Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

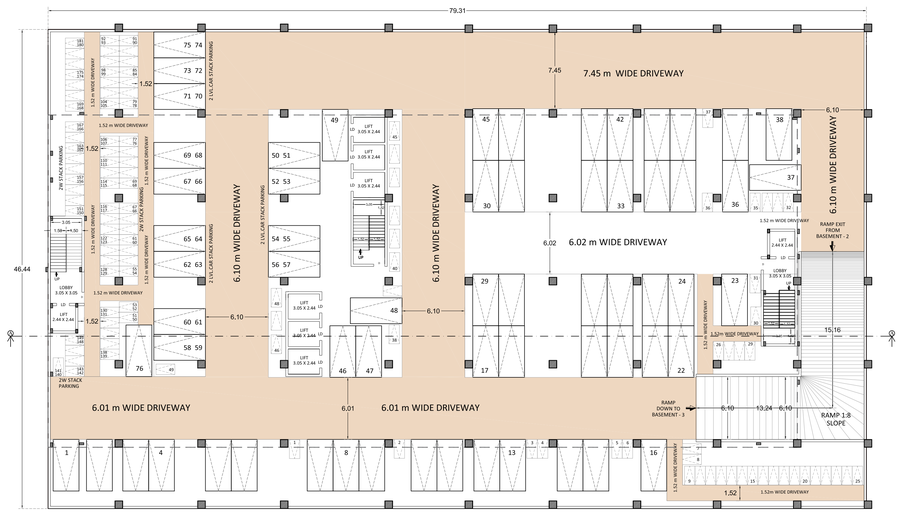
hello@verified.realestate
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DIGITALLY VERIFIED RECORD



