Verified RealEstate™

REFERENCE
SWP/BPA/915332/2026

ISSUED
10 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 725/1A1A1 and 4 more

Chettipalayam Town, Madukkarai taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

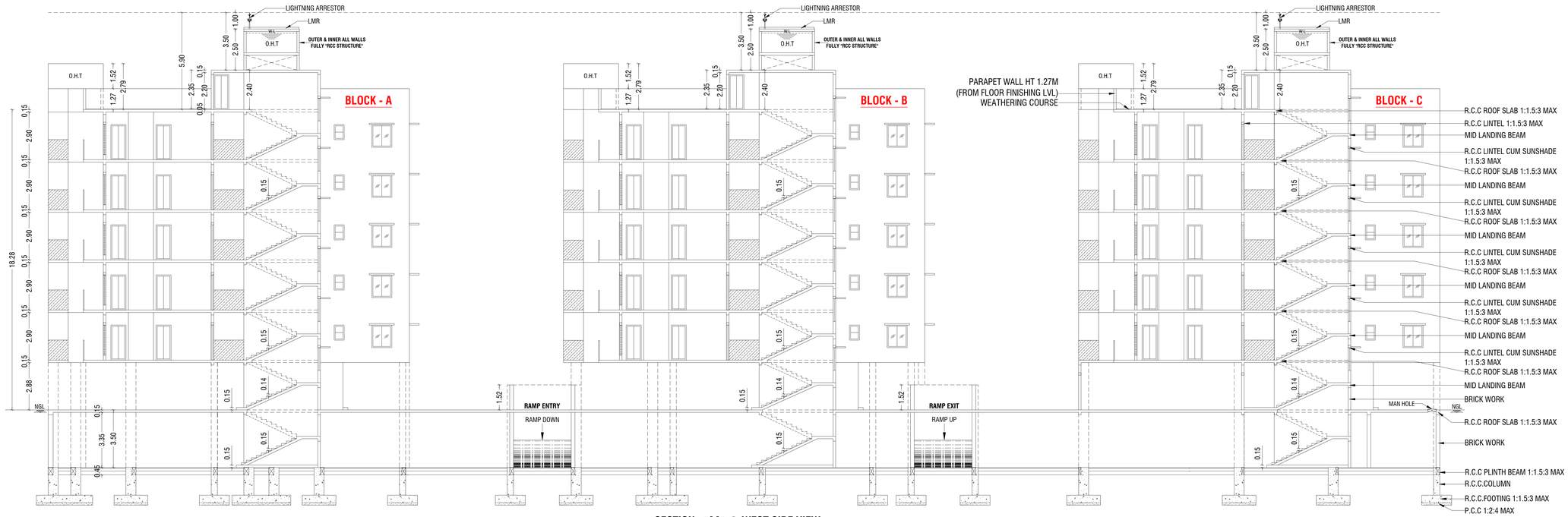
The approval as the planning authority issued it, reproduced in full behind this page.

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

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

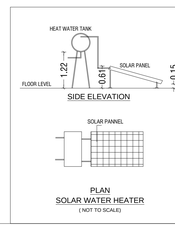
DIGITALLY VERIFIED RECORD

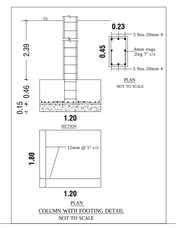


SECTION - "AA" @ WEST SIDE VIEW

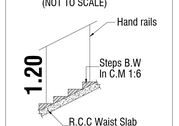


FRONT ELEVATION @ EAST SIDE VIEW





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.30
TREAD : 0.30
RISE : 0.14 / 0.15

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (105 DWELLINGS UNIT) BUILDING IN S.F NOS. 725/1A1A1, 725/1B & 1C1A1 AT CHETTIPALAYAM VILLAGE / TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/915332/2026

APPLICANT NAME: M/S.CINCO REALTORS, REPRESENTED BY ITS PARTNER, MR.C.K.BALASUBRAMANIAM,

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4172.00 Sqm	1.030 Acre
AREA OF SITE AS PER DOCUMENT	=	4168.89 Sqm	1.030 Acre

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 3.05
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	2.13 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.22 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.83 X 1.37
W2	WINDOW	0.76 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
SW	STAIRCASE WINDOW	2.44 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
KW1	KITCHEN WINDOW	0.76 X 1.07
V	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	--

