Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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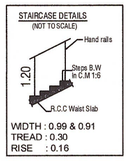
Published for reference. The authority's own register is the operative record.

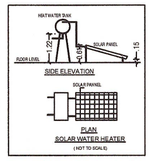
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

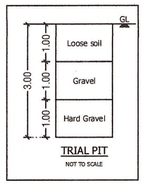
hello@verified.realestate
+91 9996 12 9996
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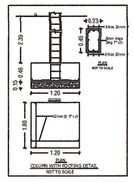
DIGITALLY VERIFIED RECORD

ONLINE APPLICATION NO : SWP/BPA/0600519/2025
SWP / SITE APPROVAL : L.P / CLPA NO : 449/2025
SWP / PLANNING PERMISSION NO : 536/2025



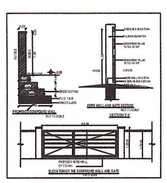


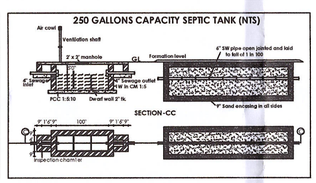




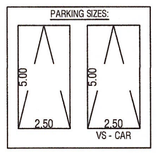
COLOUR INDEX:-

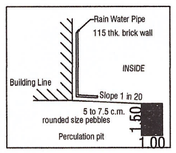
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	



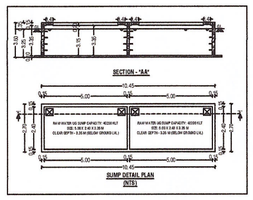


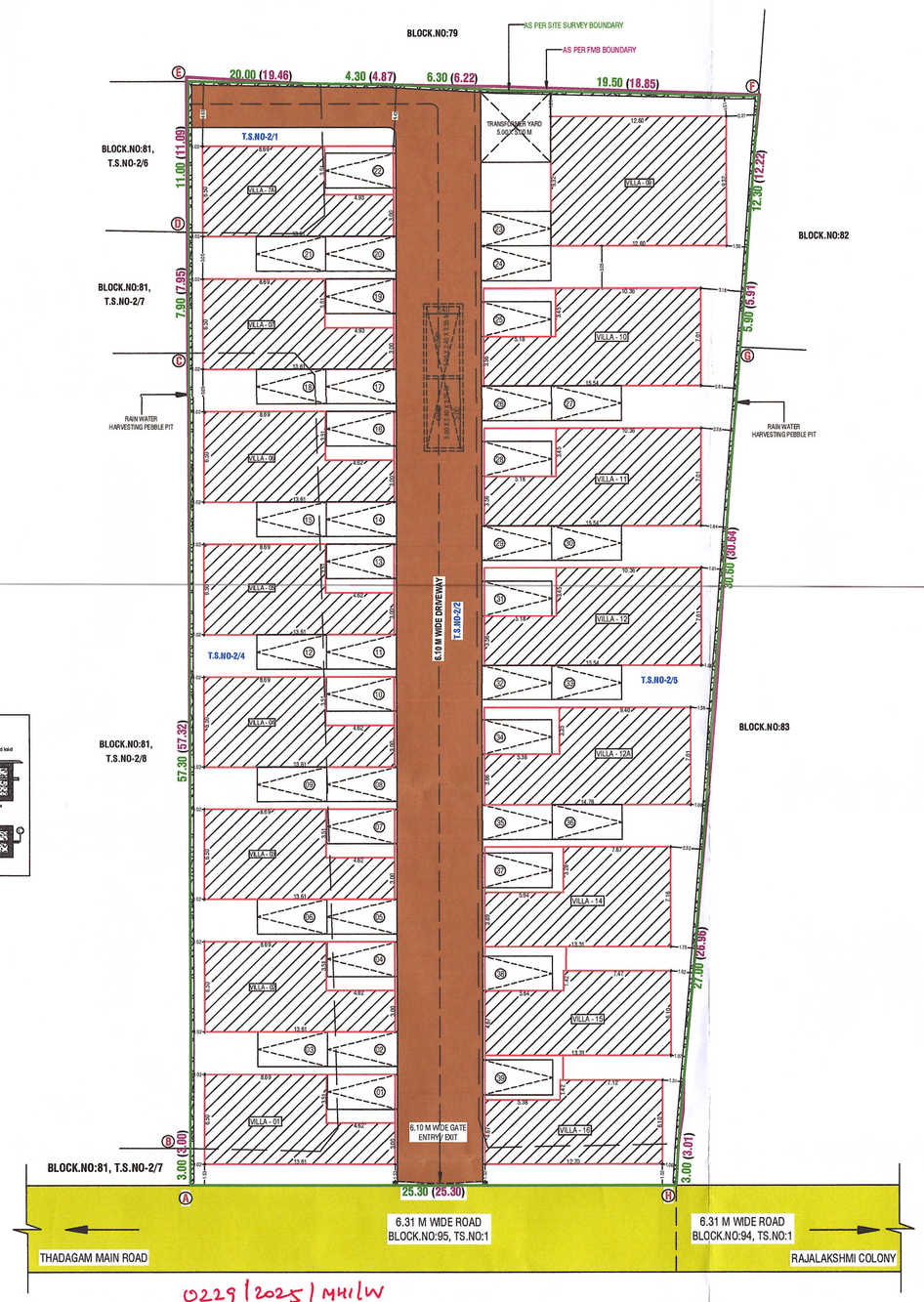
PARKING SIZES:





NOTE:-
* ALL DIMENSIONS ARE IN METRE
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T PROVIDED IN THE EACH DWELLING OF THE SITE.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARAM PROVIDED.
* SAND BUCKTS PROVIDED.





