Verified RealEstate™

REFERENCE
SWP/BPA/611429/2025

ISSUED
23 December 2025

PP APPROVAL RECORD

Planning Permission

Coimbatore

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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DIGITALLY VERIFIED RECORD

Applicant Name	:	E . UMADEVI
Online Building Application No	:	SWP/BPA/611429/2025
Site Approval L.P./CLPA No	:	792/2025
Planning Permission No	:	926/2025

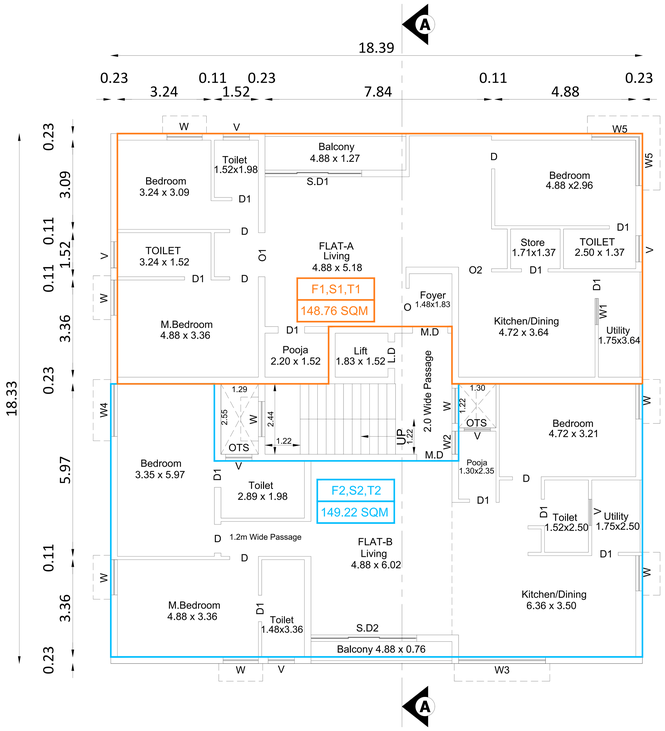
PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN WARD : AF(32)- UPPILIPALAYAM BLOCK NO : 41, T.S NO: 2/7,(OLD SF No: 121/4Pt),SITE.NO-17, LP/DTP/No-44/2007,AT COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SINGANALLUR DD PLAN - 7.

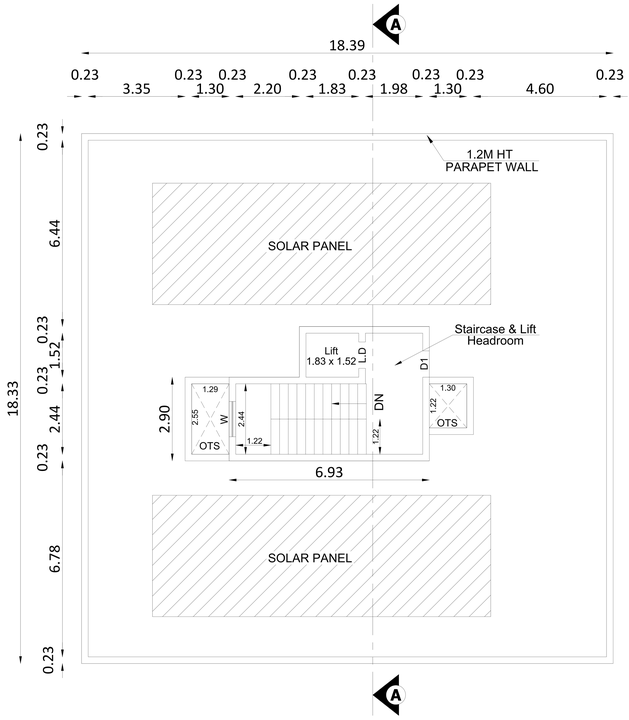
Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