25/09/26
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

25/09/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

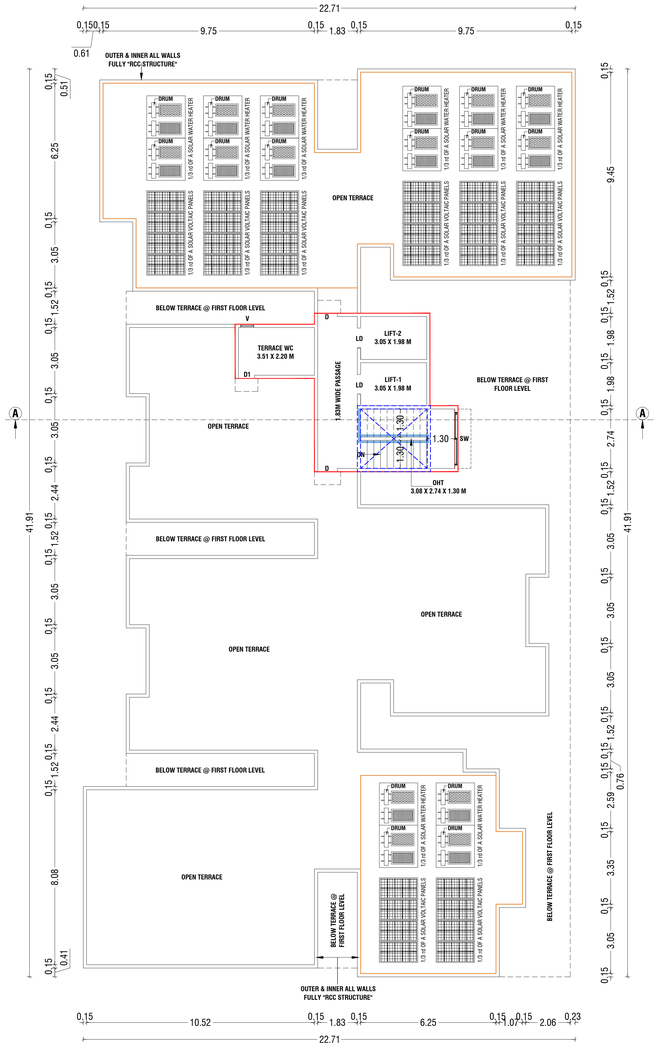
25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER / ARCHITECT

