PP APPROVAL RECORD

# Planning Permission

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

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+91 9996 12 9996
verified.realestate

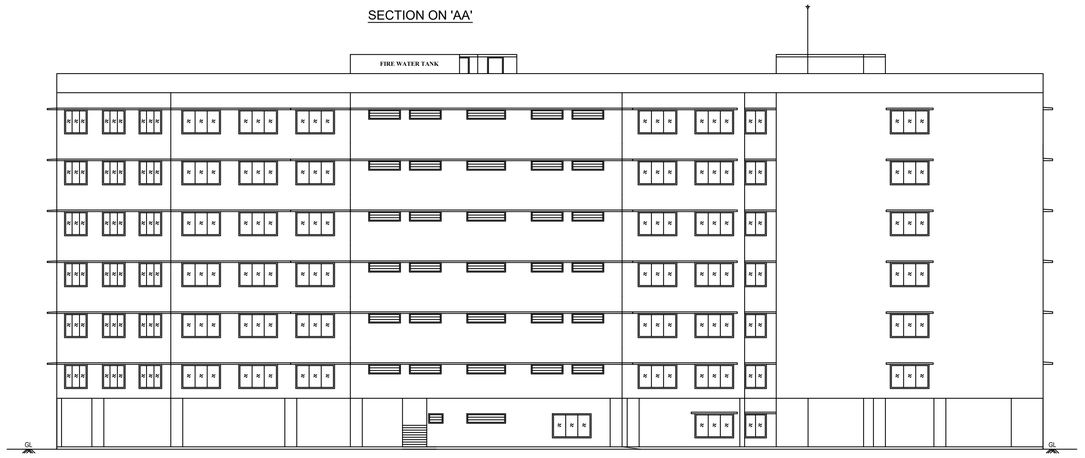
**Applicant Name : M/s. P.S.GOVINDASWAMY NAIDU & SONS CHARITIES**
**Online Application No : SWP/BPA/708075/2025**
**Site Boundary Shown as "A to J"**



