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REFERENCE
SWP/BPA/681586/2025

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 321/2 and 3 more

Madukkarai 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.

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

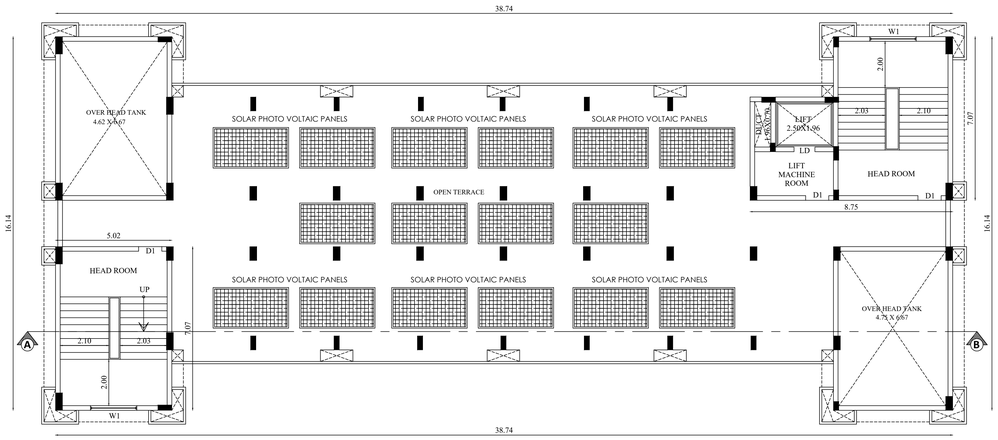
hello@verified.realestate

+91 9996 12 9996

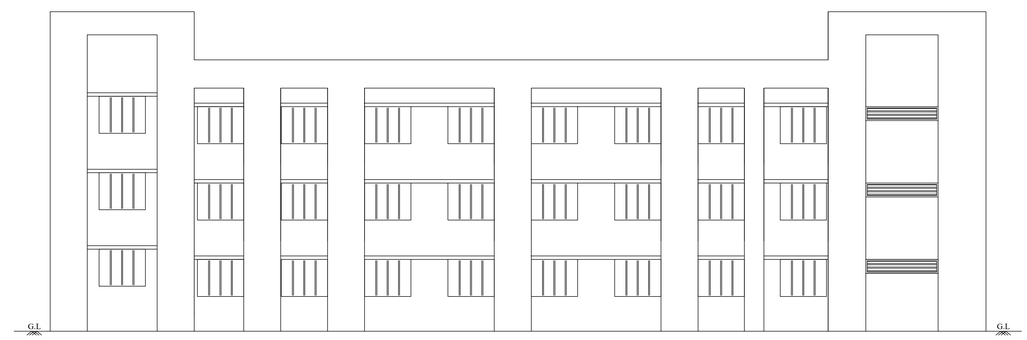
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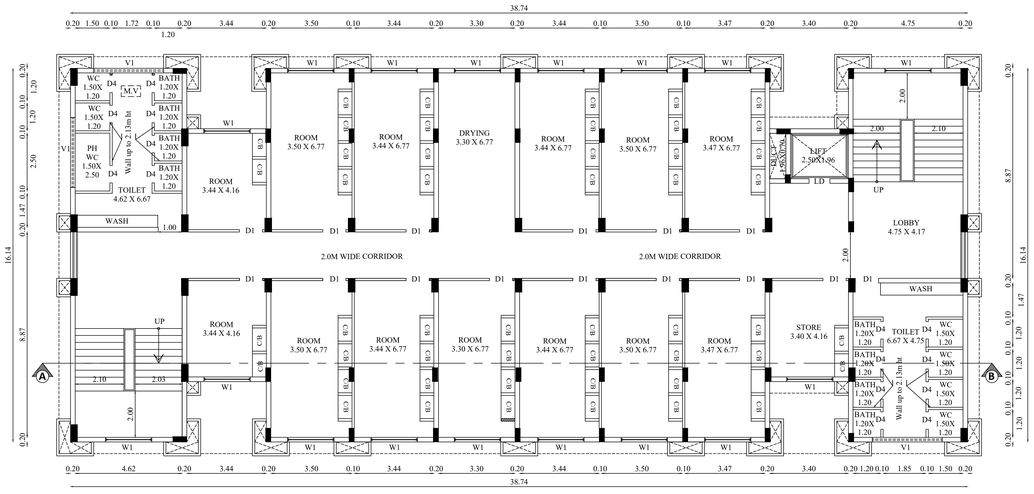
BLOCK - 5



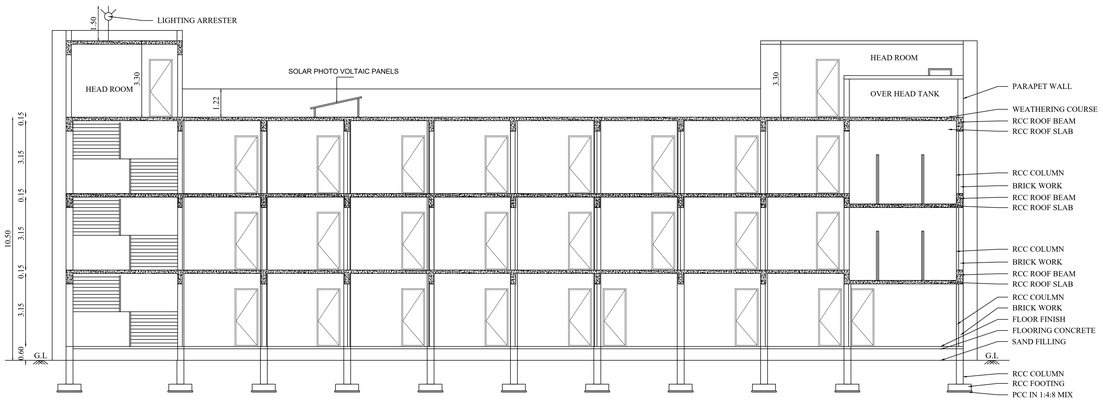
TERRACE FLOOR PLAN



FRONT ELEVATION



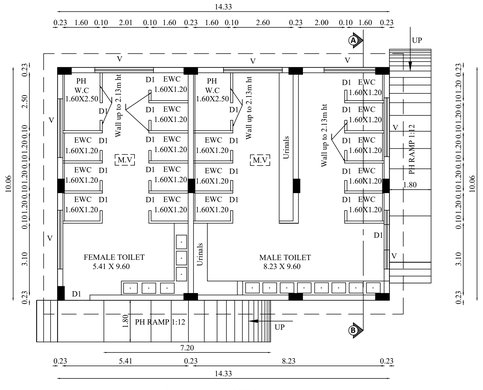
TYPICAL FLOOR PLAN
(FIRST & SECOND FLOORS)



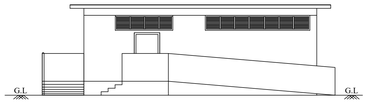
SECTION ON 'A-B'

BLOCK - 6

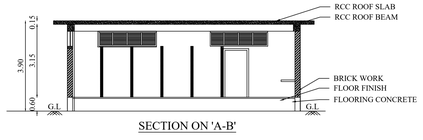
North



GROUND FLOOR PLAN



FRONT ELEVATION



SECTION ON 'A-B'

GROUND FLOOR PLAN

BLOCK - 5 & 6 | SHEET NO : 9/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK - 5 (HOSTEL BUILDING)			
GROUND FLOOR	588.19	-	588.19
FIRST FLOOR	588.19	-	588.19
SECOND FLOOR	588.19	-	588.19
HEAD ROOM	-	87.95	87.95
TOTAL	1764.57	87.95	1852.52
BLOCK - 6 (TOILET BLOCK)			
GROUND FLOOR	144.11	-	144.11

