Verified RealEstate™

REFERENCE
1/2025-2026

ISSUED
18 December 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

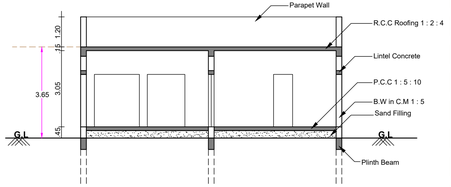
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

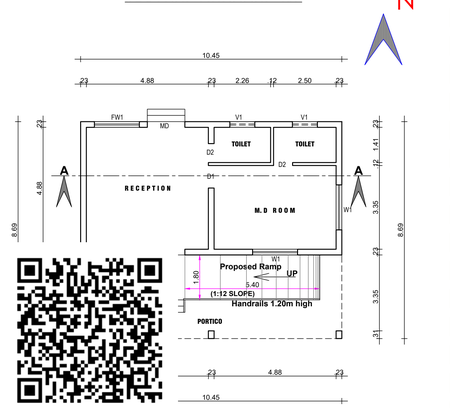
BLOCK - 1
ADMIN BLOCK



FRONT ELEVATION

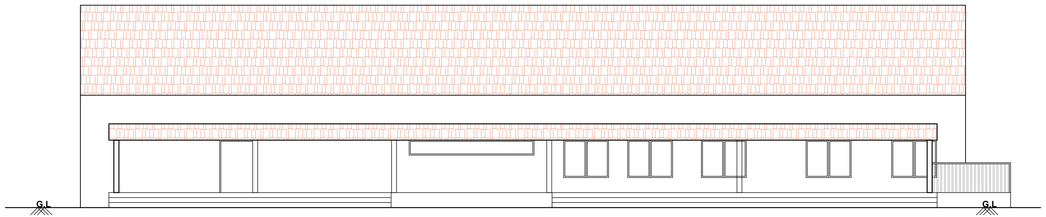


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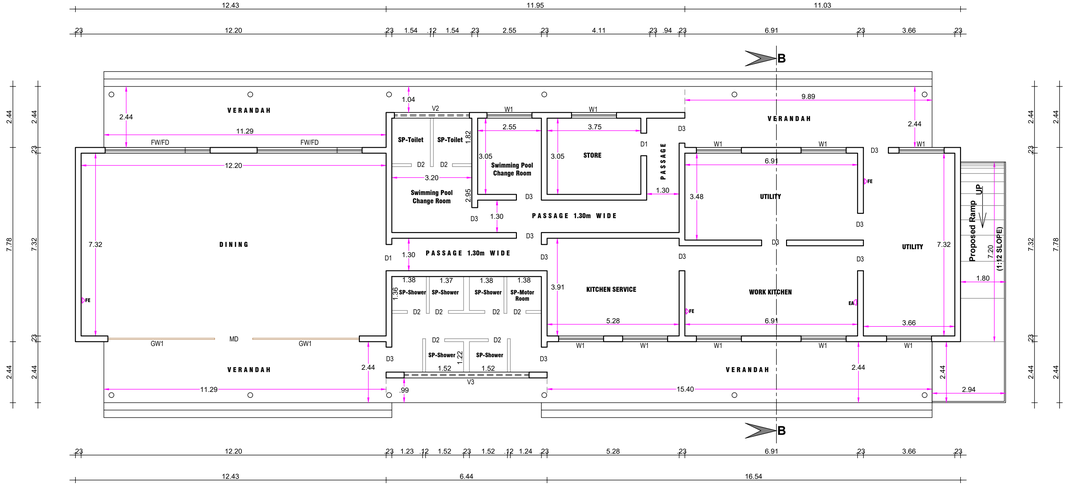


