PP APPROVAL RECORD

Planning Permission

Survey 307/1A2 and 3 more

Kuniyamuthur, Perur taluk

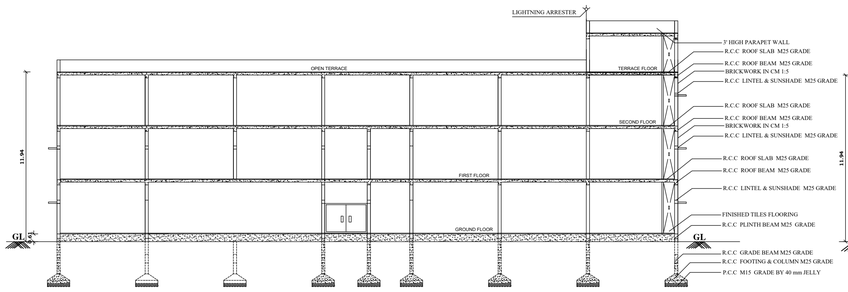
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

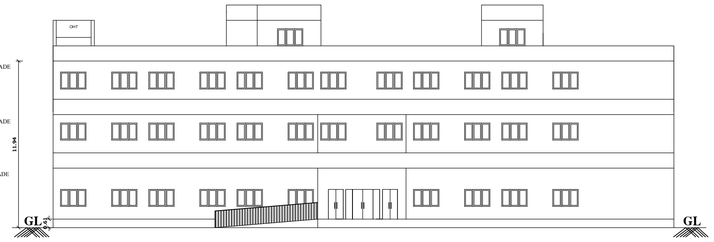
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

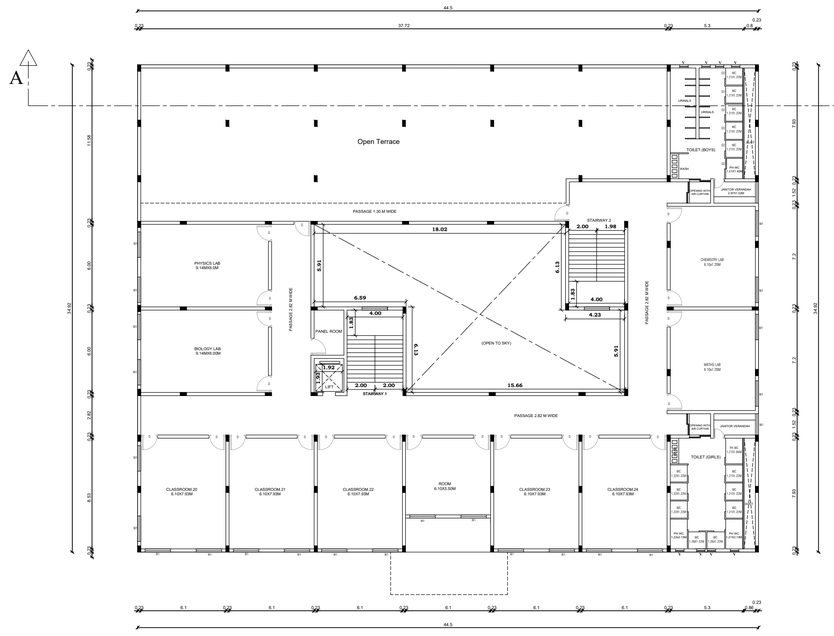
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



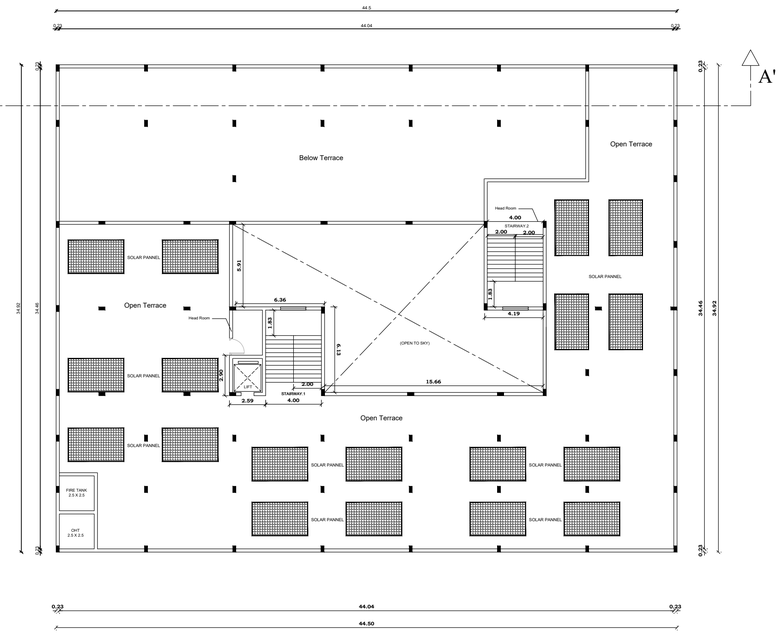
SECTION @ "A-A"



