Verified RealEstate™

REFERENCE
01/2025

ISSUED
15 November 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

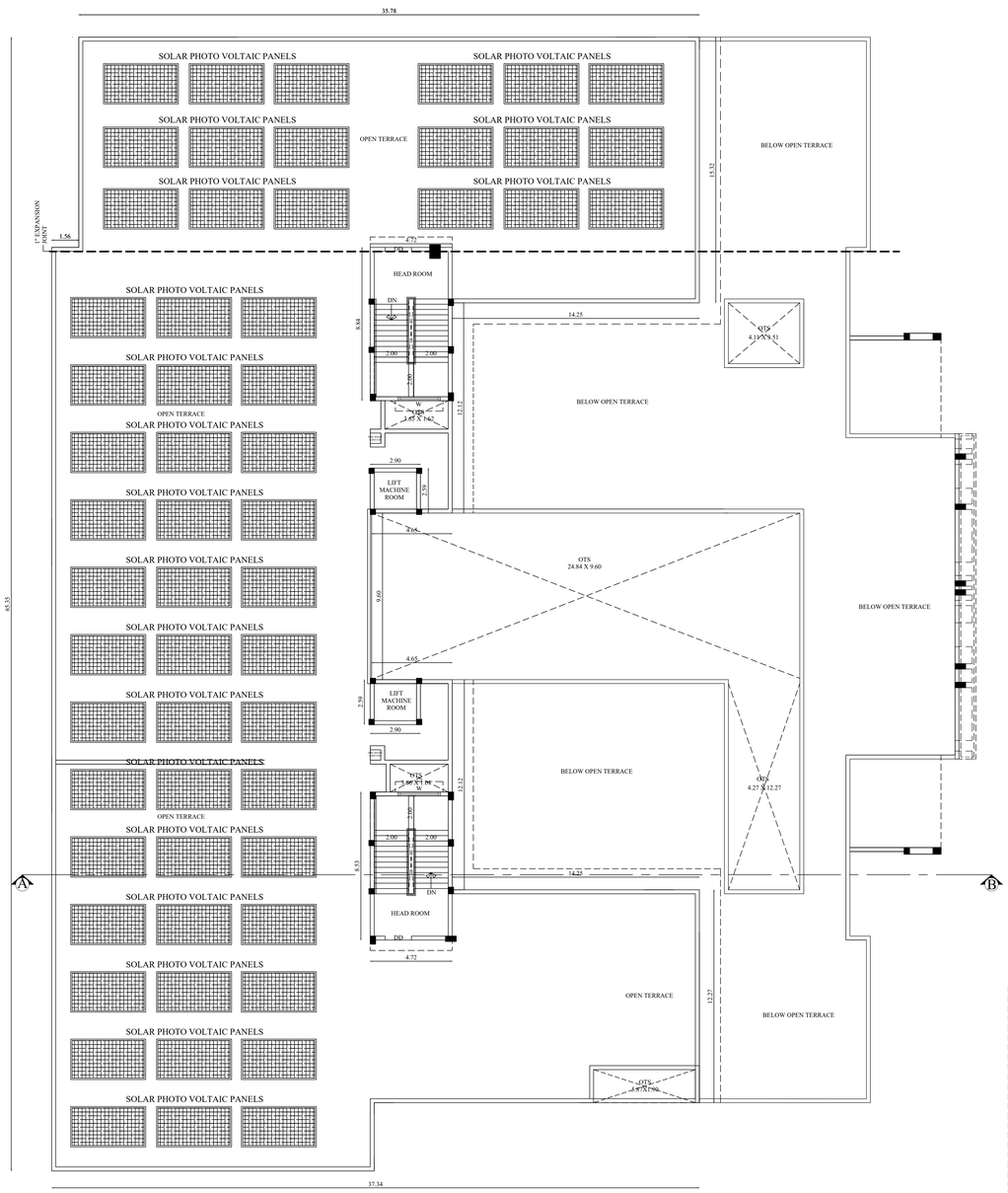
The approval as the planning authority issued it, reproduced in full behind this page.

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

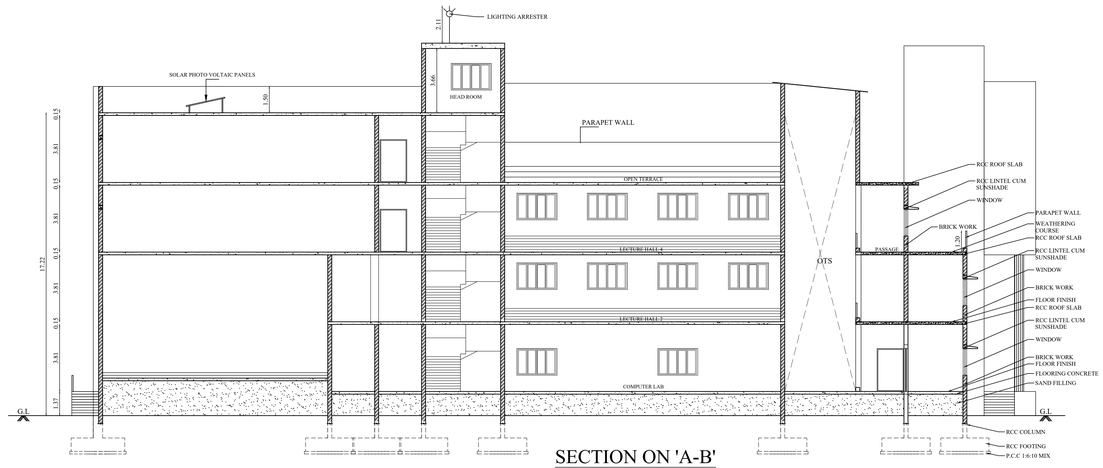
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

