Verified RealEstate™

RE REGULATORY RECORD

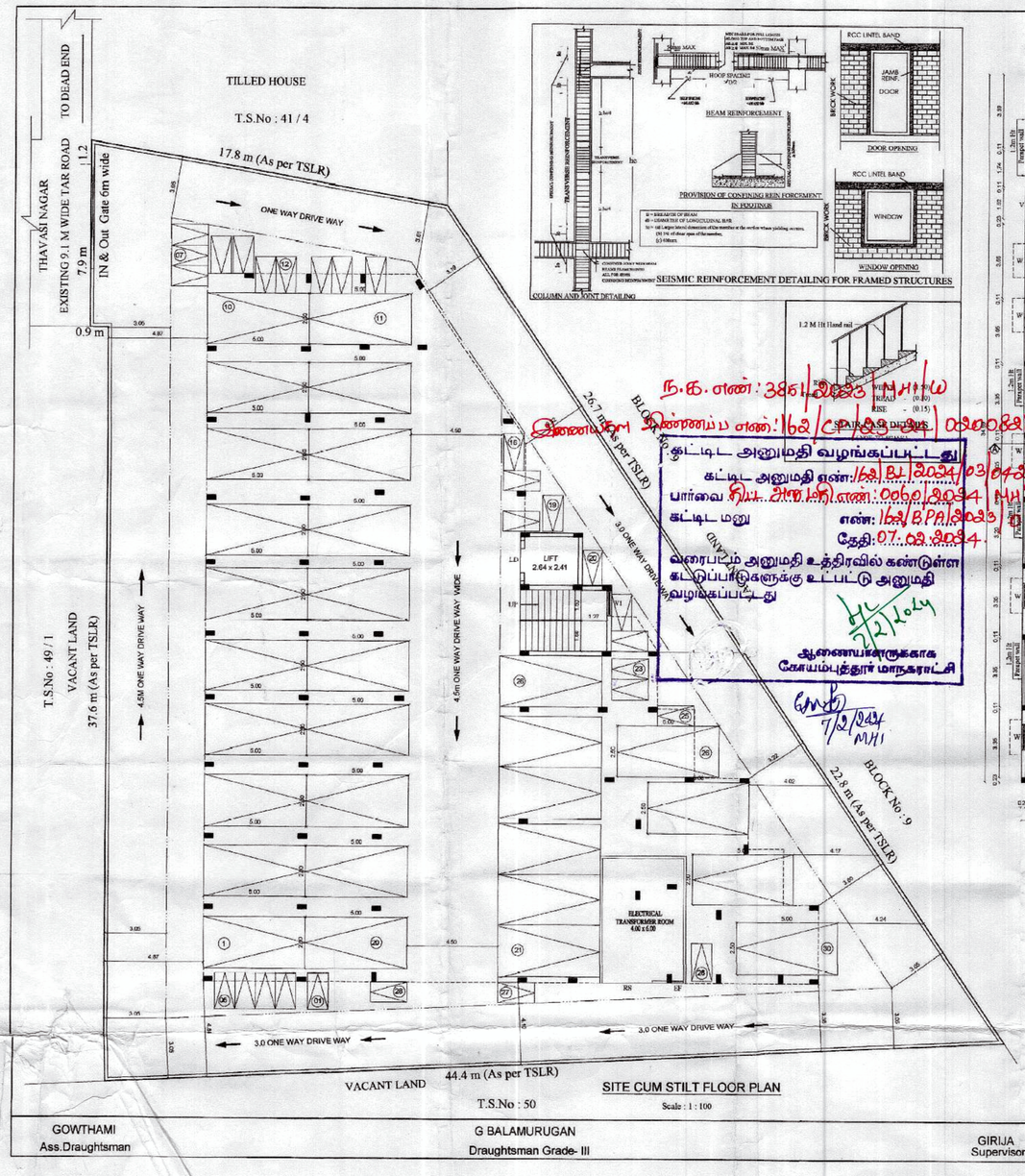
RERA Document

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

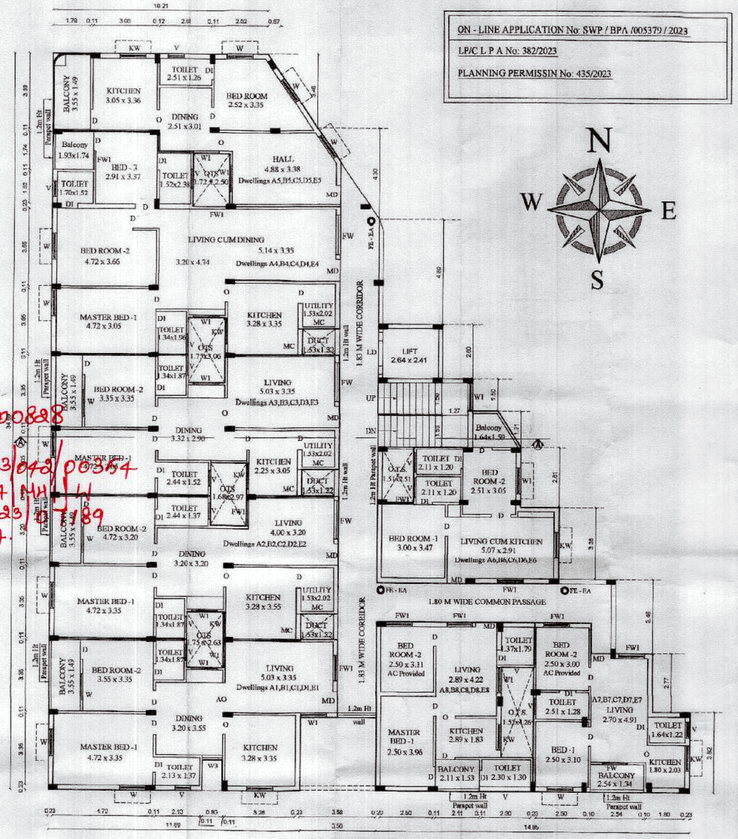
hello@verified.realestate
+91 9996 12 9996
verified.realestate



SITE CUM STILT FLOOR PLAN

Scale : 1 : 100

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



TYPICAL FLOOR PLAN

(FIRST, SECOND ,THIRD, FOURTH & FIFTH FLOOR PLAN)

Scale : 1 : 100

ON - LINE APPLICATION No: SWP / BPA /005379 / 2023

LP/C L P A No: 382/2023

PLANNING PERMISSIN No: 435/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN T.S.No : 49 / 3, WARD No : 16 (P), BLOCK No : 8 , TELUNGUPALAYAM VILLAGE, COIMBATORE CORPORATION.

Telungupalayam DD Plan no : 6

Online Application no : 005379 / 2023

JOINERY DETAILS:	METER
MD - MAIN DOOR	1.00 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.22 x 1.52
W1 - WINDOW	1.22 x 1.37
FW - FRENCH WINDOW	1.83 x 2.00
FW1 - FRENCH WINDOW	1.22 x 2.00
KW - KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61

AREA DETAILS

SITE AREA	T.S.No.	As Per TSLR	Document