BASEMENT -3 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos



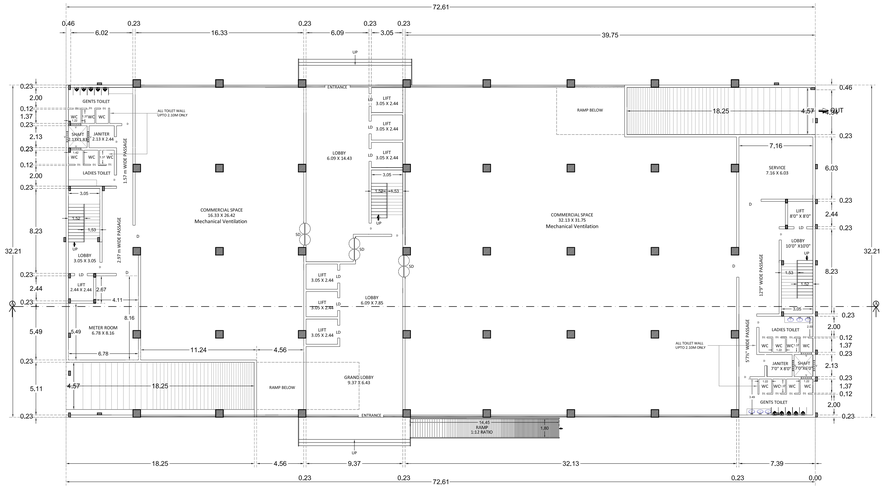
BASEMENT -2 FLOOR PLAN

CAR PARKING - 76 Nos
2 WHEELER PARKING - 181 Nos

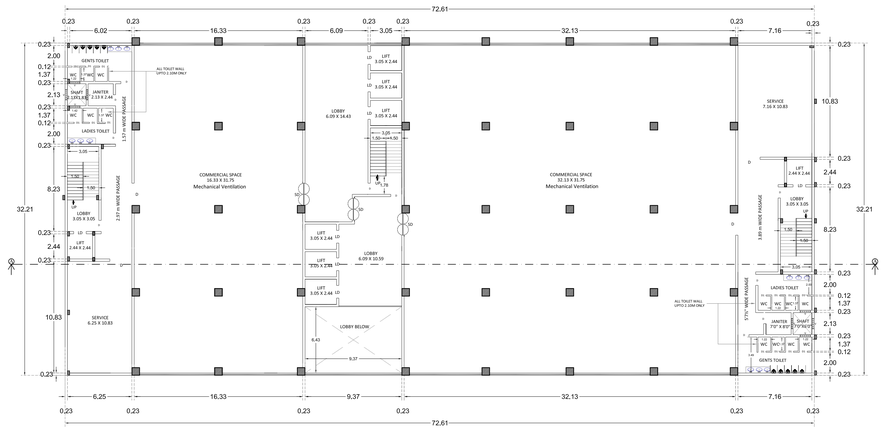


BASEMENT -1 FLOOR PLAN

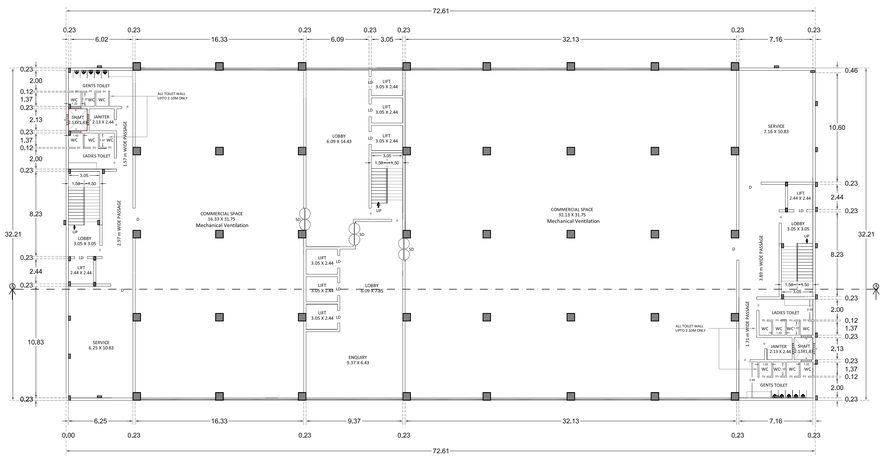
CAR PARKING - 50 Nos
2 WHEELER PARKING 444 Nos



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN - (2nd to 7th Floor and 9th to 13th Floor)

Note:-
Mechanical Ventilation(Air Conditioned)
All toilets mechanical ventilation provided

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT. .

EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

JOINERY DETAILS DETAILS

SD	SLIDING DOOR	4.27 X 2.44
FD	FRENCH DOOR	2.13 X 2.44
D	DOOR	1.07 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.83 X 2.44
LD	LIFT DOOR	1.22 X 3.05
V	VENTILATOR	1.00 X 0.60

NOTE : MACHINE ROOM LESS LIFT MODEL WILL BE PROVIDED.

For Tanny Shelters Private Limited
Managing Director

APPLICANT

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/15/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore 641 043.

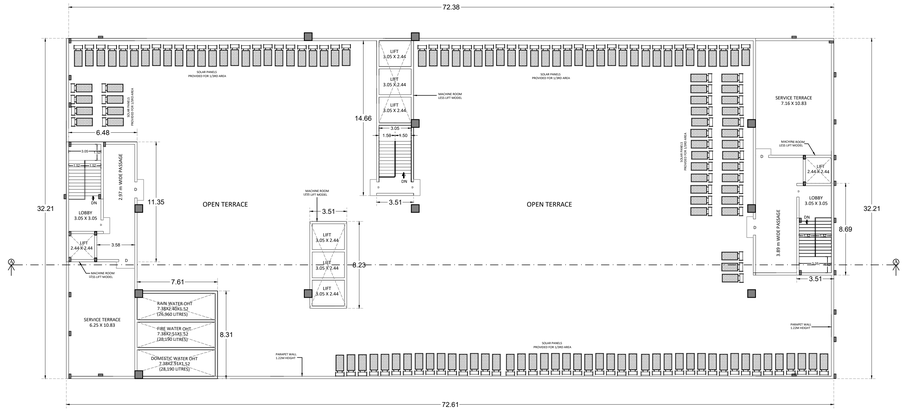
REGISTERED ENGINEER

Cell : 93631 02303
J. ANANDAKUMAR
REGISTERED ENGINEER
D.No. 87, 2nd Street Extn.
Gandhipuram, Coimbatore - 641 012.

