PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

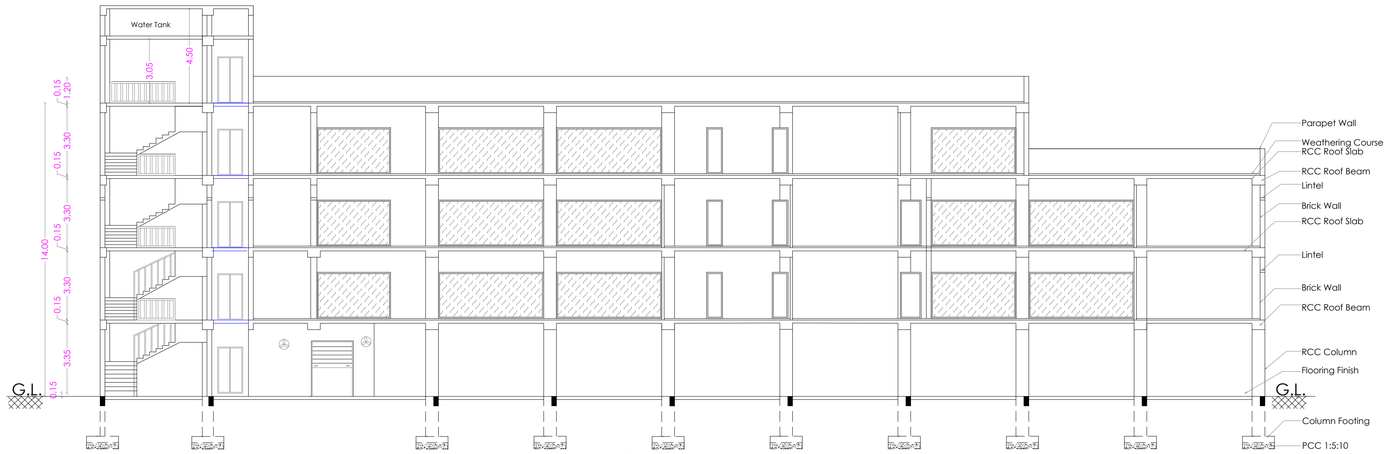
ISSUING AUTHORITY
DTCP

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

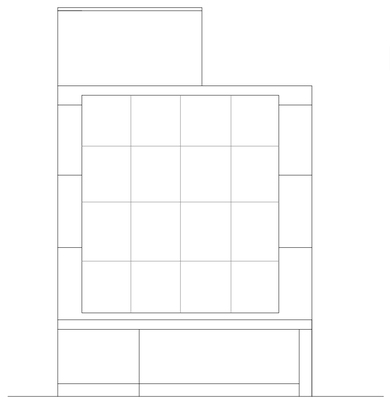
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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



SECTION ON A A



ELEVATION

N

PLAN SHOWING THE PROPOSED BUSINESS OFFICE BUILDING IN SITE No: 76, T.S.No: 438, [OLD S.F.No: 188],WARD No : K BLOCK No: 19, AT Dr. RADHAKRISHNAN ROAD, SANGANOOR VILLAGE, COIMBATORE CORPORATION.