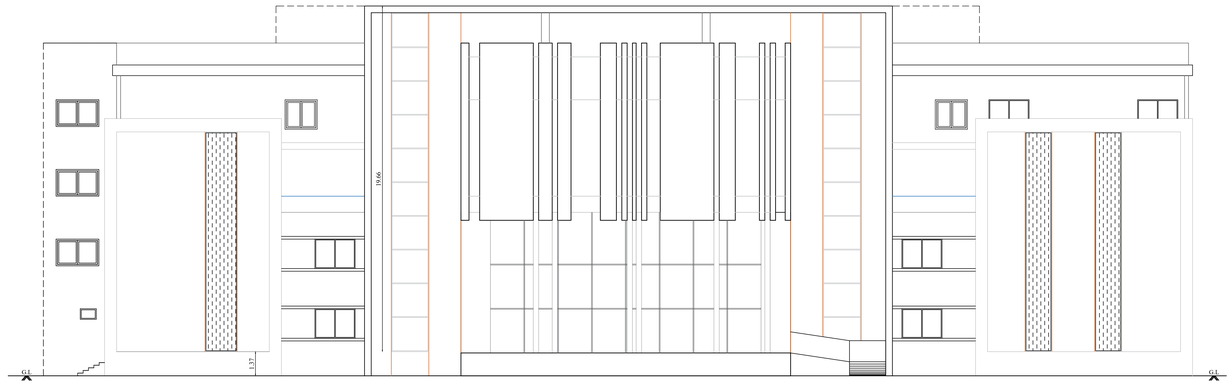
DIGITALLY VERIFIED RECORD



TERRACE FLOOR PLAN



SECTION ON 'A-B'



EAST SIDE ELEVATION

TERRACE FLOOR, SECTION & ELEVATION	SHEET NO - 4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSING COLLEGE BUILDING IN S.F.NO: 462/2A2 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s.ROYALCARE TRUST
Online Application No : SWP/BPA/0533753/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Buildup Area (in Sqm)
HEAD ROOM	-	97.08	97.08

JOINERY DETAILS

Sym.	DESCRIPTION	SIZE
MD	MAIN DOOR	6.10 X 2.44
DD	DOUBLE DOOR	1.52 X 2.44
DD1	DOUBLE DOOR 1	1.83X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR 1	1.07 X 2.44
D2	DOOR 2	0.76 X 2.10
SD	SWING DOOR	0.91 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.28 X 1.52
W1	WINDOW 1	1.83 X 1.52
W2	WINDOW 2	1.22 X 1.52
W3	WINDOW 3	1.37 X 1.52
W4	WINDOW 4	3.05 X 2.13
W5	WINDOW 5	2.28 X 2.13
W6	WINDOW 6	1.83 X 2.13
W7	WINDOW 7	0.76 X 2.13
W8	WINDOW 8	2.28X 2.13
FG	FIXED GLASS	1.30 X 7.62
FG1	FIXED GLASS 1	1.83 X 12.50
FG2	FIXED GLASS 2	2.13 X 19.27
FG3	FIXED GLASS 3	2.89 X 7.62
FG4	FIXED GLASS 4	8.38 X 2.13
FG5	FIXED GLASS 5	1.22 X 12.50
FG6	FIXED GLASS 5	0.53 X 5.50
FG7	FIXED GLASS 5	1.37 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FW	FRENCH WINDOW	1.14 X 1.83
FW1	FRENCH WINDOW 1	1.82 X 1.83
V	VENTILATOR	3.05 X 0.61
V1	VENTILATOR 1	2.44 X 0.61
V2	VENTILATOR 2	0.61 X 0.61
V3	VENTILATOR 3	4.27 X 0.61
V5	VENTILATOR 5	1.83 X 0.61
V6	VENTILATOR 6	1.21 X 0.61
V7	VENTILATOR 7	0.61 X 0.61
V8	VENTILATOR 8	3.05X 0.61
V9	VENTILATOR 9	1.22X 0.61
V10	VENTILATOR 10	1.22X 0.61

All metric dimensions are in metre

– FIRE EXTINGUISHER

AASHISH RAICHURAA
B.Arch., M.Arch., C.O.A.,A.I.I.A.,I.E.I.,D
REGISTERED ARCHITECT
D.J.DESIGNERS,
5/34, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 01
CA/2011/115(4), I.I.A-18099, I.I.I.D-ALM4485

