Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

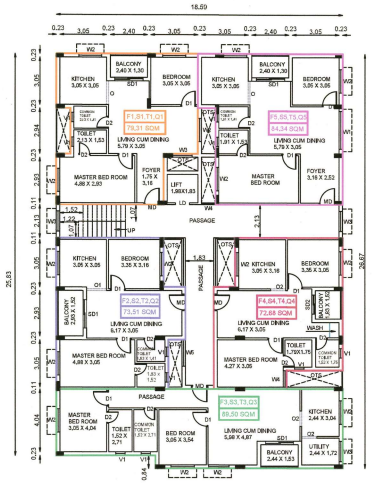
Published for reference. The authority's own register is the operative record.

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

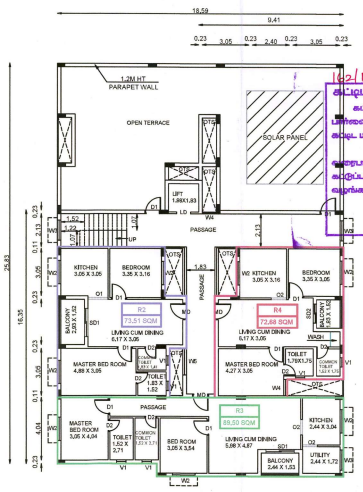
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

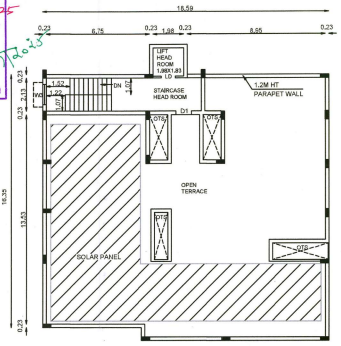
RESIDENTIAL BUILDING (APARTMENT WITH 23 DWELLINGS)



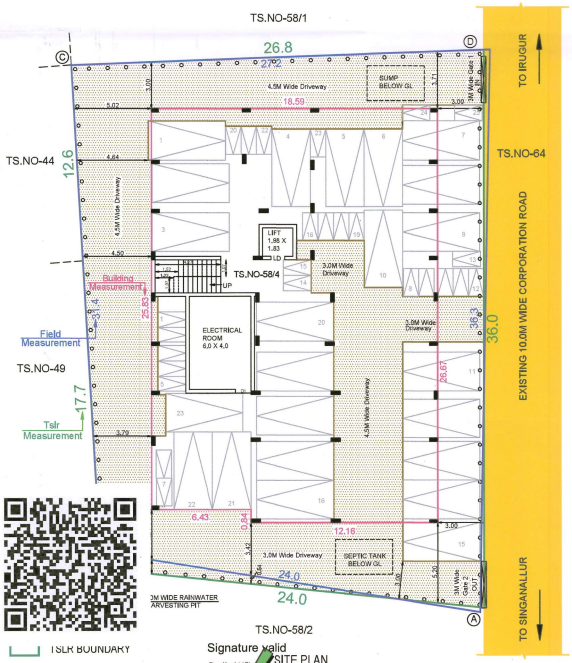
TYPICAL FIRST FLOOR TO FOURTH FLOOR PLAN