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.00 X 2.50
LD	LIFT DOOR	0.90 X 2.50
D1	DOOR 1	1.00 X 2.50
D2	DOOR 2	0.75 X 2.13
W1	WINDOW 1	2.00 X 1.60
V1	VENTILATOR	3.02 X 0.60
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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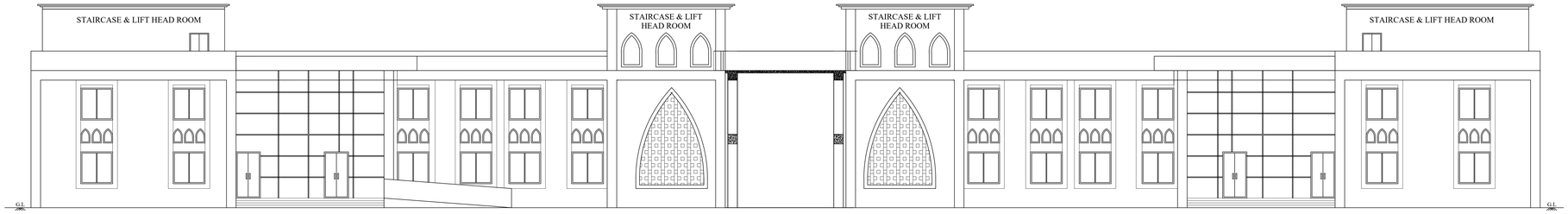
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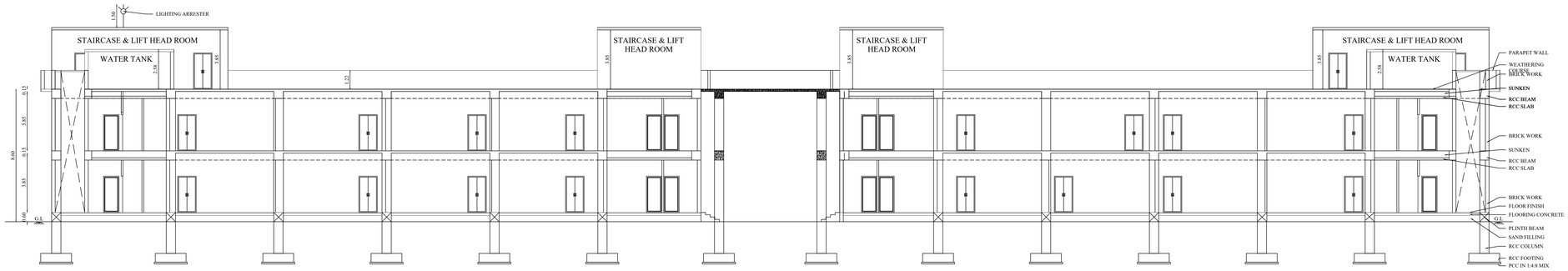
Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT MANAGING TRUSTEE

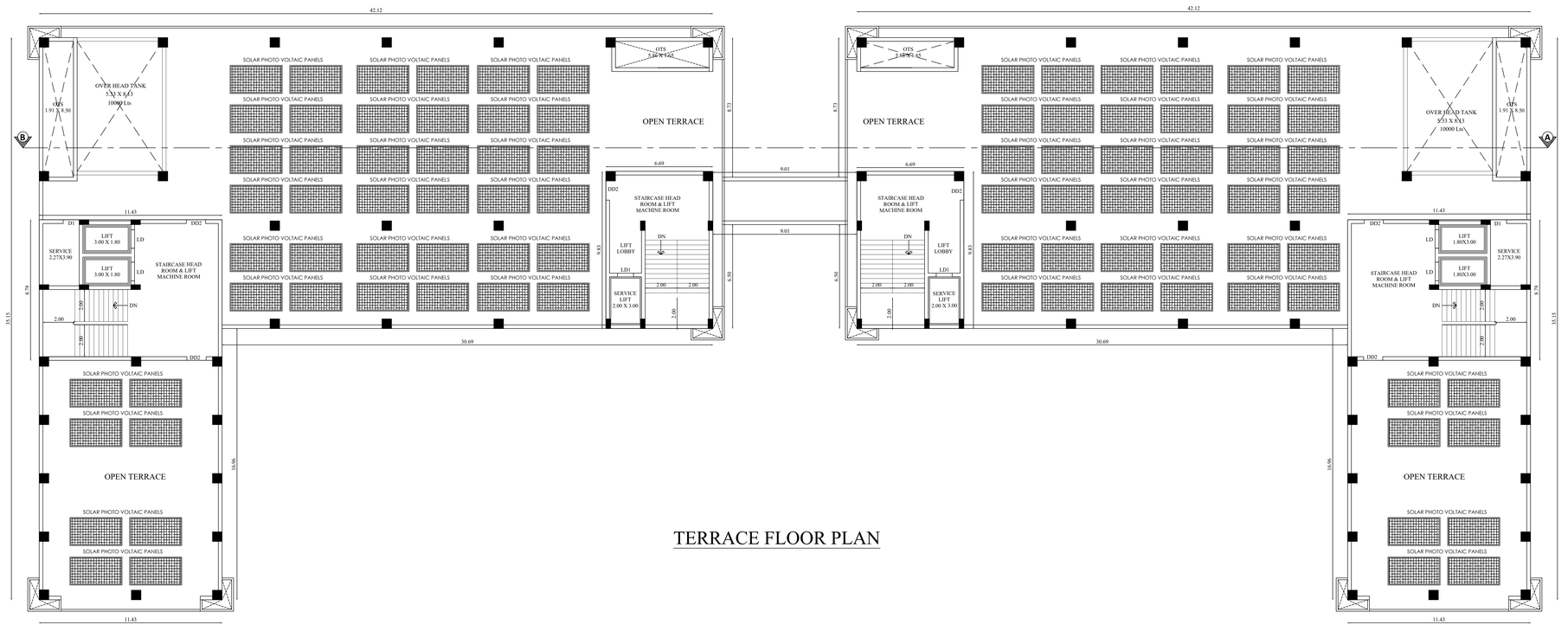
Applicant



FRONT ELEVATION



SECTION ON 'A-B'



TERRACE FLOOR PLAN

BLOCK - 4	TERRACE FLOOR, SECTION & ELEVATION	SHEET NO : 8/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
HEAD ROOM	-	332.54	332.54