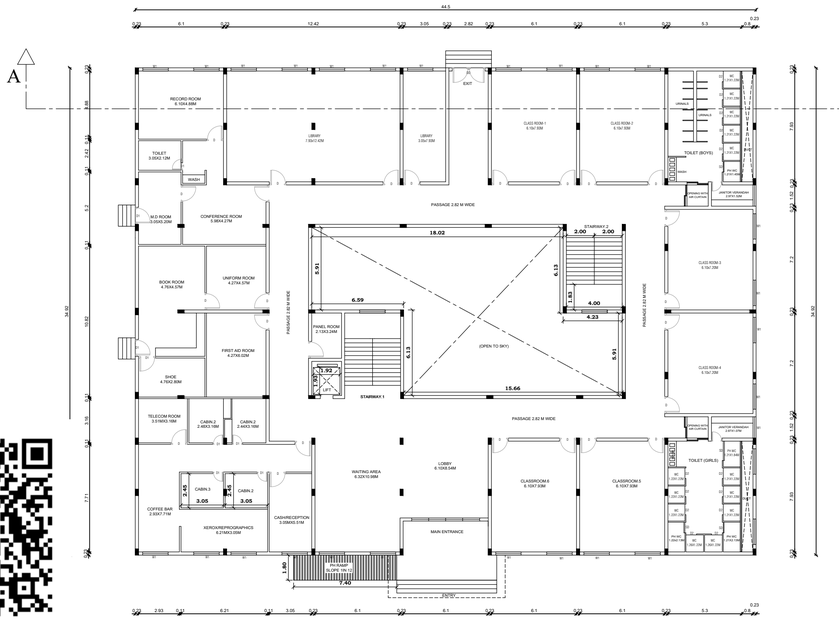
FRONT ELEVATION @ (EAST SIDE)



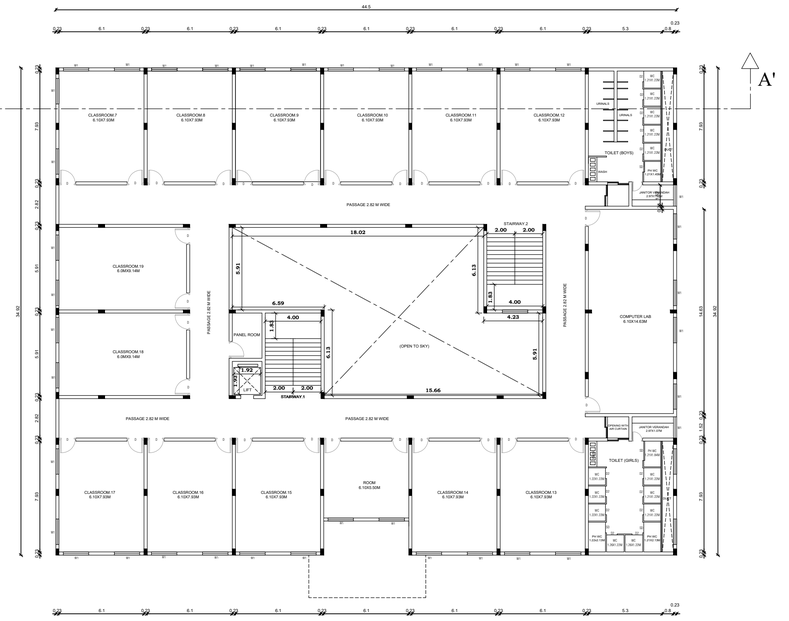
SECOND FLOOR PLAN
SCALE - 1":8'0" [1:100]



TERRACE FLOOR PLAN
SCALE - 1":8'0" [1:100]



GROUND FLOOR PLAN
SCALE - 1":8'0" [1:100]



FIRST FLOOR PLAN
SCALE - 1":8'0" [1:100]

SHEET NO:1/2

SCALE - 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF BUILDING FOR RKV SENIOR SECONDARY SCHOOL IN S.F.NO:307/1A2,309/1A2,2A2,2B1B AT KUNIYAMUTHUR VILLAGE, PERUR TALUK,COIMBATORE CORPORATION & DISTRICT.