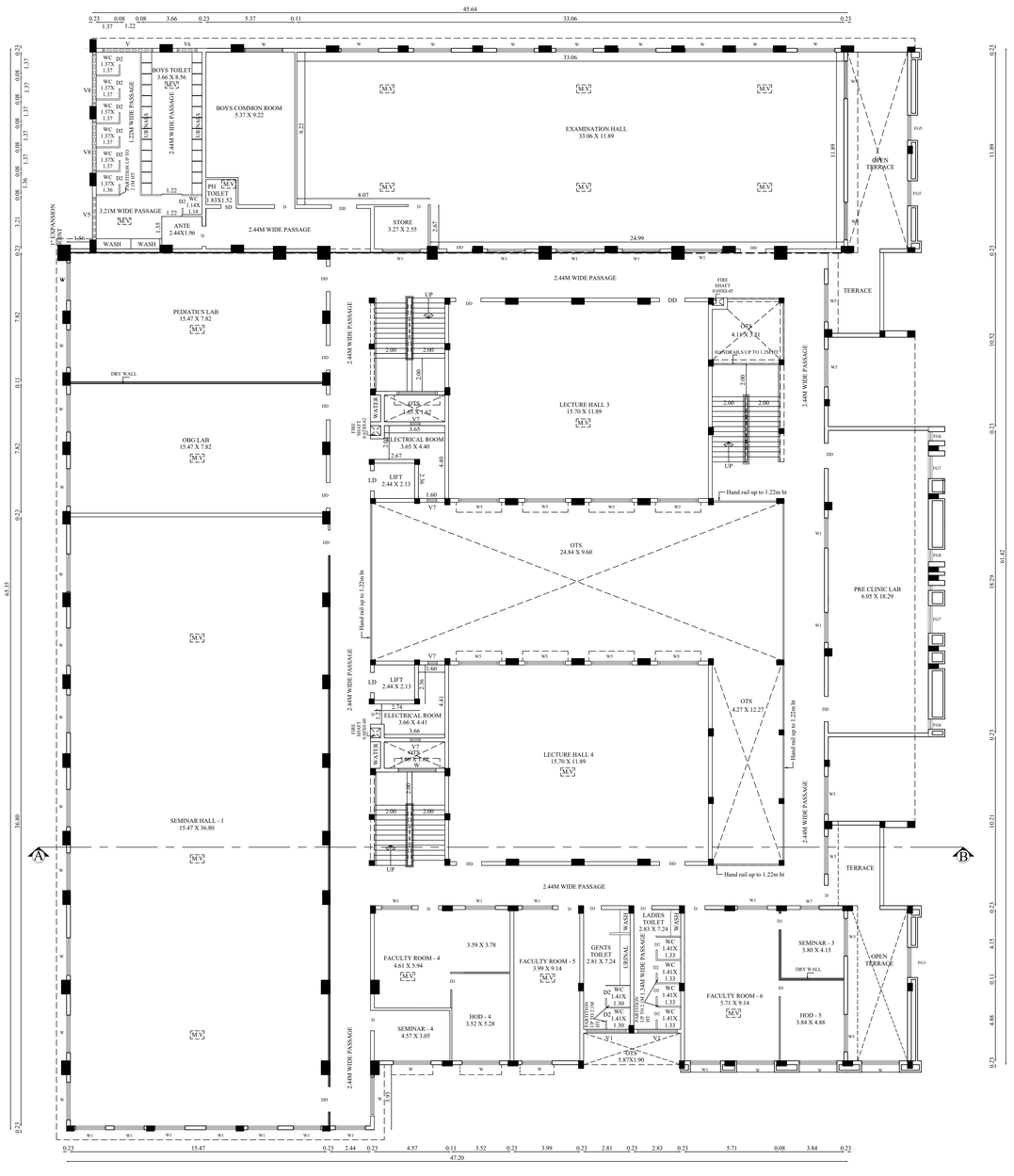
Architect

DHIRESH JAYASI
B.E.,M.Tech (Struct), M. PE, MIME, F.I.V, FACCE, APWWA,
SR. PROFESSIONAL ENGINEER, CHARTED ENGINEER & REGISTERED VALUER
5/34, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 011.
M. PE: 00171(M), MM 48818, F- 21202, C. GEO. M 1/97