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 X 2.50
DD1	DOUBLE DOOR 1	1.50 X 2.50
DD2	DOUBLE DOOR 2	1.20 X 2.50
LD	LIFT DOOR	1.16 X 2.50
LD1	LIFT DOOR 1	1.00 X 2.50
D	DOOR	0.90 X 2.50
D1	DOOR 1	1.00 X 2.50
D2	DOOR 2	0.75 X 2.20
SD	SWING DOOR	1.00 X 2.20
W1	WINDOW 1	2.00 X 2.00
V	VENTILATOR	2.00 X 0.60
V1	VENTILATOR 1	4.00 X 0.60
V2	VENTILATOR 2	0.90 X 0.60
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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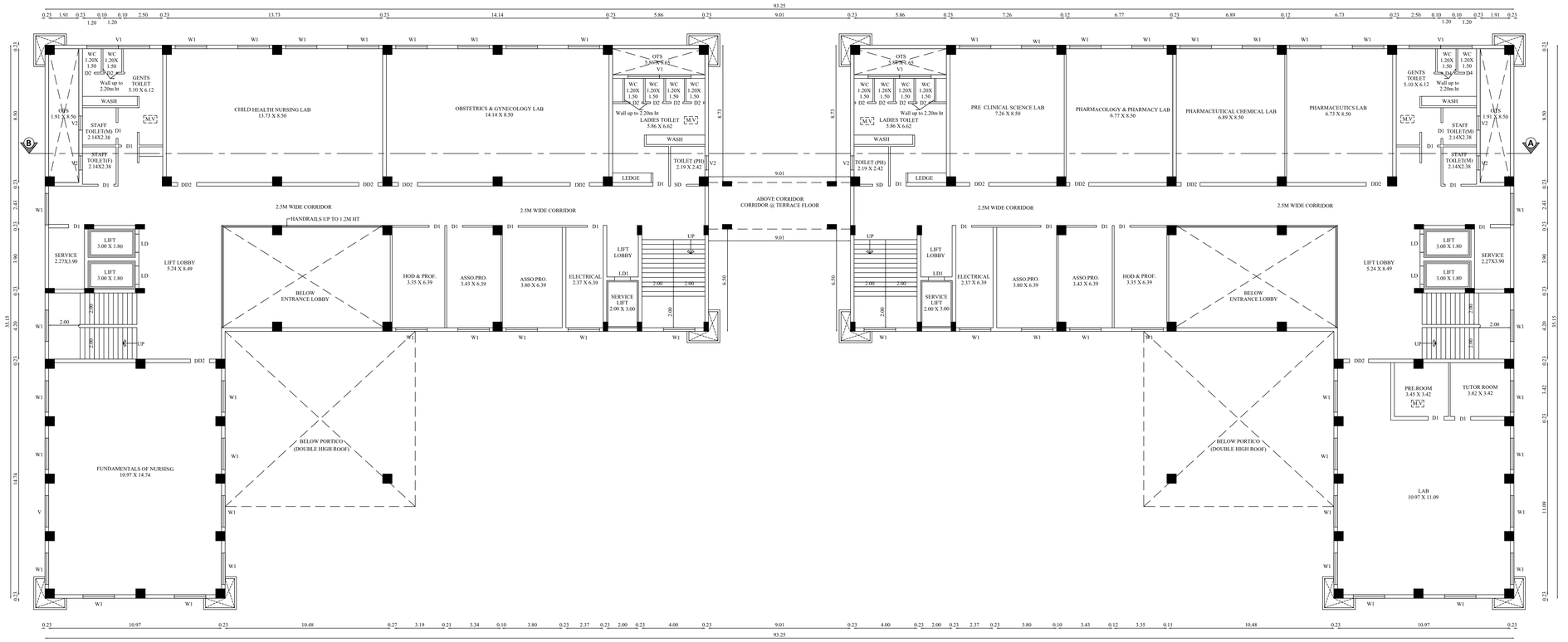
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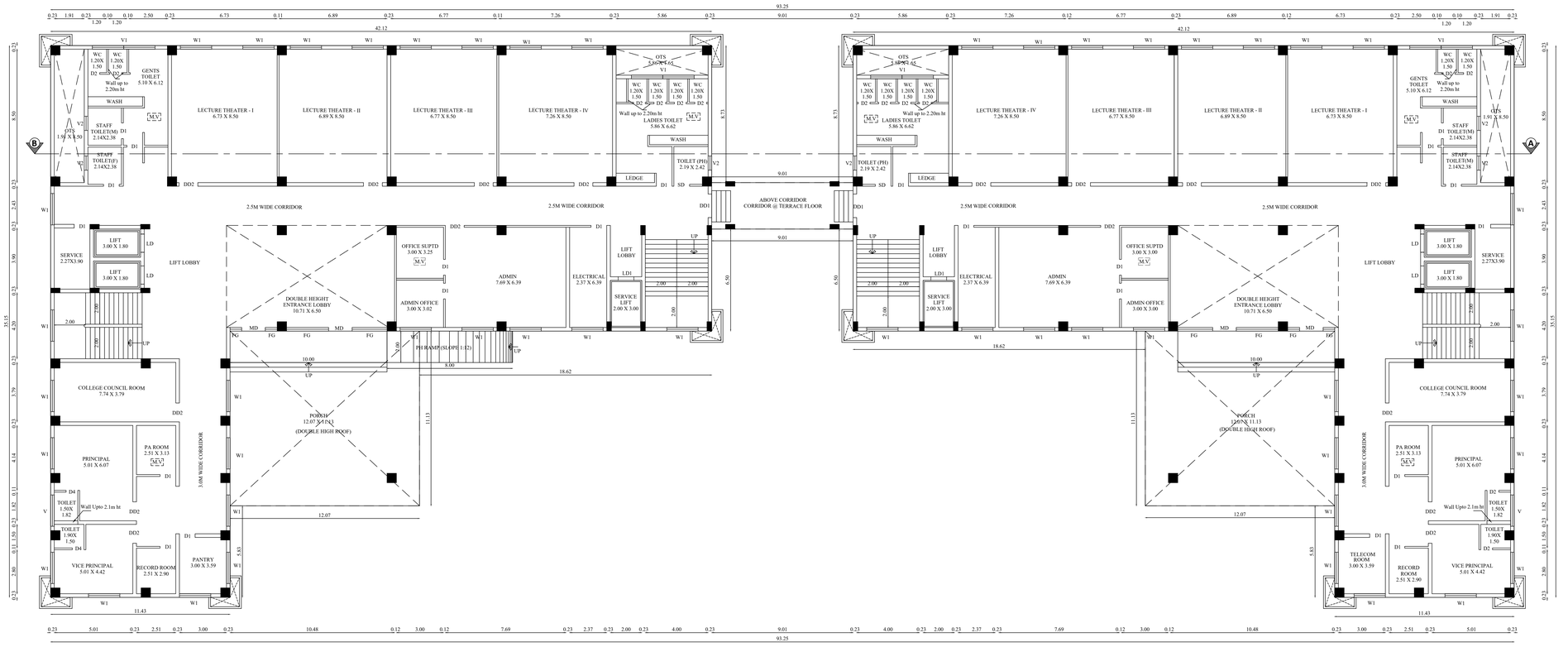
Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT MANAGING TRUSTEE

Applicant



FIRST FLOOR PLAN



GROUND FLOOR PLAN

BLOCK - 4	GROUND & FIRST FLOOR	SHEET NO : 7/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	1997.76	-	1997.76
FIRST FLOOR	1868.40	-	1868.40

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 X 2.50
DD1	DOUBLE DOOR 1	1.50 X 2.50
DD2	DOUBLE DOOR 2	1.20 X 2.50
LD	LIFT DOOR	1.16 X 2.50
LD1	LIFT DOOR 1	1.00 X 2.50
D	DOOR	0.90 X 2.50
D1	DOOR 1	1.00 X 2.50
D2	DOOR 2	0.75 X 2.20
SD	SWING DOOR	1.00 X 2.20
W1	WINDOW 1	2.00 X 2.00
V	VENTILATOR	2.00 X 0.60
V1	VENTILATOR 1	4.00 X 0.60
V2	VENTILATOR 2	0.90 X 0.60
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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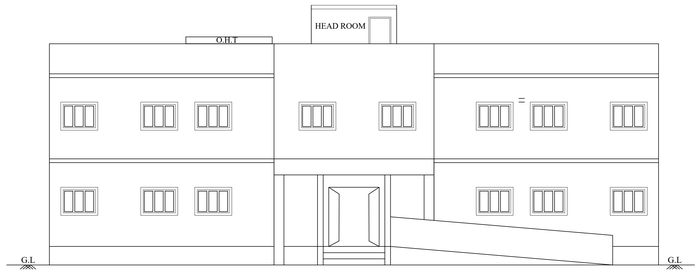
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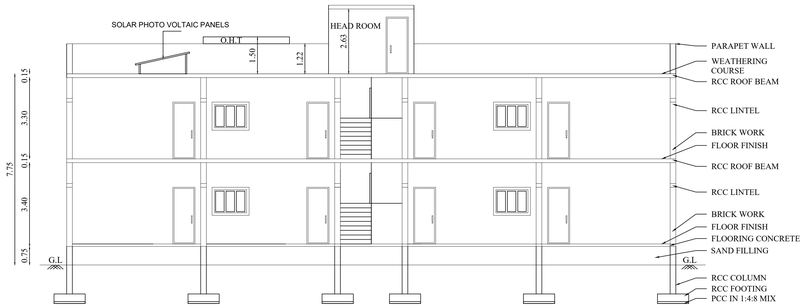
Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT MANAGING TRUSTEE