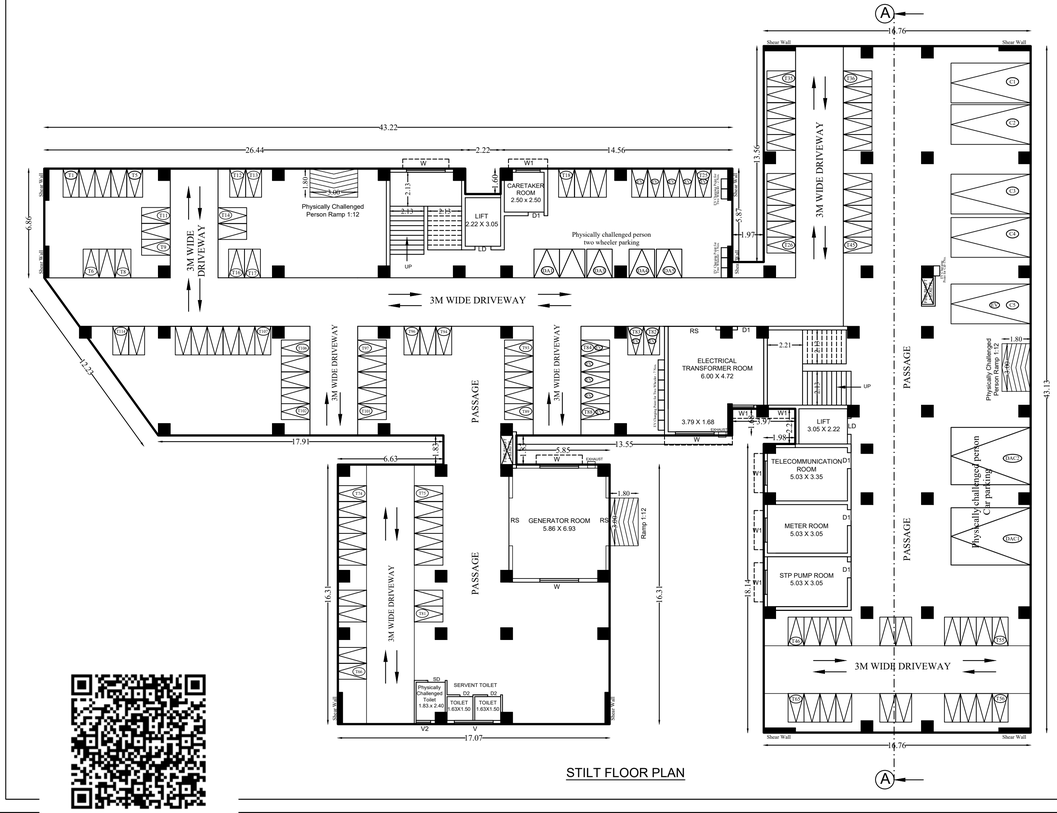

TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR)



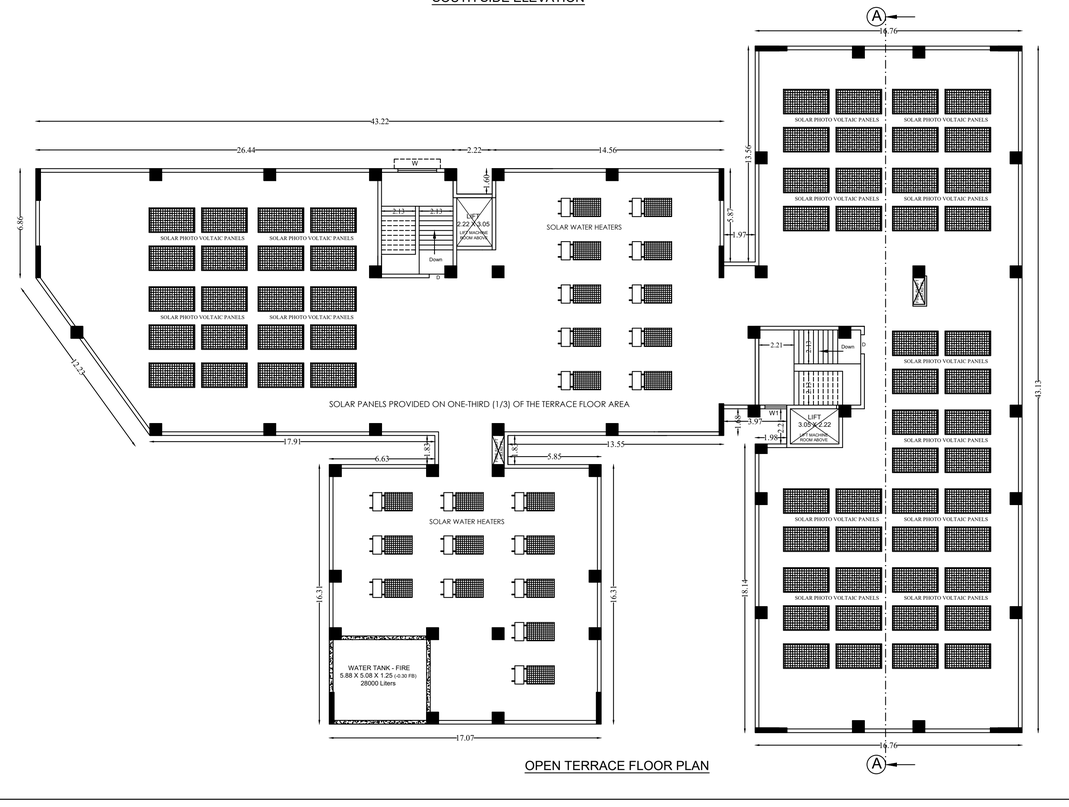

SECTION ON 'AA'