0229/2025/MHILW
162/BPA/2025/01833

கட்டிட அனுமதி வழங்கப்பட்டது
162/BL/2025/03016/01758
கட்டிட அனுமதி எண்:
பார்வை 4440/2025.MHILW
கட்டிட மனு எண்162/CCI/25-26/0164698
தேதி:08.10.2025 TO 07.10.2030
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோபிசெட்டிபாளையம் நகராட்சி
08/10/2025

Signature Valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.08.25 17:23:30

PLAN SHOWING PROPOSED GROUP HOUSING DEVELOPMENT WITH 16 VILLAS IN WARD NO-B - 049.KAVUNDAMPALAYAM VILLAGE, BLOCK NO-81, T.S.NO'S-2/1, 2/2, 2/4 & 2/5, OF COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

LAND USE: RESIDENTIAL AREA

ONLINE APPLICATION NO: SWP/BPA/0600519/2025

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2989.00 Sqm	0.738 Acre
AREA OF SITE AS PER DOCUMENT	=	2989.00 Sqm	0.738 Acre
SUPER IMPOSED PLOT AREA	=	2986.66 Sqm	

PROPOSED BUILDING AREA DETAILS:-

FLOOR'S	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01 TO 7A (8 UNITS)			
GROUND FLOOR	88.53	-	88.53
FIRST FLOOR	86.54	-	86.54
TERRACE FLOOR	-	21.35	21.35
TOTAL (1 UNIT)	175.07	21.35	196.42
TOTAL (8 UNITS)	1400.56	170.80	1571.36
VILLA-09			
GROUND FLOOR	117.47	-	117.47
FIRST FLOOR	117.47	-	117.47
SECOND FLOOR	117.47	-	117.47
TERRACE FLOOR	-	22.98	22.98
TOTAL (1 UNIT)	352.41	22.98	375.39
VILLA-10 TO 12 (3 UNITS)			
GROUND FLOOR	108.98		108.98
FIRST FLOOR	106.84	-	106.84
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	215.82	24.22	240.04
TOTAL (3 UNITS)	647.46	72.66	720.12
VILLA-12A			
GROUND FLOOR	103.63		103.63
FIRST FLOOR	101.49	-	101.49
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	205.12	24.22	229.34
VILLA-14			
GROUND FLOOR	95.34	-	95.34
FIRST FLOOR	93.16	-	93.16
TERRACE FLOOR	-	19.32	19.32
TOTAL (1 UNIT)	188.50	19.32	207.82
VILLA-15			
GROUND FLOOR	91.40	-	91.40
FIRST FLOOR	79.30	-	79.30
TERRACE FLOOR	-	18.53	18.53
TOTAL (1 UNIT)	170.70	18.53	189.23
VILLA-16			
GROUND FLOOR	87.23	-	87.23
FIRST FLOOR	75.58	-	75.58
TERRACE FLOOR	-	17.83	17.83
TOTAL (1 UNIT)	162.81	17.83	180.64
GRAND TOTAL (16 UNITS)	3127.56	346.34	3473.90

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (3127.56 / 2986.66) = 1.047 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 9.91 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	39 No's	39 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.52 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
PD	POOJA DOOR	0.91 X 2.13
FD	FRENCH DOOR	2.17 X 2.13
FD1	FRENCH DOOR	1.83 X 2.13
FG	FRENCH GLASS	0.46 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.61 X 1.37
W2	WINDOW	0.76 X 1.37
W3	WINDOW	1.83 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.61 X 1.37
FW	FRENCH WINDOW	0.61 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	

Er.S.PRADEEP, B.E.,M.S(ST).
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/RSE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Pen Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655009066
REGISTERED STRUCTURAL ENGINEER

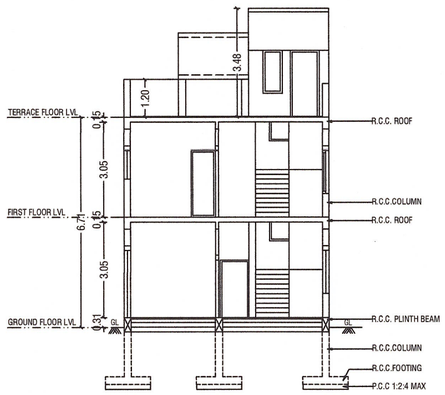
Er. K.P. VETRISELVAN, M.E.,(GEOTECH)MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No CLPA(GTE)/II/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.4D, N No 29 8th Street, V.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488. E-mail. geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

Er.S.PRADEEP, B.E.,M.S(ST).
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/RSE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Pen Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655009066
REGISTERED ENGINEER / ARCHITECT

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Pen Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774706
REGISTERED CONSTRUCTION ENGINEER

TRISQUARE PROPERTIES PVT. LTD. COIMBATORE
OWNER / APPLICANT

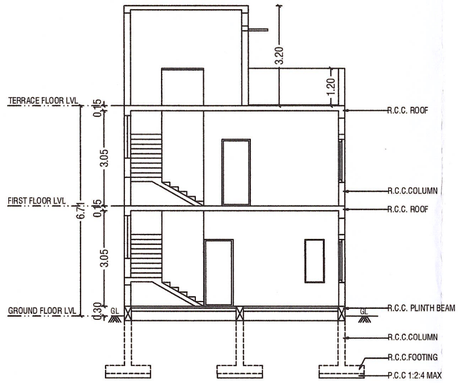
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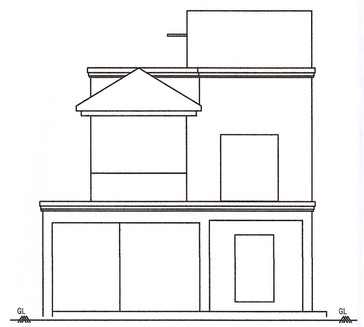
VILLA - 01 TO 7A_SECTION "AA" @ WEST SIDE



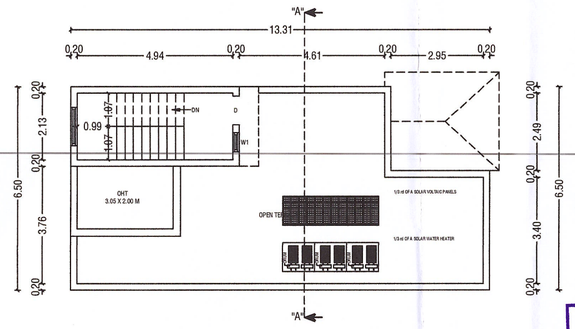
VILLA - 01 TO 7A_ELEVATION @ EAST SIDE



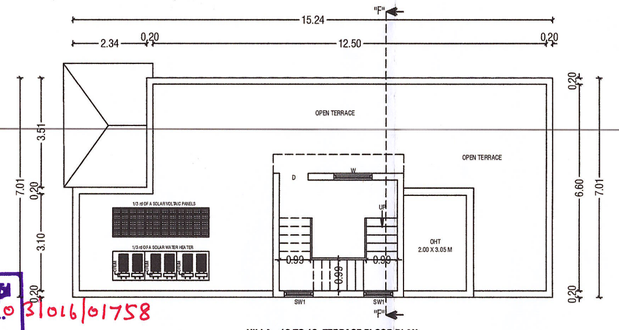
VILLA - 10 TO 12_SECTION "EE" @ WEST SIDE