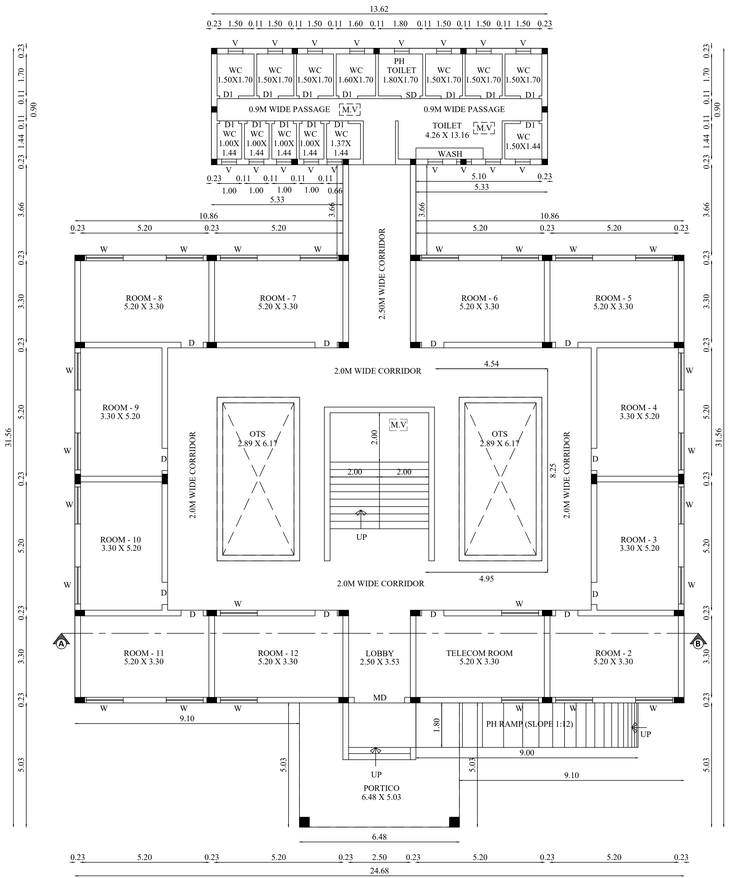
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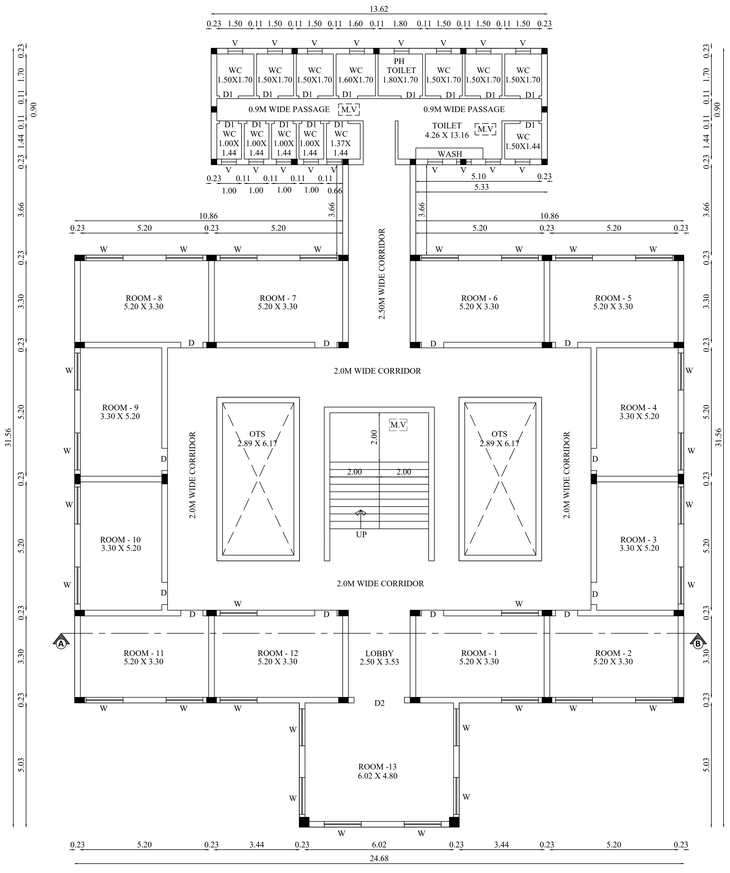
FRONT ELEVATION



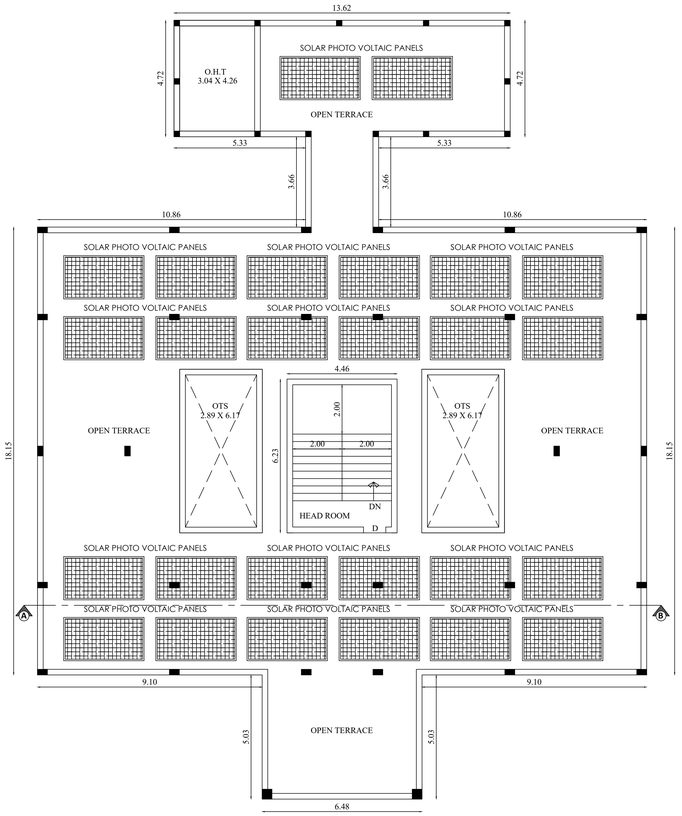
SECTION ON 'A-B'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 3 (HOSTEL BUILDING)	SHEET NO : 6/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	511.24	-	511.24
FIRST FLOOR	511.24	-	511.24
HEAD ROOM	-	19.83	19.83
TOTAL	1022.48	19.83	1042.31

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.04 X 2.30
D	DOOR	0.90 X 2.30
D1	DOOR 1	0.76 X 2.13
D2	DOOR 2	2.04 X 2.30
SD	SWING DOOR	0.90 X 2.30
W	WINDOW	1.50 X 1.14
V	VENTILATOR	0.60 X 0.91
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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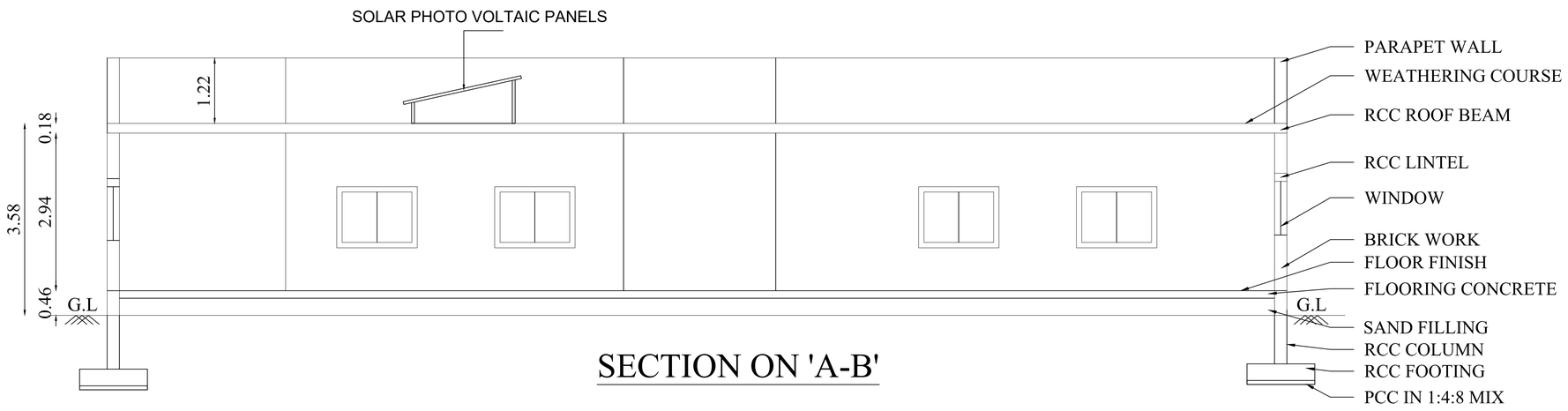
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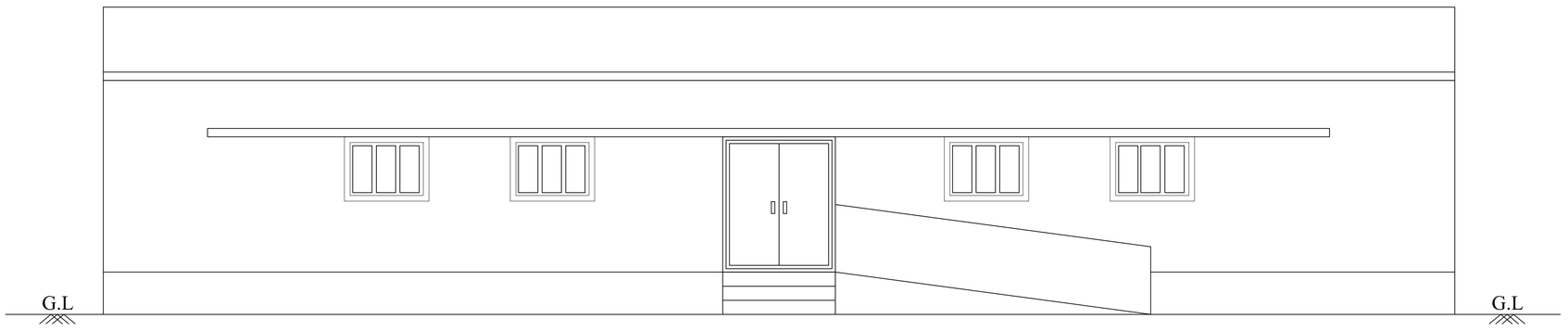
Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT MANAGING TRUSTEE