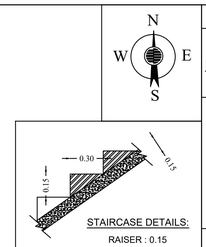

SOUTH SIDE ELEVATION




STILT FLOOR PLAN




OPEN TERRACE FLOOR PLAN




STAIRCASE DETAILS:
RAISER : 0.15
TREAD : 0.30

FLOOR PLAN, SECTION, ELEVATION | SHEET NO.2/2

# PSG & SONS' CHARITIES

**PSG INSTITUTE OF MEDICAL SCIENCE &RESEARCH**

PEELAMEDU, COIMBATORE - 641 004.

PLAN SHOWING THE PROPOSED IMSR HOSTEL (GIRLS) FOR PSG INSTITUTE OF MEDICAL SCIENCE & RESEARCH IN WARD NO.28 (AB), BLOCK NO.48, T.S.NO.31/1 (OLD S.F.NO.480), SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SCALE = 1:100

BUILDING AREA DETAILS:

| FLOOR DETAILS | TOTAL AREA SQ.M | FSI AREA SQ.M | NON FSI AREA SQ.M |
|---|---|---|---|
| AREA OF THE STILT FLOOR | 1709.12 | 143.52 | 1565.60 |
| AREA OF THE FIRST FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE SECOND FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE THIRD FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE FOURTH FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE FIFTH FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE SIXTH FLOOR | 1709.12 | 1709.12 | - |
| AREA OF THE HEAD ROOM | 86.67 | - | 86.67 |
| TOTAL AREA | 12050.51 | 10398.24 | 1652.27 |

JOINERY DETAILS

| Sym | DESCRIPTION | IN METRE |
|---|---|---|
| RS | ROLLING SHUTTER | 1.07 X 2.13 |
| D | DOOR | 1.07 X 2.13 |
| D1 | DOOR | 1.00 X 2.13 |
| D2 | DOOR | 0.76 X 2.13 |
| LD | LIFT DOOR | 1.00 X 2.13 |
| SD | SLIDING DOOR | 1.20 X 2.13 |
| W | WINDOW | 1.83 X 1.52 |
| W1 | WINDOW | 1.52 X 1.52 |
| J | GRILL | 6.10 X 0.91 |
| V | VENTILATOR | 2.44 X 0.61 |
| V1 | VENTILATOR | 2.00 X 0.61 |
| V2 | VENTILATOR | 0.91 X 0.61 |

NOTE:

- ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE STATED
- PHYSICALLY CHALLENGED PERSON ROOM & TOILET PROVIDED
- 10% OF EV CAR/TWO WHEELERS PARKING PROVIDED
- SOLAR PANELS PROVIDED ON 1/3 OF THE TERRACE FLOOR AREA

SANITATION REQUIREMENTS PER FLOOR

ROOM & STUDENTS DETAILS:

TOTAL NO. OF ROOMS/FLOOR - 39 Nos.
NUMBER OF STUDENTS PER ROOM - 2 Nos.
TOTAL NO. OF STUDENTS (39X2) - 78 Nos.

| CONTENTS | REQUIRED | PROVIDED |
|---|---|---|
| WATER CLOSET | 78/6 = 13 | 15 Nos. |
| ABLUTION TAB | 13 Nos. | 15 Nos. |
| WASH BASIN | 13 Nos. | 21 Nos. |
| CLEANER SINK | 1 No. | 2 Nos. |
| DRINKING WATER | 2 Nos. | 2 Nos. |
| PHYSICALLY CHALLENGED TOILET | 1 No. | 1 No. |

T. GUNASEKAR, B.E.,
REGISTERED CIVIL&TY AUDITOR
STP REGISTRATION No.CA/2017/0246 & LA/2022/104 /1341/2022
104-A, LAKSHMI PLAZA, 2ND STREET,
PEELAMEDU EXT., POST,CODE - 641004
M/: 9360900739
QUALITY AUDITOR