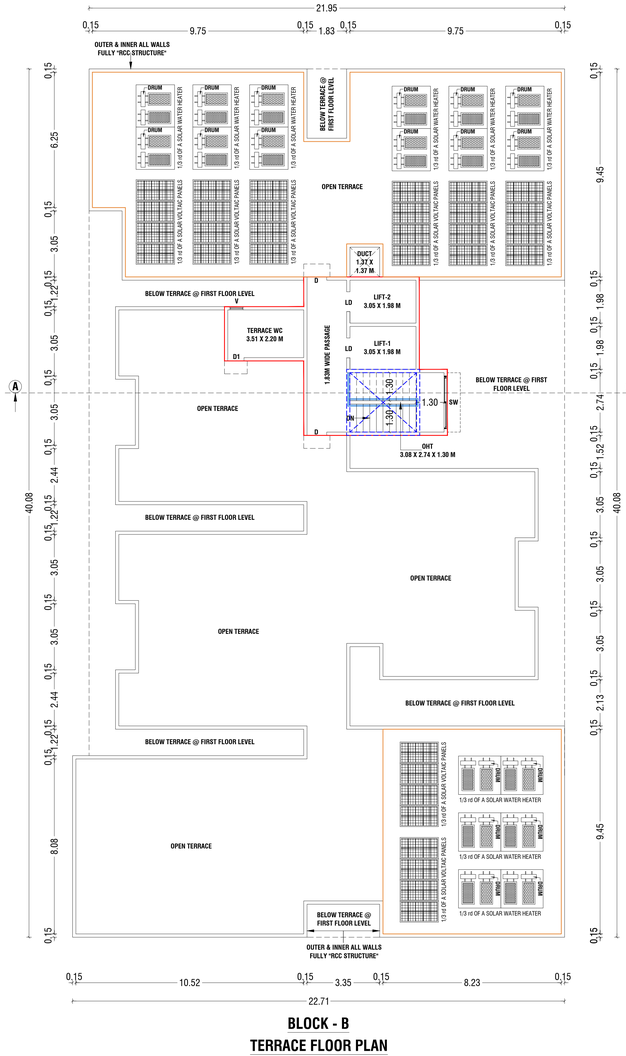
For CINCO REALTORS
Partner

OWNER / APPLICANT

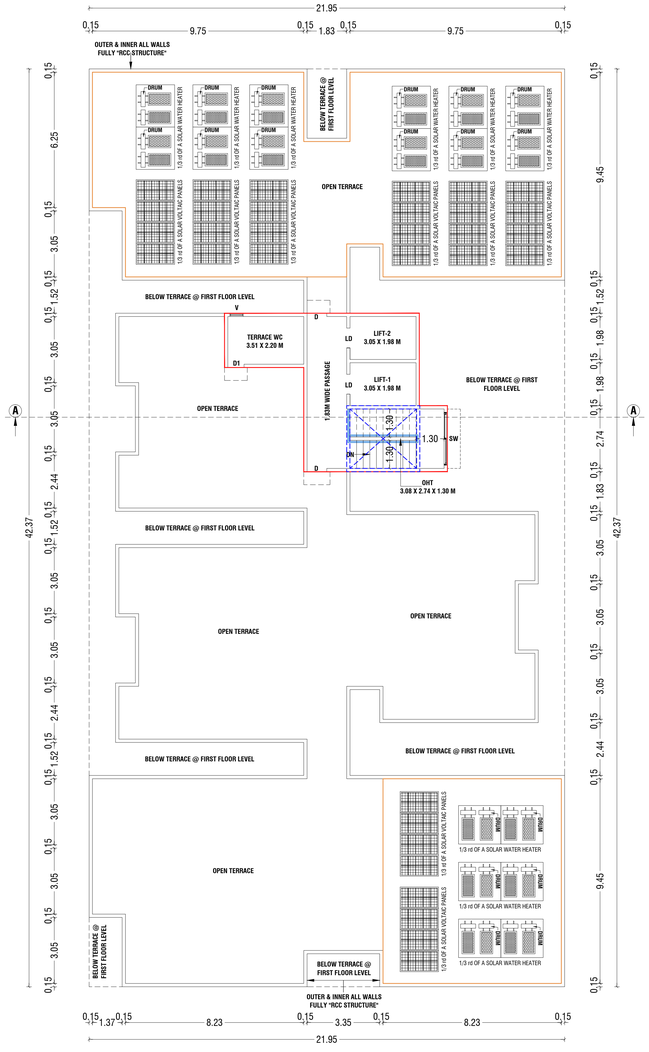
SHEET NO : 04/04



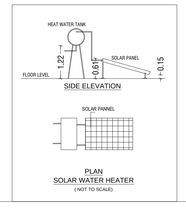
BLOCK - A
TERRACE FLOOR PLAN

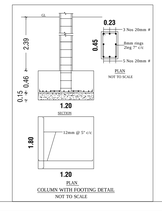


BLOCK - B
TERRACE FLOOR PLAN

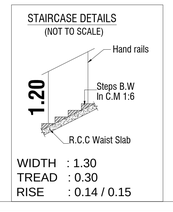


BLOCK - C
TERRACE FLOOR PLAN





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.30
TREAD : 0.30
RISE : 0.14 / 0.15

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 3.05
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	2.13 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.22 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.83 X 1.37
W2	WINDOW	0.76 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
SW	STAIRCASE WINDOW	2.44 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
KW1	KITCHEN WINDOW	0.76 X 1.07
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	--

DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (105 DWELLINGS UNIT) BUILDING IN S.F NOS. 725/1A1A1, 725/1B & 1C1A1 AT CHETTIPALAYAM VILLAGE / TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/915332/2026

APPLICANT NAME: M/S.CINCO REALTORS, REPRESENTED BY ITS PARTNER, MR.C.K.BALASUBRAMANIAM,

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4172.00 Sqm	1.030 Acre
AREA OF SITE AS PER DOCUMENT	=	4168.89 Sqm	1.030 Acre

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01, 02 & 03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	COMBINED BASEMENT FLOOR	76.51	3494.06	3570.57

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	40.17	867.74	907.91
2	FIRST FLOOR	680.24	-	680.24
3	SECOND FLOOR	680.24	-	680.24
4	THIRD FLOOR	680.24	-	680.24
5	FOURTH FLOOR	680.24	-	680.24
6	FIFTH FLOOR	680.24	-	680.24
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3441.37	930.14	4371.51

PROPOSED BUILDING AREA DETAILS:- (BLOCK-02)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	13.03	872.96	885.99
2	FIRST FLOOR	707.09	1.88	708.97
3	SECOND FLOOR	707.09	1.88	708.97
4	THIRD FLOOR	707.09	1.88	708.97
5	FOURTH FLOOR	707.09	1.88	708.97
6	FIFTH FLOOR	707.09	1.88	708.97
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3548.48	944.76	4493.24

PROPOSED BUILDING AREA DETAILS:- (BLOCK-03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	191.61	738.16	929.77
2	FIRST FLOOR	714.56	-	714.56
3	SECOND FLOOR	714.56	-	714.56
4	THIRD FLOOR	714.56	-	714.56
5	FOURTH FLOOR	714.56	-	714.56
6	FIFTH FLOOR	714.56	-	714.56
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3764.41	800.56	4564.97
	GRAND TOTAL AREA (BLOCK-01, 02 & 03)	10830.77	6169.52	17000.29