GROUND FLOOR PLAN

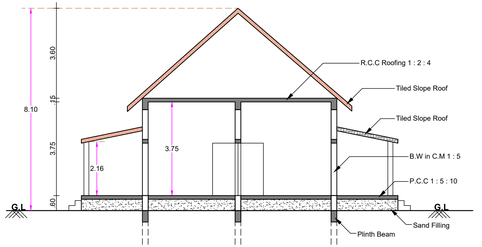
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DINING BLOCK



FRONT ELEVATION

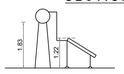


GROUND FLOOR PLAN

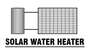


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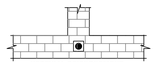
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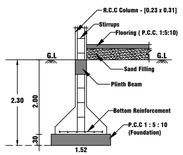
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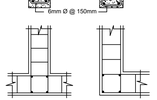
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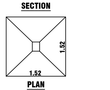
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BRICK WALLS



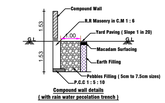
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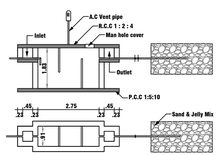


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(NOT TO SCALE)

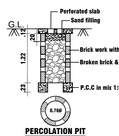


PLAN
COLUMN DETAILS





SEPTIC TANK AND TRENCH



PERCOLATION PIT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
CLUB HOUSE FOR **"K. R CONFECTIONERS PRIVATE LIMITED"**
IN S.F No. 186/2 part, 186/3B part, OF MAVUTHAMPATHY VILLAGE,
MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100
ALL DIMENSIONS AREA IN METERS

SHEET No. 1

Total Sheets : 4

Online Application Number : SWP/BPA/591591/2025
SWP/LP/R(C)No : 318/2025
SWP/BP/DTCPR(C)No : 116/2025

SITE AREA DETAILS

	Sq.m.	Sq.ft.	
SITE AREA - As Per Document	19654.63	211484	(4.855 Acres)
SITE AREA - As Per Survey Sketch	19660.00	211542	(4.856 Acres)

BUILDING AREA DETAILS

Block No. - 1 - ADMIN BLOCK		
Proposed Ground Floor Area	90.81	977
Block No. - 2 - DINING BLOCK		
Proposed Ground Floor Area	437.16	4704

JOINERY DETAILS

MD	Main Door	1.50 x 2.10	W1	Window	1.80 x 1.50
D1	Door	0.90 x 2.10	FW1	French Window	1.80 x 2.10
D2	Door	0.76 x 2.10	FW/FD	French Window/ French Door	4.27 x 2.10
D3	Door	1.00 x 2.10	GW1	Glass Window	4.27 x 2.10
V1	Ventilator	1.00 x 0.60	V2	Ventilator	3.00 x 0.61
			V3	Ventilator	5.00 x 0.61

HEIGHT OF THE BUILDING

Block - 1 - ADMIN BLOCK : 3.65m
Block - 2 - DINING BLOCK : 8.10m

FE : FIRE EXTINGUISHER EA : EMERGENCY ALARM

For K.R. CONFECTIONERS PVT. LTD
Authorised Signatory.

APPLICANT / OWNER

P.N. Pala
P.N. VETRISELVAN, M.E (STRUCTURAL ENGG.,MIOSTE)
9043984888
CLPA REGN No. CLP/LIC/2020/0014
GEOSCIENCE INDIA PRIVATE LIMITED
G.J.s.46, N.No.29, 5th Street, K.K.Pudur,
Coimbatore - 641038.
4998631 44444, E-mail: geodelight123@gmail.com

GEO TECHNICAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-1111

CONSTRUCTION ENGINEER

M. BALASUBRAMANIAM, ME (Str) MIE,FICE
STRUCTURE & SOIL STABILITY BANK VALU
COLLECTOR'S PANEL ENGINEER CLASS-I
A/SE/GR-II/11/13/2025 on 02.05.20
103, 84-A, Sarojini Complex,
Senkuldu, Kannoor Street,
Near by Womens Polytechnic Colleg
P.N. Palayam, Coimbatore - 641 037
Mobile No: 98432 45085

