PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

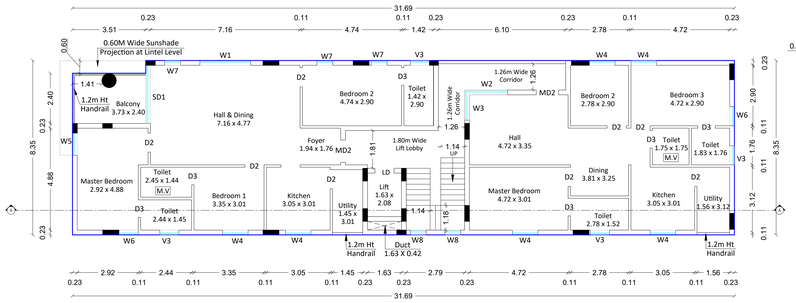
ISSUING AUTHORITY
DTCP

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

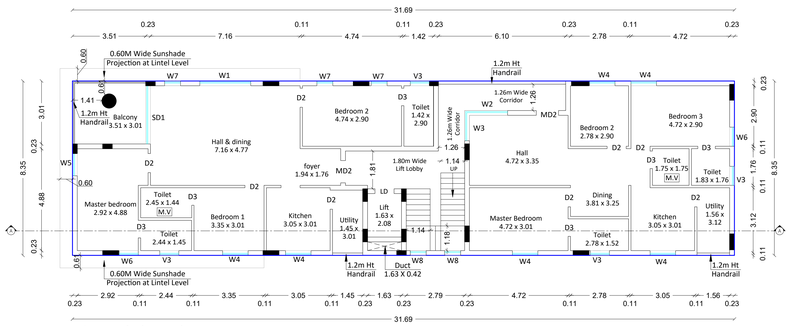
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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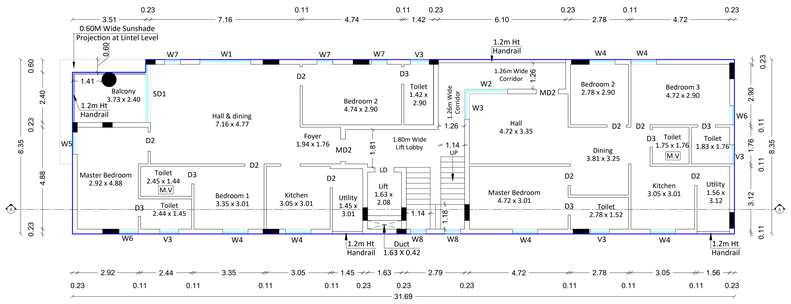
hello@verified.realestate
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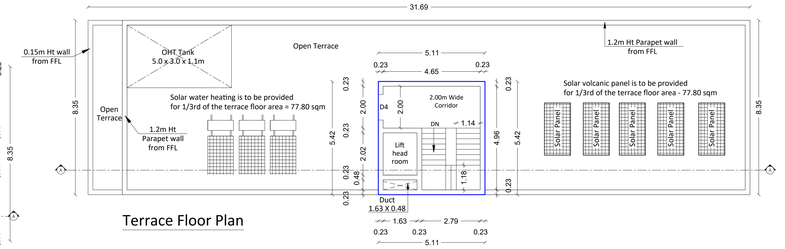
Third Floor Plan