25/09/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

25/09/26
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER / ARCHITECT

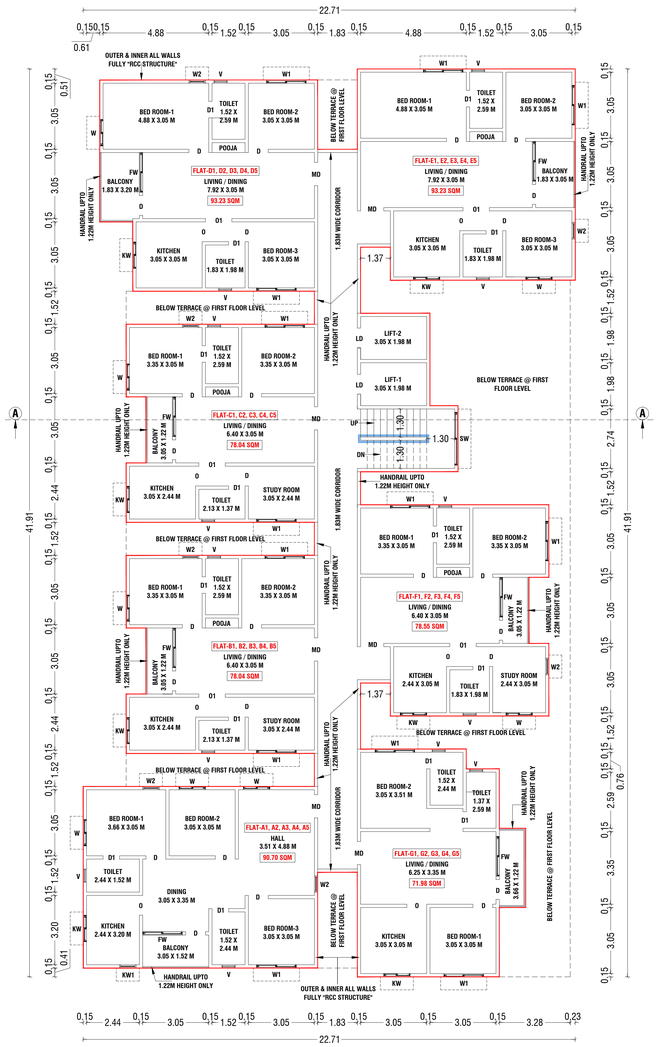
25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