MASTER PLAN LAND USE : INSTITUTIONAL

ALL DIMENSION ARE IN METER
SCALE - 1:100

AREA STATEMENT

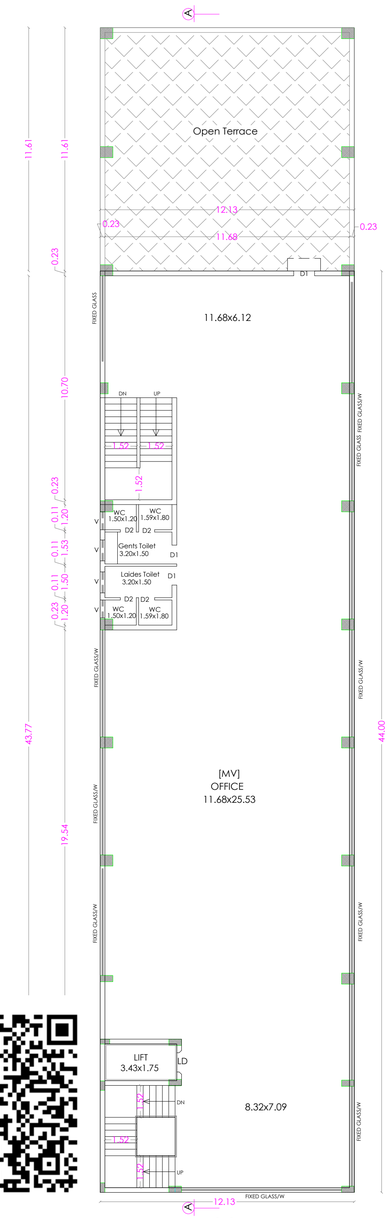
FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	28.81	646.03	674.84
FIRST FLOOR	674.84	----	674.84
SECOND FLOOR	674.84	----	674.84
THIRD FLOOR	533.90	----	533.90
TERRACE FLOOR	----	83.72	83.72
TOTAL all Floors	1912.39	729.75	2642.14

TOTAL F.S.I. AREA	1912.39 Sqm
HEIGHT OF THE BUILDING	14.00 m

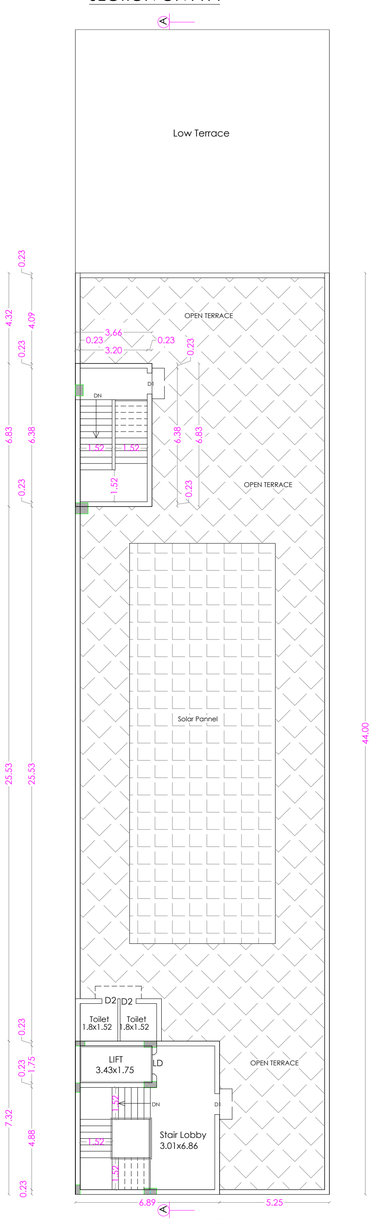
SCHEDULE OF JOINERY

		METRE
D	DOOR	1.20 x 2.10
D1	DOOR	1.07 x 2.10
D2	DOOR	0.91 x 2.10
V	VENTILATOR	1.00 x 0.60
V1	VENTILATOR	1.20 x 0.60
FG/W	FIXED GLASS / WINDOW	
MV	MECHANICAL VENTILATION	
RS	ROLLING SHUTTER	2.50 x 3.00