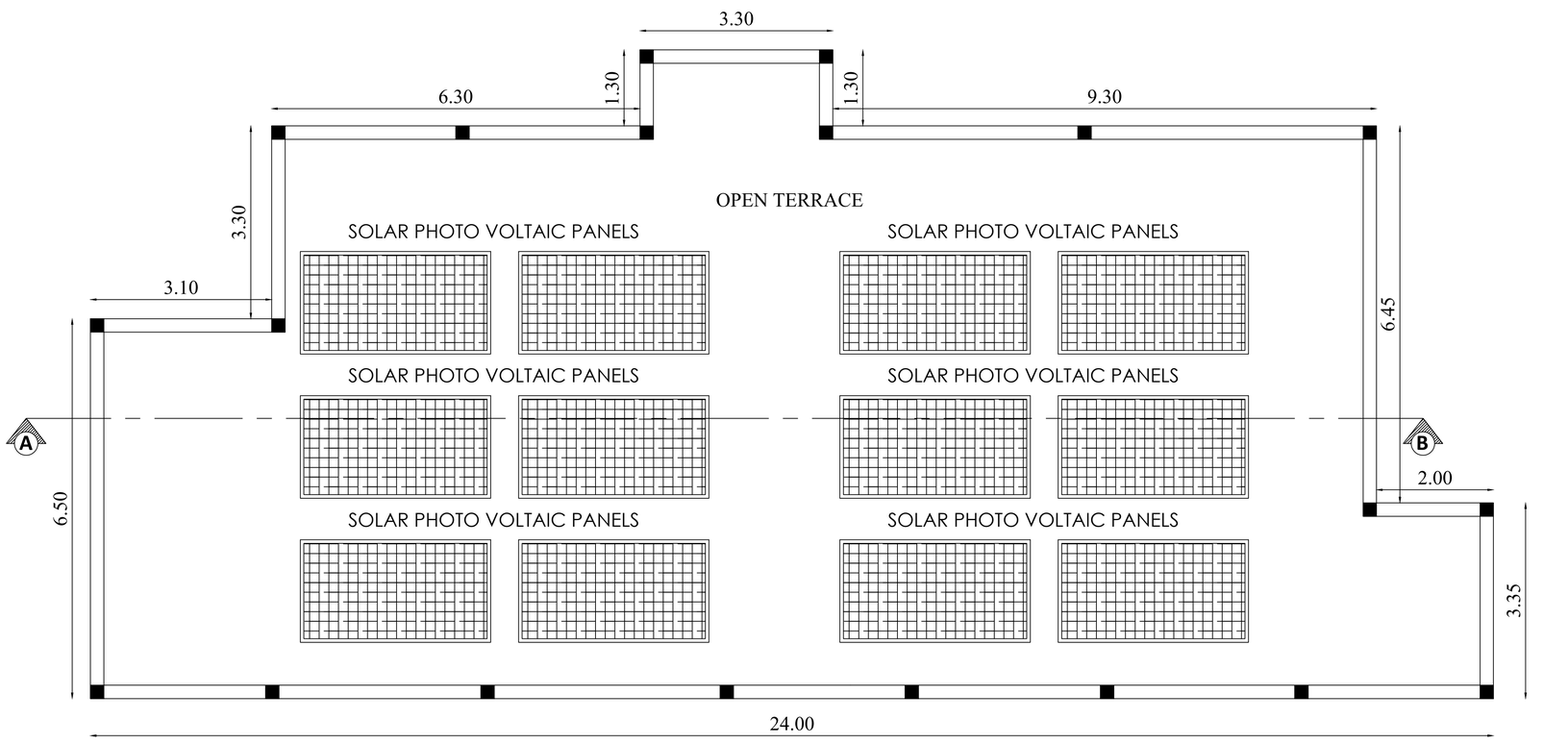
Applicant



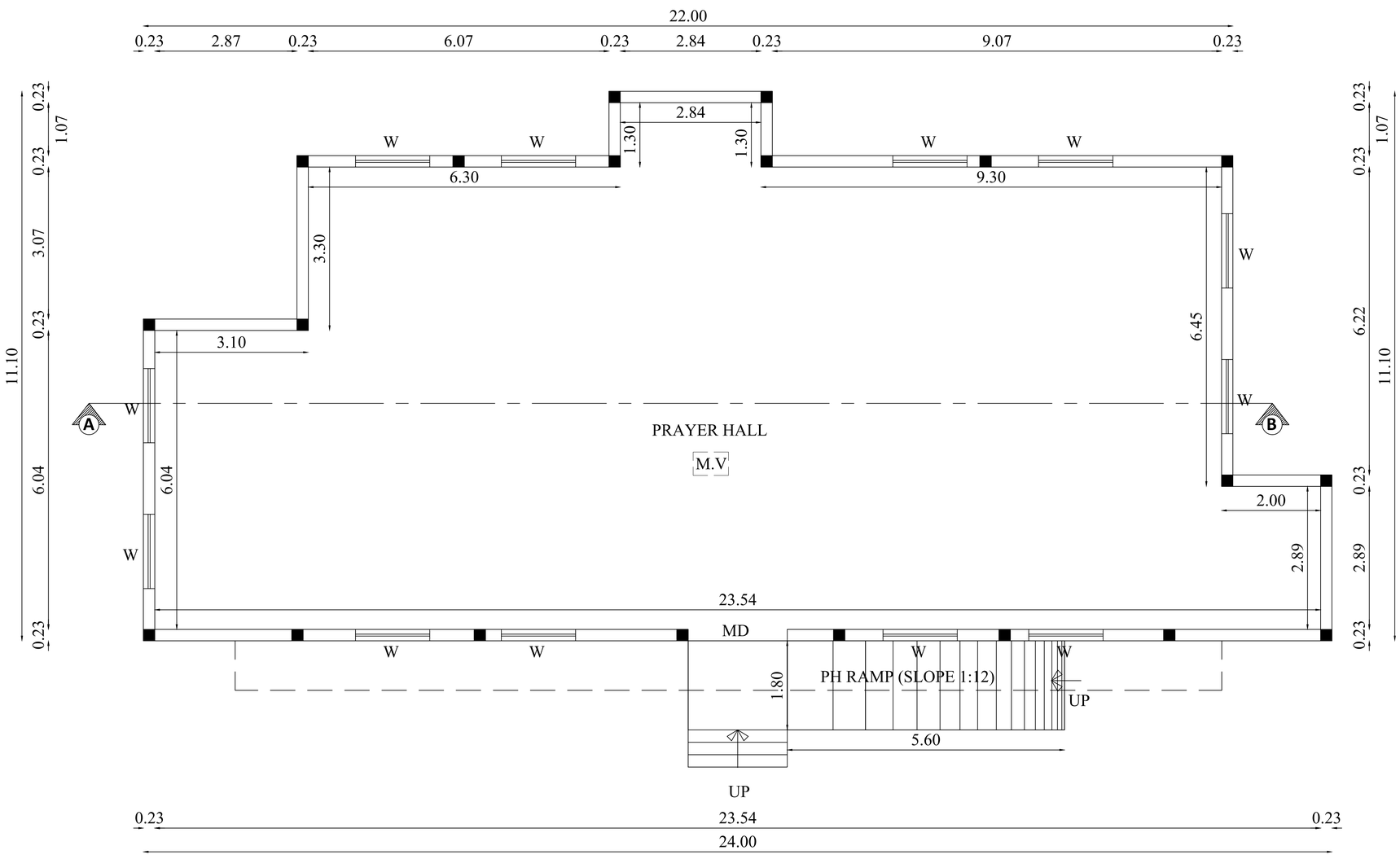
SECTION ON 'A-B'