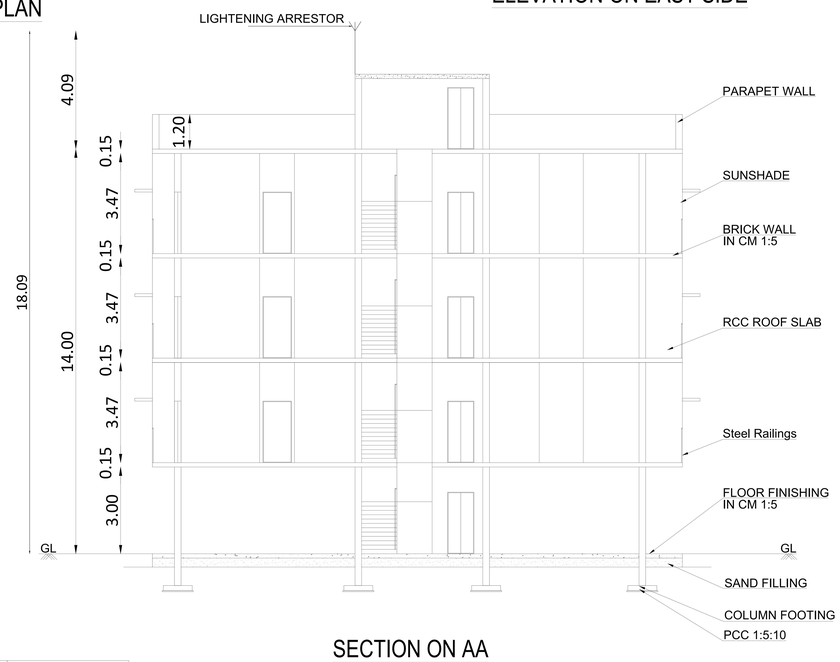


TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

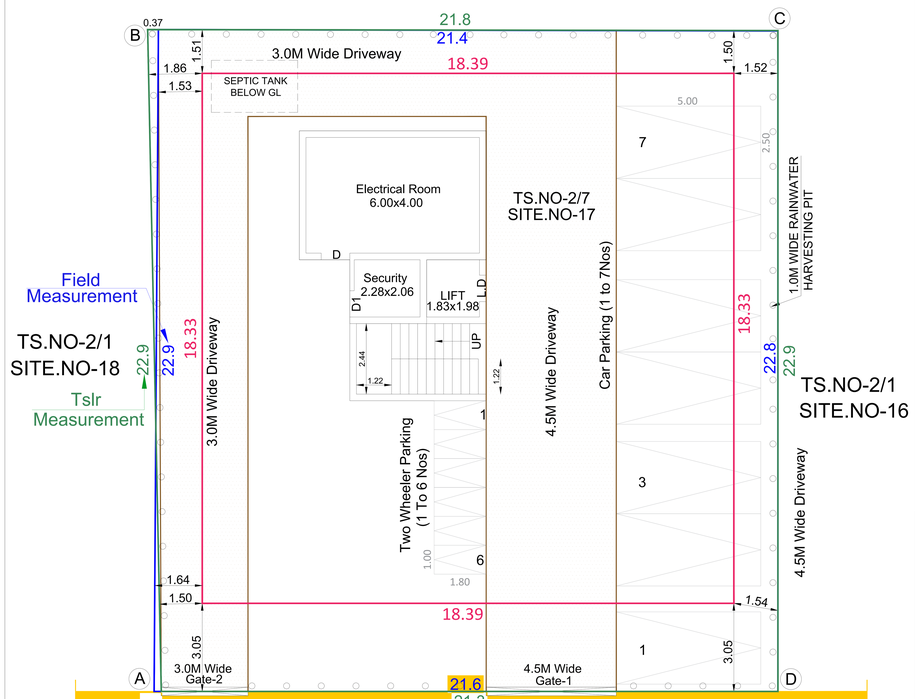


TERRACE FLOOR PLAN

ELEVATION ON EAST SIDE



SECTION ON AA



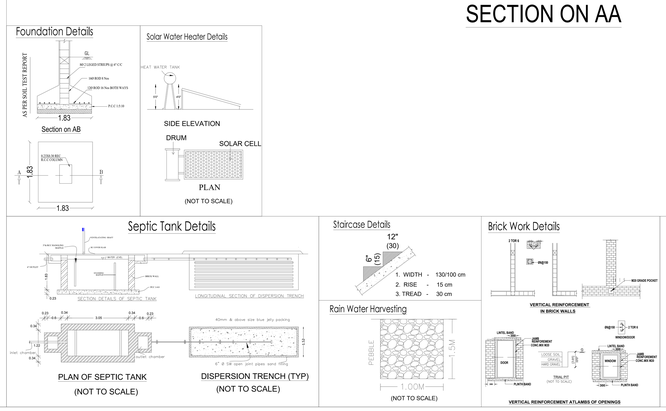
SF.NO-21/4pt

EXISTING 9.0M WIDE CORPORATION ROAD

Road Gift Document NO-2677/2006

To Join Peelamedu Road

SITE PLAN



LAND AREA STATEMENT

AREA OF SITE AS PER TSLR	-	487.70 SQM
AREA OF SITE AS PER DOCUMENT	-	487.73 SQM
Land Use As Per Masterplan	-	Residential
Land Use As Per D.Dplan	-	Residential

HEIGHT OF THE BUILDING = 14.00M

BUILDING AREA STATEMENT

S.NO	AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL BUILTUP AREA IN SQM
RESIDENTIAL BUILDING - APARTMENT WITH 6 DWELLINGS				
1.	STILT FLOOR	34.69	297.31	332.00
2.	FIRST FLOOR (F1 & F2)	332.00	-	332.00
3.	SECOND FLOOR (S1 & S2)	332.00	-	332.00
4.	THIRD FLOOR (T1 & T2)	332.00	-	332.00
5.	TERRACE FLOOR	-	27.94	27.94
	GRAND TOTAL	1030.69	325.25	1355.94

TOTAL FSI = 1030.69 / 487.70 = 2.113 <2.60 Allowable FSI

Premium FSI-0.113

Parking Details:

Apartment - 6 Dwelling Units

Unit No	Floor	Area in Sqm	No. of Cars Required	No. of Cars Provided	No. of T.W Required	No. of T.W Provided
F1 - T1	1 to 3	148.76 X 3=446.28	7 Nos	7 Nos	-	6 Nos
F2 - T2	1 to 3	149.22 X 3 =447.66				