DETAILS	49 / 3	1340.33 Sq.m	1340.33 Sq.m

BUILDING AREA DETAILS :

Floor Area Details	Total Built-up In Sq M	Non - FSI In Sq M	FSI In Sq m
AREA OF STILT FLOOR (Parking)	723.02	699.02	24.00
AREA OF FIRST FLOOR	709.17	35.56	673.61
AREA OF SECOND FLOOR	709.17	35.56	673.61
AREA OF THIRD FLOOR	709.17	35.56	673.61
AREA OF FOURTH FLOOR	709.17	35.58	673.61
AREA OF FIFTH FLOOR	709.17	35.56	673.61
AREA OF TERRACE (OHT+Head)	77.24	77.24	—
TOTAL BUILT UP AREA	4346.11	954.06	3392.05

AREA OF THE DWELLING UNIT :

Dwelling Reference	Single	Dwelling Area
Dwellings A1,B1,C1,D1,E1	Single	87.27 Sq.m
Dwellings A2,B2,C2,D2,E2	Single	85.69 Sq.m
Dwellings A3,B3,C3,D3,U3	Single	83.29 Sq.m
Dwellings A4,D4,C4,D4,E4	Single	112.13 Sq.m
Dwellings A5,B5,C5,D5,E5	Single	62.94 Sq.m
Dwellings A6,B6,C6,D6,E6	Single	49.04 Sq.m
Dwellings A7,B7,C7,D7,E7	Single	47.65 Sq.m
Dwellings A8,B8,C8,D8,E8	Single	53.52 Sq.m

PARKING DETAILS :	Required	Provided
CAR PARKING	30	30
TWO WHEELER PARKING	28	28

FIRE DETECTING AND EXTINGUI- SHING SYSTEM PROVIDED. EA :EMERGENCY ALARAM PROVIDED. AND DUCKTS PROVIDED.

