Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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00424 | 2026 | MHB/C

162 | BPA | 2026 / 00021

கட்டட அனுமதி வழங்கப்பட்டது

கட்டட அனுமதி எண்: 162 / BL / 2026 / 01 / 062 / 00324

பார்வை .....5855 / 2025 / MHB / C.....

கட்டட மதிப்பு எண்...162 / CP / 25-26 / 0332174

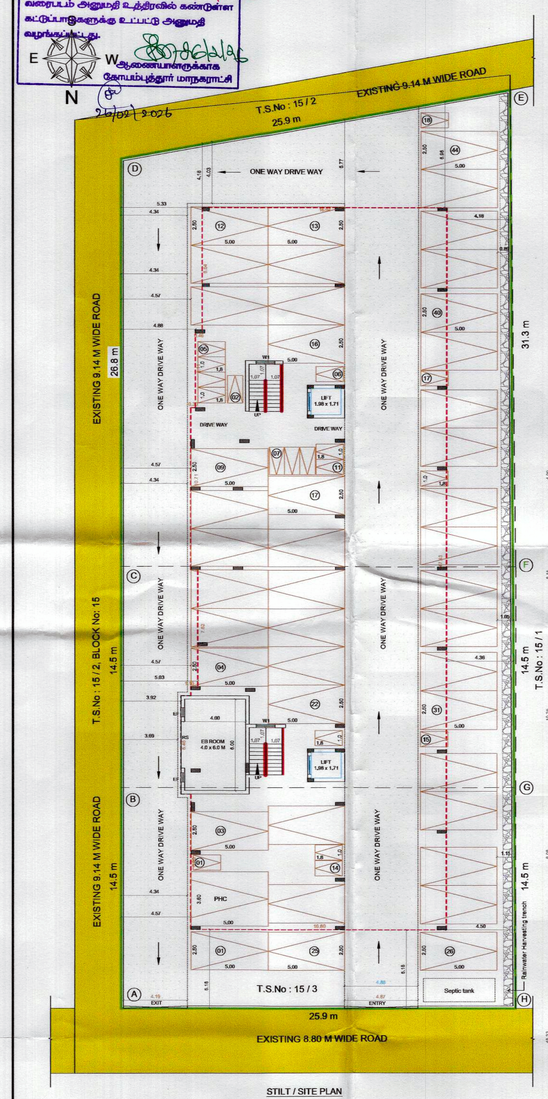
தேதி...26 / 02 / 2026

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்படுகிறது.

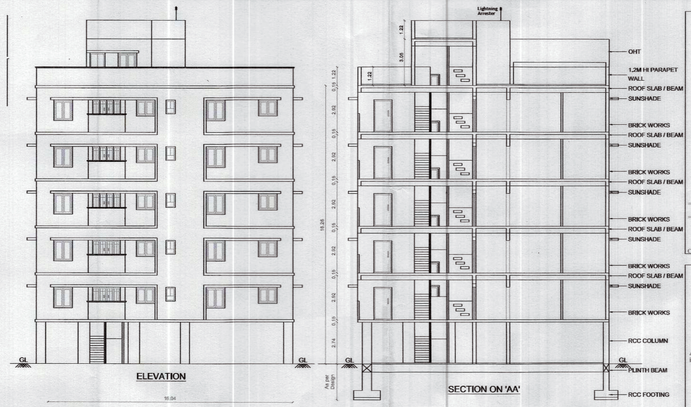
ஆணையாளருக்காக

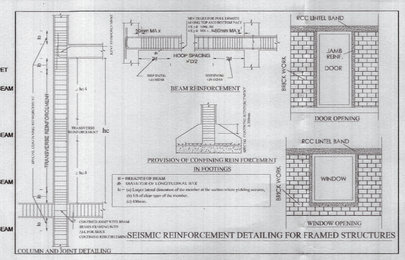
கோயம்புத்தூர் மாநகராட்சி

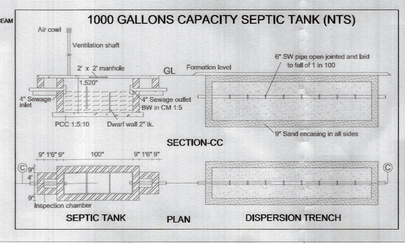
22/02/2026

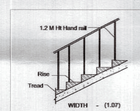


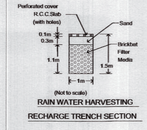
STILT / SITE PLAN

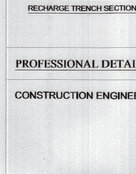












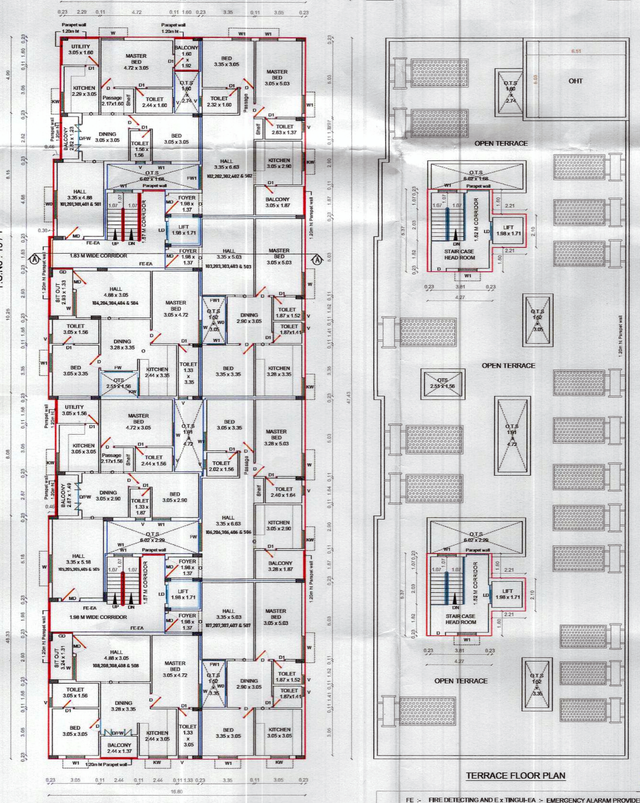
JOINERY DETAILS	
M.D - MAIN DOOR	1.22 x 2.10
D - DOOR	1.00 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.90 x 2.10
FW - FRENCH WINDOW	1.83 x 2.00
FW1- FRENCH WINDOW	1.52 x 2.00
W0 - WINDOW	1.83 x 1.52
W - WINDOW	1.52 x 1.37
W1 - WINDOW	1.22 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
RS - ROLLING SHUTTER	0.91 x 0.61
V - VENTILATOR	0.61 x 0.91
M.V - MECHANICAL VENTILATION	