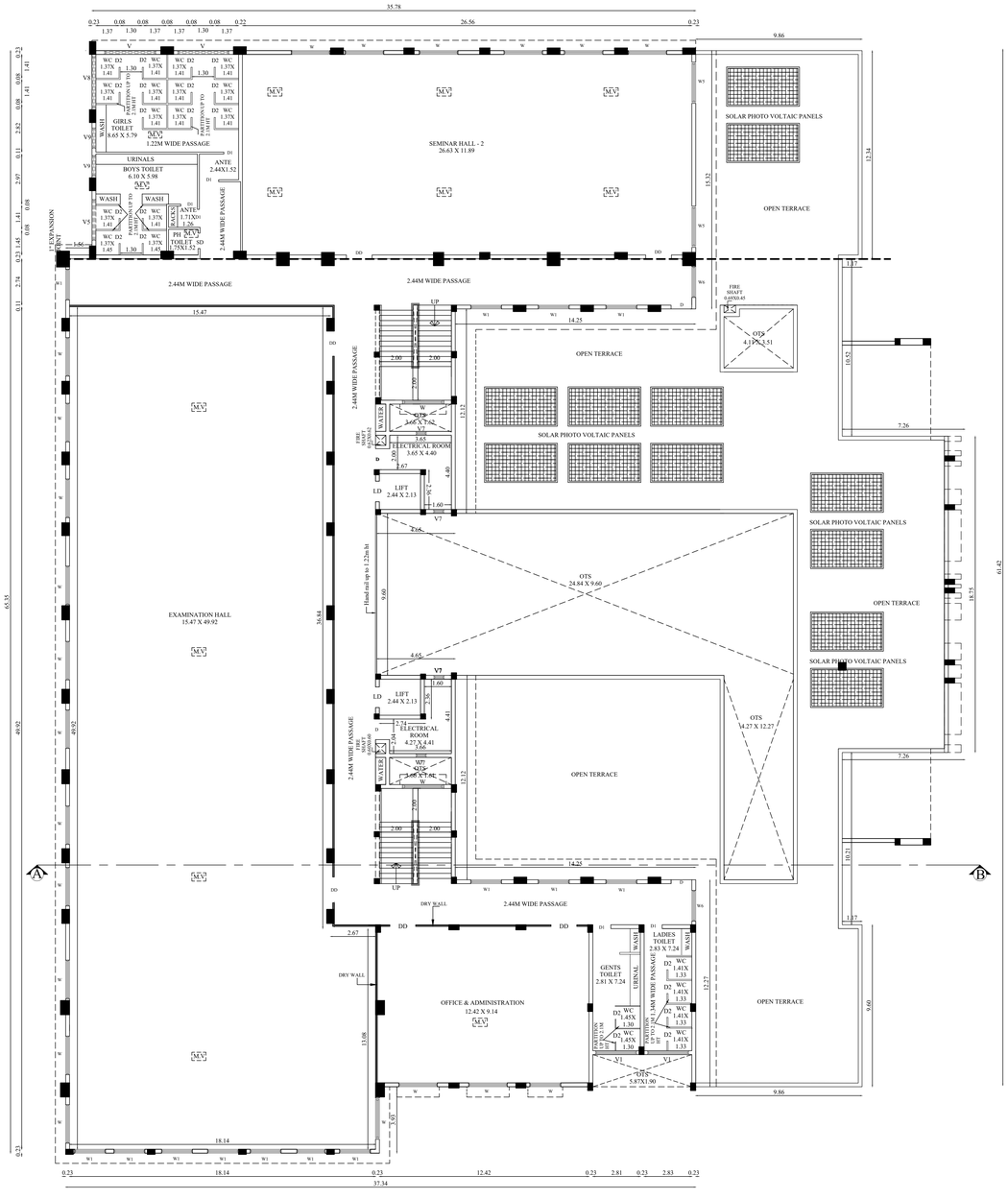
Structural Engineer

For Royal Care Trust
Trustee

Applicant



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SECOND FLOOR & THIRD FLOOR	SHEET NO - 3/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSING COLLEGE BUILDING IN S.F.NO: 462/2A2 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s.ROYALCARE TRUST

Online Application No : SWP/BPA/0533753/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Buildup Area (in Sqm)
SECOND FLOOR	2696.77	-	2696.77
THIRD FLOOR	1798.28	-	1798.28

JOINERY DETAILS

Sym.	DESCRIPTION	SIZE
MD	MAIN DOOR	6.10 X 2.44
DD	DOUBLE DOOR	1.52 X 2.44
DD1	DOUBLE DOOR 1	1.83X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR 1	1.07 X 2.44
D2	DOOR 2	0.76 X 2.10
SD	SWING DOOR	0.91 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.28 X 1.52
W1	WINDOW 1	1.83 X 1.52
W2	WINDOW 2	1.22 X 1.52
W3	WINDOW 3	1.37 X 1.52
W4	WINDOW 4	3.05 X 2.13
W5	WINDOW 5	2.28 X 2.13
W6	WINDOW 6	1.83 X 2.13
W7	WINDOW 7	0.76 X 2.13
W8	WINDOW 8	2.28X 2.13
FG	FIXED GLASS	1.30 X 7.62
FG1	FIXED GLASS 1	1.83 X 12.50
FG2	FIXED GLASS 2	2.13 X 19.27
FG3	FIXED GLASS 3	2.89 X 7.62
FG4	FIXED GLASS 4	8.38 X 2.13
FG5	FIXED GLASS 5	1.22 X 12.50
FG6	FIXED GLASS 5	0.53 X 5.50
FG7	FIXED GLASS 5	1.37 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FW	FRENCH WINDOW	1.14 X 1.83
FW1	FRENCH WINDOW 1	1.82 X 1.83
V	VENTILATOR	3.05 X 0.61
V1	VENTILATOR 1	2.44 X 0.61
V2	VENTILATOR 2	0.61 X 0.61
V3	VENTILATOR 3	4.27 X 0.61
V5	VENTILATOR 5	1.83 X 0.61
V6	VENTILATOR 6	1.21 X 0.61
V7	VENTILATOR 7	0.61 X 0.61
V8	VENTILATOR 8	3.05X 0.61
V9	VENTILATOR 9	1.22X 0.61
V10	VENTILATOR 10	1.22X 0.61