JOINERY DETAILS :

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
MD	Main Door	1.22 x 2.13	O1	Opening	1.52 x 2.13
D1	Door	0.99 x 2.13	O2	Opening	1.14 x 2.13
D2	Door	0.91 x 2.13	W	Window	1.22 x 1.52
LD	Lift Door	0.91 x 2.13	W1	Window	0.91 x 1.52
SD1	Sliding Door	3.35 x 2.13	W2	Window	0.80 x 1.52
SD2	Sliding Door	3.66 x 2.13	W3	Window	3.01 x 1.52
O	Opening	1.32 x 2.13	W4	Window	1.82 x 1.52
V	Ventilator	0.91 x 0.61	W5	Window	1.70 x 1.40

REFERENCE:

TSLR BOUNDARY	-	
FIELD BOUNDARY	-	
EXISTING ROAD	-	
PROPOSED DRIVEWAY	-	
PROPOSED BUILDING FOR APPROVAL	-	

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani illam, Sundaram Brothers Layout,
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Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

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Reg. No. Coimbatore LPA / SE / GR-I / 004 / 2022
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Structural Engineer

Er. S.ARUL, B.E.,M.Sc. AMIE.
DTCP Registered Engineer, Grade-II
Reg.No: TVM/RE Gr-II-02-2023
No: 56B/13B, Iyyankulam Street
THIRUVANNAMALAI - 606601
Cell: 9894607744

Registered Engineer

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

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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.