STRUCTURAL ENGINEER

Er. M. RAJA VENKADACHALAM B.E.,
Licensed Building Surveyor & Registered Engineer (GR-I)
Coimbatore Corporation : GR-I-042/2019
Coimbatore DPN/RE/GR-I/058/2024
No. 4/A-3, Subhikisham Paradise Apartments, Kamaraj Road
Near Chaaya Vidhya Bhawan, Narayan Pillai
Bharathiyar University(PO), Coimbatore - 641 046
Email : m.raja2010@icloud.com Mobile : + 91 94896 77308

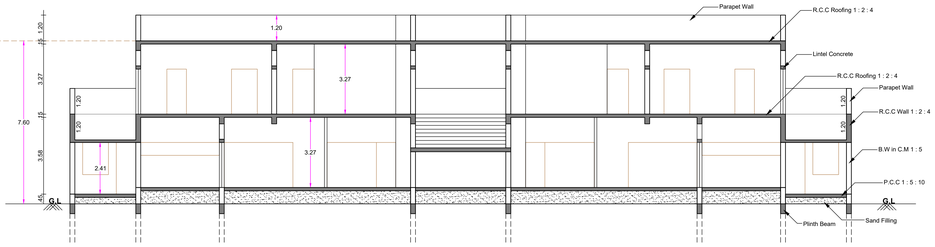
REGISTERED ENGINEER

BLOCK No. - 3

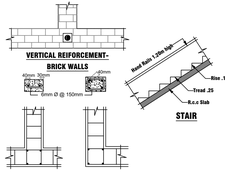
GUEST HOUSE -1

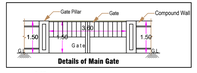


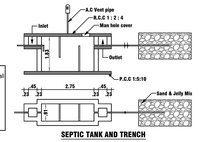
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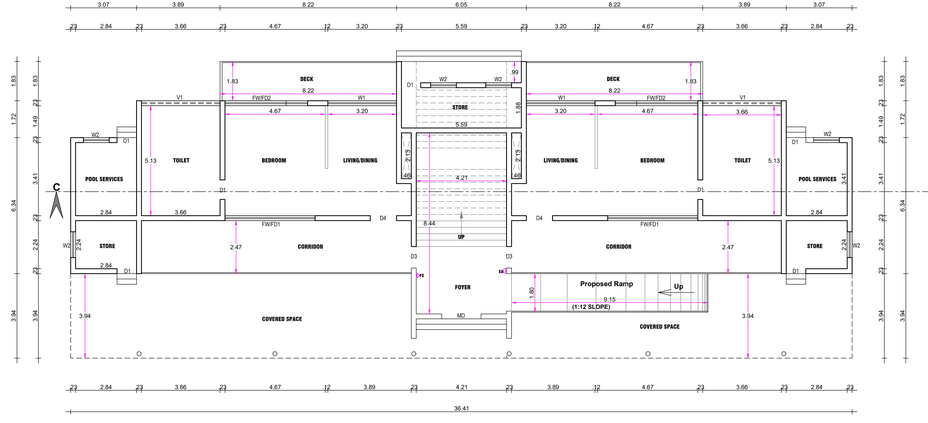


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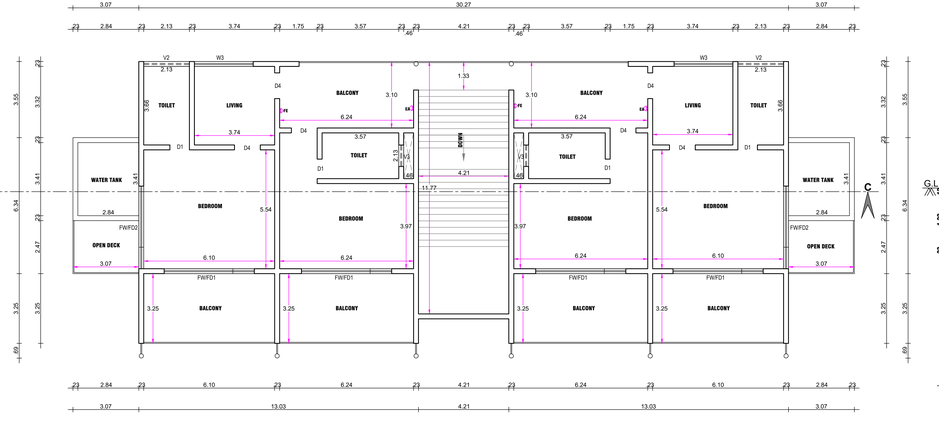