All metric dimensions are in metre

– FIRE EXTINGUISHER

AASHISH RAICHURAA
B.Arch., M.Arch., C.O.A.,A.I.I.A.,I.I.I.D
REGISTERED ARCHITECT
D.J DEESIGNERS,
5/24, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 011.
Ph: 9597171/34, 4344810, F: 23302, M: 9894433685

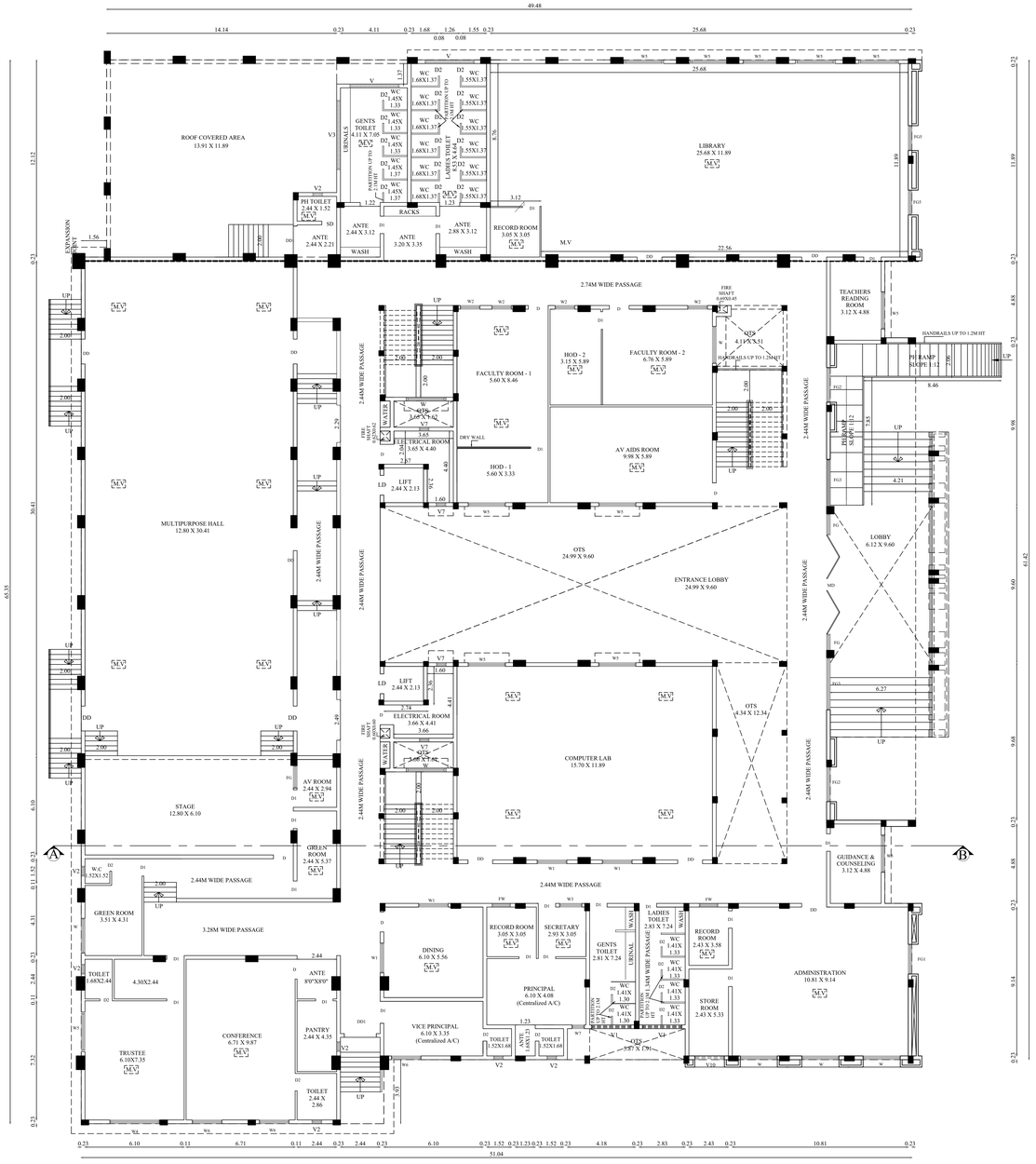
Architect

OHIRESH JAYASI
B.E.,M.Tech (Struct), Sr. FI, AMIE, F.I.V.,FACCE,MIWWA.,
9, PROFESSIONAL ENGINEER, CHARTED ENGINEER & REGISTERED VALUER
5/24, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 011.
Ph: PE: 9597171/34, AM 4380(2), F: 23302, M: 9894433685

