Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

162/BA/2026/02/058/00585

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/2026/MHPE

பார்வை Rec. No: 3458/2026/MHPE

கட்டிட மனு 162/BPA/2025/01335

தேதி 18/4/2026

வளர்ப்பு அனுமதி உதவி கண்காணிப்பாளர்

கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி

வழங்கப்பட்டது.

ஆணையாளருக்காக

கோயம்புத்தூர் மாநகராட்சி

18/4/2026

18/4/2026

FRONT ELEVATION

SECTION ON "A-B"

KEY PLAN SHOWING THE SURROUNDING DETAILS FOR THE T.S.No.s.33/7 & 33/B, T.S.WARD No.37, BLOCK No.3, S.F.No.472 PT., SINGANALLUR VILLAGE, COIMBATORE DISTRICT.
SCALE = 1:10000

KEY PLAN (NOT TO SCALE)

SITE / STILT FLOOR PLAN

TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD AND FOURTH FLOORS)

TERRACE FLOOR PLAN

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL FLATS BUILDING IN T.S.Nos.33/7&33/8, T.S.WARD No.37, BLOCK No.3, S.F.No.472 PT., SINGANALLUR VILLAGE, CORPORATION CORPORTION.

SINGANALLUR D.D.PLAN No.42

SCALE = 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION No.
SWP/BPA/524055/2025

EXISTING APPROVED DETAILS:
Application No.: SWP/BPA/141667/2024
L.P./(C.L.P.A) No.: 240/2024
Planning Permission No.: 279/2024

RESIDENTIAL LAND USE
AS PER G.O.NO.280 DATED 3/11/2023 PUBLISHED BY TAMILNADU GOVERNMENT GEZZATE DATED 24/1/2024

SITE AREA DETAILS: SQM

AS PER DOCUMENT - 0.30acre (or) 1215.53
AS PER T.S.L.R. -- -- -- 1217.00
T.S.No. 33/7 - 555 sqm.
T.S.No. 33/6 - 662 sqm.
SUPER IMPOSED PLOT AREA – 1214.45

AREA DETAILS:

FLOOR NAME	F.S.I. in sqm.	NON F.S.I. Parking in sqm.	TOTAL Builtup Area in sqm.
STILT FLOOR	24.00	782.62	806.62
FIRST FLOOR	742.16	—	742.16
SECOND FLOOR	742.16	—	742.16
THIRD FLOOR	742.16	—	742.16
FOURTH FLOOR	742.16	—	742.16
HEAD ROOM	—	25.87	25.87
TOTAL	2992.64	809.49	3802.13

FLOOR SPACE INDEX :- 2992.64 / 1214.45 = 2.464 > 2.6 (Allowable Premium FSI)

EACH FLAT AREA:

FLOOR DETAILS	Flat Nos.	Flat Area in Sqm.	Parking in Nos.
TYPICAL FLOOR (FIRST, SECOND, THIRD AND FOURTH FLOORS)	Flat - A	119.86	1 x 4 No.
	Flat - B	126.79	1 x 4 No.
	Flat - C	100.45	1 x 4 No.
	Flat - D	120.43	1 x 4 No.
	Flat - E	125.30	1 x 4 No.
	Flat - F	80.89	1 x 4 No.

SCHEDULE OF JOINERY:-

MD	Door	1.22 x 2.40
D1	Door	0.91 x 2.40
D2	Door	0.84 x 2.40
Fw1	Window	0.86 x 1.68
Fw2	Window	0.61 x 1.68
Fw3	Window	0.84 x 1.68
W	Window	1.83 x 1.68
W2	Window	1.22 x 1.68
W3	Window	0.91 x 1.68
Kw	Window	1.22 x 1.52
V	Ventilator	0.75 x 0.75
O	Opening	1.00 x 2.40

HEIGHT OF THE BUILDING 18.25M

NO. OF DWELLINGS 24Nos

COLOUR INDEX
SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -

ALL DIMENSIONS ARE IN METER

Application No.: SWP/BPA/524055/2025
Site Boundary "A to D"
L.P./(C.L.P.A) No.: 287/2025
Planning Permission No.: 345/2025

Er.M.YUVARAJ, M.E., MIGS.
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26.05.2025
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26.5.2025
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Registered Engineer
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G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255
26.5.2025
REGISTERED ENGINEER

APPLICANT/OWNER

SEPTIC TANK
TYPE DESIGN FOR A SEPTIC TANK IC,000 LITRES CAPACITY
(Not to Scale)

EARTHQUAKE SAFE DESIGN DETAILS (Not to Scale)

COMPOUND WALL DETAIL

HOT WATER TANK
SOLAR PANEL
SIDE ELEVATION
SOLAR WATER HEATER
(Not to scale)

Rain Water Pipe
115 thk. brick wall
INSIDE
Slope 1 in 20
5 to 7.5 cm thk rounded size pebbles
Percolation pit

STAIR CASE
Not to Scale
WIDTH - 1.22M
TREAD - 0.25M
RISE - 0.175M

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

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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.