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

TOTAL NO's DWELLINGS : 40 Nos

FSI : 3392.05 / 1340.33 = 2.53 (Premium FSI Provided)

APPLICANT

ARCHITECT

STRUCTURAL ENGINEER

Er. R. LOGANATHAN M.E., F.I.S.O.P.M.E.
Chartered Engineer (F-163362-1)
Consultancy Unit : 78B, GR-F, D.No.1/132,
No.38, 1st Street, Sivaji Colony Extn,
Edayarpalayam (Post), Coimbatore - 641 025

Er. R. RASUPATHY B.E.,
Consulting Civil Engineer & Contractor R.Lic
Rtn.Sr, 1st Floor, Dhanalakshmi Complex, Near GCT Bank,
GCT, Coimbatore - 641 041, Cell: 91-93822 33332
LIC.No. GBE/LSC/2019 (IN/E/08-0/19/04/2018

REGISTERED ENGINEER

SHEET No : 2 / 2

GOWTHAMI
Ass.Draughtsman

G BALAMURUGAN
Draughtsman Grade- III

GIRIJA
Supervisor

நக. எண்: 386/2023/ப.அ/ம
இணைய வழி விண்ணப்ப எண்: 162/(சுய)/2023 தேதி: 05/02/2024

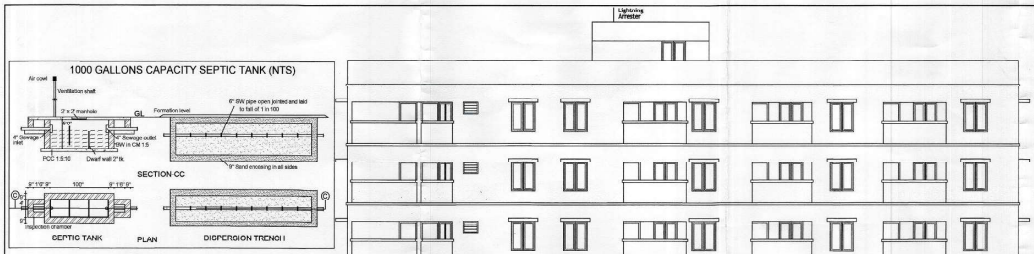
கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2024/03/042/005354
பார்வை திட்ட அனுமதி எண்: 005379/2023 dt 7/12/2023
கட்டிட மனு எண்: 162/BPA/2023 தேதி: 07.02.2024

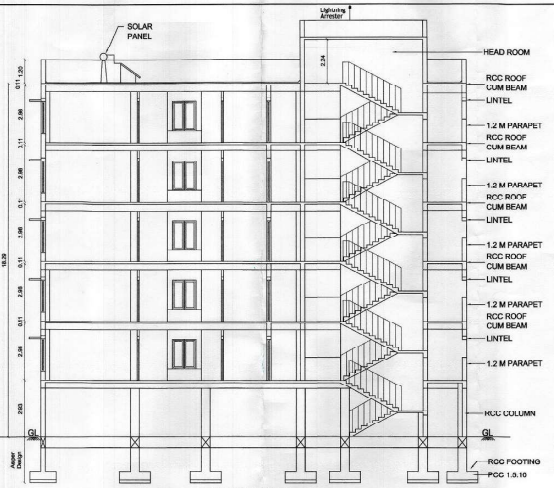
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது

ஆணையாளருக்காக
செயற்பொறியாளர்

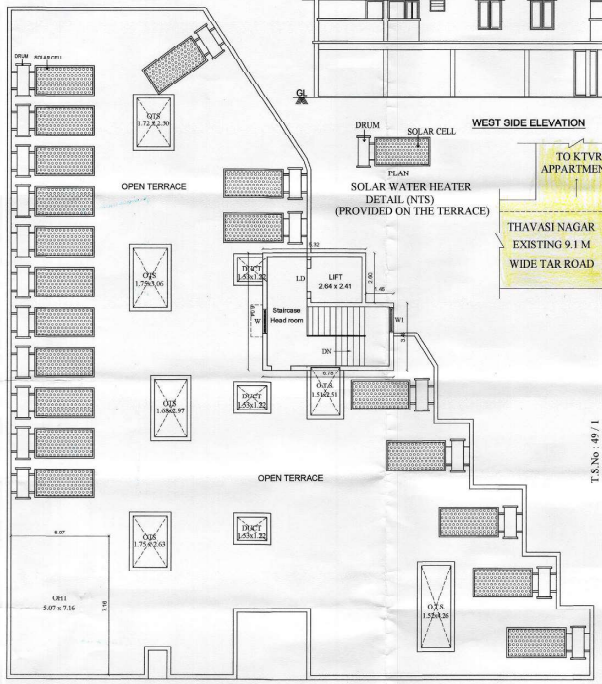
7/2/2024 MH



WEST SIDE ELEVATION

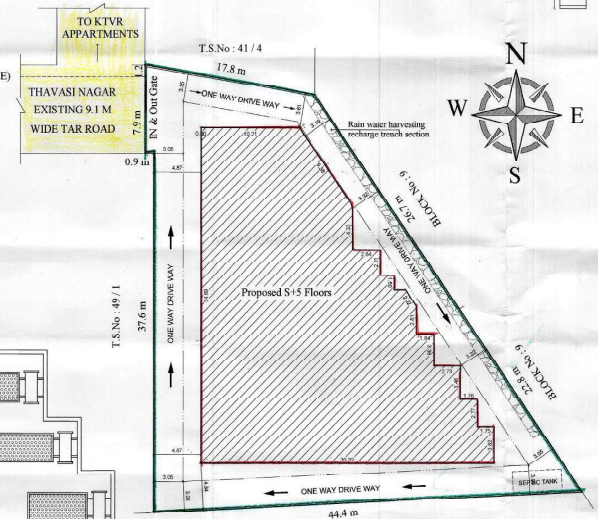


SECTION ON 'AA'