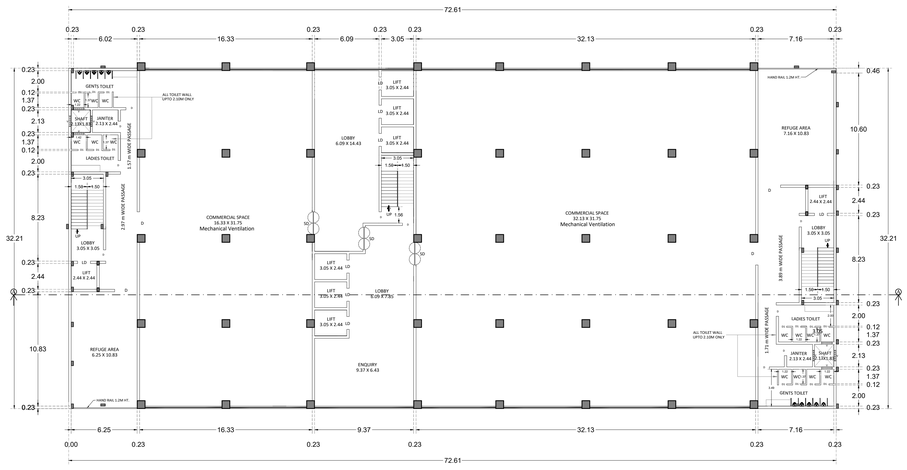
REGISTERED CONSTRUCTION ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/11/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