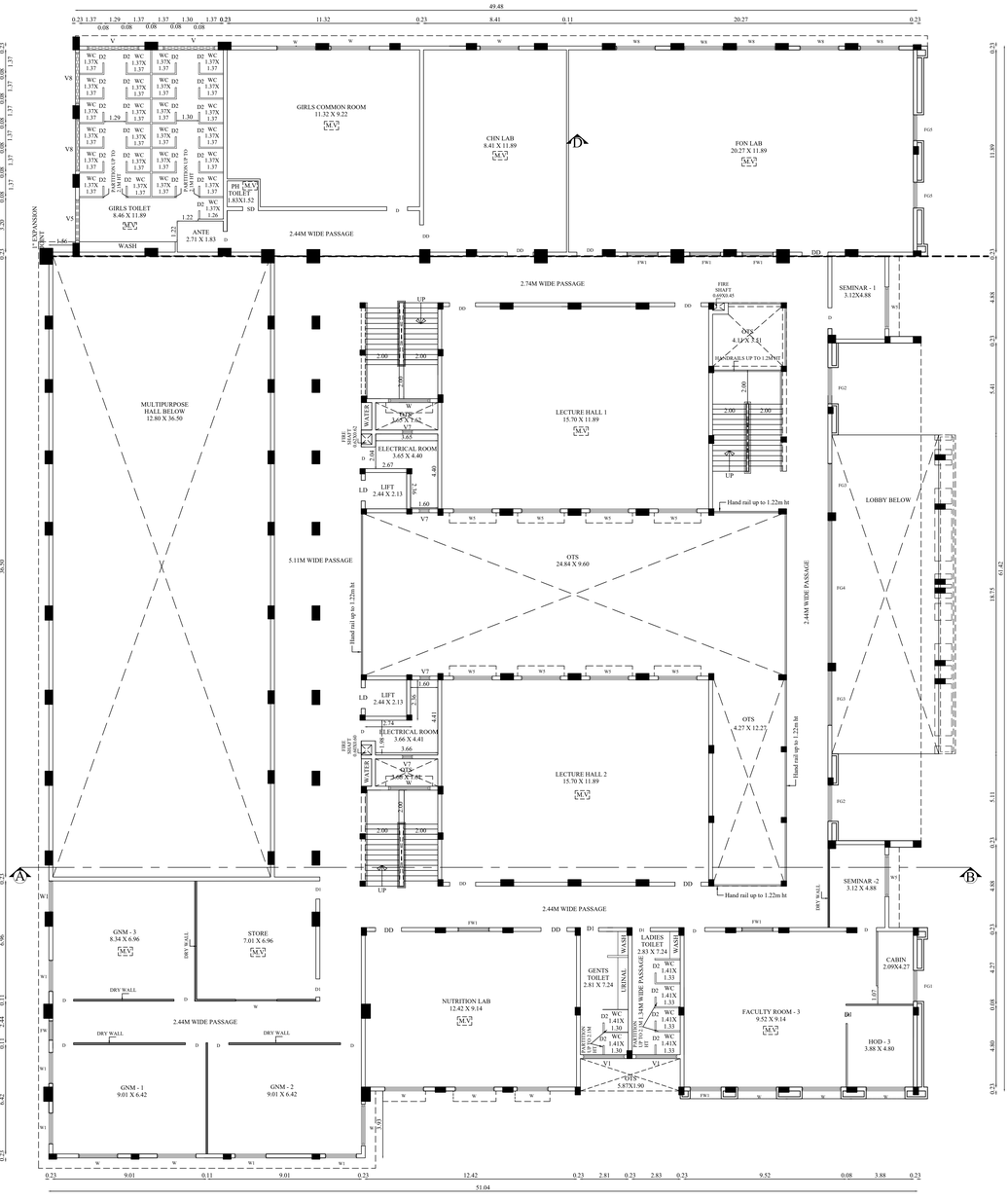
Structural Engineer

For Royal Care Trust
Trustee

Applicant



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR & FIRST FLOOR	SHEET NO - 2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSING COLLEGE BUILDING IN S.F.NO: 462/2A2 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Applicant Name : M/s.ROYALCARE TRUST

Online Application No : SWP/BPA/0533753/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Buildup Area (in Sqm)
GROUND FLOOR	2713.48	-	2713.48
FIRST FLOOR	2230.00	-	2230.00