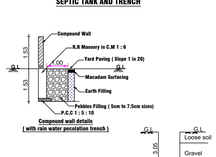


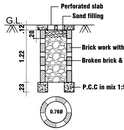


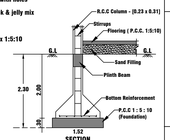
GROUND FLOOR PLAN

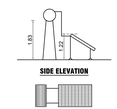


FIRST FLOOR PLAN









PLAN SHOWING THE PROPOSED CONSTRUCTION OF

CLUB HOUSE FOR **"K. R CONFECTIONERS PRIVATE LIMITED"**

IN S.F No. 186/2 part, 186/3B part, OF MAVUTHAMPATHY VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100

ALL DIMENSIONS AREA IN METERS

SHEET No. 2

Total Sheets : 4

Online Application Number : SWP/BPA/591591/2025
SWP/LP/R(C)No : 318/2025
SWP/BP/DTCPR(C)No : 116/2025

BLOCK No - 3

GUEST HOUSE - 1

SITE AREA DETAILS	Sq.m.	Sq.ft.
SITE AREA - As Per Document	19654.63	211484 (4.855 Acres)
SITE AREA - As Per Survey Sketch	19660.00	211542 (4.856 Acres)

BUILDING AREA DETAILS		
Proposed Ground Floor Area	467.52	5031
Proposed First Floor Area	392.95	4228

JOINERY DETAILS

MD	Main Door	1.83 x 2.10	W1	Window	3.20 x 1.80
D1	Door	0.90 x 2.10	W2	Window	1.20 x 1.50
D2	Door	0.76 x 2.10	W3	Window	2.74 x 1.80
D3	Door	1.00 x 2.10	FW/FD1	French Window/ French Door	4.20 x 2.10
D4	Door	1.22 x 2.10	FW/FD2	French Window/ French Door	3.85 x 2.10
V1	Ventilator	3.60 x 0.60	V2	Ventilator	2.13 x 0.60
			V3	Ventilator	1.00 x 0.60

HEIGHT OF THE BUILDING

Block - 3 & Block - 4 - Rooms -1, Rooms -2 : 7.60m

FE : FIRE EXTINGUISHER EA : EMERGENCY ALARM

For K.R. CONFECTIONERS PVT. LTD.
Authorised Signatory

APPLICANT / OWNER

H.P. VEERASELVAM, M.E., (GEOTECH), MIGS, MISTE.
9626359441/8838211
CIN REGN No. U74210TZ2000PTC008709
GEOTECH INDIA PRIVATE LIMITED
G.M. Nivas, 8, 1st Street, K.K.Pudur,
Coimbatore - 641038.
e-mail: geotech2k@yahoo.com

GEO TECHNICAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch
CA/2015/73087
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.803, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111

CONSTRUCTION ENGINEER

M. BALASUBRAMANIAM, ME (Str) MIE,FIV,FIE
STRUCTURE & SOIL STABILITY BANK VALUE
(1) ELECTOR'S PANEL ENGINEER CLASS-I
LA/SE/GR-II/1113/2025 to 02.05.20
103, 8A-A, Sangini Complex,
Seekadu, Kattoor Street,
Near by Nirmala Polytechnic College
P.N. Palayam, Coimbatore - 641 037.
Mobile No: 99432 65083