For CINCO REALTORS
Partner

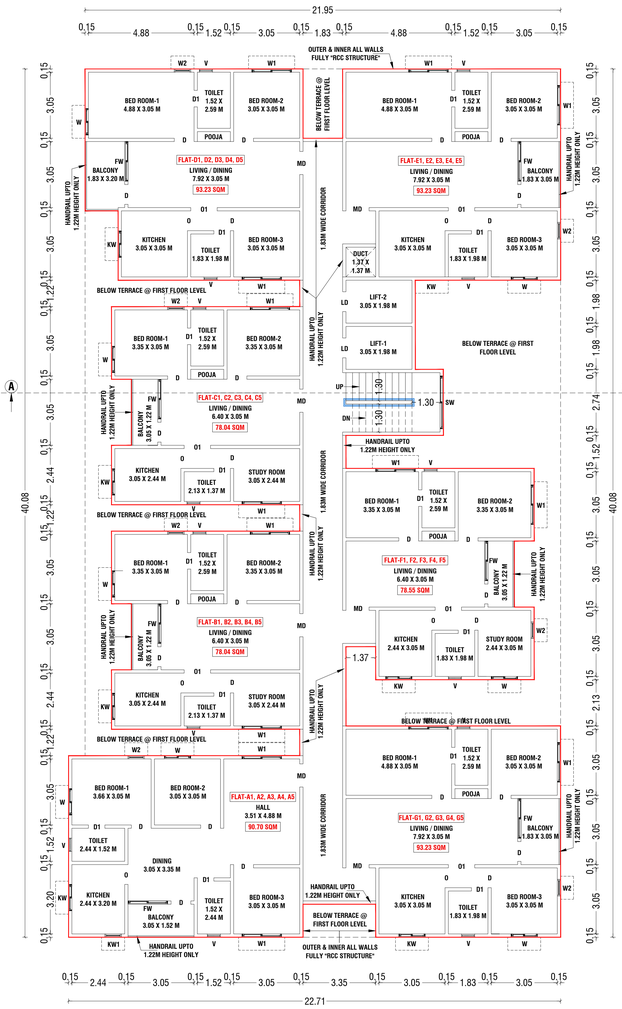
OWNER / APPLICANT

SHEET NO : 03/04



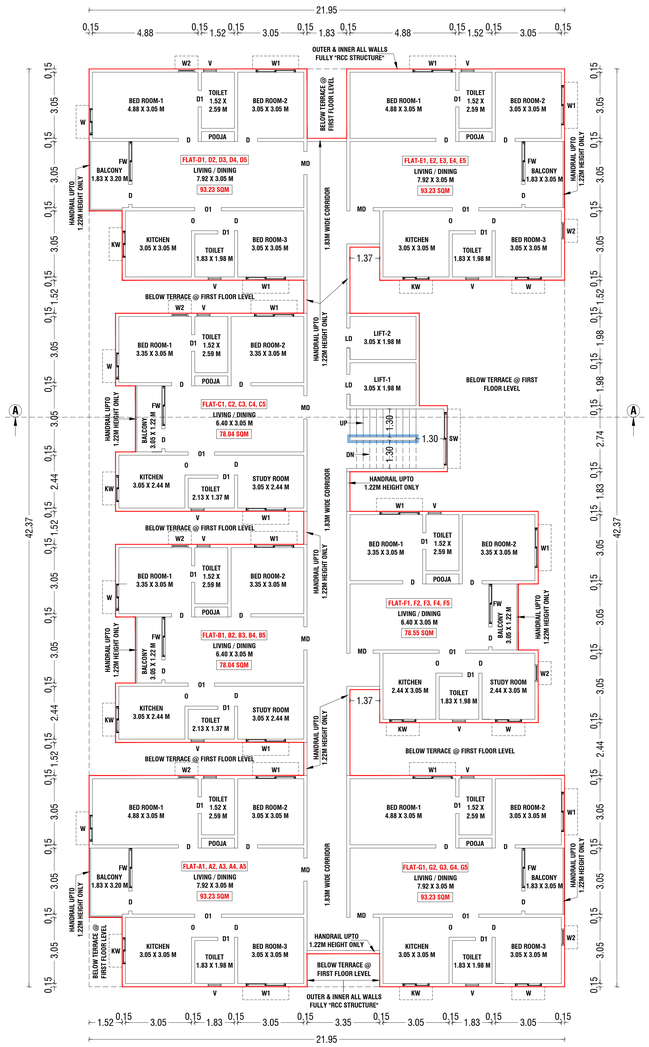
BLOCK - A

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



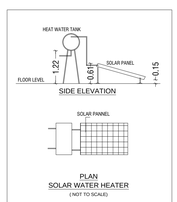
BLOCK - B

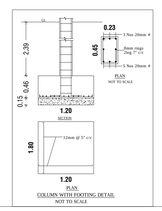
TYPICAL - FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



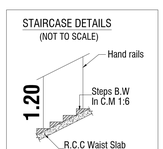
BLOCK - C

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





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.30
TREAD : 0.30
RISE : 0.14 / 0.15

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 3.05
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	2.13 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.22 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.83 X 1.37
W2	WINDOW	0.76 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
SW	STAIRCASE WINDOW	2.44 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
KW1	KITCHEN WINDOW	0.76 X 1.07
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	--

DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (105 DWELLINGS UNIT) BUILDING IN S.F NOS. 725/1A1A1, 725/1B & 1C1A1 AT CHETTIPALAYAM VILLAGE / TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/915332/2026

APPLICANT NAME: M/S.CINCO REALTORS, REPRESENTED BY ITS PARTNER, MR.C.K.BALASUBRAMANIAM,

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4172.00 Sqm	1.030 Acre
AREA OF SITE AS PER DOCUMENT	=	4168.89 Sqm	1.030 Acre

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01, 02 & 03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	COMBINED BASEMENT FLOOR	76.51	3494.06	3570.57

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	40.17	867.74	907.91
2	FIRST FLOOR	680.24	-	680.24
3	SECOND FLOOR	680.24	-	680.24
4	THIRD FLOOR	680.24	-	680.24
5	FOURTH FLOOR	680.24	-	680.24
6	FIFTH FLOOR	680.24	-	680.24
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3441.37	930.14	4371.51

PROPOSED BUILDING AREA DETAILS:- (BLOCK-02)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	13.03	872.96	885.99
2	FIRST FLOOR	707.09	1.88	708.97
3	SECOND FLOOR	707.09	1.88	708.97
4	THIRD FLOOR	707.09	1.88	708.97
5	FOURTH FLOOR	707.09	1.88	708.97
6	FIFTH FLOOR	707.09	1.88	708.97
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3548.48	944.76	4493.24

PROPOSED BUILDING AREA DETAILS:- (BLOCK-03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	191.61	738.16	929.77
2	FIRST FLOOR	714.56	-	714.56
3	SECOND FLOOR	714.56	-	714.56
4	THIRD FLOOR	714.56	-	714.56
5	FOURTH FLOOR	714.56	-	714.56
6	FIFTH FLOOR	714.56	-	714.56
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3764.41	800.56	4564.97
	GRAND TOTAL AREA (BLOCK-01, 02 & 03)	10830.77	6169.52	17000.29

