Verified RealEstate™

REFERENCE
SWP/BPA/413644/2024

ISSUED
10 February 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

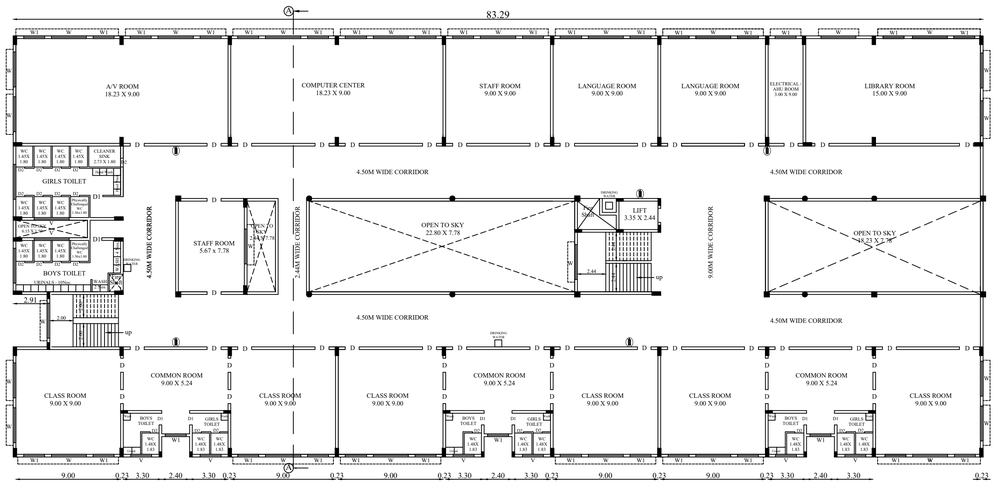
The approval as the planning authority issued it, reproduced in full behind this page.

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

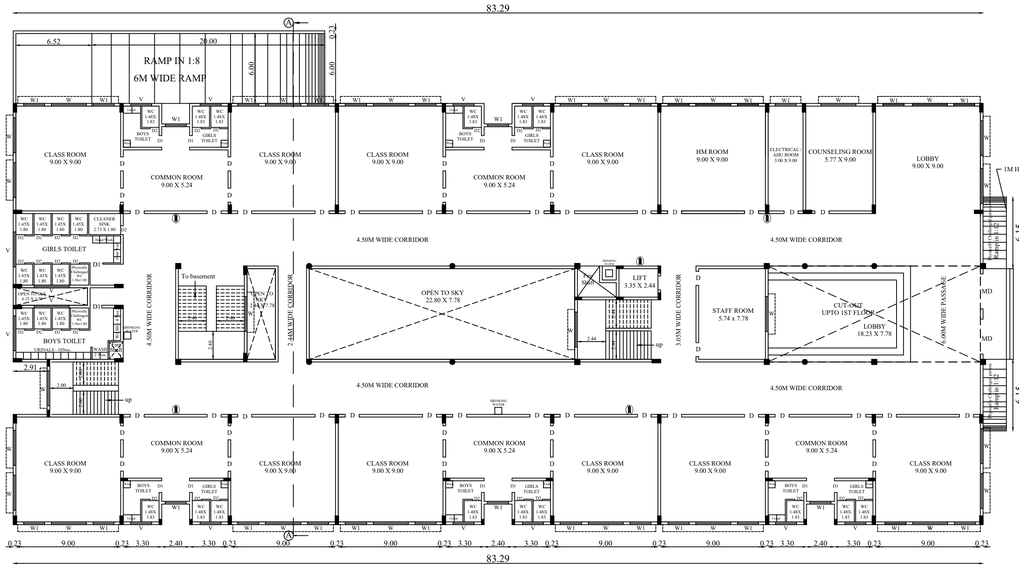
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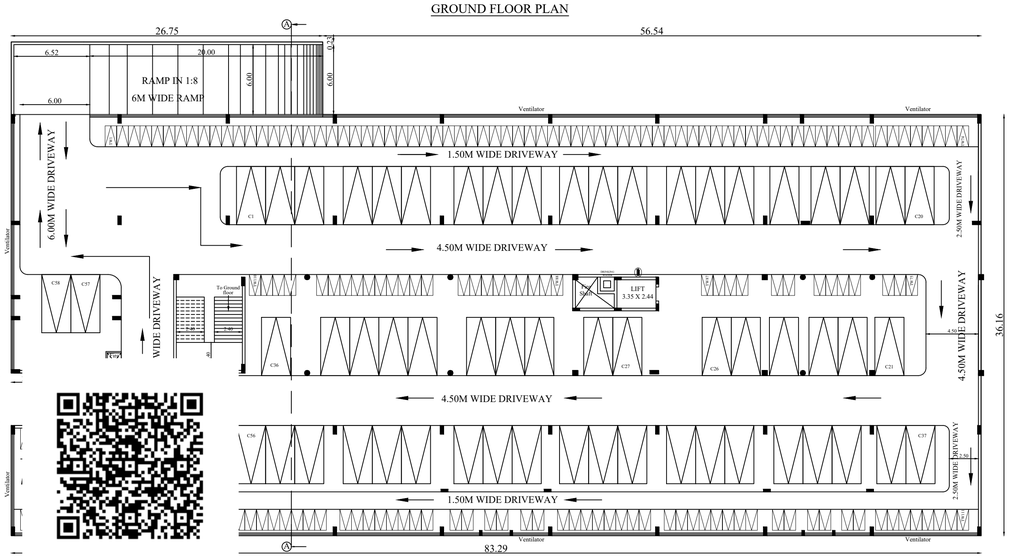
DIGITALLY VERIFIED RECORD



