Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

SHEET No : (1 - 2) 1

162/BL/2026/02/osl/00378

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/2026/MH2E

பார்வை ... Rec.No.16327/2257/MH2E

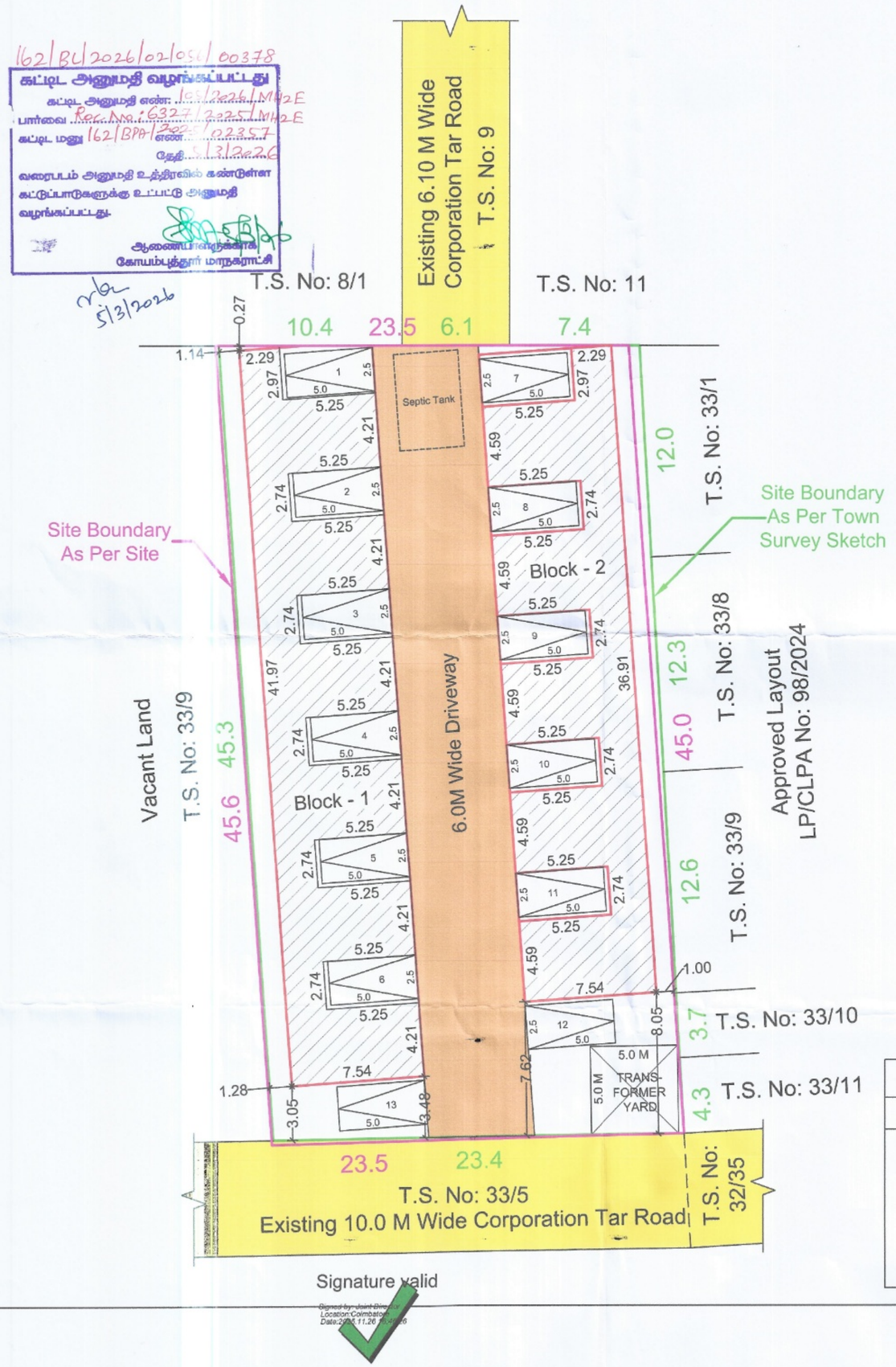
கட்டிட மனு 162/BPA/ எண் 02357

தேதி 5/3/2026

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

5/3/2026



Signature valid

Signed by Joint Director
Location Coimbatore
Date:2026.03.11 12:26:16

BLOCK NAME	Flat Name	Total Area (In Sq.M.)	Building Height (In M)	Car Parking	
				Reqd.	Provd.
BLOCK - 1	A	105.56	6.91	1	1
BLOCK - 1	B	104.88	6.91	1	1
BLOCK - 1	C	104.88	6.91	1	1
BLOCK - 1	D	104.88	6.91	1	1
BLOCK - 1	E	104.88	6.91	1	1
BLOCK - 1	F	106.60	6.91	1	1
BLOCK - 2	A	112.34	6.91	1	1
BLOCK - 2	B	110.62	6.91	1	1
BLOCK - 2	C	110.62	6.91	1	1
BLOCK - 2	D	110.62	6.91	1	1
BLOCK - 2	E	112.34	6.91	1	1
SUBTOTAL	-	-	-	11	11
Visitor's Parking	-	-	-	2	2
TOTAL	-	-	-	13	13