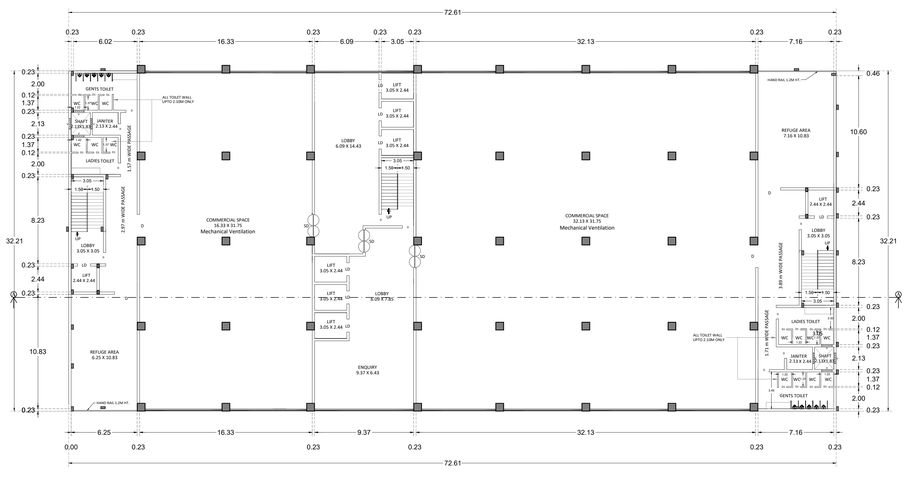
REGISTERED STRUCTURAL ENGINEER



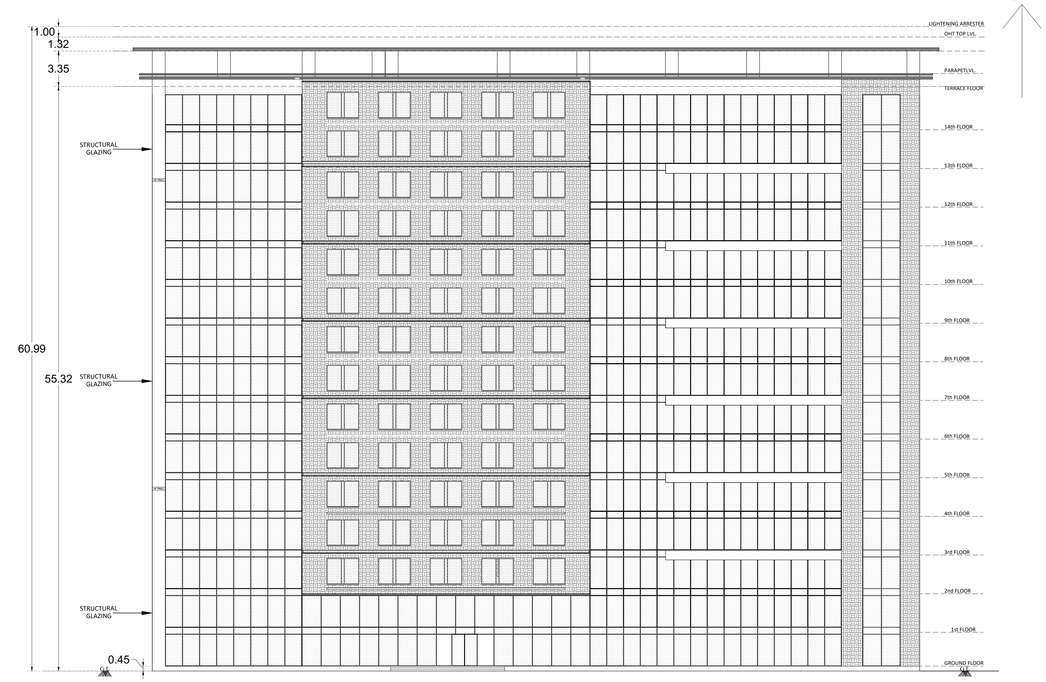
TERRACE FLOOR PLAN



8th FLOOR PLAN (REFUGE)



14th FLOOR PLAN (REFUGE)



ELEVATION



SECTION A-A

Note:-
Mechanical Ventilation(Air Conditioned)
All toilets mechanical ventilation provided

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

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V	VENTILATOR	1.00 X 0.60

NOTE : MACHINE ROOM LESS LIFT MODEL WILL BE PROVIDED.