APPLICATION NO:	SWP/BPA/965347/2026
APPLICANT NAME:	**L.DHARMAKANNAN TRUST RKV SENIOR SECONDARY SCHOOL**

PROPOSED AREA DETAILS

AREA OF THE SITE IN DOCUMENT = 6121.00 SQ.M

AREA OF THE SITE IN PATTA & SUPER IMPOSED FMB = 6121.00 SQ.M

PARTICULARS	FSI AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	TOTAL BUILDUP AREA IN Sq.Mt
BLOCK- 1 GROUND FLOOR	1365.70	213.76	1579.46
FIRST FLOOR	1365.70	213.76	1579.46
SECOND FLOOR	973.52	605.94	1579.46
TERRACE FLOOR	-	72.24	72.24
TOTAL PROPOSED AREA	3704.92	1105.70	4810.62
PROPOSED FLOOR SPACE INDEX		3704.92 / 6121.00 =0.605	
PLOT COVERAGE (PROPOSED)		1579.46/ 6121.00 =25.80%	

CLASS ROOM AREA =1160.95 SQ.M

PARKING DETAILS	REQUIRD	PROVIDED
TWO WHEELER PARKING	1160.95/50=23 NOS	40 NOS
CAR PARKING	1160.95/100=12 NOS	23 NOS
CYCLE PARKING	1160.95/10=116 NOS	120 NOS
PH PARKING(TWO WHEELER)	23 X 10 %=2.3 NOS	5 NOS
PH PARKING(CAR)	12 X 10% =1.2 NOS	3 NOS

BUILDING HEIGHT - 11.94 M

WALL THICKNESS - 0.23M

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
EXISTING ROAD	
PROPOSED DRIVEWAY	

OSR DETAILS	REQUIRED (SQ.Mt)	PROVIDED (SQ.Mt)
OSR AREA (1 to 4)	600.00	636.24 (10.39%)

RENUKA ASSOCIATES
Er.T.SURESH BE.,ME.,
(Licensed Building Surveyor)
Reg. No. CBE/Rgn/SE/Gr-II/32/2026
CBE/Rgn/RE/Gr-II/009/2022
Cell : 98654 10764

Reg.Stru.Engineer

For L. DHARMAKANNAN TRUST
Trustee

Applicant

Er.K.SABARISH BE.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No: CE/009/2026/DTCP
No:17-A/63,LAKSHMIPURAM,GANAPATHY,
COIMBATORE - 641 006.
Ph: 7418398912, 9363893912

13/10/2026

nstruction Engineer

Er.K.SABARISH BE.,
REGISTERED ENGINEER
Reg.No: RE-GR-11/03/2026/DTCP
No:17-A/63,LAKSHMIPURAM,GANAPATHY,
COIMBATORE - 641 006
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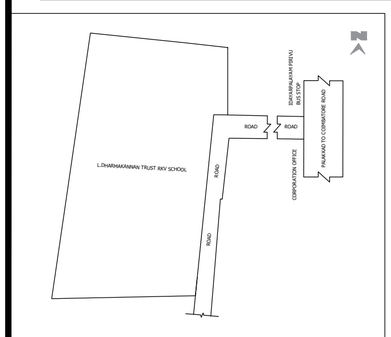
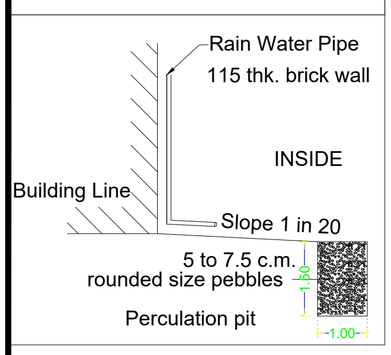
13/10/2026