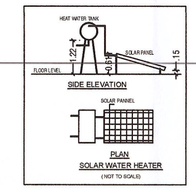
VILLA - 10 TO 12_ELEVATION @ EAST SIDE

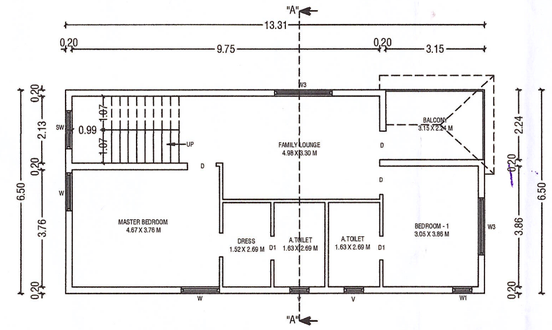


VILLA - 01 TO 7A_TERRACE FLOOR PLAN

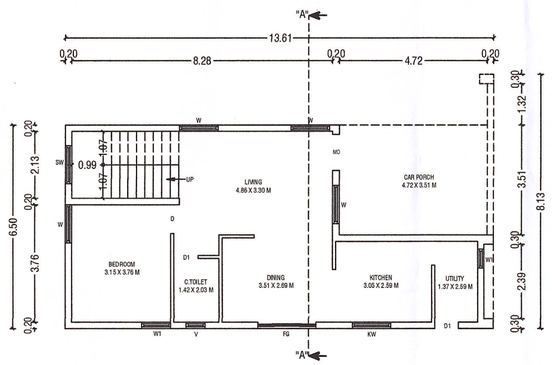


VILLA - 10 TO 12_TERRACE FLOOR PLAN

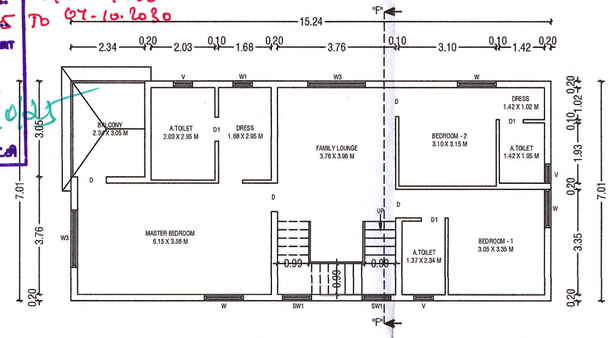




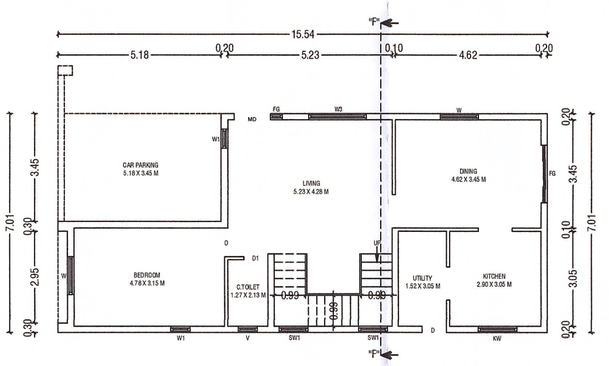
VILLA - 01 TO 7A_FIRST FLOOR PLAN



VILLA - 01 TO 7A_GROUND FLOOR PLAN

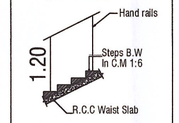


VILLA - 10 TO 12_FIRST FLOOR PLAN

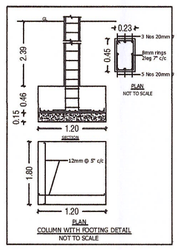


VILLA - 10 TO 12_GROUND FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.99
TREAD : 0.25
RISE : 0.16



0229/2025/MHW
162/BPA/2025/01823

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2025 to 31016/01758

பார்வை: 4444/2025/MHW

கட்டிட மனு எண்: 162/CP/25-26/0164698

தேதி: 08.10.2025 To 07.10.2030

மேற்படி அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
கோபம்புத்தூர் மாநகராட்சி

தேதி 08/10/2025

PLAN SHOWING PROPOSED GROUP HOUSING DEVELOPMENT WITH 16 VILLAS IN WARD NO-B - 049.KAVUNDAMPALAYAM VILLAGE, BLOCK NO-81, T.S.NO'S-2/1, 2/2, 2/4 & 2/5, OF COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

LAND USE: RESIDENTIAL AREA

ONLINE APPLICATION NO: SWP/BPA/0600519/2025

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		IN SQM	IN ACRE
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TOTAL (8 UNITS)	1400.56	170.80	1571.36
VILLA-9/B			
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FIRST FLOOR	117.47	-	117.47
SECOND FLOOR	117.47	-	117.47
TERRACE FLOOR	-	22.98	22.98
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TOTAL (3 UNITS)	647.46	72.66	720.12
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FIRST FLOOR	79.30	-	79.30
TERRACE FLOOR	-	18.53	18.53
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GRAND TOTAL (16 UNITS)	3127.56	346.34	3473.90

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (3127.56 / 2986.66) = 1.047 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.71 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	39 No's	39 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
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D	DOOR	0.91 X 2.13
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SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	

Er. K.P. VETRISELVAN, M.E. (GEOTECHNICAL ENGG.,)
GEOTECHNICAL ENGINEER
CLPA REGN No: CLPA/GTE/FIP/03/003
GEODESIGN INDIA PRIVATE LIMITED
D.No.4/3, N No 29 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail. geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

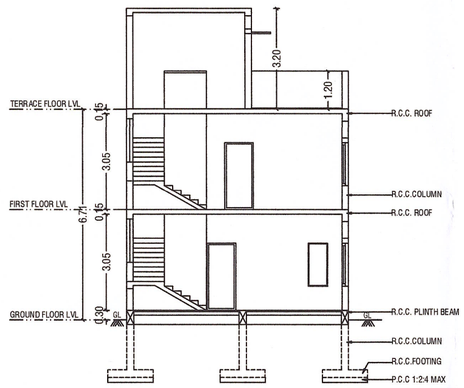
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRS RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9600000864
REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.(CIVIL),
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/RSE-II/001/2022
SRS RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
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REGISTERED STRUCTURAL ENGINEER

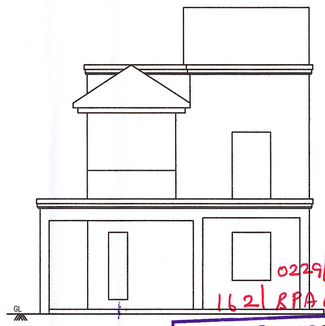
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REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/RSE-II/001/2022
SRS RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9600000864
REGISTERED ENGINEER / ARCHITECT