For Tanny Shelters Private Limited
Managing Director

APPLICANT

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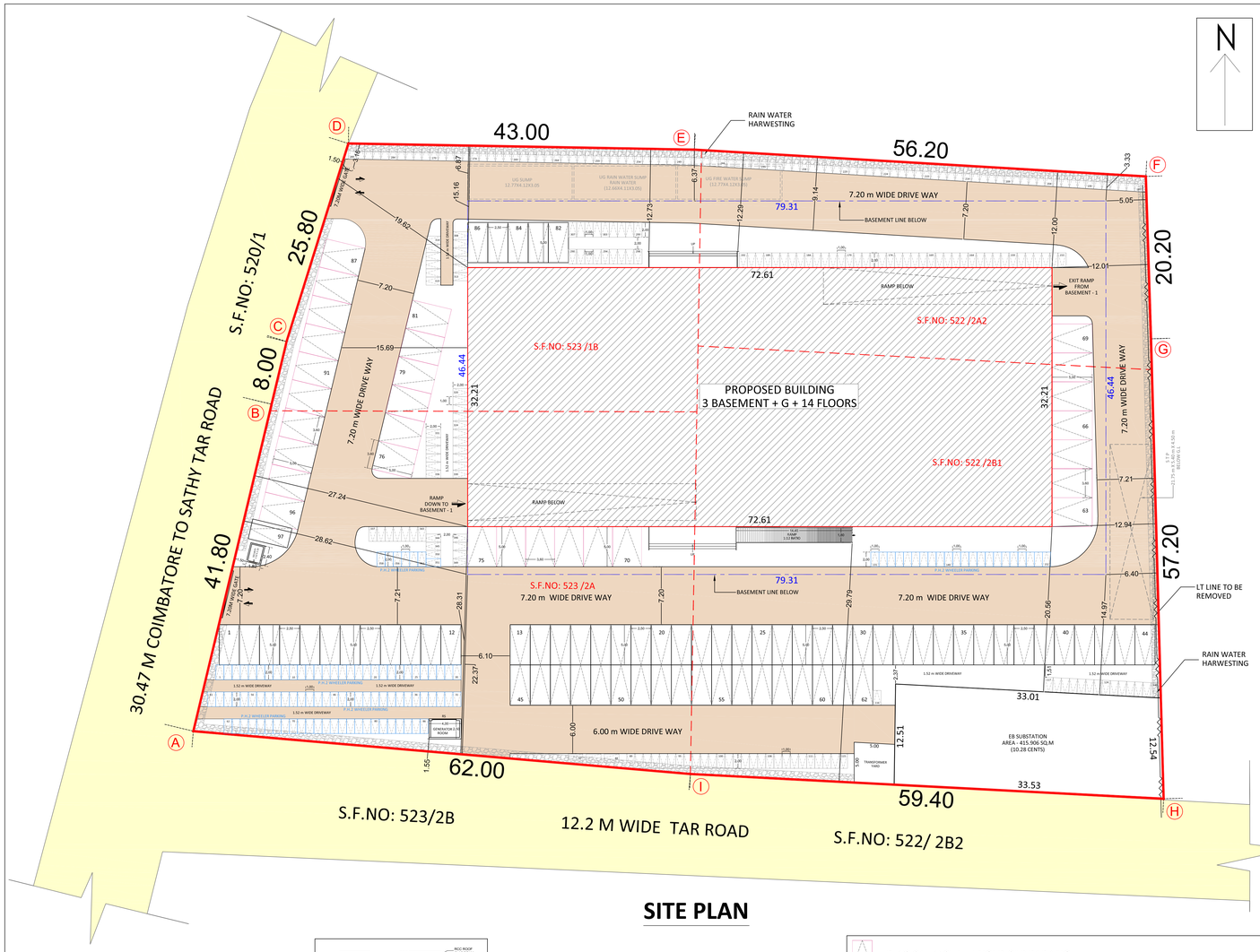
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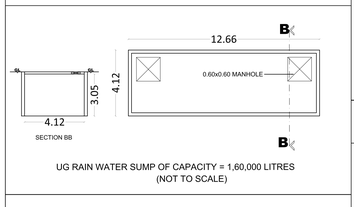
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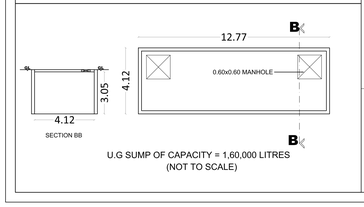
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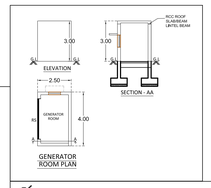
SITE PLAN



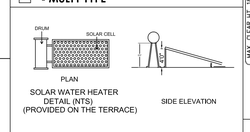
UG RAIN WATER SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)

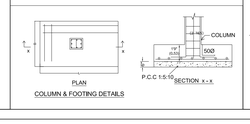


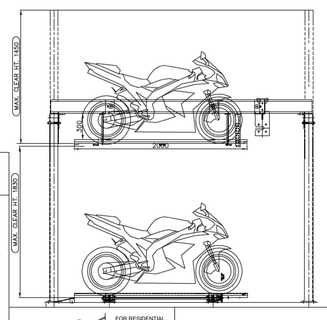
U.G SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)

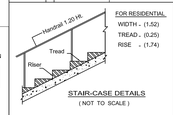


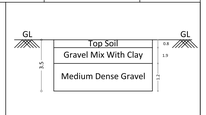
- FIRE EXTINGUISHER
- MULTY TYPE











PHYSICALLY CHALLENGED CAR PARKING

PHYSICALLY CHALLENGED 2 WHEELER PARKING

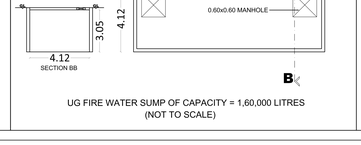
PARKING DETAILS :

CAR		TWO WHEELER	
NO.OF.CAR SPACE REQUIRED	NO.OF.CAR SPACE PROVIDED	NO.OF. TWO WHEELER SPACE REQUIRED	NO.OF. TWO WHEELER SPACE PROVIDED
= TOTAL FSI X 75/100 = 34,730.12 X 75 /100 = 26,047.59 / 100 = 260.47 = 260 NOS. 10 % VISITORS PARKING = 26 NOS. = TOTAL CAR = 286 NOS.	299 NOS.	= TOTAL FSI X 75/100 = 34,730.12 X 75 /100 = 26,047.59 / 25 = 1041.90 = 1042 NOS. 10 % VISITORS PARKING = 104.20 = 104 NOS. = TOTAL CAR = 1146 NOS.	1164 NOS.