STRUCTURAL ENGINEER

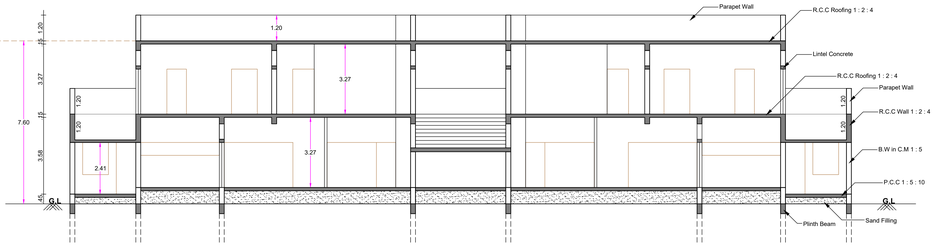
Er. M. RAJA VENKADACHALAM B.E.,
Licensed Building Surveyor & Registered Engineer (GR-I)
Coimbatore Corporation : 026-A-02/2019
Coimbatore BPA/GE/GR-I/002/2024
No. 4th D, Subhikshan Paradise Apartments, Kanuvai Road
Near Cheran Vidhya Bhavan, Narasur Pirivu,
Eachanari (Via), Coimbatore - 641 659.
Email: m.raja91@hotmail.com Mobile : +91 94866 77366