25/09/26

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655009064

REGISTERED STRUCTURAL ENGINEER

25/09/26

Er.P.MOHANKUMAR,M.E.(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

25/09/26

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER / ARCHITECT

25/09/26

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

For CINCO REALTORS

Partner

OWNER / APPLICANT

SHEET NO : 02/04

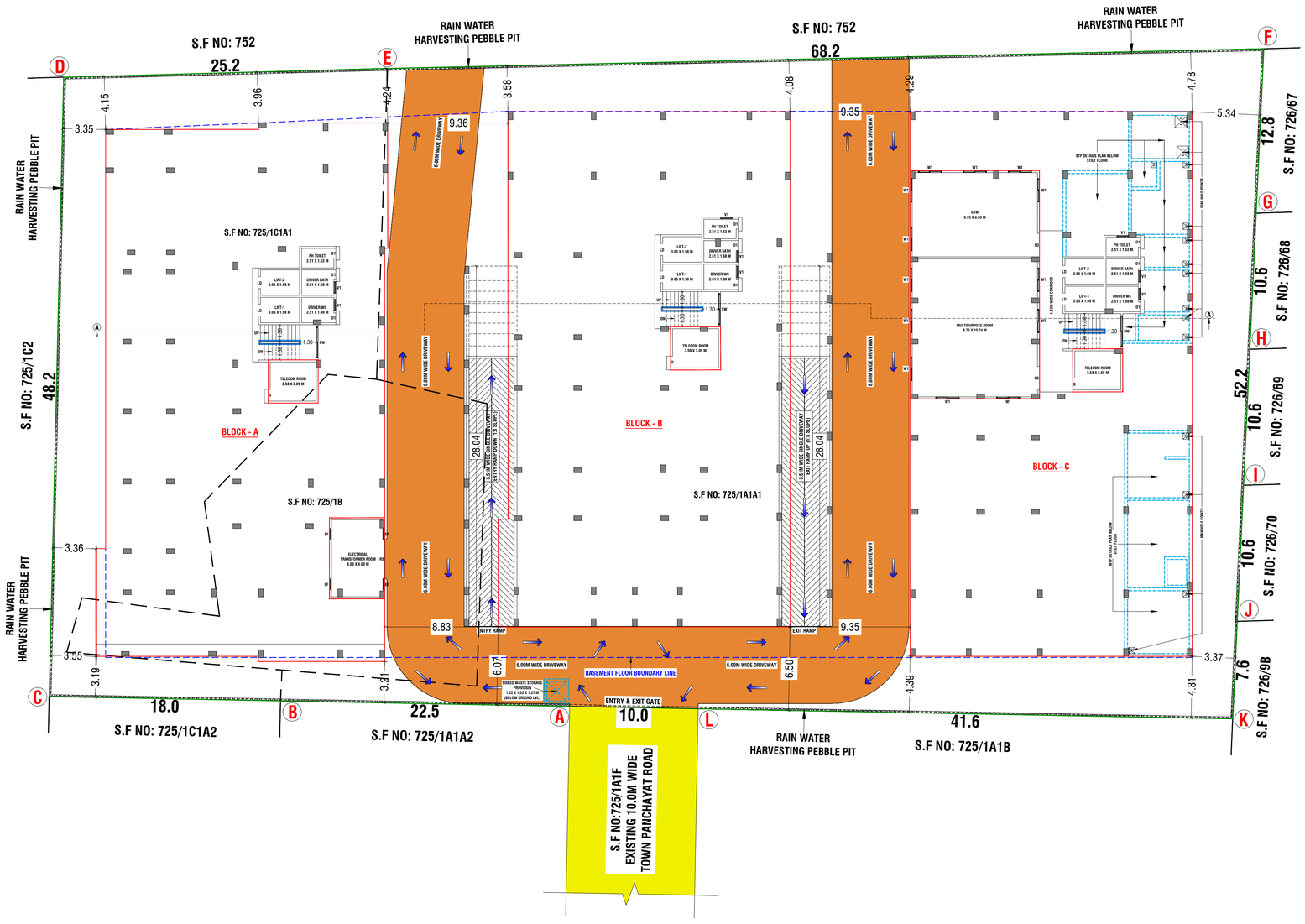
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (105 DWELLINGS UNIT) BUILDING IN S.F NOS. 725/1A1A1, 725/1B & 1C1A1 AT CHETTIPALAYAM VILLAGE / TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

SCALE :- 1:200
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/915332/2026

APPLICANT NAME: M/S.CINCO REALTORS, REPRESENTED BY ITS PARTNER, MR.C.K.BALASUBRAMANIAM,



SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)



SITE CUM COMBINED BASEMENT FLOOR PLAN
(SCALE - 1:100)

FIRE EXTINGUISHER : FE | EMERGENCY ALARM : EA

OVERALL PARKING DESCRIPTION:- (BLOCKS - 1, 2 & 3)