FOR SQUARE PROPERTIES PVT. LTD. COIMBATORE
OWNER / APPLICANT

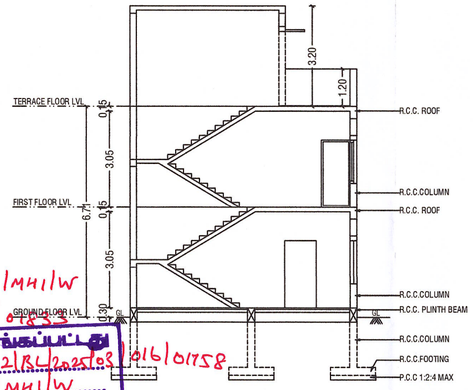
SHEET NO:02/05



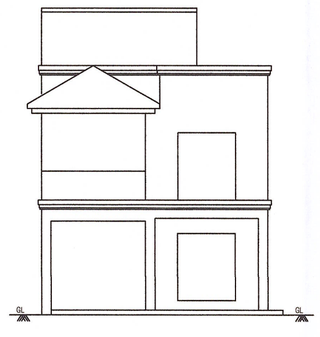
VILLA - 12A SECTION "EE" @ WEST SIDE



VILLA - 12A ELEVATION @ EAST SIDE



VILLA - 14 SECTION "DD" @ WEST SIDE



VILLA - 14 ELEVATION @ WEST SIDE

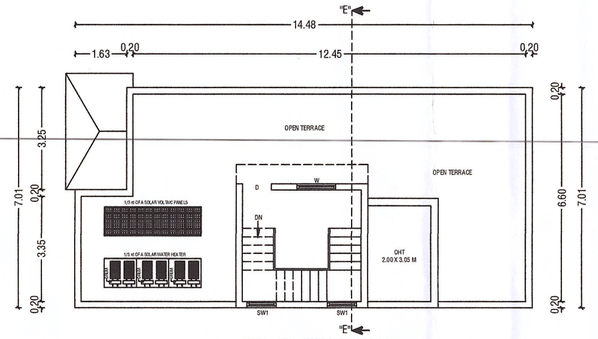
0229/2025/MHIIW
162/RPA/2025/ 016/01158

கட்டிட அனுமதி வழங்கப்பட்டது

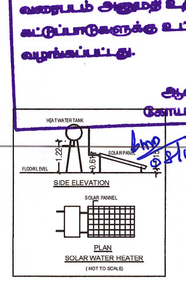
கட்டிட அனுமதி எண்: 162/RA/2025/03 /016/01158
பார்வை: 4440/2025/MHIIW
கட்டிட மதிப்பு
எண்:162/CA/25-26/016/01698
தேதி: 08.10.2025 TO 07.10.2030.

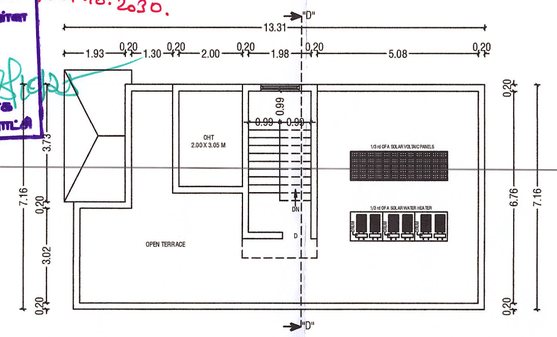
விதிமுறைகள் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.

ஆணையாளருக்காக
செயற்பொறியாளர் மாநகராட்சி

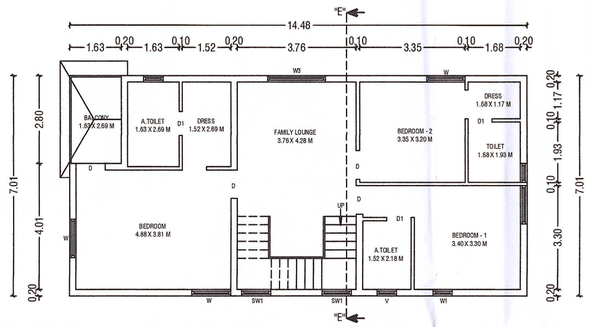


VILLA - 12A TERRACE FLOOR PLAN

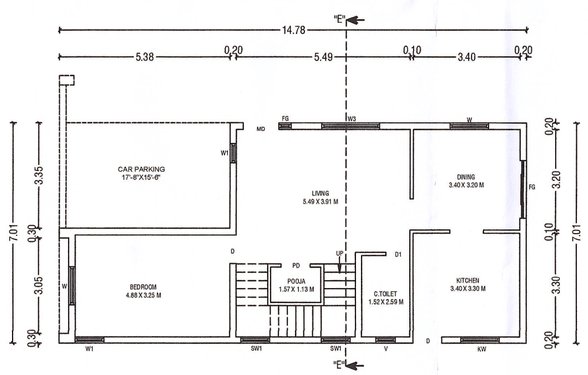




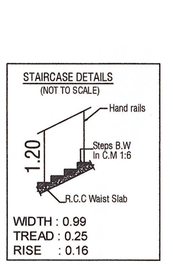
VILLA - 14 TERRACE FLOOR PLAN

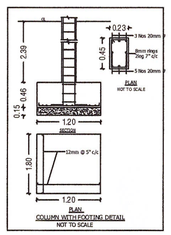


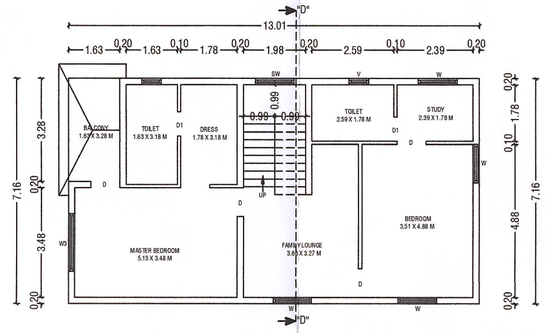
VILLA - 12A FIRST FLOOR PLAN



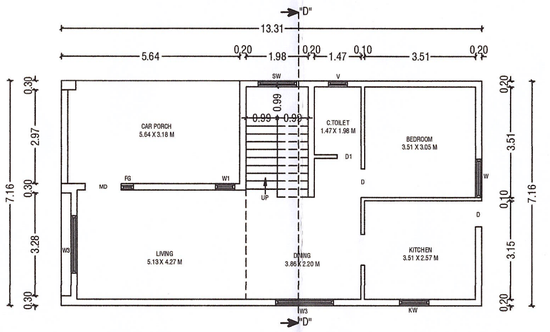
VILLA - 12A GROUND FLOOR PLAN







VILLA - 14 FIRST FLOOR PLAN



VILLA - 14 GROUND FLOOR PLAN

PLAN SHOWING PROPOSED GROUP HOUSING DEVELOPMENT WITH 16 VILLAS IN WARD NO-B - 049.KAVUNDAMPALAYAM VILLAGE, BLOCK NO-81, T.S.NO'S-2/1, 2/2, 2/4 & 2/5, OF COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