TERRACE FLOOR PLAN

SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

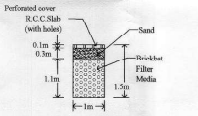


SITE PLAN
Scale : 1 : 200



REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- Existing Building tobe demolished



(Not to scale)

RAIN WATER HARVESTING RECHARGE TRENCH SECTION

FSI : $\frac{3392.05}{1340.33}$ = 2.53(Premium FSI Provided)

APPLICANT

Er. R. LOGANATHAN M.E., (7760/07/1/A/E), Chartered Engineer, (IV-1502/382/1), Coimbatore LP/D/SE/0R-6/910/2K18-23, No.38, 1st St, Ext., Sivaji Colony, Extn., Sidaiyanpalayam (Post), Coimbatore - 641 025

STRUCTURAL ENGINEER

Document certified by Kanagaraj R.
Signed by: Joint Director
Location:Coimbatore
Date:2023.07.31 14:00:36

ARCHITECT

Er. R. PARUPATHY BE., Consulting Civil Engineer & Contractor Cl Gr, No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank, R.S. Coimbatore - 641 002, Cell: 91-9790123332, LIC No. CAR/LIC/2019 (IN/NE/GR-6/19/84/08)

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN T.S.No : 49 / 3, WARD No : 16 (P), BLOCK No : 8 , TELUNGUPALAYAM VILLAGE, COIMBATORE CORPORATION.

Telungupalayam DD Plan no : 6

Online Application no : 005379 / 2023

JOINERY DETAILS:	METER
MD - MAIN DOOR	1.00 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.22 x 1.52
W1 - WINDOW	1.22 x 1.37
FW - FRENCH WINDOW	1.83 x 2.00
FW1 - FRENCH WINDOW	1.22 x 2.00
KW - KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61

AREA DETAILS

SITE AREA	I.S.No.	As Per TSLR	Document
DETAILS	49 / 3	1340.33 Sq.m	1340.33 Sq.m

BUILDING AREA DETAILS :

Floor Area Details	Total Built-up In Sq M	Non - FSI In Sq M	FSI In Sq m
AREA OF STILT FLOOR (Parking)	723.02	699.02	24.00
AREA OF FIRST FLOOR	709.17	35.56	673.61
AREA OF SECOND FLOOR	709.17	35.56	673.61
AREA OF THIRD FLOOR	709.17	35.56	673.61
AREA OF FOURTH FLOOR	709.17	35.56	673.61
AREA OF FIFTH FLOOR	709.17	35.56	673.61
AREA OF TERRACE (OHT+Head)	77.24	77.24	—
TOTAL BUILT UP AREA	4346.11	954.06	3392.05

AREA OF THE DWELLING UNIT :

Dwelling Reference	Single	Dwelling Area
Dwellings A1,B1,C1,D1,E1	Single	87.27 Sq.m
Dwellings A2,B2,C2,D2,E2	Single	85.69 Sq.m
Dwellings A3,B3,C3,D3,E3	Single	83.29 Sq.m
Dwellings A4,B4,C4,D4,E4	Single	112.13 Sq.m
Dwellings A5,B5,C5,D5,E5	Single	60.64 Sq.m
Dwellings A6,B6,C6,D6,E6	Single	49.04 Sq.m
Dwellings A7,B7,C7,D7,E7	Single	47.65 Sq.m
Dwellings A8,B8,C8,D8,E8	Single	53.32 Sq.m

PARKING DETAILS	Required	Provided
CAR PARKING	30	30
TWO WHEELER PARKING	28	28

FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED. EA - EMERGENCY ALARM PROVIDED. SAND BUCKTS PROVIDED.

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

TOTAL NO's DWELLINGS : 40 Nos

ON - LINE APPLICATION No: SWP / BPA /005379 / 2023

LP/C L P A No: 382/2023

PLANNING PERMISSIN No: 435/2023

SHEET No : 1 / 2

GOWTHAMI
Ass.Draughtsman

G BALAMURUGAN
Draughtsman Grade- III

GIRIJA
Supervisor

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.