Er. R.SATHISHKUMAR
M.E.(Geotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422-3592569 Mob: +91 9597262815
26/11/2025

REGISTERED GEOTECHNICAL ENGINEER

Online Application Number - SWP/BPA/705104/2025
Applicant Name : VADIVELAN PROPERTIES PVT. LTD.

LP/CLPA No : 728/2025

PLANNING PERMISSION No : 850/2025

(This 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT AT WARD No: AI(35), BLOCK No: 14, T.S.No: 33/4, S.F.No: 76/1, SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

SCALE 1 : 200

AREA DETAILS :-

SITE AREA (As per Document)	-	1062.30 Sq.M.
SITE AREA (As per TSLR)	-	1062.00 Sq.M.
SITE AREA (As per Super Imposed Area)	-	1051.20 Sq.M.

BUILDING AREA DETAILS :-	FSI In Sq.M.	Non FSI In Sq.M.	Total In Sq.M.
BLOCK - 1			
PRO. GROUND FLOOR	315.86	-	315.86
PRO. FIRST FLOOR	315.86	-	315.86
BLOCK - 2			
PRO. GROUND FLOOR	278.26	-	278.26
PRO. FIRST FLOOR	278.26	-	278.26
TOTAL BUILTUP AREA	1188.24	-	1188.24

FSI = 1188.24 / 1051.20 = 1.13 < 2.00

HEIGHT OF THE BUILDING - 6.91m

Master Plan Land Use - Residential

PARKING DETAILS:-

CATEGORY	No. Of Dwellings	Two Wheelers (Including DA)		Cars (Including DA)	
		Reqd.	Provd.	Reqd.	Provd.
Dwelling Area above 75 Sq.Mtrs	11	-	-	11	11
Visitor's Parking of 10%	-	-	-	2	2
Amenity Block	-	-	-	-	-
TOTAL	11	-	-	13	13

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PRO. BUILDING
- DRIVEWAY

N

Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/042/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 9500815306
26/11/2025

REGISTERED CONSTRUCTION ENGINEER

For VADIVELAN PROPERTIES (P) LTD
V. Sornavalli
26/11/2025
DIRECTOR

OWNER / APPLICANT

Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.
26/11/2025

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589
26/11/2025

REGISTERED ENGINEER

SHEET No : (1 - 2) 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT AT WARD No: AI(35), BLOCK No: 14, T.S.No: 33/4, S.F.No: 76/1, SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

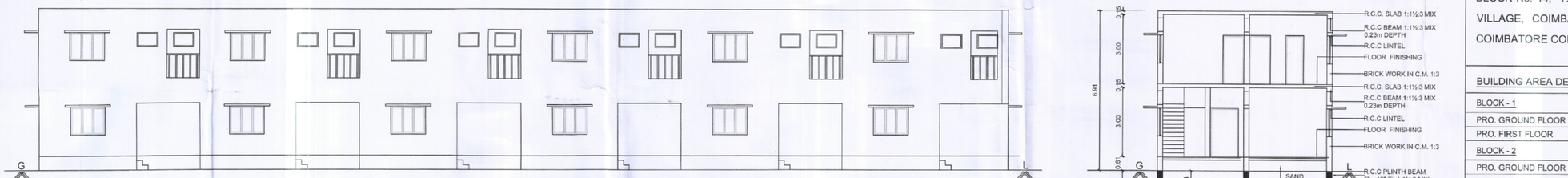
SCALE 1 : 100

BUILDING AREA DETAILS :-	FSI In Sq.M.	Non FSI In Sq.M.	Total In Sq.M.
BLOCK - 1			
PRO. GROUND FLOOR	315.86	-	315.86
PRO. FIRST FLOOR	315.86	-	315.86
BLOCK - 2			
PRO. GROUND FLOOR	278.26	-	278.26
PRO. FIRST FLOOR	278.26	-	278.26

JOINERY DETAILS:-		Metre
M.D	MAIN DOOR	1.22 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
OA	OPEN ARCH	1.22 x 2.10
W	WINDOW	1.50 x 1.20
W1	WINDOW	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60