LAND USE: RESIDENTIAL AREA

ONLINE APPLICATION NO: SWP/BPA/0600519/2025

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2989.00 Sqm	0.738 Acre
AREA OF SITE AS PER DOCUMENT	=	2989.00 Sqm	0.738 Acre
SUPER IMPOSED PLOT AREA	=	2986.66 Sqm	

PROPOSED BUILDING AREA DETAILS:-

FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01 TO 7A (8 UNITS)			
GROUND FLOOR	88.53	-	88.53
FIRST FLOOR	86.54	-	86.54
TERRACE FLOOR	-	21.35	21.35
TOTAL (1 UNIT)	175.07	21.35	196.42
TOTAL (8 UNITS)	1400.56	170.80	1571.36
VILLA-09			
GROUND FLOOR	117.47	-	117.47
FIRST FLOOR	117.47	-	117.47
SECOND FLOOR	117.47	-	117.47
TERRACE FLOOR	-	22.98	22.98
TOTAL (1 UNIT)	352.41	22.98	375.39
VILLA-10 TO 12 (3 UNITS)			
GROUND FLOOR	108.98		108.98
FIRST FLOOR	106.84	-	106.84
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	215.82	24.22	240.04
TOTAL (3 UNITS)	647.46	72.66	720.12
VILLA-12A			
GROUND FLOOR	103.63		103.63
FIRST FLOOR	101.49	-	101.49
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	205.12	24.22	229.34
VILLA-14			
GROUND FLOOR	95.34	-	95.34
FIRST FLOOR	93.16	-	93.16
TERRACE FLOOR	-	19.32	19.32
TOTAL (1 UNIT)	188.50	19.32	207.82
VILLA-15			
GROUND FLOOR	91.40	-	91.40
FIRST FLOOR	79.30	-	79.30
TERRACE FLOOR	-	18.53	18.53
TOTAL (1 UNIT)	170.70	18.53	189.23
VILLA-16			
GROUND FLOOR	87.23	-	87.23
FIRST FLOOR	75.58	-	75.58
TERRACE FLOOR	-	17.83	17.83
TOTAL (1 UNIT)	162.81	17.83	180.64
GRAND TOTAL (16 UNITS)	3127.56	346.34	3473.90

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (3127.56 / 2986.66) = 1.047 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.71 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	39 No's	39 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.52 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
PD	POOJA DOOR	0.91 X 2.13
FD	FRENCH DOOR	2.17 X 2.13
FD1	FRENCH DOOR	1.83 X 2.13
FG	FRENCH GLASS	0.46 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.61 X 1.37
W2	WINDOW	0.76 X 1.37
W3	WINDOW	1.83 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.61 X 1.37
FW	FRENCH WINDOW	0.61 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	

Er. K.P. VETRISELVAN, M.E. (GEOTECHNICAL ENGG.), M.I.S.M.E.,I.G.S.
GEOTECHNICAL ENGINEER
CLPA REGN No CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N No 79 8th Street, K.K. Pudur,
Coimbatore - 641 038.
+91 90433 44488. E-mail. kpdesign1220@gmail.com
REGISTERED GEOTECH ENGINEER

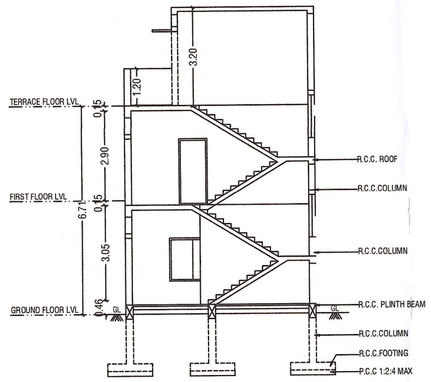
2/10/25
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No-Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.51/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone - 99441**490
REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.E(STR)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No-STCP/YAMAHA/SE-II/003/2022
SRI RATHNA ASSOCIATES
No.51/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone - 9655000504
REGISTERED STRUCTURAL ENGINEER

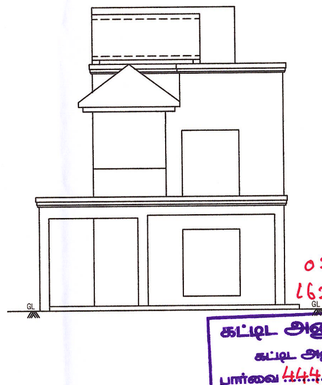
Er.S.PRADEEP, B.E.,M.E(STR)
REGISTERED ENGINEER, TNEB Grade-II,
Reg.No-STCP/YAMAHA/SE-II/003/2022
SRI RATHNA ASSOCIATES
No.51/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone - 9655000504
REGISTERED ENGINEER / ARCHITECT

MESSURE PROPERTIES (I) PVT. LTD. COIMBATORE
OWNER / APPLICANT

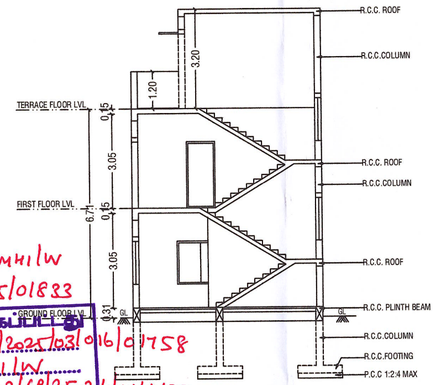
SHEET NO:03/09



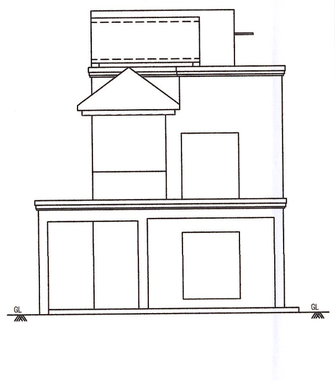
VILLA - 15 SECTION "CC" @ WEST SIDE



VILLA - 15 ELEVATION @ WEST SIDE



VILLA - 16 SECTION "BB" @ WEST SIDE



VILLA - 16 ELEVATION @ WEST SIDE

0229/2025/MHI/W
162/BPA/2025/01833

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2025/03016/01758

பார்வை 4440/2025/MHI/W

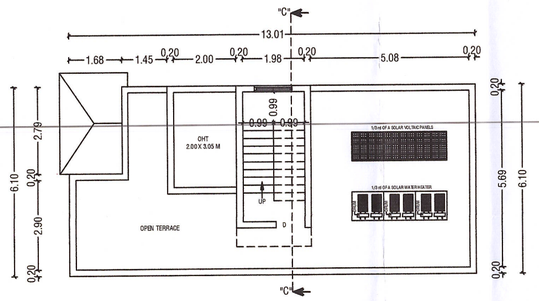
கட்டிட மதிப்பு எண்: 162/CP/25-26/0164698