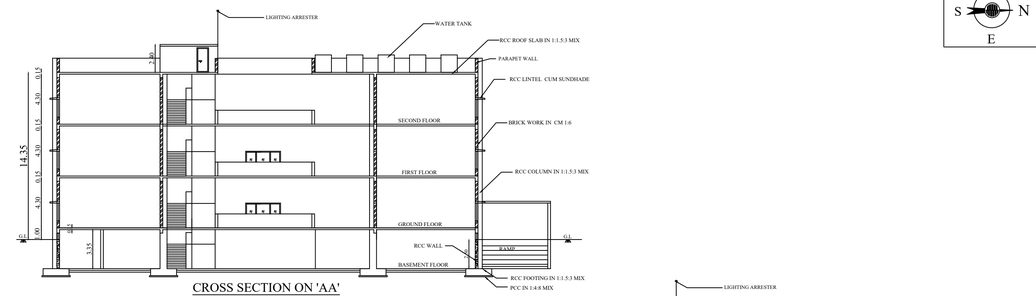
FIRST FLOOR PLAN



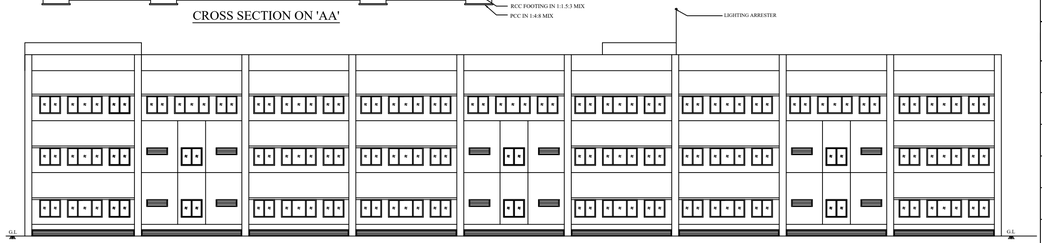
GROUND FLOOR PLAN



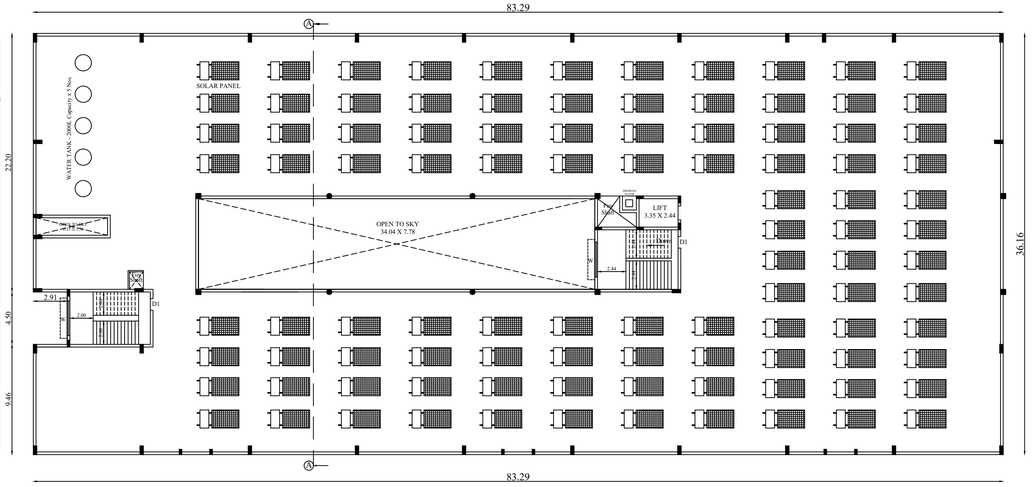
BASEMENT FLOOR PLAN



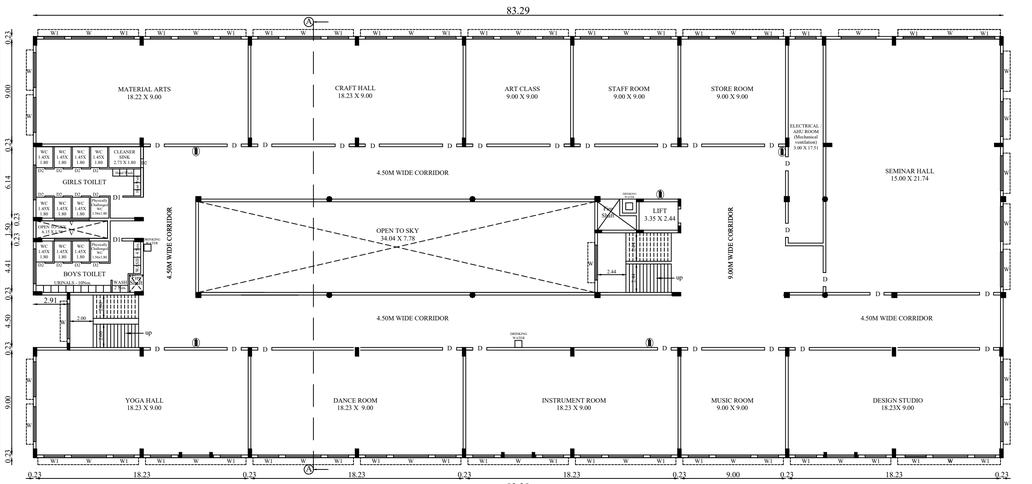
CROSS SECTION ON 'AA'



EAST SIDE ELEVATION



OPEN TERRACE FLOOR PLAN



SECOND FLOOR PLAN

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BLOCK NO.1	BUILDING PLAN, SECTION & ELEVATION	SHEET NO.2/2

PSG & SONS' CHARITIES
PSG WORLD SCHOOL

CIVIL AERODROME POST, COIMBATORE - 641 014.

PLAN SHOWING THE PROPOSED SCHOOL BUILDING IN S.F.NOS. 472, 474/2, 470/5B & 470/5F OF KALAPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT, COIMBATORE CORPORATION (EAST ZONE).