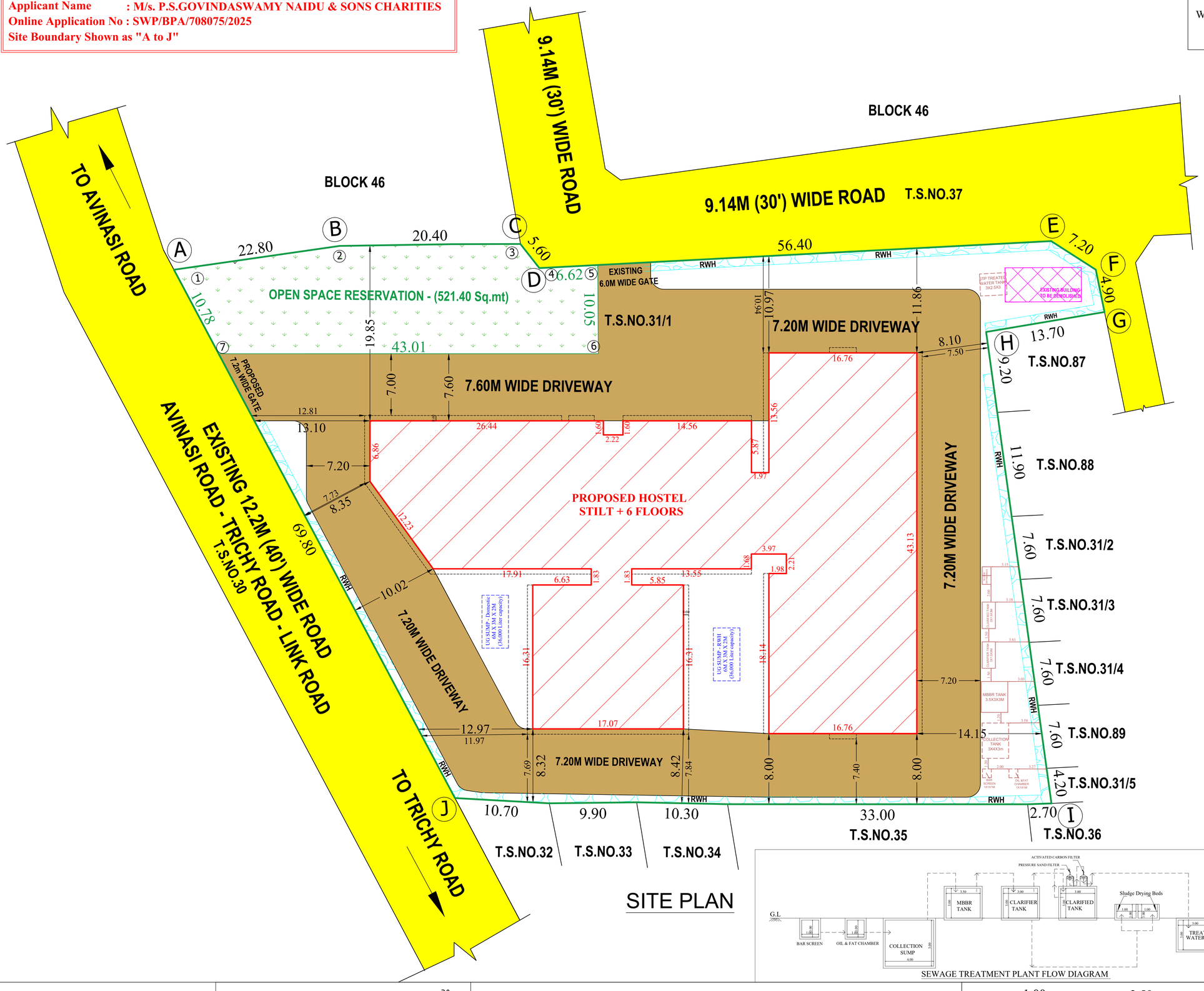
E. GOMATHI SANKAR B.E.
Registered Constructive Engineer
Coimbatore District/CE/11/2015
22, Sri Karthika Avenue, Near Coimbatore Public School
Chinnavedampatti (P.O), Kuthirakuttai, Coimbatore - 641 035.
Mobile: 97902 74255 | E-mail:E.nithishkumar2@gmail.com
CONSTRUCTION ENGINEER