தேதி 08.10.2025 to 07.10.2030

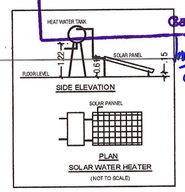
மேற்படி அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

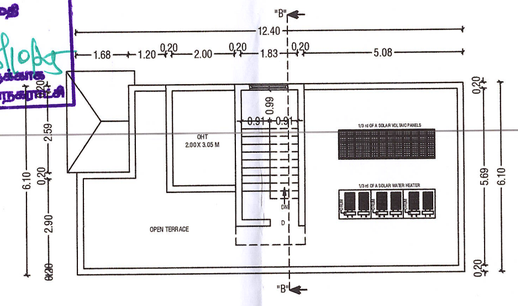
அலுவலர்களுக்காக
கோயம்புத்தூர் மாநகராட்சி

08/10/2025

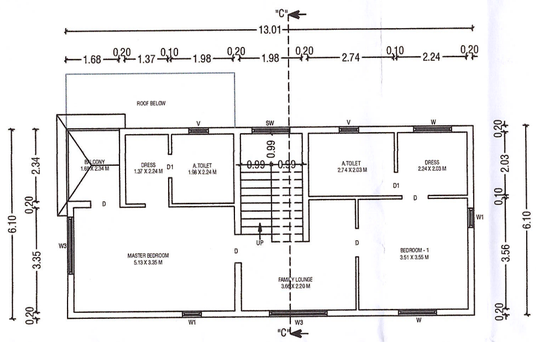


VILLA - 15 TERRACE FLOOR PLAN



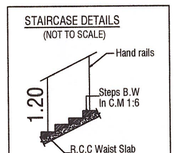


VILLA - 16 TERRACE FLOOR PLAN

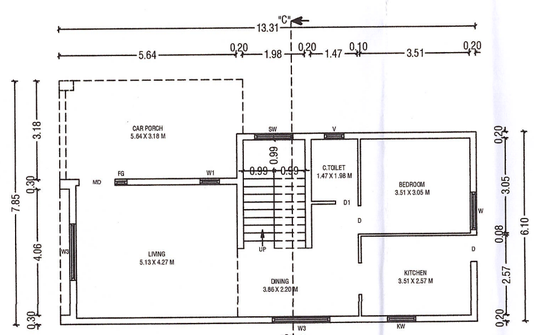


VILLA - 15 FIRST FLOOR PLAN

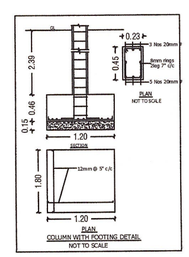
STAIRCASE DETAILS
(NOT TO SCALE)

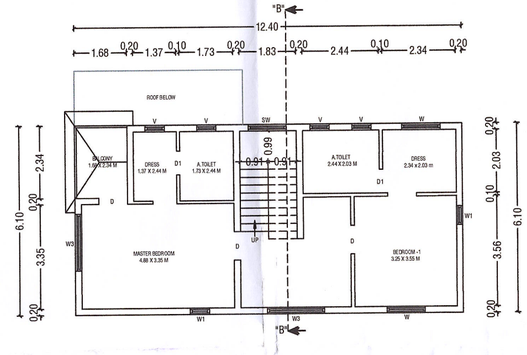


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TREAD : 0.25
RISE : 0.16

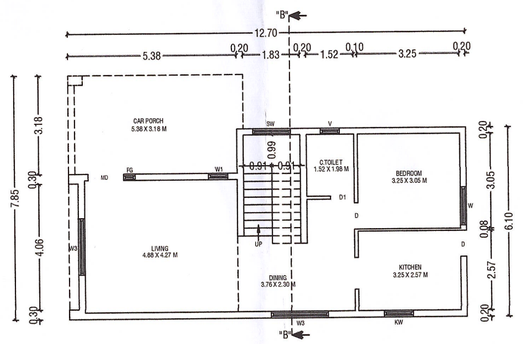


VILLA - 15 GROUND FLOOR PLAN





VILLA - 16 FIRST FLOOR PLAN



VILLA - 16 GROUND FLOOR PLAN

PLAN SHOWING PROPOSED GROUP HOUSING DEVELOPMENT WITH 16 VILLAS IN WARD NO-B - 049.KAVUNDAMPALAYAM VILLAGE, BLOCK NO-81, T.S.NO'S-2/1, 2/2, 2/4 & 2/5, OF COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

LAND USE: RESIDENTIAL AREA

ONLINE APPLICATION NO: SWP/BPA/0600519/2025

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2989.00 Sqm	0.738 Acre
AREA OF SITE AS PER DOCUMENT	=	2989.00 Sqm	0.738 Acre
SUPER IMPOSED PLOT AREA	=	2986.66 Sqm	

PROPOSED BUILDING AREA DETAILS:-

FLOOR S	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01 TO 7A (8 UNITS)			
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FIRST FLOOR	86.54	-	86.54
TERRACE FLOOR	-	21.35	21.35
TOTAL (1 UNIT)	175.07	21.35	196.42
TOTAL (8 UNITS)	1400.56	170.80	1571.36
VILLA-09			
GROUND FLOOR	117.47	-	117.47
FIRST FLOOR	117.47	-	117.47
SECOND FLOOR	117.47	-	117.47
TERRACE FLOOR	-	22.98	22.98
TOTAL (1 UNIT)	352.41	22.98	375.39
VILLA-10 TO 12 (3 UNITS)			
GROUND FLOOR	108.98		108.98
FIRST FLOOR	106.84	-	106.84
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	215.82	24.22	240.04
TOTAL (3 UNITS)	647.46	72.66	720.12
VILLA-12A			
GROUND FLOOR	103.63		103.63
FIRST FLOOR	101.49	-	101.49
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	205.12	24.22	229.34
VILLA-14			
GROUND FLOOR	95.34	-	95.34
FIRST FLOOR	93.16	-	93.16
TERRACE FLOOR	-	19.32	19.32
TOTAL (1 UNIT)	188.50	19.32	207.82
VILLA-15			
GROUND FLOOR	91.40	-	91.40
FIRST FLOOR	79.30	-	79.30
TERRACE FLOOR	-	18.53	18.53
TOTAL (1 UNIT)	170.70	18.53	189.23
VILLA-16			
GROUND FLOOR	87.23	-	87.23
FIRST FLOOR	75.58	-	75.58
TERRACE FLOOR	-	17.83	17.83
TOTAL (1 UNIT)	162.81	17.83	180.64
GRAND TOTAL (16 UNITS)	3127.56	346.34	3473.90