S.NO	PARKING DETAILS	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	TOTAL REQUIRED 10% PH (incl) & VISITOR	TOTAL PROVIDED 10% PH (incl) & VISITOR
01	NO OF TOTAL CAR PARKING	51 NOS	06 NOS	57 NOS	57 NOS
02	NO OF TOTAL TW PARKING	105 NOS	12 NOS	117 NOS	117 NOS

PARKING DESCRIPTION:- (BLOCK - 01)

BUILDING CATEGORY	PARKING DETAILS	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	TOTAL REQUIRED 10% PH (incl) & VISITOR	PROVIDED 10% PH (incl)	PROVIDED 10% VISITOR	TOTAL PROVIDED 10% PH (incl) & VISITOR
FLOOR AREA ABOVE 75 SQ.M AND UPTO 100 SQ.M	1 CAR SPACE FOR EVERY 2 DWELLING	15 NOS	02 NOS	17 NOS	15 NOS	02 NOS	17 NOS
	1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	35 NOS	04 NOS	39 NOS	35 NOS	04 NOS	39 NOS

PARKING DESCRIPTION:- (BLOCK - 02)

BUILDING CATEGORY	PARKING DETAILS	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	TOTAL REQUIRED 10% PH (incl) & VISITOR	PROVIDED 10% PH (incl)	PROVIDED 10% VISITOR	TOTAL PROVIDED 10% PH (incl) & VISITOR
FLOOR AREA ABOVE 75 SQ.M AND UPTO 100 SQ.M	1 CAR SPACE FOR EVERY 2 DWELLING	18 NOS	02 NOS	20 NOS	18 NOS	02 NOS	20 NOS
	1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	35 NOS	04 NOS	39 NOS	35 NOS	04 NOS	39 NOS

PARKING DESCRIPTION:- (BLOCK - 03)

BUILDING CATEGORY	PARKING DETAILS	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	TOTAL REQUIRED 10% PH (incl) & VISITOR	PROVIDED 10% PH (incl)	PROVIDED 10% VISITOR	TOTAL PROVIDED 10% PH (incl) & VISITOR
FLOOR AREA ABOVE 75 SQ.M AND UPTO 100 SQ.M	1 CAR SPACE FOR EVERY 2 DWELLING	18 NOS	02 NOS	20 NOS	18 NOS	02 NOS	20 NOS
	1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	35 NOS	04 NOS	39 NOS	35 NOS	04 NOS	39 NOS

DWELLING AREA DESCRIPTION:- (BLOCK - 01)

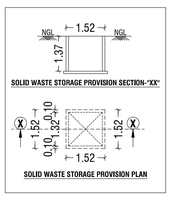
S.NO & FLOOR NAME	01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
	A1	B1	C1	D1	A2	B2	C2	D2	A3	B3	C3	D3	A4	B4	C4	D4	A5	B5	C5	D5	
DWELLING NO'S & AREA (SQM)	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	35 FLAT
	E1	F1	G1	--	E2	F2	G2	--	E3	F3	G3	--	E4	F4	G4	--	E5	F5	G5	--	2918.85
	93.23	78.55	71.98	--	93.23	78.55	71.98	--	93.23	78.55	71.98	--	93.23	78.55	71.98	--	93.23	78.55	71.98	--	

DWELLING AREA DESCRIPTION:- (BLOCK - 02)

S.NO & FLOOR NAME	01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
	A1	B1	C1	D1	A2	B2	C2	D2	A3	B3	C3	D3	A4	B4	C4	D4	A5	B5	C5	D5	
DWELLING NO'S & AREA (SQM)	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	90.70	78.04	78.04	93.23	35 FLAT
	E1	F1	G1	--	E2	F2	G2	--	E3	F3	G3	--	E4	F4	G4	--	E5	F5	G5	--	3025.10
	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	

DWELLING AREA DESCRIPTION:- (BLOCK - 03)

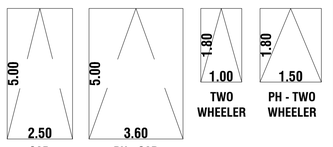
S.NO & FLOOR NAME	01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
	A1	B1	C1	D1	A2	B2	C2	D2	A3	B3	C3	D3	A4	B4	C4	D4	A5	B5	C5	D5	
DWELLING NO'S & AREA (SQM)	93.23	78.04	78.04	93.23	93.23	78.04	78.04	93.23	93.23	78.04	78.04	93.23	93.23	78.04	78.04	93.23	93.23	78.04	78.04	93.23	35 FLAT
	E1	F1	G1	--	E2	F2	G2	--	E3	F3	G3	--	E4	F4	G4	--	E5	F5	G5	--	3037.75
	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	93.23	78.55	93.23	--	