REGISTERED ENGINEER

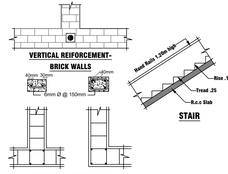
BLOCK No. - 4
GUEST HOUSE -2

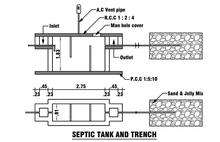


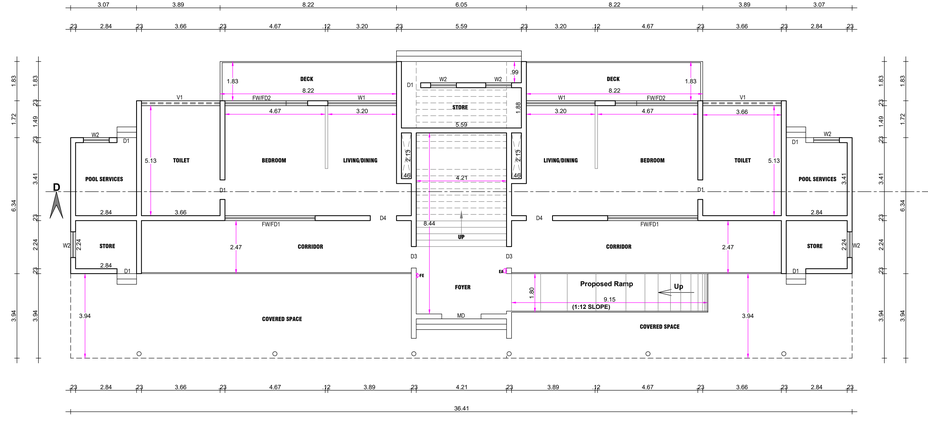
FRONT ELEVATION



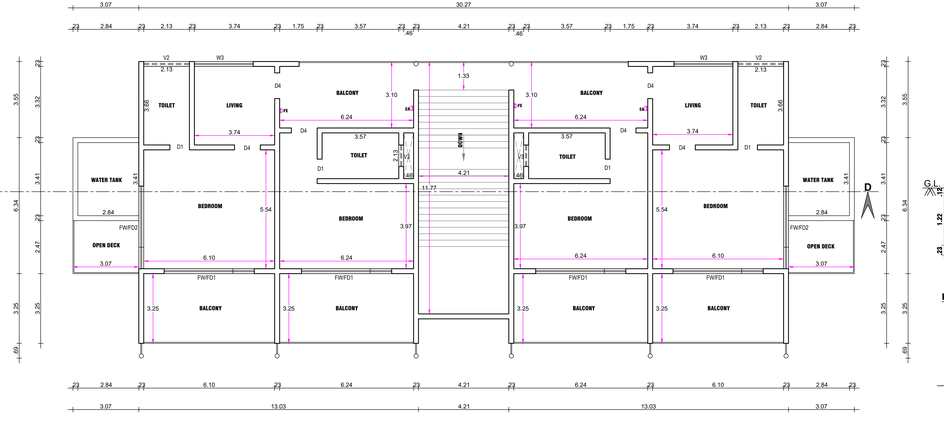
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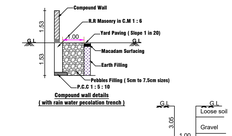


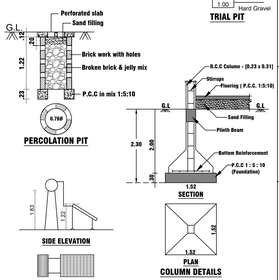


GROUND FLOOR PLAN



FIRST FLOOR PLAN





PLAN SHOWING THE PROPOSED CONSTRUCTION OF
CLUB HOUSE FOR **"K. R CONFECTIONERS PRIVATE LIMITED"**
IN S.F No. 186/2 part, 186/3B part, OF MAVUTHAMPATHY VILLAGE,
MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100
ALL DIMENSIONS AREA IN METERS

SHEET No. 3

Online Application Number : SWP/BPA/591591/2025
SWP/LP/R(C)No : 318/2025
SWP/BP/DTCPR(C)No : 116/2025

Total Sheets : 4

BLOCK No - 4
GUEST HOUSE - 2

N

SITE AREA DETAILS

	Sq.m.	Sq.ft.
SITE AREA - As Per Document	19654.63	211484 (4.855 Acres)
SITE AREA - As Per Survey Sketch	19660.00	211542 (4.856 Acres)