Ar. K. SENJADAIVEL. B. Arch,
COA Reg No. CA/2001/47203
Registered Architect Grade I
01/RA-42/04 (SA) EM 07/CP)
72-A Budthur St, Opp.To Sastha Kalyana Mandab na,
Erode Main Road, Gobichettipalayam-638476.
ARCHITECT

"Dr. S. PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer ( AM/I-83598-2)
SDTCP / SE / Gr-1 / 03 / 2022
No: 1, Jeevabar Nagar, S.A.R.S. Post
Coimbatore - 641 043.
STRUCTURAL ENGINEER

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

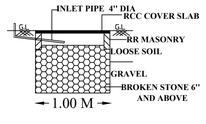
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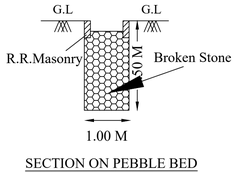

SITE PLAN



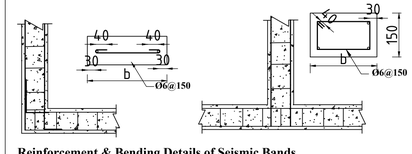

SEWAGE TREATMENT PLANT FLOW DIAGRAM



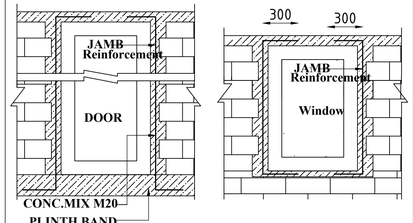

SECTION OF RAINWATER HARVESTING SOAK PIT




SECTION ON PEBBLE BED

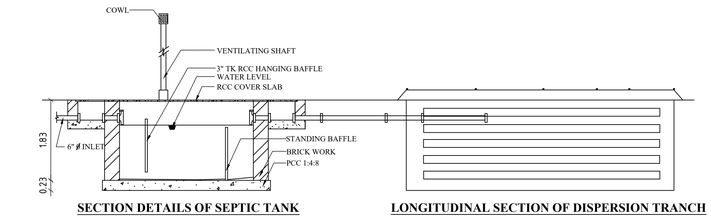



Reinforcement & Bending Details of Seismic Bands



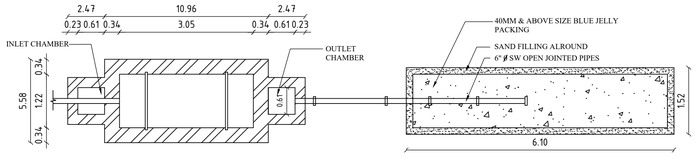

Typical Details of Providing Vertical steel Bars around doors/windows

**Essential Internal Elements in Buildings for Earthquake safety**




SECTION DETAILS OF SEPTIC TANK

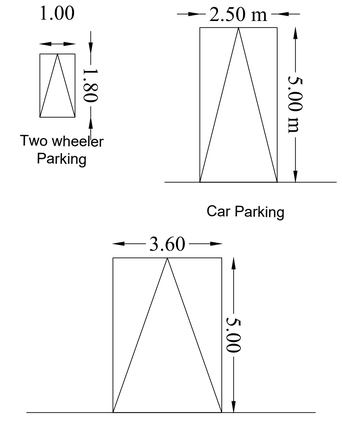
LONGITUDINAL SECTION OF DISPERSION TRANCH




PLAN OF SEPTIC TANK

DISPERSION TRENCH(TYP)

**SEPTIC TANK DETAILS**




PARKING DETAILS

N
W E
S

| SITE PLAN | SHEET NO.1/2 |
|---|---|

# PSG & SONS' CHARITIES

**PSG INSTITUTE OF MEDICAL SCIENCE &RESEARCH**

PEELAMEDU, COIMBATORE - 641 004.