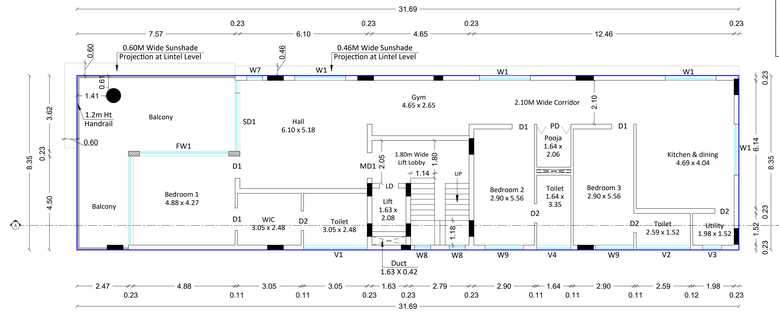
Second Floor Plan



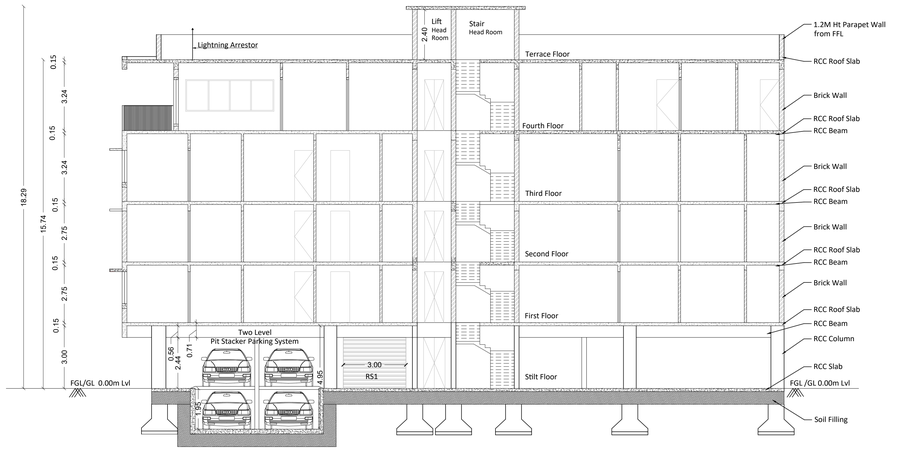
First Floor Plan



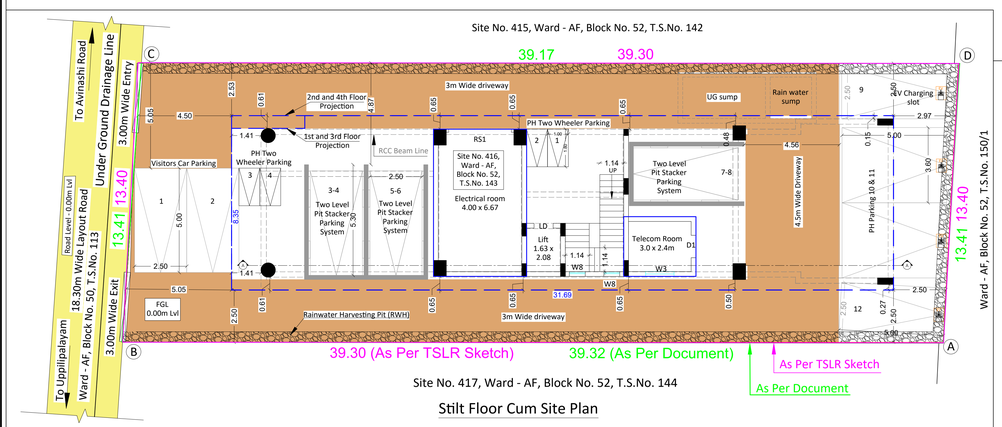
Terrace Floor Plan



Fourth Floor Plan



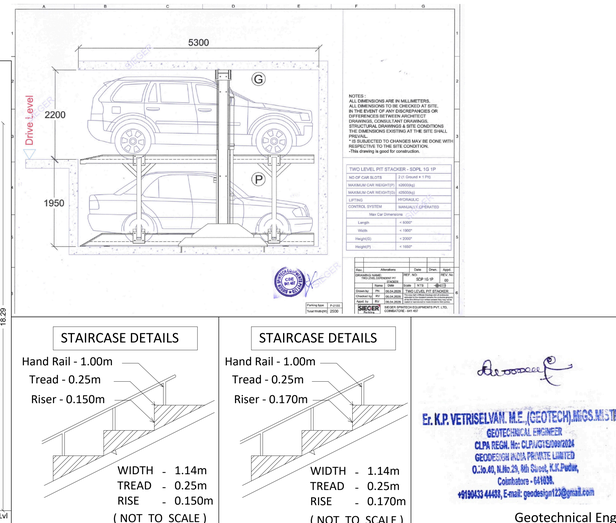
Section AA



Stilt Floor Cum Site Plan



West Elevation



Floor Space Index Calculation:

FSI = FSI Area / Site Area as per Patta
=1092.41 / 526.00 = 2.077
Permissible FSI = 2.0 = 2.077 >2.0
Premium FSI = 2.077-2.0 = 0.077
Premium FSI area = 40.41 sqm

Applicant Name :KANDY TOWN LLP Represented by its Designated Partner Mrs Suryakala Selvaraj
Application Number : SWP/BPA/0771704/2026
Site Approval LP/CLPA No.: 313/2026
Planning Permission No. :401/2026

Plan Showing the proposed construction of Residential Building in Site No.416 of G.V.Residency, Old S.F.No.153/3 Part, Ward No. AF, Block No.52, TS.No.143 of Uppilipalayam Village,Coimbatore South Taluk, Coimbatore District and Corporation.
(Approved Layout No. L.P/DTCP No. 760/1992)

Title: Site Plan, Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Terrace Floor Plan, Section and Elevation

N

Scale - 1 :100

Site Area Details:

Area as per Patta	-	526.000 Sq.mt
Area as per Document	-	526.291 Sq.mt

Building Area Details

Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)	Dwelling Units (in Nos)
Stilt	41.31	223.21	264.52	0
First	261.71	0.68	262.39	2
Second	263.84	0.68	264.52	2
Third	261.71	0.68	262.39	2
Fourth	263.84	0.68	264.52	1
Terrace	0.00	27.67	27.67	0
Total	1092.41	253.60	1346.01	7.00

Joinery Details

Symbol	Description	Size in Meter
MD1	Main Door	1.22 x 2.44
MD2	Main Door	1.07 x 2.44
D1	Door	1.07 x 2.44
D2	Door	0.91 x 2.44
D3	Door	0.84 x 2.44
D4	Door	1.22 x 2.44
LD	Lift Door	1.03 x 2.44
SD1	Sliding Door	2.79 x 2.44
PD	Pooja Door	1.64 x 2.44
RS1	Rolling Shutter	3.00 x 2.40
FW1	Fixed Window	4.27 x 2.13
W1	Window 1	2.44 x 1.52
W2	Window 2	1.96 x 1.52
W3	Window 3	1.34 x 1.52
W4	Window 4	1.22 x 2.36
W5	Window 5	1.07 x 2.36
W6	Window 6	0.91 x 1.52
W7	Window 7	0.76 x 1.52
W8	Window 8	0.76 x 2.13
W9	Window 9	1.83 x 1.52
V1	Ventilator	3.05 X 0.61
V2	Ventilator	2.59 X 0.61
V3	Ventilator	0.91 X 0.61
V4	Ventilator	1.60 X 0.61

Dwelling Unit Details

Floor	Dwelling Reference	Dwelling Area (in Sqm)	Required car	Provided car	Required Two Wheeler
First Floor	A	125.41	2	2	0
	B	100.97	1	1	0
Second Floor	A	127.54	2	2	0
	B	100.98	1	1	0
Third Floor	A	125.41	2	2	0
	B	100.98	1	1	0
Fourth Floor	A	170.61	2	2	0
Total (A)			11	11	4
Visitors Parking (B)			1	1	0
Total Parking (A) + (B) (including PH Parking)			12	12	4

Er. S.K.Arun Kamaraj M.E. (Struct.), MBA., MIE., (Chartered Structural Engineer, Reg: CBE/LPA/ SE/GR - I/034/2024, Chennai SE/1/2025/4/0005
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Structural Engineer

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS.MISTE.,
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Geotechnical Engineer

Ponsruthi M
COA Reg No : CA/2025/192837
Architect

Er. S. PRABHAVATHI
M.E(Geotech), M.I.G.S., A.M.I.E
REGISTERED CONSTRUCTION ENGINEER
Reg. No: Coimbatore LPA / CE / 010 / 2024
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Mob: +91 9600558700
Construction Engineer

For Kandy Town LLP
Authorised Signatory / Designated Partner
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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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.