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HEIGHT OF THE BUILDING

Block - 3 & Block - 4 - Rooms -1, Rooms -2 : 7.60m

FE : FIRE EXTINGUISHER EA : EMERGENCY ALARM

For K.R. CONFECTIONERS PVT. LTD
Authorised Signatory

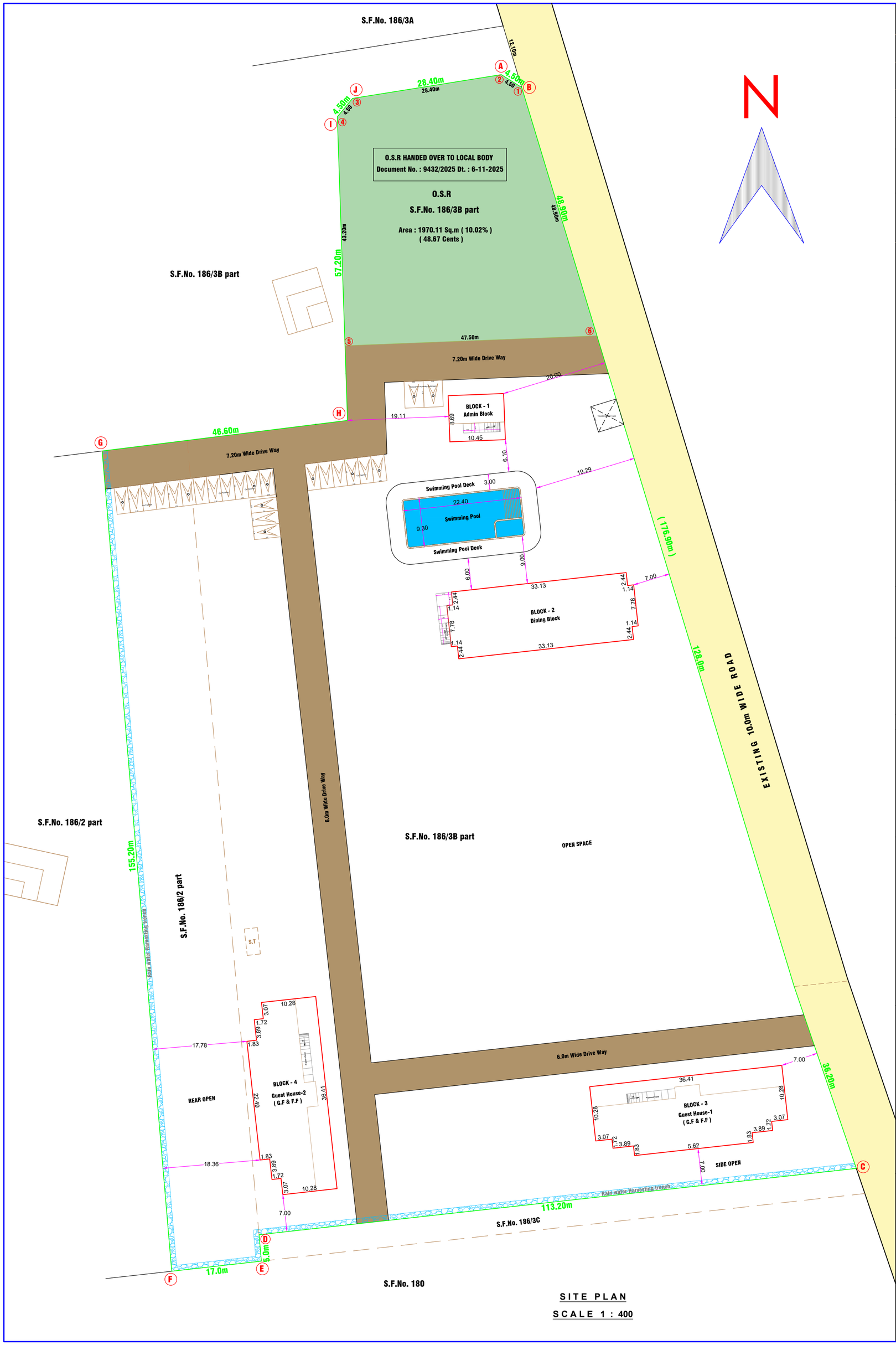
APPLICANT / OWNER

P.N. Pala
R.P.VETRISELVAM, B.E.,(BUILDING), MIOS.,MIOH.,
GEO TECHNICAL ENGINEER

P.N. Pala
R.N. KRISHNAKUMAR, M.Arch
CA/2015/73087
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.803, 100 Feet Road, Ganapathipuram
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111
CONSTRUCTION ENGINEER

M. BALASUBRAMANIAM, ME (Str) MIE,FIV,
STRUCTURE & SOIL STABILITY BANK VALU
(1) ELECTOR'S PANEL ENGINEER CLASS-I
L/A/SE/GR-II/1113/2025 to 02.05.20
103, 8A-A, Sangini Complex,
Seeluda, Kattoor Street,
Near by Nirmala Polytechnic Colleg
P.N. Palayam, Coimbatore - 641 037
Mobile No: 99432 65083
STRUCTURAL ENGINEER

Er. M. RAJA VENKADACHALAM B.E.
Licensed Building Surveyor & Registered Engineer (GR-I)
Coimbatore Corporation : GR-I-042/2019
Coimbatore DTP/RLGR-I/002/2024
No. 4/A-3, Subbukuttn Paradise Apartments, Kanuvai Road
New Chanock Vidhya Bhavan, Navkarai Pirivu,
Bharathiyar University(PO), Coimbatore - 641 046
Email : rm.raja1976@yahoo.com Mobile : +91 94864 77366
REGISTERED ENGINEER