APPLICATION NO. : SWP/BPA/413644/2024
APPLICANT NAME : PS Govindaswamy Naidu & Sons Charities
BP/DTCP NO. :

AREA DETAILS	TOTAL AREA SQ.M	FSI AREA SQ.M	NON FSI AREA SQ.M
AREA OF THE BASEMENT FLOOR	3165.32	-	3165.32
AREA OF THE GROUND FLOOR	2621.80	2621.80	-
AREA OF THE FIRST FLOOR	2621.80	2621.80	-
AREA OF THE SECOND FLOOR	2724.62	2724.62	-
AREA OF THE HEAD ROOM	87.83	-	87.83
TOTAL AREA	11221.37	7968.22	3253.15

JOINERY DETAILS

Sym.	DESCRIPTION	IN METRE
MD	MAIN DOOR	3.05 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	3.00 X 1.52
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	1.83 X 0.61

CLASS ROOM & STUDENTS DETAILS:

TOTAL NO. OF CLASS ROOMS - 16 Nos.
NUMBER OF STUDENTS PER CLASS ROOM - 25 Nos.
TOTAL NO. OF STUDENTS (16 x 25) - 400 Nos.
TOTAL NO. OF BOYS STUDENTS - 200 Nos.
TOTAL NO. OF GIRLS STUDENTS - 200 Nos.

SANITATION REQUIREMENTS

CONTENTS	REQUIRED		PROVIDED	
	BOYS	GIRLS	BOYS	GIRLS
WATER CLOSET	5 Nos.	8 Nos.	20 Nos.	40 Nos.
ABLUTION TAB	5 Nos.	8 Nos.	20 Nos.	40 Nos.
URINALS	10 Nos.	-	46 Nos.	-
WASH BASIN	5 Nos.	5 Nos.	26 Nos.	26 Nos.
CLEANER SINK	3 Nos.		3 Nos.	
DRINKING WATER	8 Nos.		9 Nos.	

TOTAL NO. PHYSICALLY CHALLENGED PERSON TOILET PROVIDED FOR BOYS — 3 Nos.

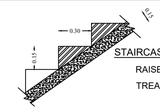
TOTAL NO. PHYSICALLY CHALLENGED PERSON TOILET PROVIDED FOR GIRLS — 3 Nos.

SCALE = 1:100

ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE STATED

TOILETS PARTITION WALL HEIGHT - 2.13M

- FIRE EXTINGUISHER



STAIRCASE DETAILS:

RAISER : 0.15

TREAD : 0.30

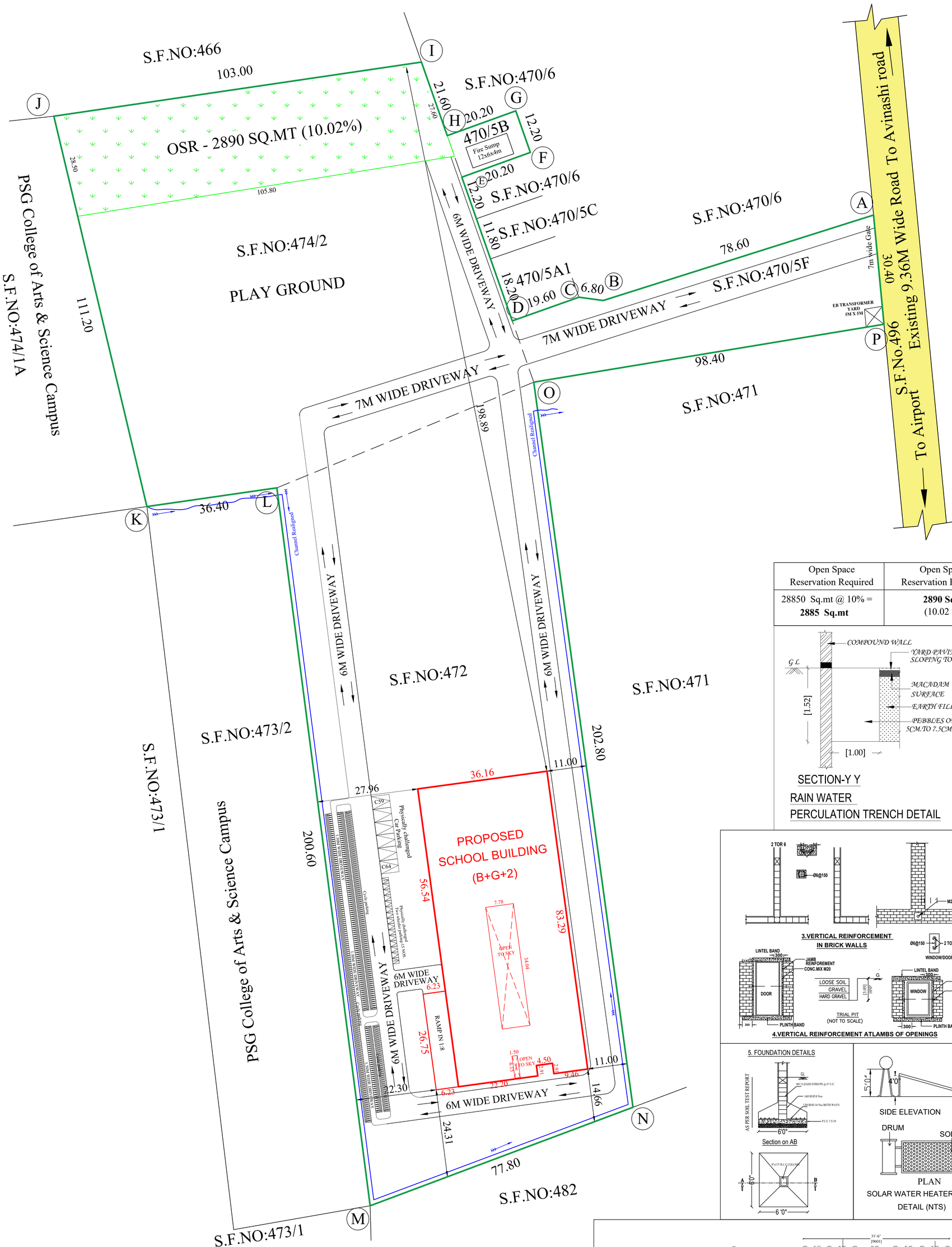
G. BAGYARAJ B.E.,
Construction Engineer (CE)
Coimbatore LPA/CE/19/10/120
PSG & Sons Charities, Peelamedu,
Coimbatore-641 004.
Construction Engineer

Ar. K. SENJADAIVEL, B. Arch,
COA Reg.No. CA/2001/27083
Registered Architect-Grade I
07/RA/I/2024 (SALEM DTCP)
22-A Budthar St, Opp.To Seetha Kalyana Mandapam,
Erode Main Road, Gobichettipalayam-638476.
Architect

R. LOGANATHAN M.E.,(Str)M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA / SE / GR-I / 014 / 2024
No: 1, Jawahar Nagar, SAHS P.O.
Coimbatore - 641 043, Tamil Nadu, India
Structural Engineer

For P.S. GOVINDASWAMY NAIDU & SONS CHARITIES

L GOPALAKRISHNAN
MANAGING TRUSTEE
Applicant



SITE PLAN	SHEET NO.1/2

PSG & SONS' CHARITIES
PSG WORLD SCHOOL

CIVIL AERODROME POST, COIMBATORE - 641 014.

SITE PLAN SHOWING THE PROPOSED SCHOOL BUILDING IN S.F.NOS. 472, 474/2, 470/5B & 470/5F OF KALAPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT, COIMBATORE CORPORATION (EAST ZONE).