ONLINE APPLICATION No:-
SWP/BPA/747107/2026
L.P. CLPA / No : 102/2026
PLANNING PERMISSION No : 121/2026



THIRD FLOOR PLAN



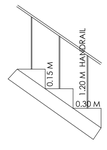
TERRACE FLOOR PLAN

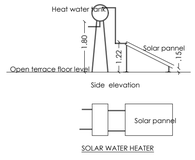
STAIRCASE DETAILS

WIDTH - 1.52 m

TREAD - 0.30 m

RISE - 0.15 m





SOLAR WATER HEATER

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / SE /
GH-II / 002 / 2024

STRUCTURAL ENGINEER

For Kalypati Estates LLP

Designated Partner

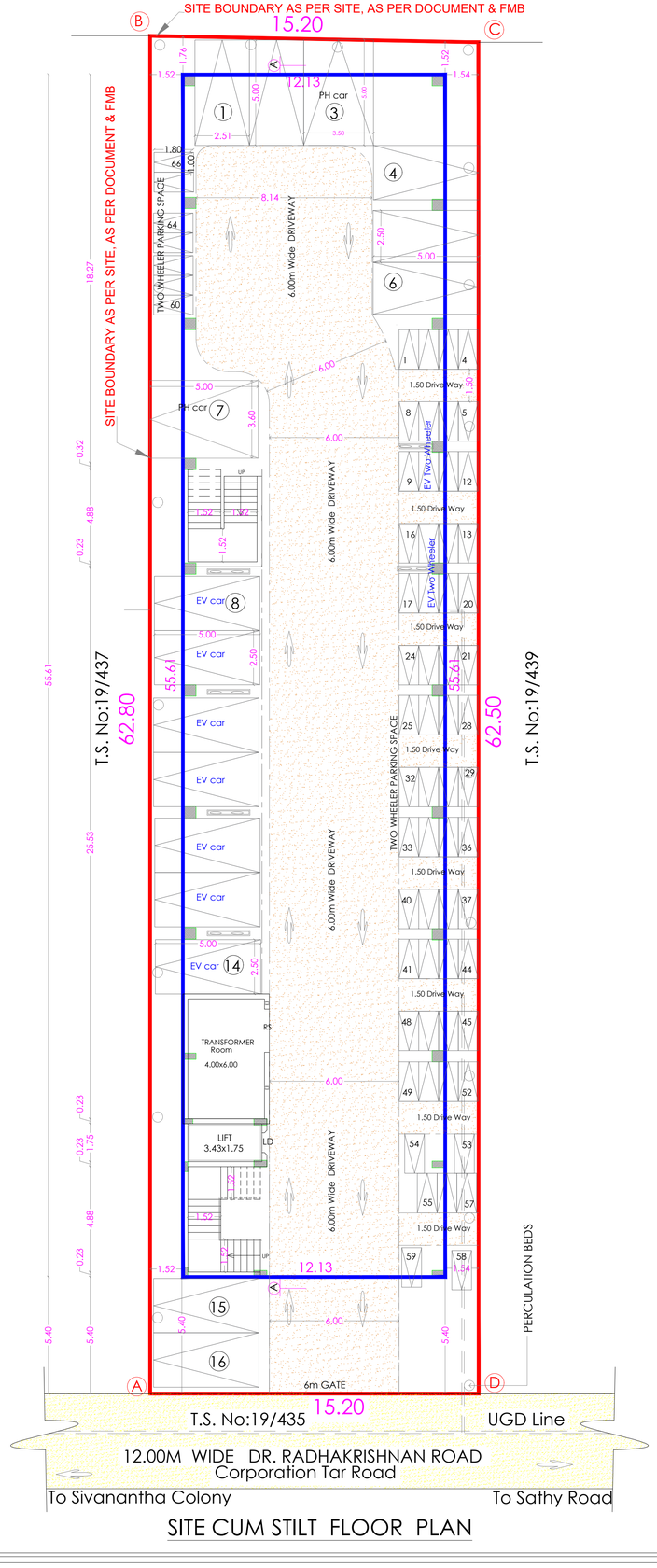
APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / SE /
GH-I / 002 / 2024