JOINERY DETAILS

Sym.	DESCRIPTION	SIZE
MD	MAIN DOOR	6.10 X 2.44
DD	DOUBLE DOOR	1.52 X 2.44
DD1	DOUBLE DOOR 1	1.83X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR 1	1.07 X 2.44
D2	DOOR 2	0.76 X 2.10
SD	SWING DOOR	0.91 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.28 X 1.52
W1	WINDOW 1	1.83 X 1.52
W2	WINDOW 2	1.22 X 1.52
W3	WINDOW 3	1.37 X 1.52
W4	WINDOW 4	3.05 X 2.13
W5	WINDOW 5	2.28 X 2.13
W6	WINDOW 6	1.83 X 2.13
W7	WINDOW 7	0.76 X 2.13
W8	WINDOW 8	2.28X 2.13
FG	FIXED GLASS	1.30 X 7.62
FG1	FIXED GLASS 1	1.83 X 12.50
FG2	FIXED GLASS 2	2.13 X 19.27
FG3	FIXED GLASS 3	2.89 X 7.62
FG4	FIXED GLASS 4	8.38 X 2.13
FG5	FIXED GLASS 5	1.22 X 12.50
FG6	FIXED GLASS 5	0.53 X 5.50
FG7	FIXED GLASS 5	1.37 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FG8	FIXED GLASS 5	0.76 X 5.50
FW	FRENCH WINDOW	1.14 X 1.83
FW1	FRENCH WINDOW 1	1.82 X 1.83
V	VENTILATOR	3.05 X 0.61
V1	VENTILATOR 1	2.44 X 0.61
V2	VENTILATOR 2	0.61 X 0.61
V3	VENTILATOR 3	4.27 X 0.61
V5	VENTILATOR 5	1.83 X 0.61
V6	VENTILATOR 6	1.21 X 0.61
V7	VENTILATOR 7	0.61 X 0.61
V8	VENTILATOR 8	3.05X 0.61
V9	VENTILATOR 9	1.22X 0.61
V10	VENTILATOR 10	1.22X 0.61

All metric dimensions are in metre

— FIRE EXTINGUISHER

AASHISH RAICHURAA
B.Arch., M.Arch., C.O.A.,A.I.A.,I.I.I.D
REGISTERED ARCHITECT
O.J.DEESIGNERS,
5/14, BHARATHI PARK CROSS ROAD 1,
SARABA COLONY, COIMBATORE - 641 05 e,
, C.O.A-CA/2011/15345, I.I.A-18099, I.I.I.D-ALUM683

Architect

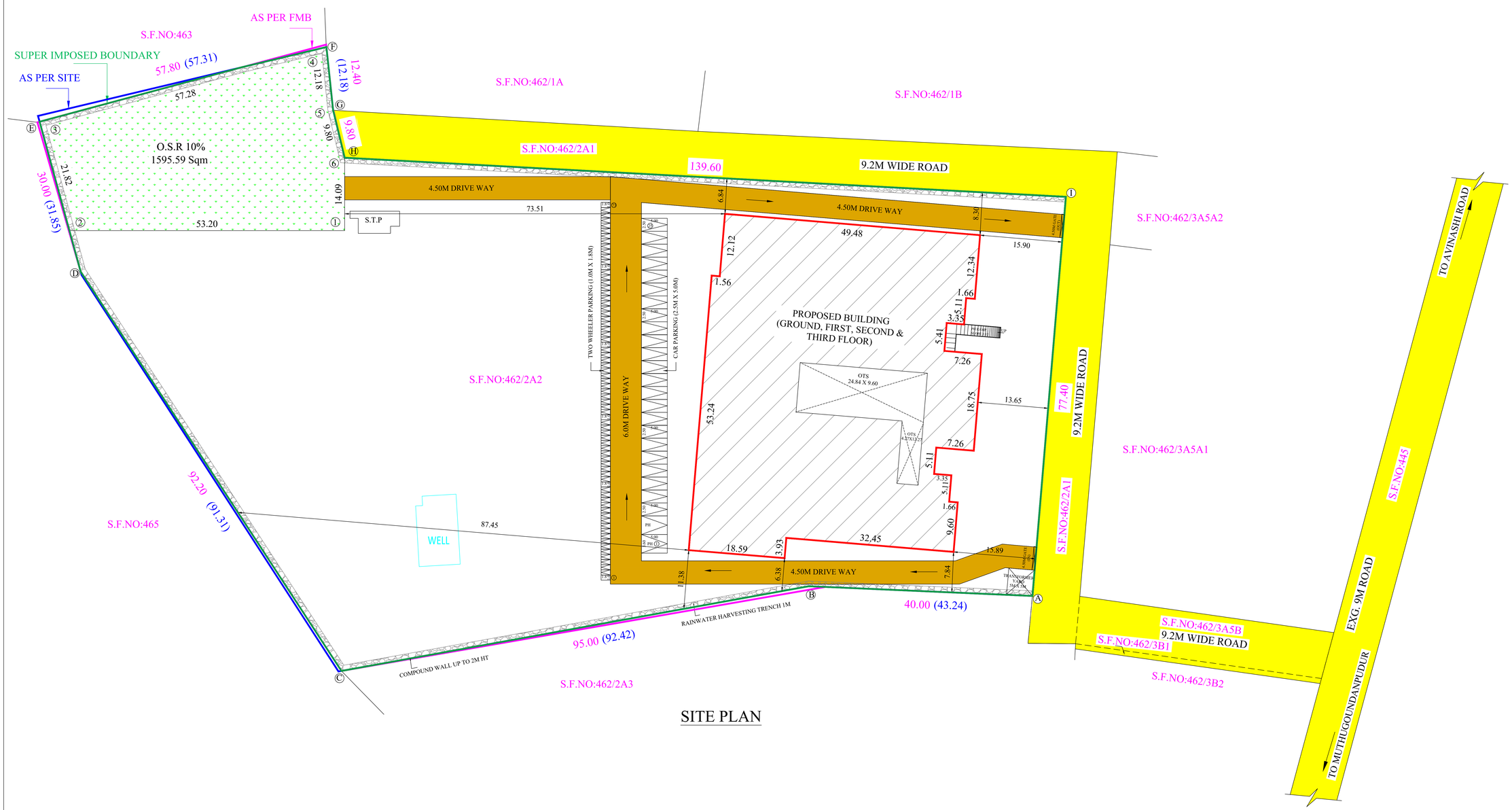
OHIRESH JAYASI
B.E.,M.Tech (Struct), M. IE, MAHE, F.I.V, FACCT., MWWAA,
SR. PROFESSIONAL ENGINEER, CHARTED ENGINEER & REGISTERED VALUER
5/14, BHARATHI PARK CROSS ROAD 1,
SARABA COLONY, COIMBATORE - 641 011.
M: PE-1057/10, AM-48810, F-21502, C-602, M-5157