FRONT ELEVATION



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

BLOCK - 2 (PRAYER HALL) | SHEET NO : 5/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	216.36	-	216.36

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.00 X 2.40
W	WINDOW	1.50 X 1.14
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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Architect

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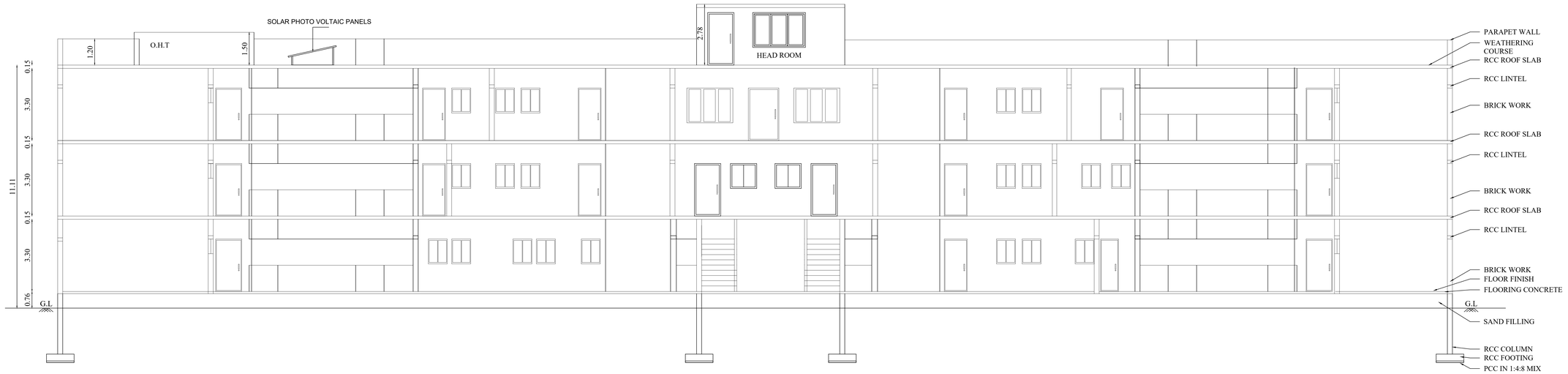
Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT-MANAGING TRUSTEE

Applicant



FRONT ELEVATION



SECTION ON 'A-B'

BLOCK - 3 (COLLEGE BUILDING)	SECTION & ELEVATION	SHEET NO : 4/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3.08 X 2.40
AD	DOOR	1.39 X 2.40
D	DOOR	1.00 X 2.40
D1	DOOR 1	0.76 X 2.40
W	WINDOW	1.00 X 1.59
W1	WINDOW 1	1.50 X 1.59
W2	WINDOW 2	2.63 X 1.59
W3	WINDOW 3	2.00 X 1.59
W4	WINDOW 4	1.34 X 1.59
W5	WINDOW 5	1.61 X 1.59
W6	WINDOW 6	1.20 X 1.59
W7	WINDOW 7	2.41 X 1.59
V1	VENTILATOR 1	1.20 X 0.61
M.V	MECHANICAL VENTILATION PROVIDED	

All metric dimensions are in metre

— FIRE EXTINGUISHER

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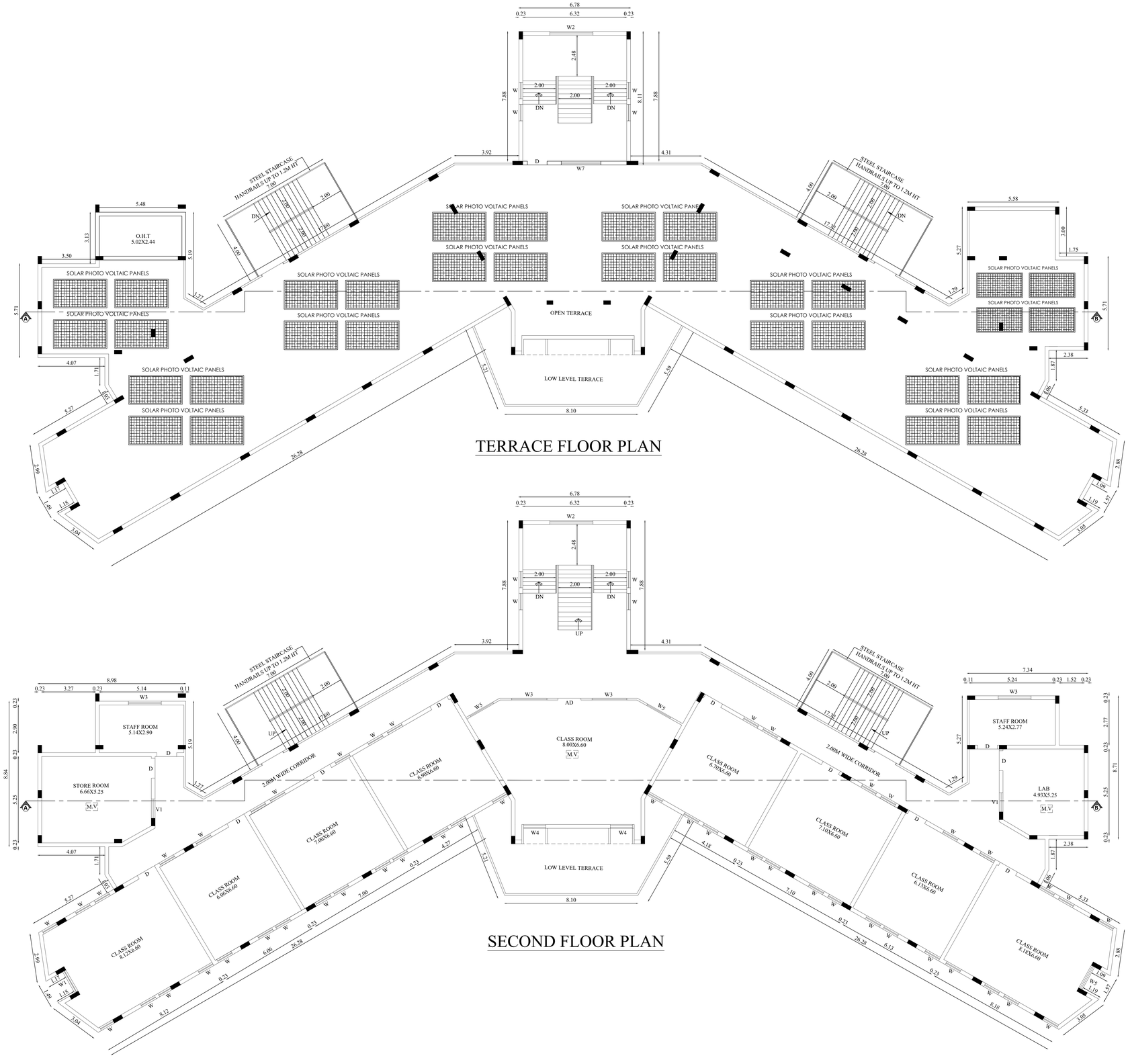
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Structural Engineer

TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT MANAGING TRUSTEE

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BLOCK - 1 (COLLEGE BUILDING)	SECOND & TERRACE FLOOR	SHEET NO : 3/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
SECOND FLOOR	882.04	-	882.04
HEAD ROOM	-	54.99	54.99

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3.08 X 2.40
AD	DOOR	1.39 X 2.40
D	DOOR	1.00 X 2.40
D1	DOOR 1	0.76 X 2.40
W	WINDOW	1.00 X 1.59
W1	WINDOW 1	1.50 X 1.59
W2	WINDOW 2	2.63 X 1.59
W3	WINDOW 3	2.00 X 1.59
W4	WINDOW 4	1.34 X 1.59
W5	WINDOW 5	1.61 X 1.59
W6	WINDOW 6	1.20 X 1.59
W7	WINDOW 7	2.41 X 1.59
V1	VENTILATOR 1	1.20 X 0.61

M.V MECHANICAL VENTILATION PROVIDED

All metric dimensions are in metre

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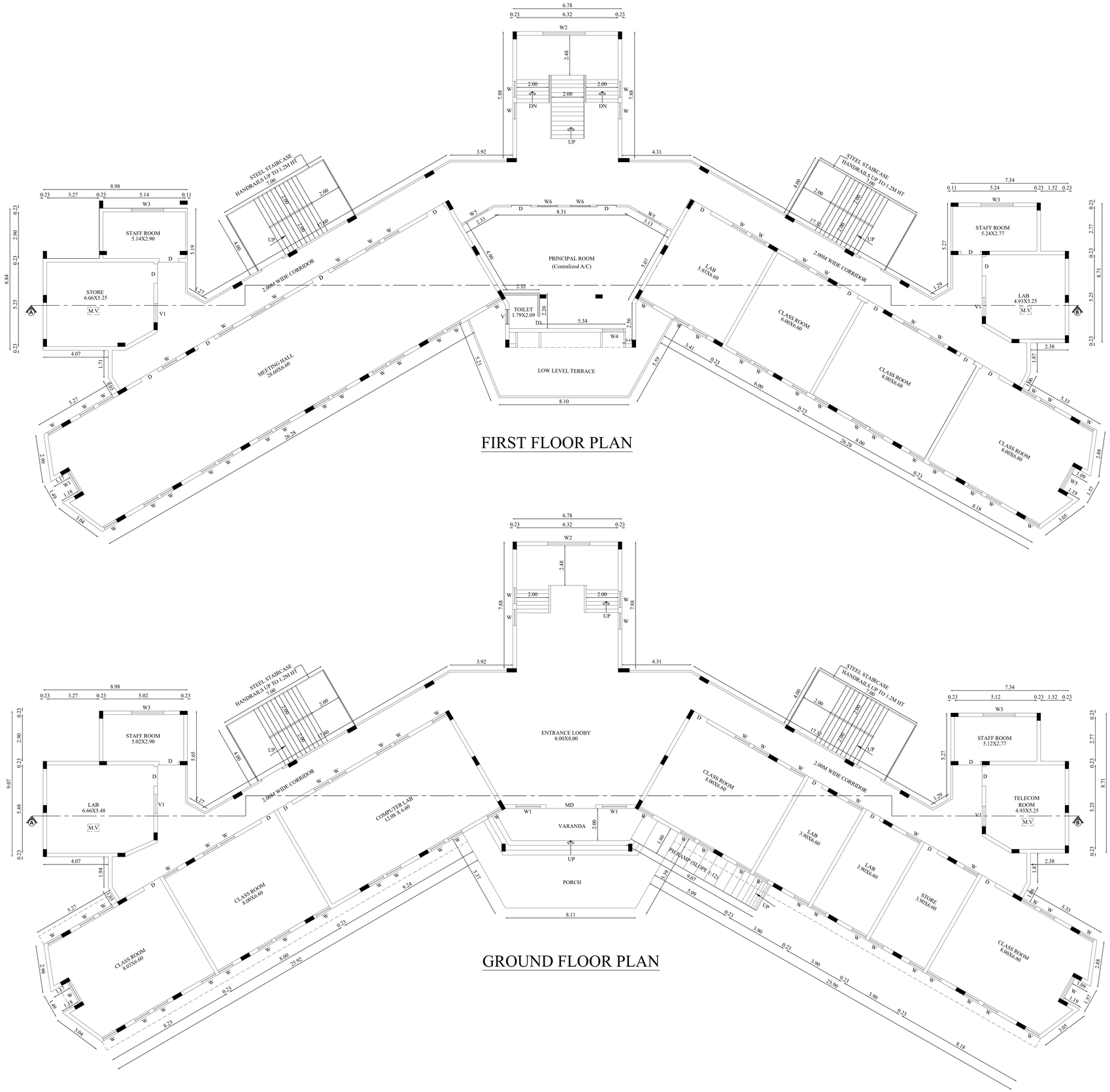
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TEXCITY MEDICAL & EDUCATIONAL TRUST
JOINT-MANAGING TRUSTEE

Applicant



FIRST FLOOR PLAN

GROUND FLOOR PLAN

BLOCK - 1 (COLLEGE BUILDING)	GROUND & FIRST FLOOR	SHEET NO : 2/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	927.10	-	927.10
FIRST FLOOR	882.04	-	882.04

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3.08 X 2.40
AD	DOOR	1.39 X 2.40
D	DOOR	1.00 X 2.40
D1	DOOR 1	0.76 X 2.40
W	WINDOW	1.00 X 1.59
W1	WINDOW 1	1.50 X 1.59
W2	WINDOW 2	2.63 X 1.59
W3	WINDOW 3	2.00 X 1.59
W4	WINDOW 4	1.34 X 1.59
W5	WINDOW 5	1.61 X 1.59
W6	WINDOW 6	1.20 X 1.59
W7	WINDOW 7	2.41 X 1.59
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR 1	1.20 X 0.61