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (3127.56 / 2986.66) = 1.047 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.71 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	39 No's	39 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.52 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
PD	POOJA DOOR	0.91 X 2.13
FD	FRENCH DOOR	2.17 X 2.13
FD1	FRENCH DOOR	1.83 X 2.13
FG	FRENCH GLASS	0.46 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.61 X 1.37
W2	WINDOW	0.76 X 1.37
W3	WINDOW	1.83 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.61 X 1.37
FW	FRENCH WINDOW	0.61 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	

Er. K.P. VETRISELVAN, M.E. (GEOTECHNICAL ENGG.)
GEOTECHNICAL ENGINEER
CLPA REGN No CLPA/GTE/119/03/051
GEODESIGN INDIA PRIVATE LIMITED
D.No.49, H No 29 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

Er. J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRM RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774744
REGISTERED CONSTRUCTION ENGINEER

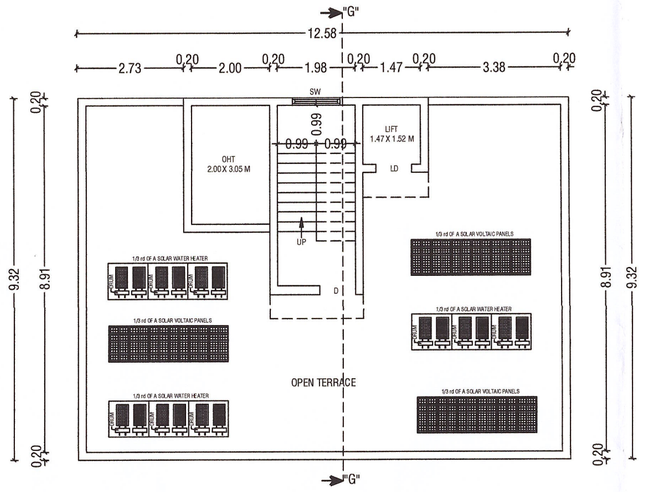
Er.S.PRADEEP, B.E.,M.E(STR.)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMANAL/ESE-II/001/2020
SRM RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655000364
REGISTERED STRUCTURAL ENGINEER

Er.S.PRADEEP, B.E.,M.E(STR.)
REGISTERED ENGINEER, B.E.,M.E(STR.) Grade-II,
Reg.No:DTCP/RAMANAL/ESE-II/001/2020
SRM RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655000364
REGISTERED ENGINEER / ARCHITECT

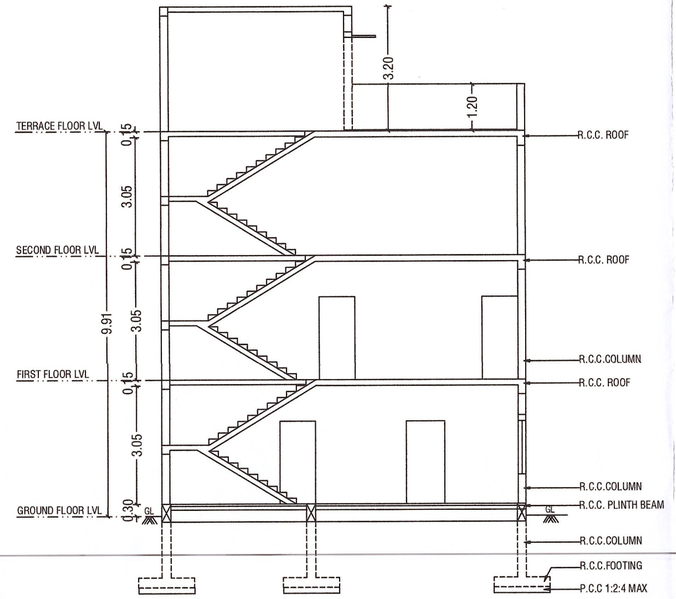
THE SQUARE PROPERTIES (P) LTD. COIMBATORE