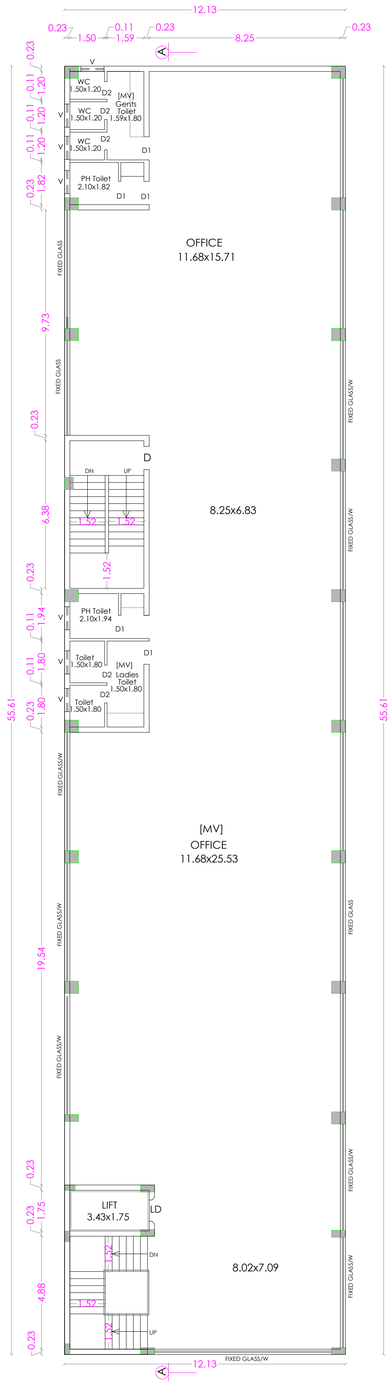
REGISTRED ENGINEER

WARDNo : K, BLOCK No ; 17

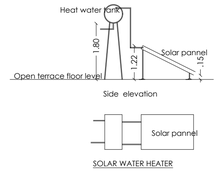
T.S. No: 381/164



SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN
[FIRST & SECOND]



STAIRCASE DETAILS

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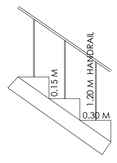
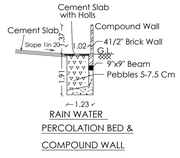
TREAD - 0.30 m

RISE - 0.15 m





RAIN WATER
PERCOLATION BED &
COMPOUND WALL

SITE PLAN SHOWING THE PROPOSED BUSINESS OFFICE BUILDING IN SITE No: 76, T.S.No: 438, [OLD S.F.No: 188],WARD No : K BLOCK No: 19, AT Dr. RADHAKRISHNAN ROAD, SANGANOOR VILLAGE, COIMBATORE CORPORATION.

MASTER PLAN LAND USE : INSTITUTIONAL

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY — DRIVE WAY

EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [23.50 CENTS]	954.57
	SITE AREA AS PER TSLR (A) - (D)	954.50
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT UP AREA

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	28.81	646.03	674.84
FIRST FLOOR	674.84	----	674.84
SECOND FLOOR	674.84	----	674.84
THIRD FLOOR	533.90	----	533.90
TERRACE FLOOR	----	83.72	83.72
TOTAL all Floors	1912.39	729.75	2642.14

TOTAL F.S.I AREA 1912.39 Sqm

HEIGHT OF THE BUILDING 14.00 m

FLOOR SPACE INDEX = 1912.39 / 954.50 = 2.01

REQUIRED PARKING DETAILS

CAR SPACE = 1912.39x0.75 / 100 = 14 + 2 No Visitors = 16 Nos

TWO WHEELER = 1912.39x0.75 / 25 = 57 + 6 No Visitors = 63 Nos

S.I.No	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	16 No's
2)	TWO WHEELER PARKING SPACE	66 No's

Special Condition

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

ONLINE APPLICATION No:-
SWP/BPA/747107/2026
L.P. CLPA / No : 102/2026
PLANNING PERMISSION No : 121/2026

PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN LPA/RE/GR-1/003/2024	C. NATARAJAN, B.E., Consulting Engineer, NAVEEN ASSOCIATES, 364, Second St., Extensions, Gandhipuram, Coimbatore - 641 012, COIMBATORE LPA / RE / GR-I / 003 / 2024	APPLICANT	For KAIYPETI ESTATES LLP	For Kaiypeti Estates LLP, Designated Partner
		STRUCTURAL ENGINEER	Er.C. NATARAJAN LPA/SE/GR-II/002/2024	C. NATARAJAN, B.E., Consulting Engineer, NAVEEN ASSOCIATES, 364, Second St., Extensions, Gandhipuram, Coimbatore - 641 012, COIMBATORE LPA / SE / GR-II / 002 / 2024

e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
Coimbatore District

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.