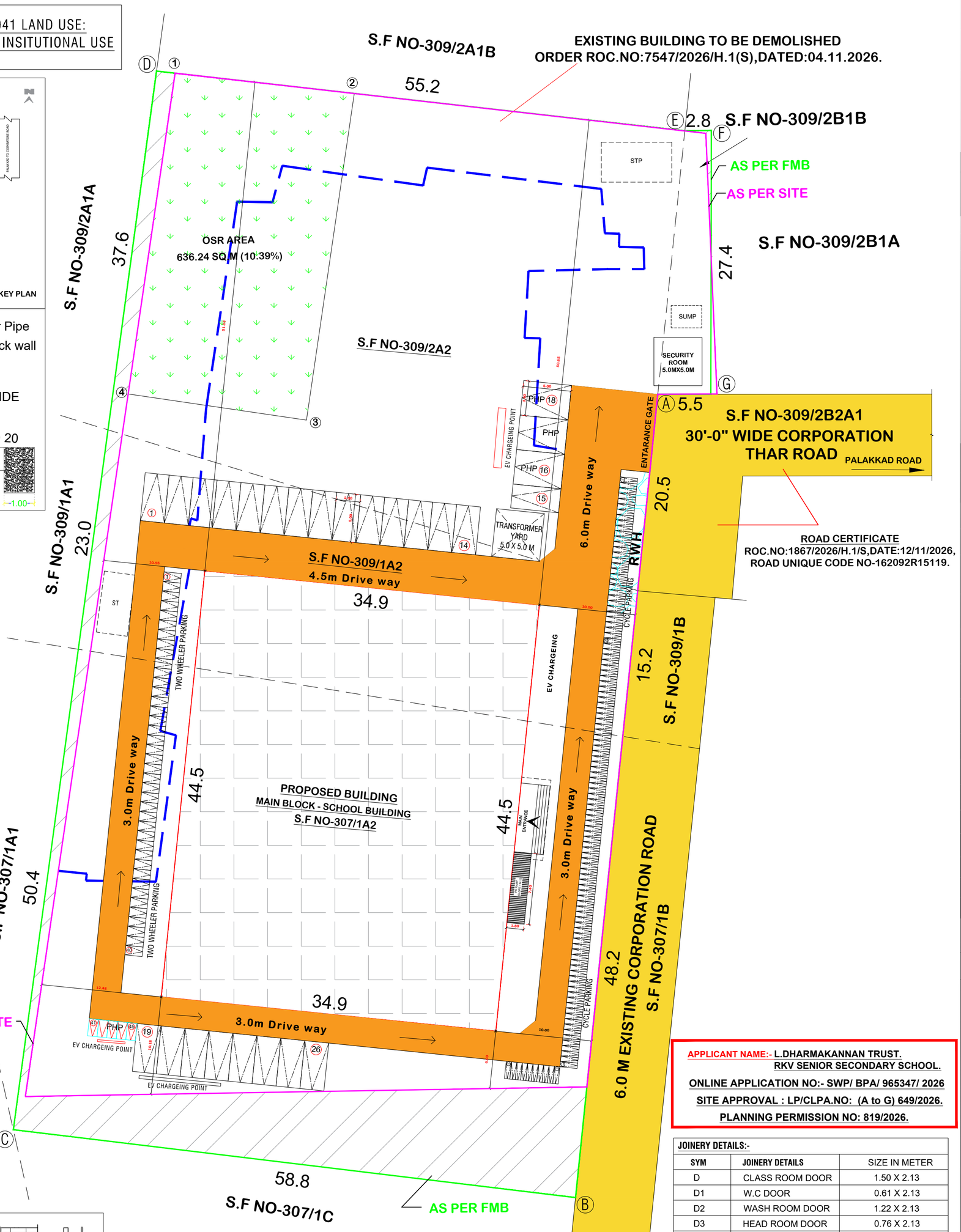
Reg.Engineer

NEW MASTER PLAN 2041 LAND USE:
KUNIYAMUTHUR VILLAGE - INSITUTIONAL USE

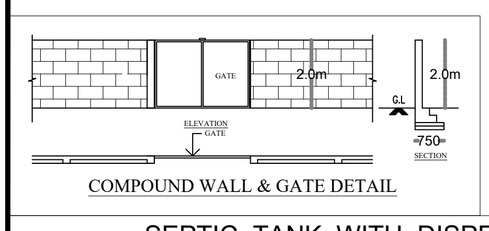


KEY PLAN





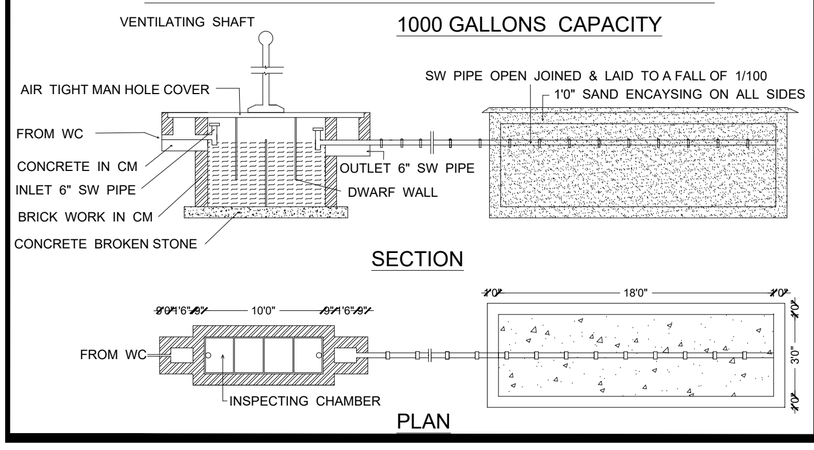
SITE PLAN
SCALE :- 1:100



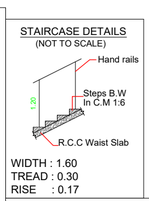
COMPOUND WALL & GATE DETAIL

SEPTIC TANK WITH DISPERSION TRENCH

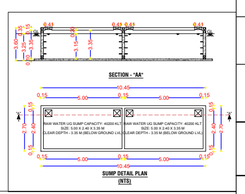
1000 GALLONS CAPACITY



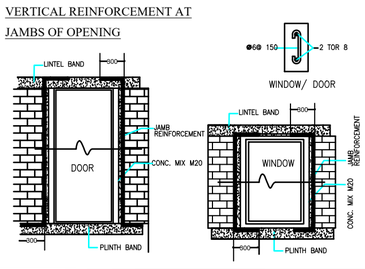
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.60
TREAD : 0.30
RISE : 0.17



VERTICAL REINFORCEMENT AT
JAMBS OF OPENING



SHEET NO:2/2

SCALE - 1:100

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ROAD CERTIFICATE
ROC.NO:1867/2026/H.1/S,DATE:12/11/2026,
ROAD UNIQUE CODE NO-162092R15119.

APPLICANT NAME:- L.DHARMAKANNAN TRUST.
RKV SENIOR SECONDARY SCHOOL.
ONLINE APPLICATION NO:- SWP/ BPA/ 965347/ 2026
SITE APPROVAL : LP/CLPA.NO: (A to G) 649/2026.