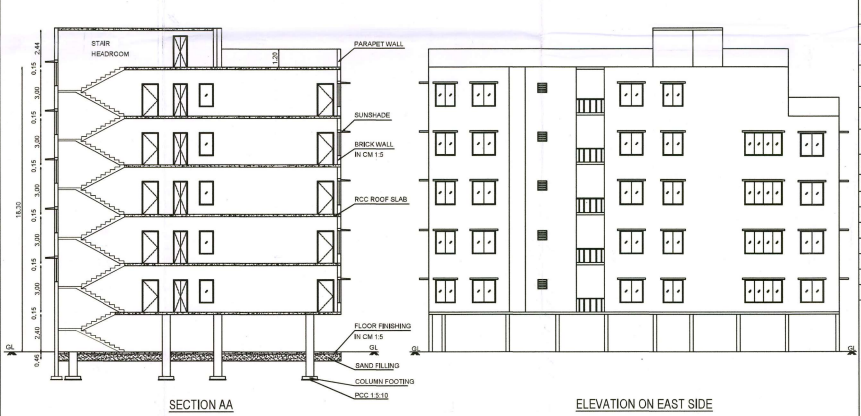


FIFTH FLOOR PLAN



TERRACE FLOOR PLAN





SECTION AA

ELEVATION ON EAST SIDE

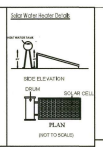
Notes

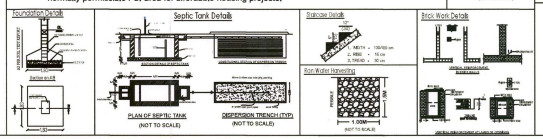
As Per GO (MS) 16, Dated 31.01.2020

(e) in sub-rule (24), for clause (a), the following clause shall be substituted, namely:-

"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of State shall be regulated according to provisions stipulated above.".

(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.





Applicant Name : Suresh Natarajan-POA OF Bhavani Muppalmani
Online Building Application No : SWP/ BPA / 500350 / 2025
Site Approval L.P./CLPA No : 273 / 2025
Planning Permission No : 329 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING UNIT IN WARD : AI(35)-SINGANALLUR,BLOCK NO : 82, T.S NO: 58/4, (OLD SF No: 230/2Pt), AT COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SINGANALLUR DD PLAN - 36.

Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

LAND AREA STATEMENT

AREA OF SITE AS PER TSLR	- 860.00 SQM
AREA OF SITE AS PER DOCUMENT	- 860.00 SQM
Land Use As Per Masterplan	- Residential
Land Use As Per D.Dplan	- Residential

HEIGHT OF THE BUILDING = 18.30M

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 23 DWELLINGS				
1.	STILT FLOOR	28.81	438.14	466.95
2.	FIRST FLOOR (F1, F2, F3, F4 & F5)	466.95	-	466.95
3.	SECOND FLOOR (S1, S2, S3, S4 & S5)	466.95	-	466.95
4.	THIRD FLOOR (T1, T2, T3, T4 & T5)	466.95	-	466.95
5.	FOURTH FLOOR(Q1, Q2, Q3, Q4 & Q5)	466.95	-	466.95
6.	FIFTH FLOOR (R2, R3 & R4)	304.98	-	304.98
7.	TERRACE FLOOR	-	32.10	32.10
	GRAND TOTAL	2201.59	470.24	2671.83

TOTAL FSI = $\frac{2201.59}{860.00}$ = 2.56

Premium FSI charges not applicable for affordable housing project

Parking Details:

Apartment - 23 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 - Q1	1 to 4	79.31 X 4=317.24	21 Nos	23 Nos	11 Nos	25 Nos
F2 - R2	1 to 5	73.51 X 5 =367.55				
F3 - R3	1 to 5	89.50 X 5 =447.50				
F4 - R4	1 to 5	72.68 X 5 =363.40				
F5 - Q5	1 to 4	84.34 X 4 =337.36				

JOINERY DETAILS :

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
MD	Main Door	1.07 x 2.13	O1	Opening	1.30 x 2.13
D1	Door	0.99 x 2.13	O2	Opening	1.00 x 2.13
D2	Door	0.76 x 2.13	W1	Window	2.44 x 1.40
LD	Lift Door	0.91 x 2.13	W2	Window	1.50 x 1.40
SD1	Sliding Door	1.83 x 2.13	W3	Window	1.30 x 1.40
SD2	Sliding Door	1.22 x 2.13	W4	Window	1.00 x 1.40
O	Opening	1.53 x 2.13	W5	Window	1.70 x 1.40
			V	Ventilator	0.60 x 0.60

REFERENCE:

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

27/05/2025

Er. S.ARUL, B.E.,d.Sc. AIIE
DTCP Registered Engineer, Grade-II
Reg.No: TVM/RE Gr-II-02-2023
No: 86B/13B, Iyyankulam Street
THIRUVANNAMALAI - 606601

Registered Engineer

27/05/25

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illum, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

Applicant

27/05/25

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / SE / GR-I / 004 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illum, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore 641 045.
Ph : 7373371000
E - mail : harini.propdoc@gmail.com

Structural Engineer

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.