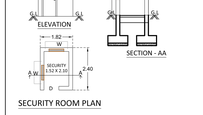
PHYSICALLY CHALLENGED PERSON PARKING 10% PROVIDED
CAR PARKING = 29 NOS. AND TWO WHEELER = 115 NOS.

REFERENCE:

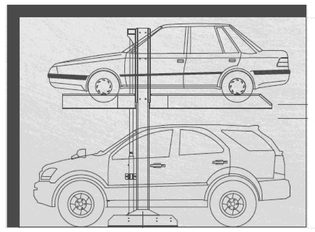
- EXISTING ROAD
- SITE BOUNDARY
- DRIVE WAY
- PROPOSED BUILDING
- BUFFER DISTANCE
- LT LINE TO BE REMOVED
- MULTILEVEL PARKING

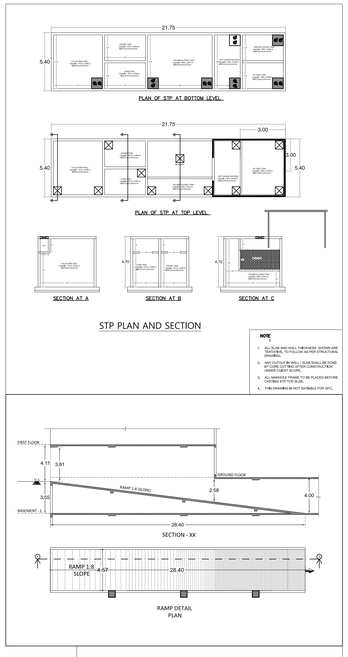


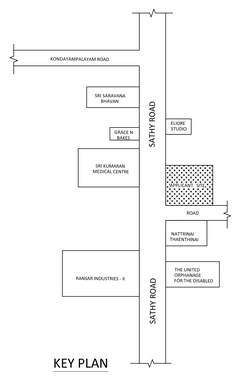
UG FIRE WATER SUMP OF CAPACITY = 1,60,000 LITRES
(NOT TO SCALE)



SECURITY ROOM PLAN







KEY PLAN

EARLIER APPROVED AREA DETAILS (SQ.M)

BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1034.17	1034.17
BASEMENT FLOOR 2	-	1034.17	1034.17
SEMI BASEMENT FLOOR		1034.17	1034.17
GROUND FLOOR	992.95	-	992.95
FIRST FLOOR	1034.17	-	1034.17
SECOND FLOOR	1034.17	-	1034.17
THIRED FLOOR	1034.17	-	1034.17
FOURTH FLOOR	1034.17	-	1034.17
FIFTH FLOOR	1034.17	-	1034.17
SIXTH FLOOR	1034.17	-	1034.17
SEVENTH FLOOR	1034.17	-	1034.17
EIGHT FLOOR	1034.17	-	1034.17
NINETH FLOOR	1034.17	-	1034.17
TENTH FLOOR	1034.17	-	1034.17
ELEVENTH FLOOR	1034.17	-	1034.17
TERRACE FLOOR	-	135.05	135.05
TOTAL	12368.82	3237.56	15606.38