OWNER / APPLICANT

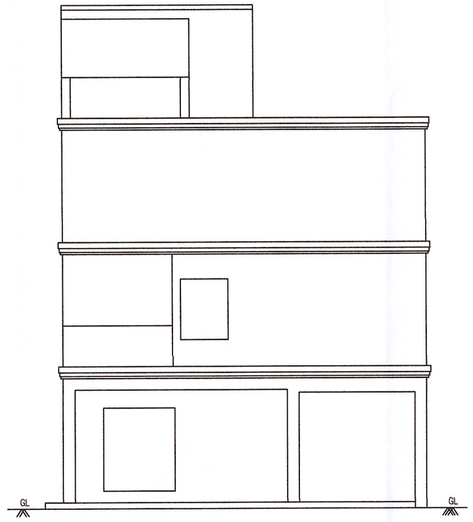
SHEET NO:04/05



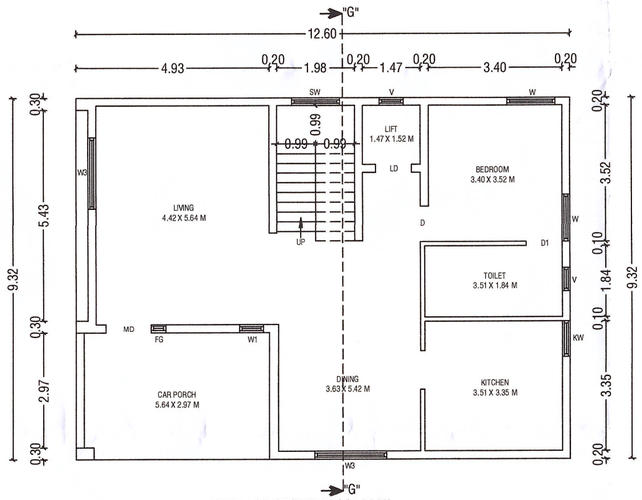
VILLA - 09_TERRACE FLOOR PLAN



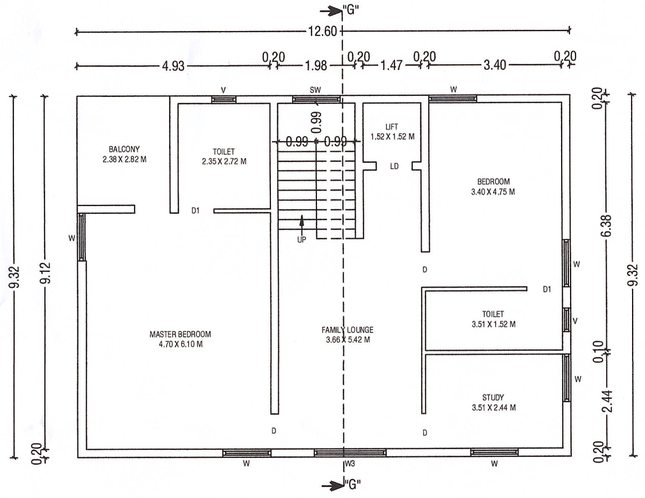
VILLA - 09_ SECTION "GG" @ EAST SIDE



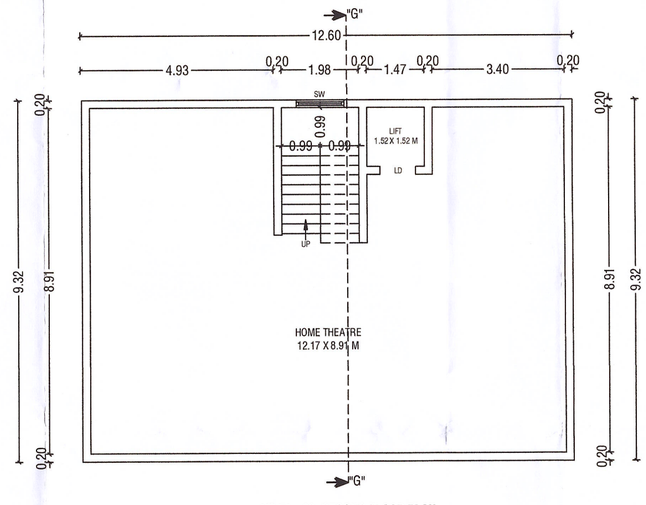
VILLA - 09_ ELEVATION @ WEST SIDE



VILLA - 09_GROUND FLOOR PLAN



VILLA - 09_FIRST FLOOR PLAN



VILLA - 09_SECOND FLOOR PLAN

0229/2025/MH1/W
162/BPA/2025/01833

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்:162/BL/2025/03016/01758

பார்வை 4440/2025/MH1/W.....

கட்டிட மனு எண்:162/CEL25-26/0164698

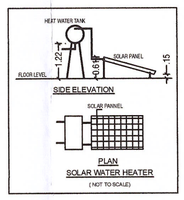
தேதி:08.10.2025 TO 07.10.2030

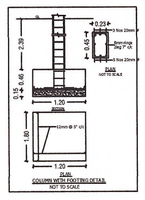
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக

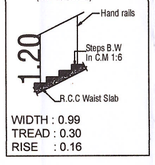
கோயம்புத்தூர் மாநகராட்சி

08/10/2025





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.99
TREAD : 0.30
RISE : 0.16

PLAN SHOWING PROPOSED GROUP HOUSING DEVELOPMENT WITH 16 VILLAS IN WARD NO-B - 049.KAVUNDAMPALAYAM VILLAGE, BLOCK NO-81, T.S.NOS-2/1, 2/2, 2/4 & 2/5, OF COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

LAND USE: RESIDENTIAL AREA

ONLINE APPLICATION NO: SWP/BPA/0600519/2025

AREA DETAILS:-

	IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT =	2989.00 Sqm	0.738 Acre
AREA OF SITE AS PER DOCUMENT =	2989.00 Sqm	0.738 Acre
SUPER IMPOSED PLOT AREA =	2986.66 Sqm	

PROPOSED BUILDING AREA DETAILS:-

FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01 TO 7A (8 UNITS)			
GROUND FLOOR	88.53	-	88.53
FIRST FLOOR	86.54	-	86.54
TERRACE FLOOR	-	21.35	21.35
TOTAL (1 UNIT)	175.07	21.35	196.42
TOTAL (8 UNITS)	1400.56	170.80	1571.36
VILLA-09			
GROUND FLOOR	117.47	-	117.47
FIRST FLOOR	117.47	-	117.47
SECOND FLOOR	117.47	-	117.47
TERRACE FLOOR	-	22.98	22.98
TOTAL (1 UNIT)	352.41	22.98	375.39
VILLA-10 TO 12 (3 UNITS)			
GROUND FLOOR	108.98		108.98
FIRST FLOOR	106.84	-	106.84
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	215.82	24.22	240.04
TOTAL (3 UNITS)	647.46	72.66	720.12
VILLA-12A			
GROUND FLOOR	103.63		103.63
FIRST FLOOR	101.49	-	101.49
TERRACE FLOOR	-	24.22	24.22
TOTAL (1 UNIT)	205.12	24.22	229.34
VILLA-14			
GROUND FLOOR	95.34	-	95.34
FIRST FLOOR	93.16	-	93.16
TERRACE FLOOR	-	19.32	19.32
TOTAL (1 UNIT)	188.50	19.32	207.82
VILLA-15			
GROUND FLOOR	91.40	-	91.40
FIRST FLOOR	79.30	-	79.30
TERRACE FLOOR	-	18.53	18.53
TOTAL (1 UNIT)	170.70	18.53	189.23
VILLA-16			
GROUND FLOOR	87.23	-	87.23
FIRST FLOOR	75.58	-	75.58
TERRACE FLOOR	-	17.83	17.83
TOTAL (1 UNIT)	162.81	17.83	180.64
GRAND TOTAL (16 UNITS)	3127.56	346.34	3473.90

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (3127.56 / 2986.66) = 1.047 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 9.91 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	39 No's	39 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.52 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
PD	POOJA DOOR	0.91 X 2.13
FD	FRENCH DOOR	2.17 X 2.13
FD1	FRENCH DOOR	1.83 X 2.13
FG	FRENCH GLASS	0.46 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.61 X 1.37
W2	WINDOW	0.76 X 1.37
W3	WINDOW	1.83 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.61 X 1.37
FW	FRENCH WINDOW	0.61 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	

Er. K.P. VETRISELVAN, M.E.(GEOTECH.ENGG.,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN No: CLPA/GTE/FIE/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N No 29 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No Coimbatore District/CE/12/2025
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REGISTERED CONSTRUCTION ENGINEER

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REGISTERED ENGINEER / ARCHITECT

TRIANGULAR PROPERTIES (P) LTD. COIMBATORE

OWNER / APPLICANT

SHEET NO:05/09

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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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.