PLANNING PERMISSION NO: 819/2026.

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
D	CLASS ROOM DOOR	1.50 X 2.13
D1	W.C DOOR	0.61 X 2.13
D2	WASH ROOM DOOR	1.22 X 2.13
D3	HEAD ROOM DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.50
W1	WINDOW	2.68 X 1.65
V	VENTILATOR	0.61 X 0.91

SANITARY DETAILS

TOTAL NO OF STUDENTS AND STAFFS = 950 NOS

DETAILS	REQUIRD	PROVIDED INCLUDED PH
WATER CLOSET FOR MEN	580/40=14.50 NOS	18 NOS
WATER CLOSET FOR WOMEN	370/25=14.80 NOS	33 NOS
URINALS	580/20=29 NOS	42 NOS
WASH BASINS FOR MEN	580/40=14.50 NOS	15 NOS
WASH BASINS FOR WOMEN	370/40=9.25 NOS	15 NOS
DRINKING WATER FOUNTAIN	950/50 =19 NOS	20 NOS

For L. DHARMAKANNAN TRUST
Trustee

Applicant

RENUKA ASSOCIATES
Er.T.SURESH BE.,ME.,
(Licensed Building Surveyor)
Reg. No. CBE/Rgn/SE/Gr-II/32/2025
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Reg.Engineer

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.