BLOCK - B	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	1677.75	1677.75
BASEMENT FLOOR 2	-	1677.75	1677.75
SEMI BASEMENT FLOOR		1677.75	1677.75
GROUND FLOOR	1607.43	-	1607.43
FIRST FLOOR	1674.55	-	1674.55
SECOND FLOOR	1674.55	-	1674.55
THIRED FLOOR	1674.55	-	1674.55
FOURTH FLOOR	1674.55	-	1674.55
FIFTH FLOOR	1674.55	-	1674.55
SIXTH FLOOR	1674.55	-	1674.55
SEVENTH FLOOR	1674.55	-	1674.55
EIGHT FLOOR	1674.55	-	1674.55
NINETH FLOOR	1674.55	-	1674.55
TENTH FLOOR	1674.55	-	1674.55
ELEVENTH FLOOR	1674.55	-	1674.55
TERRACE FLOOR	-	183.06	183.06
TOTAL	20027.48	5216.31	25243.79

BLOCK - C	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR	-	371.61	371.61
GROUND FLOOR	346.51	-	346.51
FIRST FLOOR	371.61	-	371.61
SECOND FLOOR	371.61	-	371.61
TERRACE FLOOR	-	59.82	59.82
TOTAL	1089.73	431.43	1521.16

BLOCK TYPE	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILDUP AREA (SQ.M)
BLOCK - A	12368.82	3237.56	15606.38
BLOCK - B	20027.48	5216.31	25243.79
BLOCK - C	1089.73	431.43	1521.16
GENERATOR ROOM	10.00	0.00	10.00
SECURITY ROOM	0.00	4.37	4.37
GRAND TOTAL	33,496.03	8,889.67	42,385.70

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL BUSINESS OFFICE - TECHNOLOGY PARK BUILDING AT COIMBATORE. COMPRISED IN S.F.NO. 522/2A2, 522/2B1, 523/1B , 523/2A OF SARKAR SAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK/LPA, COIMBATORE DISTRICT.

EARLIER APPROVAL DETAILS:
B.P/DTCP NO: 115 / 2025
APPLICATION NUMBER : SWP/ BPA / 0378863 / 2024

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

SITE AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	8306.15	2.05 1/4
AS PER FMB	8350.00	2.06

PROPOSED AREA DETAILS (SQ.M)

BLOCK - A	FSI (SQ.M)	NON FSI (SQ.M)	TOT BUA (SQ.M)
BASEMENT FLOOR 1	-	3683.28	3683.28
BASEMENT FLOOR 2	-	3683.28	3683.28
BASEMENT FLOOR 3	-	3683.28	3683.28
GROUND FLOOR	2146.06	-	2146.06
FIRST FLOOR	2270.80	-	2270.80
SECOND FLOOR	2331.02	-	2331.02
THIRED FLOOR	2331.02	-	2331.02
FOURTH FLOOR	2331.02	-	2331.02
FIFTH FLOOR	2331.02	-	2331.02
SIXTH FLOOR	2331.02	-	2331.02
SEVENTH FLOOR	2331.02	-	2331.02
EIGHT FLOOR	2331.02	-	2331.02
NINETH FLOOR	2331.02	-	2331.02
TENTH FLOOR	2331.02	-	2331.02
ELEVENTH FLOOR	2331.02	-	2331.02
TWELFTH FLOOR	2331.02	-	2331.02
THIRTEENTH FLOOR	2331.02	-	2331.02
FOURTEENTH FLOOR	2331.02	-	2331.02
TERRACE FLOOR	-	156.66	156.66
GENERATOR ROOM			
GROUND FLOOR	10.00	-	10.00
SECURITY ROOM	-	4.37	4.37
TOTAL	34,730.12	11,210.87	45,940.99

BUILDING HEIGHT: 55.32 M

FSI CALCULATION:

ALLOWABLE FSI - 3.25

FLOOR SPACE INDEX (FSI) = $\frac{34,730.12}{8306.15}$ = 4.18

PREMIUM FSI (APPLICABLE) = 0.93

EXCESS FSI DETAILS:

PROPOSED FSI - EARLIER APPROVED FSI = 34,730.12 - 33,496.03

TOTAL EXCESS FSI = 1234.09 SQ.M

For Tanny Shelters Private Limited

Managing Director

APPLICANT

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
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REGISTERED STRUCTURAL ENGINEER

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COIMBATORE LPA/RE/GR-1/038/2024
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REGISTERED CONSTRUCTION ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

REGISTERED GEOTECH 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

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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.