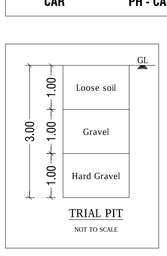


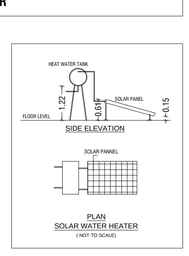
COLOUR INDEX:-

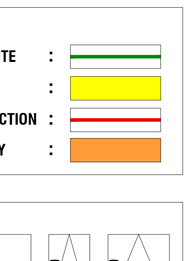
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:

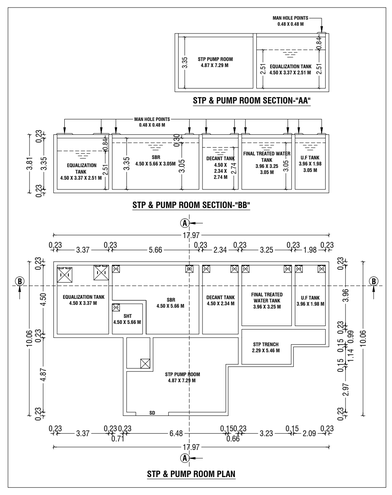
PARKING SIZES:

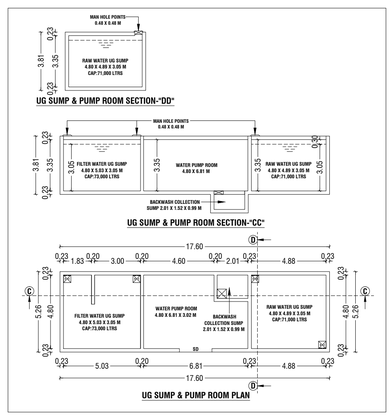


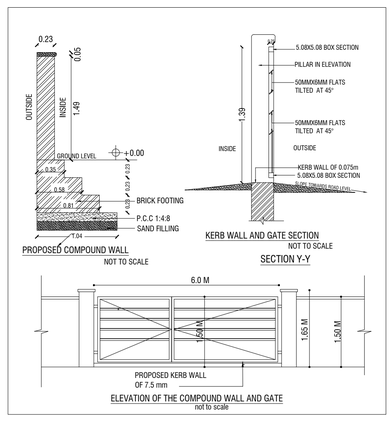












SITE DETAILS:-

NOTE:-
MASTER PLAN 2041 LAND USE
CHETTIPALAYAM VILLAGE - RESIDENTIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4172.00 Sqm	1.030 Acre
AREA OF SITE AS PER DOCUMENT	=	4168.89 Sqm	1.030 Acre

OSR DETAILS:-
OSR AREA = 4172.00 Sqm X 10% = 417.20 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01, 02 & 03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	COMBINED BASEMENT FLOOR	76.51	3494.06	3570.57

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	40.17	867.74	907.91
2	FIRST FLOOR	680.24	-	680.24
3	SECOND FLOOR	680.24	-	680.24
4	THIRD FLOOR	680.24	-	680.24
5	FOURTH FLOOR	680.24	-	680.24
6	FIFTH FLOOR	680.24	-	680.24
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3441.37	930.14	4371.51

PROPOSED BUILDING AREA DETAILS:- (BLOCK-02)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	13.03	872.96	885.99
2	FIRST FLOOR	707.09	1.88	708.97
3	SECOND FLOOR	707.09	1.88	708.97
4	THIRD FLOOR	707.09	1.88	708.97
5	FOURTH FLOOR	707.09	1.88	708.97
6	FIFTH FLOOR	707.09	1.88	708.97
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3548.48	944.76	4493.24

PROPOSED BUILDING AREA DETAILS:- (BLOCK-03)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	191.61	738.16	929.77
2	FIRST FLOOR	714.56	-	714.56
3	SECOND FLOOR	714.56	-	714.56
4	THIRD FLOOR	714.56	-	714.56
5	FOURTH FLOOR	714.56	-	714.56
6	FIFTH FLOOR	714.56	-	714.56
7	TERRACE FLOOR	-	62.40	62.40
	TOTAL AREA	3764.41	800.56	4564.97
	GRAND TOTAL AREA (BLOCK-01, 02 & 03)	10830.77	6169.52	17000.29

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (10830.77 / 4168.89) = 2.597 < 2.60

2.597 < 2.60, THEREFORE 0.597 PREMIUM FSI

BUILDING HEIGHT:-

BUILDING HEIGHT = 18.28 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 3.05
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	2.13 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.22 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.83 X 1.37
W2	WINDOW	0.76 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
SW	STAIRCASE WINDOW	2.44 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
KW1	KITCHEN WINDOW	0.76 X 1.07
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	--

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

25/09/26
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

25/09/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008084
REGISTERED STRUCTURAL ENGINEER

25/09/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner
OWNER / APPLICANT

SHEET NO : 01/04

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.