.22	----	575.22
TERRACE FLOOR	----	45.75	45.75
TOTAL AREA	2300.88	45.75	2346.63

BLOCK - 3 [STORE]	F.S.I. Sqm	Non. F.S.I. Sqm	TOTAL Sqm
GROUND FLOOR	18.30	----	18.30

BLOCK - 4 [WATCHMAN ROOM]	F.S.I. Sqm	Non. F.S.I. Sqm	TOTAL Sqm
GROUND FLOOR	13.22	----	13.22
GRAND TOTAL	8511.31	129.49	8640.80

TOTAL F.S.I AREA 8511.31 Sqm

HEIGHT OF THE BUILDING 16.00 m

FLOOR SPACE INDEX = 8511.31 / 12671.28 = 0.672

PARKING DETAILS

S.I.No	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	14 No's
2)	TWO WHEELER PARKING SPACE	56 No's
3)	CYCLE PARKING SPACE	400 No's

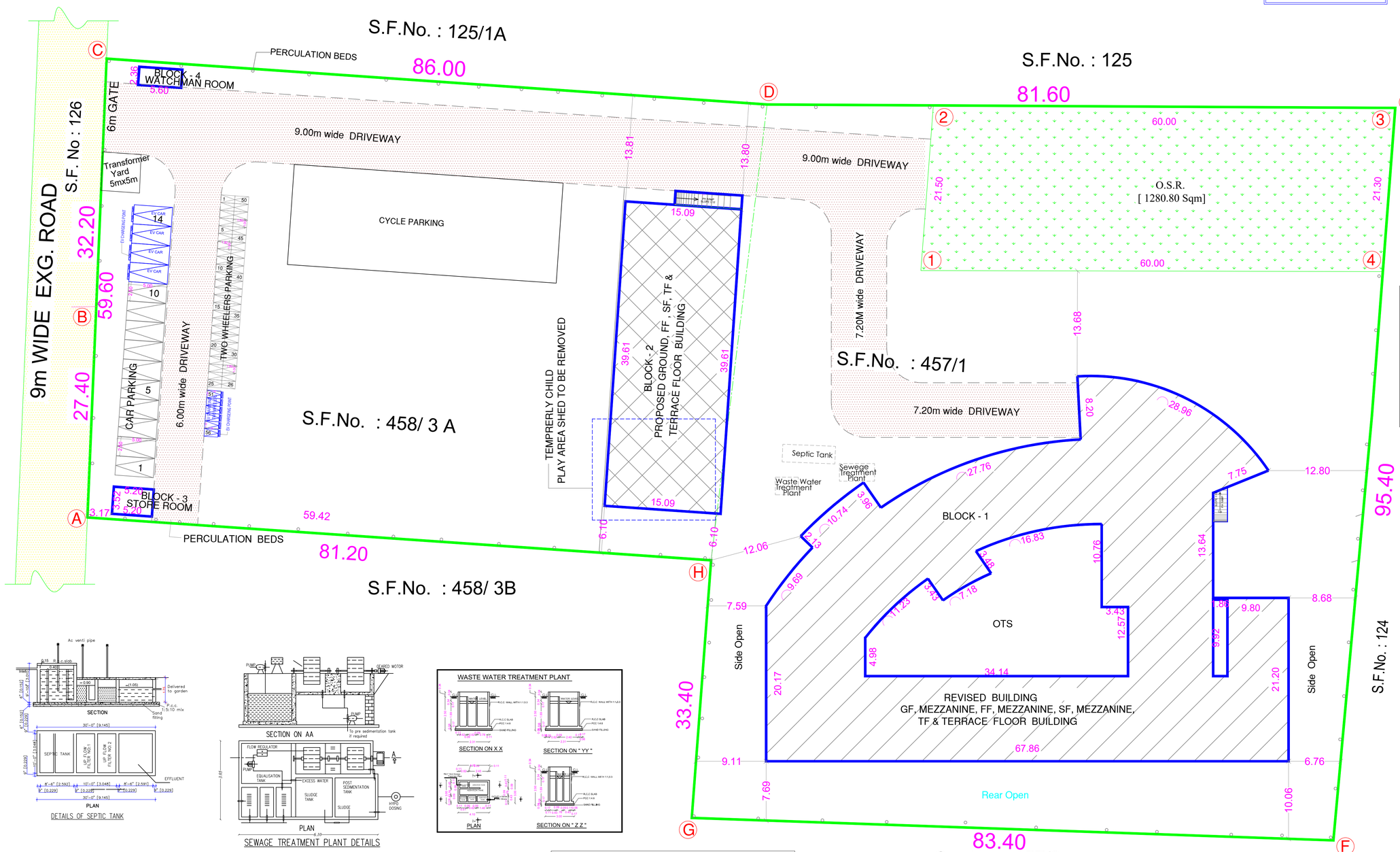
Special Condition

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO :

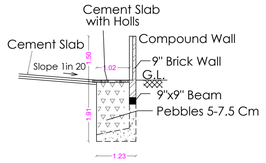
PLANNING PERMISSION NO :

PARKING CALCULATION
1 Car space for every 300 sqm of Classroom area 1906.60 / 300 Sqm = 7 Nos.
1 Two Wheeler space every 50 Sqm of classroom area or part thereof Two Wheeler = 1906.60 / 50 Sqm = 39 Nos.
1 Cycle space every 5 Sqm of classroom area Cycle = 1906.60 / 5 Sqm = 382 Nos.



DETAILS OF SEPTIC TANK

SEWAGE TREATMENT PLANT DETAILS



SANITATION CALCULATION
OTHER EDUCATIONAL INSTITUTIONS
1 Class Room - 30 Students 33 Classroom x 30 Students = 990 Nos.
WC - One for 40 boys or part there of WC - One for 25 girls or part there of
Urinals - Boys One per every 20 pupils or part thereof Urinals - Gilrs - Nil
Wash Basins - Boys - One for every 40 Pupils or part thereof Wash Basins - Girls - One for every 40 Pupils or part thereof

REQUIRED SANITATION DETAILS	
WC - 40 boys / 500 Students WC - 25 girls / 450 Students	= 13 Nos. = 18 Nos.
Urinals - 20 Boys / 500 Studets Urinals - Gilrs - Nil	= 25 Nos.
Wash Basins - 40 Boys / 500 Students Wash Basins - 40 Girls/ 450 Students	= 13 Nos. = 12 Nos.

PROVIDED SANITATION DETAILS

FLOOR NAME	CLASS ROOM	BOYS TOILET			GIRLS TOILET		
		WC	URINALS	WASH	WC	Toilet	WASH
GROUND FLOOR	5	2	15	12	5	----	15
FIRST FLOOR	14	4	11	12	14	1	15
SECOND FLOOR	14	4	11	12	17	----	15
TOTAL	33	10	37	36	6	1	45

PROFESSIONAL DETAILS BASED ON FROM C

M. KABEERHASAN 162/LS/2024/00024	M.KABEERHASAN M.E., A.M.I.E., Chartered Engineer - AM 3034480 162/LS/2024/00024 Regd. Engg. Coimbatore LPA Contact : +91 95782-51866	APPLICANT	V. JAYAKRISHNA	
		STRUCTURAL ENGINEER	N.S. PANNEERSELVAM LPA/SE/GR-I/018/2024	N.S. PANNEERSELVAM

e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
Coimbatore District

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.