AREA OF THE DWELLING UNITs	Plinth Area
Dwelling - 101,201,301,401 & 501	89.52 Sq m
Dwelling - 102,202,302,402 & 502	85.74 Sq m
Dwelling - 103,203,303,403 & 503	80.26 Sq m
Dwelling - 104,204,304,404 & 504	81.10 Sq m
Dwelling - 105,205,305,405 & 505	88.60 Sq m
Dwelling - 106,206,306,406 & 506	85.54 Sq m
Dwelling - 107,207,307,407 & 507	78.92 Sq m
Dwelling - 108,208,308,408 & 508	83.05 Sq m
TOTAL NO's DWELLINGS : 5 x 8 = 40 Nos	

PROFESSIONAL DETAILS BASED ON FORM C

CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER	APPLICANT
	R. RUTHRESH, M.E., (Struct.), STRUCTURAL ENGINEER GRADE -I (SE) REG. No: SE I / 083/ 2021)	

ARCHITECT / ENGINEER	REGISTERED ENGINEER	APPLICANT
Ar. CA/2006/ T. JOHN YOGARAJ Architect Grade I (RA) CA / 2000 / 26550 Reg No. Coimbatore LPA/RA/GR-I/1903/2006 B 3 Anand Abodes (Shalom) 33-A, Anna Street, Venkittapuram, Coimbatore - 641 025. Cell:98940 98212	Er.R.RAGUPATHY LPA / RE / GR - II / 011 / 2024 Er. R. RAGUPATHY BE., Consulting Civil Engineer & Contractor & Lic No.14, Ist Floor,Bharathi Park 7th Cross,Near ICICI Bank, SCT, Coimbatore - 641 043,Cell: 91-97892 33332 LBS No : GR/11.057.2018.LPA/RE/GR-II/011/2024	For VINCONSERVIRON PRIVATE LIMITED Authorised Signatory



TERRACE FLOOR PLAN

TYPICAL FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR PLAN

FE :- FIRE DETECTING AND E x TINGUI-EA :- EMERGENCY ALARM PROVIDED, SHING SYSTEM PROVIDED. SAND BUCKTS PROVIDED.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR Affordable Housing Residential Units) APARTMENT BUILDING IN T.S.No : 15 / 3 , 4 & 5, WARD No : AL RAMANATHAPURAM, BLOCK No : 15, RAMANATHAPURAM VILLAGE COIMBATORE CORPORATION.

Singanallur DD Plan no : 47

CURRENT MASTER PLAN CLASSIFICATION : RESIDENTIAL USE

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/BPA/ 597501 / 2025

N

REFERENCE:

SITE BOUNDARY — DRIVE WAY

EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	1504.00
	SITE AREA AS PER FMB (15/3:376.0+15/4:376.0+15/5:752.0sqm)	1504.00
	SUPER IMPOSED SITE AREA (ABCDEFGH)	1504.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I		Total Covered Area (Sq.m)
			Parking + Head room	OTS + Duct	
1)	STILT FLOOR AREA	24.00	769.29	----	793.29
2)	FIRST FLOOR AREA	729.51	----	56.21	785.72
3)	SECOND FLOOR AREA	729.51	----	56.21	785.72
4)	THIRD FLOOR AREA	729.51	----	56.21	785.72
5)	FOURTH FLOOR AREA	729.51	----	56.21	785.72
6)	FIFTH FLOOR AREA	729.51	----	56.21	785.72
7)	HEAD ROOM AREA	—	55.47	----	55.47
	TOTAL	3671.55	+ 824.76	+ 281.05	4777.36

F.S.I = 3671.55 / 1504.00 = 2.44 (Primium FSI Provided)

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	RESIDENTIAL Above 75 sq.m - 1 car space for every 75 sq.m	

	CAR PARKING		TWO WHEELER	
RESIDENTIAL Above 75 sq.m	REQUIRED	PROVIDED	REQUIRED	PROVIDED
8 NOS x 5 FLOORS = 40 NOS	40 NO'S	40 NO'S	NA	12 Nos
(VISITOR'S PARKING 10%)	4 NO'S	4 NO'S	NA	6 Nos
TOTAL PARKING	44 NO'S	44 NO'S	NA	18 Nos

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 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : MA.VA.No: 674 / 2025

PLANNING PERMISSION NO : 772 / 2025

(Planning Permission is valid for a period of 8years from e-sign)

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

ONLINE APPLICATION No : SWP / BPA / 0597501 / 2025

ASST.DRAUGHTS MAN

ARCHITECTURAL/PLANNING ASSISTANT

Signature valid

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.