SITE PLAN

SCALE 1 : 400

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF

CLUB HOUSE FOR **"K. R CONFECTIONERS PRIVATE LIMITED"**

IN S.F No. 186/2 part, 186/3B part, OF MAVUTHAMPATHY VILLAGE,

MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE 1 : 400	**SHEET No. 4**
ALL DIMENSIONS AREA IN METERS	**Total Sheets : 4**

Online Application Number : SWP/BPA/591591/2025
SWP/LP/R(C)No : 318/2025
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	Sq.m.	Sq.ft.	
SITE AREA - As Per Document	19654.63	211484	(4.855 Acres)
SITE AREA - As Per Survey Sketch	19660.00	211542	(4.856 Acres)

BUILDING AREA DETAILS

Block - 1 - ADMIN BLOCK		
Proposed Ground Floor Area	90.81	977
Block - 2 - DINING BLOCK		
Proposed Ground Floor Area	437.16	4704
Block - 3 - GUEST ROOM - 1		
Proposed Ground Floor Area	467.52	5031
Proposed First Floor Area	392.95	4228
Block - 4 - GUEST ROOM - 2		
Proposed Ground Floor Area	467.52	5031
Proposed First Floor Area	392.95	4228
SWIMMING POOL AREA		
Proposed Swimming Pool Area	208.00	2238
TOTAL AREA OF PROPOSED CONSTRUCTION (BUILDING AREA + SWIMMING POOL AREA)	**2456.91**	**26437**
O. S . R Area	**1970.11**	**21198(10.02 %)**

HEIGHT OF THE BUILDING

Block - 1 - ADMIN BLOCK : 3.65m
Block - 2 - DINING BLOCK : 8.10m
Block - 3 - GUEST ROOM -1 : 7.60m
Block - 4 - GUEST ROOM -2 : 7.60m

F.S.I DETAILS

$$\frac{\text{F.S.I Area}}{\text{Site Area}} = \frac{2456.91}{19654.63} = 0.125$$

PARKING REQUIREMENT DETAILS

As per the TNCDBR- Annexure IV - Parking For Club House		PARKING SPACE	
Parking Type	Parking Calculation	Required	Provided
Car Parking	"1 car space for every 100sq.m of floor area or part thereof " Therefore For 2248.91 Sq.m of Club House area	23	23

REFERENCE

PROPOSED SITE
PROPOSED BUILDINGS
O . S . R
DRIVE WAY
EXISTING ROAD

For K.R. CONFECTIONERS PVT. LTD

Authorised Signatory. 14-10-25

APPLICANT / OWNER

P.N. Pala
P.P. VETRISELVAN, M.E (GEOTECH), MIGS, MISTE
CLPA REGN No. CLPA/CTE/1038/2014
GEODESIGN INDIA PRIVATE LIMITED
No.40, N.No.28, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9198433 44433, E-mail: geodesign123@gmail.com

GEO TECHNICAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-1111

CONSTRUCTION ENGINEER

M. BALASUBRAMANIAM, ME (Strs) MIE,FIV,C.Er
STRUCTURE & SOIL STABILITY BANK VALU
COLLECTOR'S PANEL ENGINEER CLASS-1
LI'A/SE/GR-II/11/13/2025on02.05.20
103, 84-A, Sarojini Complex,
Senkadu, Kattoor Street,
Near by Womens Polytechnic Colleg
P.N. Palayam, Coimbatore - 641 037
Mobile No: 98432 65083

STRUCTURAL ENGINEER

Er. M. RAJA VENKADACHALAM B.E.,
Licensed Building Surveyor & Registered Engineer (GR-I)
Coimbatore Corporation : GR-I-842/2019
Coimbatore MPA/RE/GR-I/956/2024
No. 4/A-3, Subhiksham Paradise Apartments, Karuvai Road
Near Chavara Vidhya Bhavan, Narayan Pillai
Bharathiyar University(PO), Coimbatore - 641 046
Email : m.raja2910@icloud.com Mobile : +91 94896 77308

REGISTERED 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
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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.