SITE PLAN SHOWING THE PROPOSED IMSR HOSTEL (GIRLS) FOR PSG INSTITUTE OF MEDICAL SCIENCE & RESEARCH IN WARD NO.28 (AB), BLOCK NO.48, T.S.NO.31/1 (OLD S.F.NO.480), SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

MASTER PLAN LAND USE : RESIDENTIAL

SCALE = 1:200

SITE AREA :

As per Document - 1.234 ACRES (4993.75 Sq.mt)
As per TSLR - 1.287 ACRES (5208.50 Sq.mt)

BUILDING AREA DETAILS:

| FLOOR DETAILS | TOTAL AREA SQ.M | FSI AREA SQ.M | NON FSI AREA SQ.M |
|---|---|---|---|
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| AREA OF THE HEAD ROOM | 86.67 | - | 86.67 |
| TOTAL AREA | 12050.51 | 10398.24 | 1652.27 |

FSI & PC CALCULATION :

FSI = $\frac{10398.24}{4993.75}$ = 2.08 > 2.00

PREMIUM FSI = 410.74 Sq.mt

PC = $\frac{1709.12}{4993.75}$ x 100 = 34.22 %

REFERENCE

- SITE BOUNDARY (ABCDEFGHIJ)
- EXISTING ROAD
- EXISTING BUILDING TO BE DEMOLISHED
- PROPOSED BUILDING
- OPEN SPACE RESERVATION
- RAIN WATER HARVESTING

OPEN SPACE RESERVATION:

OSR @ 10% REQUIRED = 520.85 Sq.mt (as per TSLR)
PROVIDED = 521.40 Sq.mt (10.01%)

PARKING DETAILS

| SL. NO. | DESCRIPTION | REQUIRED | PROVIDED IN STILT FLOOR |
|---|---|---|---|
| 1 | CAR PARKING | 2 | 5 |
| 2 | PHYSICALLY CHALLENGED PERSON CAR PARKING | 2 | 2 |
| 3 | TWO WHEELER PARKING HOSTEL = 234 rooms / 10 rooms = 24 Nos. | 24 | 114 |
| 4 | PHYSICALLY CHALLENGED PERSON TWO WHEELER PARKING | 3 | 5 |

10% OF EV CAR/TWO WHEELERS PARKING PROVIDED

T. GUNASEKAR. B.E.,
REGISTERED QUALITY AUDITOR
DTCP REGISTRATION No. QA/003 / 2022 dtd 05.12.2022
104 A, LAKSHMIPURAM 6TH STREET,
PEELAMEDU EAST POST,CBE - 641004
MOB - 8300909739
QUALITY AUDITOR

E. GOMATHI SANKAR B.E.,
Registered Construction Engineer
Coimbatore District/CE/13/2025
32, Swathika Avenue, Near Coimbatore Public School
Chinnamettupalayam, Vellakinar, Coimbatore - 641 035
Mobile: 97912 74253 | E-mail id: ritvilcivilcontract@gmail.com
CONSTRUCTION ENGINEER

Ar. K. SENJADAIVEL, B. Arch,
COA Reg No. CA/2001/27033
Registered Architect-Grade I
07/RA-II/2024 (SALEM DTCP)
22-A Budhhar St, Opp.To Seetha Kalyana Mandapam,
Erode Main Road, Gobichettipalayam-638476.
ARCHITECT

Tr. S. PRAVEEN KUMAR, B.E.,M.Tech.,
Chartered Engineer ( AM183598-2)
SDTCP / SE / Gr-1 / 03 / 2022
No: 1, Jawahar Nagar, S.A.H.S. Post
Coimbatore - 641 043.
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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Chennai 600 097, India
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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.