M.V MECHANICAL VENTILATION PROVIDED

All metric dimensions are in metre

— FIRE EXTINGUISHER

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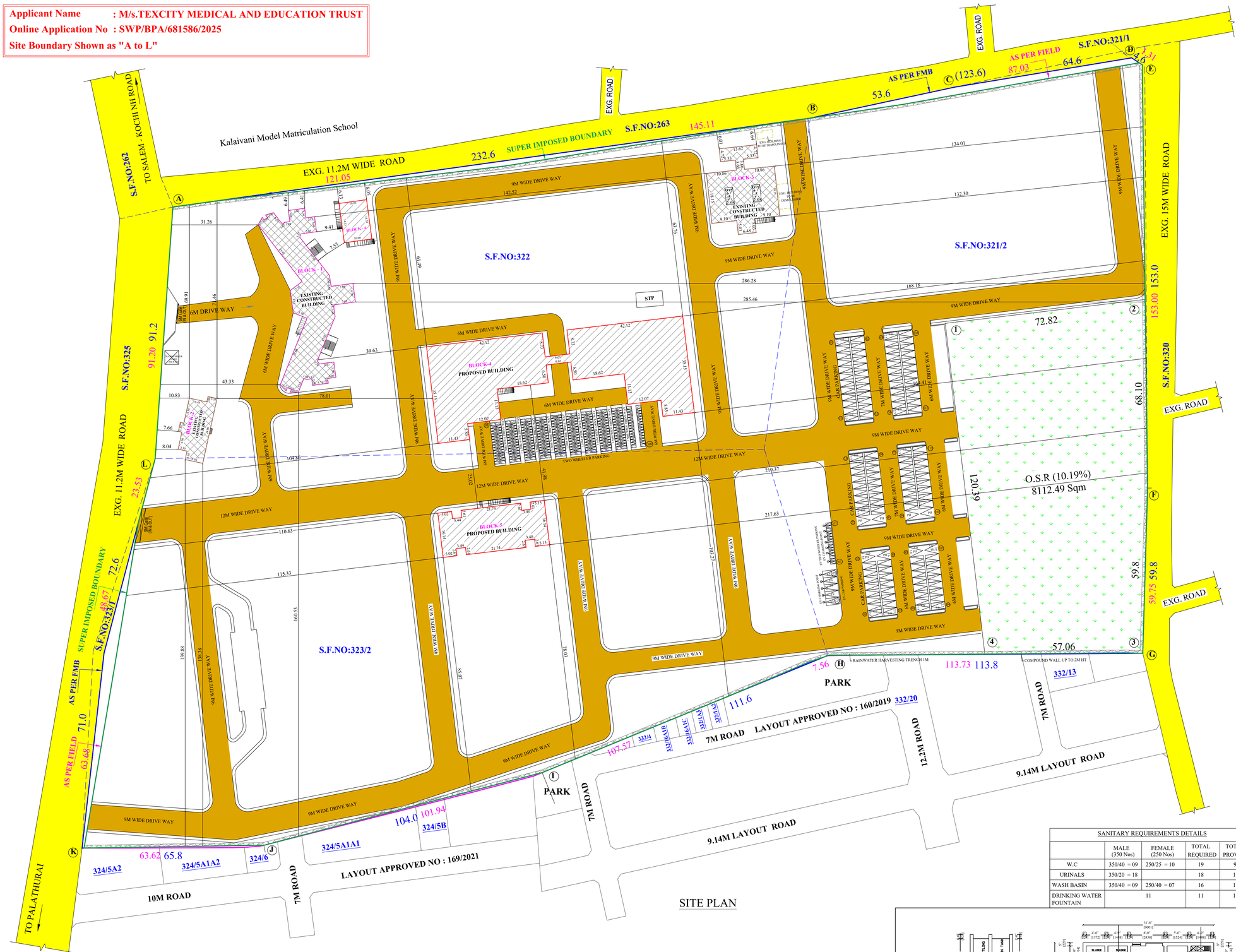
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JOINT-MANAGING TRUSTEE

Applicant

Applicant Name : M/s.TEXCITY MEDICAL AND EDUCATION TRUST
Online Application No : SWP/BPA/681586/2025
Site Boundary Shown as "A to L"



SITE PLAN	SHEET NO : 1/9

PLAN SHOWING THE EXISTING CONSTRUCTED AND ADDITIONAL PROPOSED CONSTRUCTION OF NURSING COLLEGE, ARTS & SCIENCE COLLEGE AND HOSTEL BUILDINGS IN S.F.NO: 321/2, 322 & 323/2 AT MADUKKARAI VILLAGE & TALUK, COIMBATORE DISTRICT.

AS PER MASTER PLAN USE 2041 - INSTITUTIONAL
S.F.NO: 321/2 - RESIDENTIAL
S.F.NO: 322 & 323/2 - INSTITUTIONAL

N

Scale 1:400

SITE AREA DETAILS:

S.NO.	S.F.NO:	AS PER PATTA (in Sqm)
1	321/2	26350.00
2	322	23550.00
3	323/2	29750.00
TOTAL		79650.00

AREA AS PER PATTA : 79650.00 Sqm
AREA AS PER DOCUMENT : 79641.47 Sqm (19.68 Acre)

AREA OF THE SITE : 79641.47 Sqm

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
EXISTING CONSTRUCTED BUILDINGS			
BLOCK - 1 (COLLEGE BUILDING)			
GROUND FLOOR	927.10	-	927.10
FIRST FLOOR	882.04	-	882.04
SECOND FLOOR	882.04	-	882.04
HEAD ROOM	-	54.99	54.99
TOTAL	2691.18	54.99	2746.17
BLOCK - 2 (PRAYER HALL)			
GROUND FLOOR	216.36	-	216.36
BLOCK - 3 (HOSTEL BUILDING)			
GROUND FLOOR	511.24	-	511.24
FIRST FLOOR	511.24	-	511.24
HEAD ROOM	-	19.83	19.83
TOTAL	1022.48	19.83	1042.31
SUB TOTAL	3930.02	74.82	4004.84
PROPOSED BUILDINGS			
BLOCK - 4 (COLLEGE BUILDING)			
GROUND FLOOR	1997.76	-	1997.76
FIRST FLOOR	1868.40	-	1868.40
HEAD ROOM	-	332.54	332.54
TOTAL	3866.16	332.54	4198.70
BLOCK - 5 (HOSTEL BUILDING)			
GROUND FLOOR	588.19	-	588.19
FIRST FLOOR	588.19	-	588.19
SECOND FLOOR	588.19	-	588.19
HEAD ROOM	-	87.95	87.95
TOTAL	1764.57	87.95	1852.52
BLOCK - 6 (TOILET BLOCK)			
GROUND FLOOR	144.11	-	144.11
SUB TOTAL	5774.84	420.49	6195.33
GRAND TOTAL	9704.86	495.31	10200.17

NOTE:

TOTAL FSI AREA = 9704.86 Sqm

$$FSI = \frac{9704.86}{79641.47} = 0.122$$

O.S.R REQUIRED:

O.S.R REQUIRED : 7965.00 Sqm (10%)
O.S.R PROVIDED : 8112.49 Sqm (10.18%)

ALL DIMENSIONS ARE IN METERS

PARKING DETAILS

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
COLLEGE: 1 Car space for every 100sq.m of class room area or part thereof and 1 two-wheelerspace for every 50sq.m of class room area or part thereof. Class Rooms Area = 1065.09 Sqm	22		11	
HOSTEL: 1 Two Wheeler for every 10 rooms Hostel Rooms = 59 Nos	06		-	
	31 (28X10%)		13 (11X10%)	
TOTAL	31	315	13	129

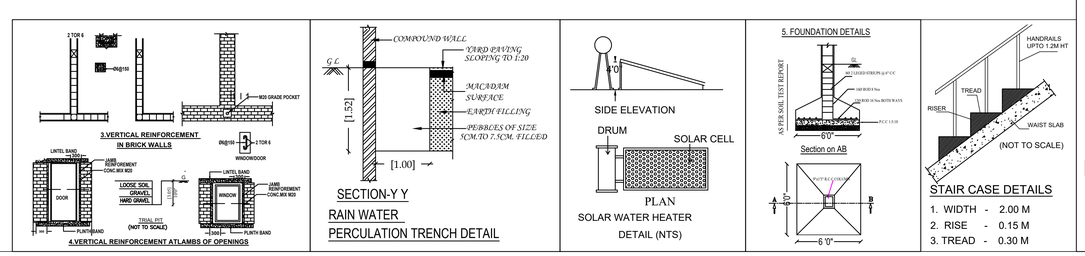
(PHYSICALLY HANDICAPPED PARKING INCLUDED)

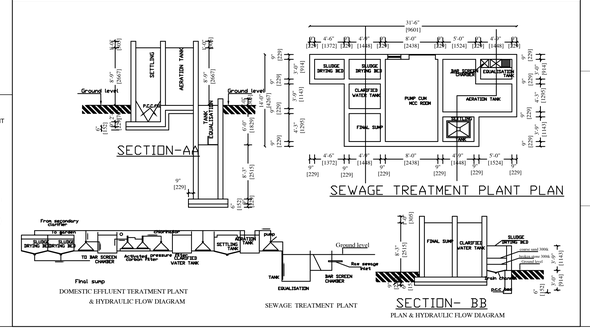
REFERENCE

- SITE BOUNDARY (A,B,C..., L)
- EXISTING CONSTRUCTED BUILDINGS
- PROPOSED BUILDINGS
- EXISTING ROAD

SANITARY REQUIREMENTS DETAILS

	MALE (350 Nos)	FEMALE (250 Nos)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	350/40 = 09	250/25 = 10	19	94
URINALS	350/20 = 18		18	18
WASH BASIN	350/40 = 09	250/40 = 07	16	18
DRINKING WATER FOUNTAIN	11		11	11





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JOINT SECRETARY

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

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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.