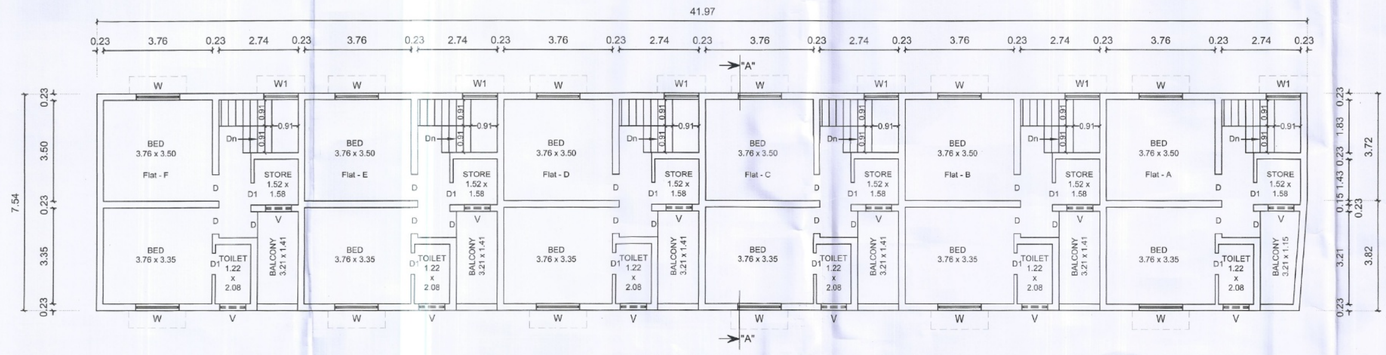
HEIGHT OF THE BUILDING - 6.91m

Master Plan Land Use - Residential



ELEVATION
BLOCK - 1

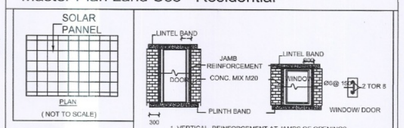
SECTION ON "AA"
BLOCK - 1

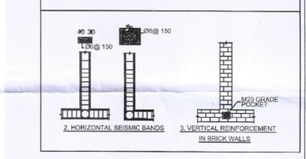


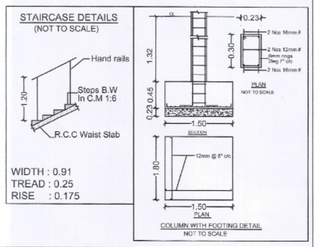
FIRST FLOOR PLAN
BLOCK - 1

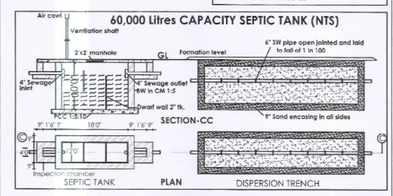
BLOCK - 1 PROPOSED BUILDING DWELLING AREA DETAILS				
S.No.	DWELLING NAME	AREA IN SQ.M. Ground Fr.	First Fr.	Total
1	A	52.78	52.78	105.56
2	B	52.44	52.44	104.88
3	C	52.44	52.44	104.88
4	D	52.44	52.44	104.88
5	E	52.44	52.44	104.88
6	F	53.30	53.30	106.60