APPLICATION NO. : SWP/BPA/413644/2024
APPLICANT NAME : PS Govindaswamy Naidu & Sons Charities
BP/DTCP NO. :

SITE AREA DETAILS:

S.F.NO.	AREA	
	in Hec.	in Acre
472	1.485	3.67
474/2	1.150	2.84
470/5B	0.025	0.06
470/5F	0.225	0.56
TOTAL	2.885	7.13

N
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S

SCALE 1: 500

BUILDING AREA DETAILS:

AREA DETAILS	TOTAL AREA SQ.M	FSI AREA SQ.M	NON FSI AREA SQ.M
AREA OF THE BASEMENT FLOOR	3165.32	-	3165.32
AREA OF THE GROUND FLOOR	2621.80	2621.80	-
AREA OF THE FIRST FLOOR	2621.80	2621.80	-
AREA OF THE SECOND FLOOR	2724.62	2724.62	-
AREA OF THE HEAD ROOM	87.83	-	87.83
TOTAL AREA	11221.37	7968.22	3253.15

Open Space Reservation Required	Open Space Reservation Provided
28850 Sq.mt @ 10% = **2885 Sq.mt**	**2890 Sq.mt** (10.02 %)

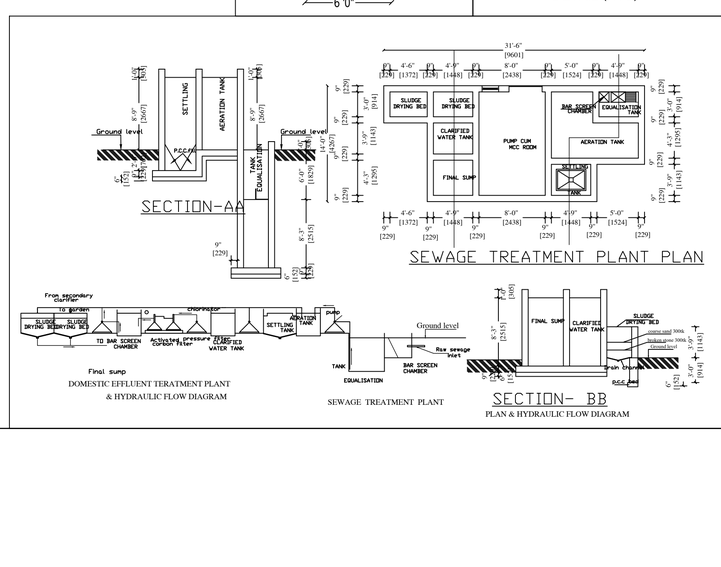
FSI & PC CALCULATION

PC = 3165.32 / 28850 X 100% = 10.97%

FSI = 7968.22 / 28850 = 0.276

SECTION-Y Y

RAIN WATER PERCULATION TRENCH DETAIL



REFERENCE

- EXISTING ROAD
- SITE BOUNDARY (ABCDEFGHIJKLMNOP)
- PROPOSED BUILDING
- OPEN SPACE RESERVATION (OSR)

NOTE:

- ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE STATED
- PHYSICALLY CHALLENGED PERSON PARKING PROVIDED
- EB TRANSFORMER YARD PROVIDED

PARKING CALCULATION:

As per Tamil Nadu Combined Development and Building Rules, 2019,

1 car space for every 100sq.m of class room area or part thereof and 1 two wheeler space for every 50sq.m of class room or part thereof and one cycle space for every 10sq.m of class room area or part thereof

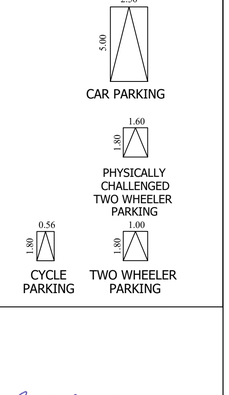
CLASS ROOM AREA = 4,255 Sq.m

No. of car parking required = 4,255 / 100 = 43 Nos.

No. of Two wheeler required = 4,255 / 50 = 86 Nos.

No. of Cycle parking required = 4,255 / 10 = 426 Nos.

Parking Details	Required	Provided
No. of car parking	43 Nos.	64 Nos.
No. of Two wheeler	86 Nos.	215 Nos.
No. of Cycle	426 Nos.	437 Nos.



G. BAGYARAJ B.E.,
Construction Engineer (CE)
Coimbatore LPA/CE/19/10/120
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Structural Engineer

For P.S. GOVINDASWAMY NAIDU & SONS CHARITIES
L GOPALAKRISHNAN
MANAGING TRUSTEE
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
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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.