Structural Engineer

For Royal Care Trust
Trustee

Applicant

Applicant Name : M/s.ROYALCARE TRUST
Online Application No : SWP/BPA/0533753/2025
Site Boundary Shown as "A to I"

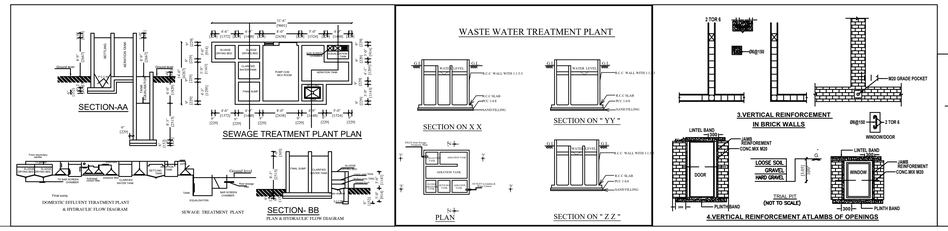


SITE PLAN

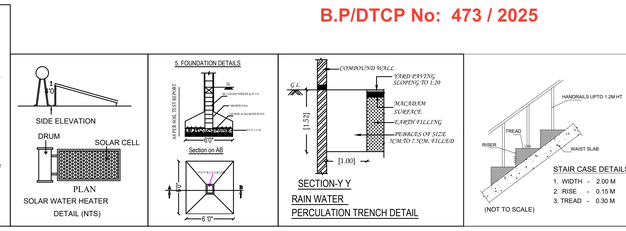
SANITARY REQUIREMENTS DETAILS

TOTAL NO. OF STUDENTS : 850 Nos.

	MALE	FEMALE	TOTAL REQUIRED	TOTAL PROVIDED
W.C	150/40 = 4	700/25 = 28	32	97
URINALS	150/20 = 8	-	08	20
WASH BASIN	150/40 = 4	700/40 = 18	22	30
DRINKING WATER FOUNTAIN	4		4	4



B.P/DTCP No: 473 / 2025



SITE PLAN	SHEET NO - 1/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSING COLLEGE BUILDING IN S.F.NO: 462/2A2 AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

NO. OF STUDENTS : 850 Nos.

North

Scale 1 : 200

AREA DETAILS:

AREA OF THE SITE : 15349.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Buildup Area (in Sqm)
GROUND FLOOR	2713.48	-	2713.48
FIRST FLOOR	2230.00	-	2230.00
SECOND FLOOR	2696.77	-	2696.77
THIRD FLOOR	1798.28	-	1798.28
HEAD ROOM	-	97.08	97.08
TOTAL	9438.53	97.08	9535.61

FLOOR SPACE INDEX = $\frac{9438.53}{15349.00}$ = 0.614

PARKING DETAILS

CLASS ROOM AREA = 746.38 Sqm

1 car space for every 100sq.m of class room area and 1 two-wheeler space for every 50sq.m of class room area

	REQUIRED	PROVIDED
TWO WHEELER PARKING	15	73
CAR PARKING	8	25
(PHYSICALLY HANDICAPPED PARKING INCLUDED)		

O.S.R REQUIRED:

O.S.R REQUIRED : 1534.90 Sqm (10%)

O.S.R PROVIDED : 1595.59 Sqm (10.32%)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY (A,B,C.., & I)
- PROPOSED BUILDING
- EXISTING ROAD

AASHISH RAICHURAA
B.Arch., M.Arch., C.O.A., A.I.I.A., I.I.I.D
REGISTERED ARCHITECT
D.J.DEESIGNERS,
5/14, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 011.
" J.A-CA/2011/11560, I.I.A-18099, I.I.I.D-ALM4685

Architect

DHIRESH JAYASI
B.E.,M.Tech (Struct), Sr. PT, AMIE, F.I.V, FACCE ,MIPWWA.
Sr. PROFESSIONAL ENGINEER, CMDTED ENGINEER & REGISTRED valuer
5/14, BHARATHI PARK CROSS ROAD 3,
SAIBABA COLONY, COIMBATORE - 641 011.
" M: PE- 0017/16, AM 48810, F- 23302, " - 680, M 5197

Structural Engineer

For Royal Care Trust
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
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.