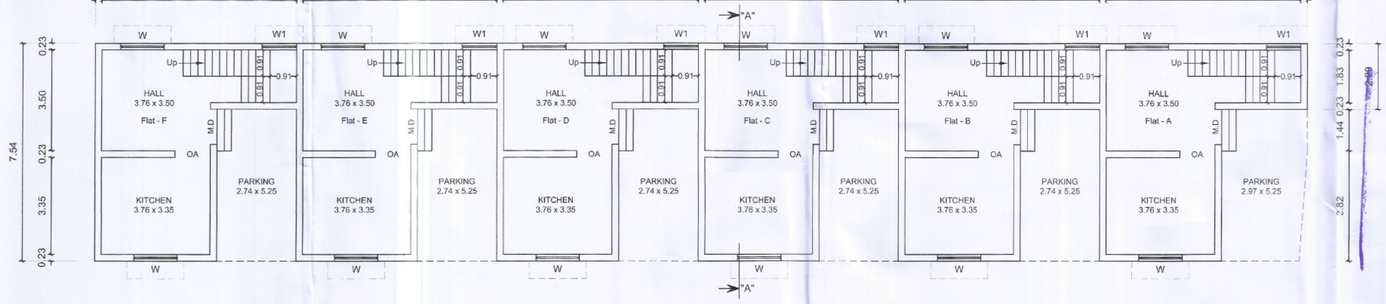






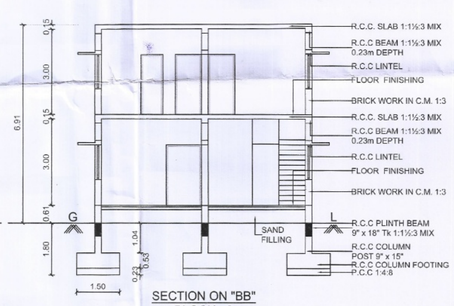


SEPTIC TANK

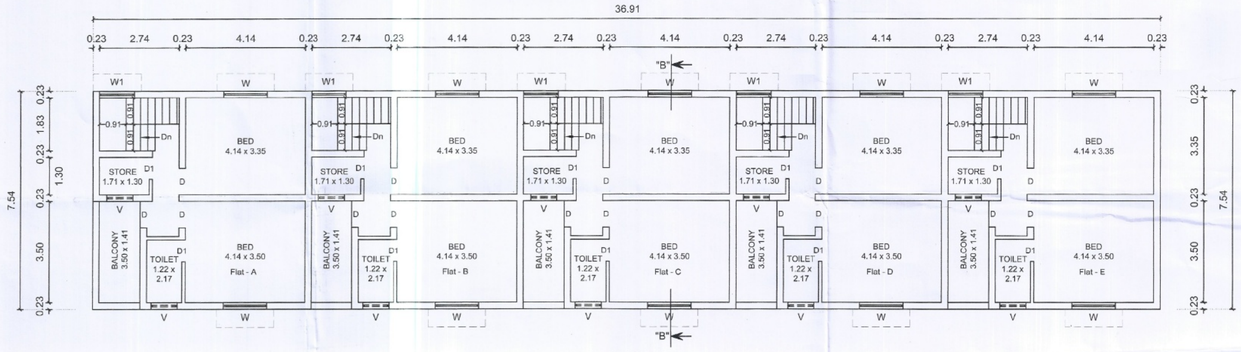


GROUND FLOOR PLAN
BLOCK - 1

[62/BL/2026/02/056/00378]
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 15/2026/MH2E
பார்வை: P.P. No: 6227/2025/MH2E
கட்டிட மனு [62/BPA/2025/022574]
தேதி: 5/3/2026
மேற்படி அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
அலுவலருக்காக
செயற்பொறியாளர்
5/3/2026



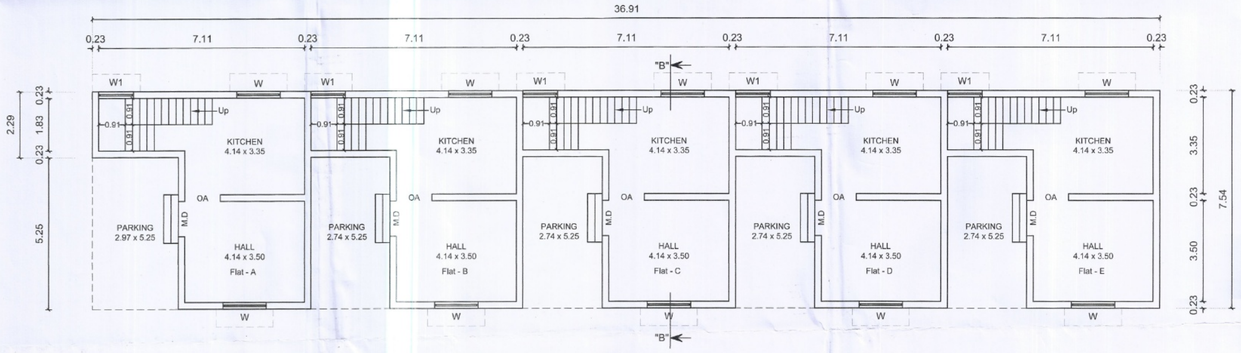
SECTION ON "BB"
BLOCK - 2



FIRST FLOOR PLAN
BLOCK - 2

BLOCK - 2 PROPOSED BUILDING DWELLING AREA DETAILS				
S.No.	DWELLING NAME	AREA IN SQ.M. Ground Fr.	First Fr.	Total
1	A	56.17	56.17	112.34
2	B	55.31	55.31	110.62
3	C	55.31	55.31	110.62
4	D	55.31	55.31	110.62
5	E	56.17	56.17	112.34





GROUND FLOOR PLAN
BLOCK - 2

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LP/CLPA No : 728/2025

PLANNING PERMISSION No : 850/2025

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

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Joint Director / Member Secretary,
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V. Sonnayalel
26/11/2025
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OWNER / APPLICANT

26/11/2025
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APEL ASSOCIATES
85-Q, 1st Floor, Sunga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 92667 18539
REGISTERED ENGINEER / ARCHITECT

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.