Verified RealEstate™

RE REGULATORY RECORD

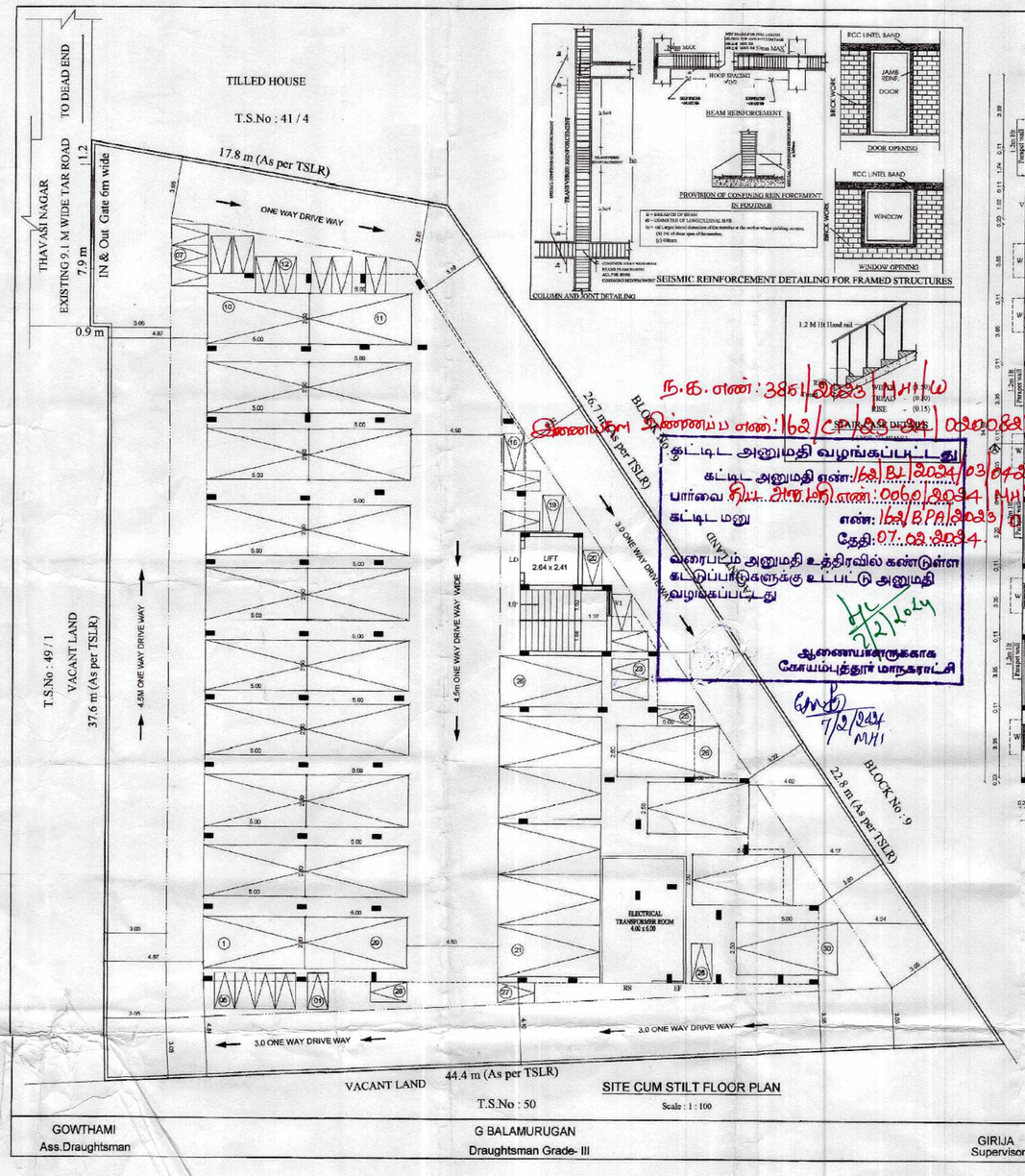
RERA Document

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SITE CUM STILT FLOOR PLAN

Scale : 1 : 100

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

நக. எண்: 385/2023/ம1/ய

இணையம் விண்ணப்ப எண்: 162/(சுயவிபரம் மாறுதல்)/2023/0898

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி ஏண்:162/BL/2024/03/042/005354

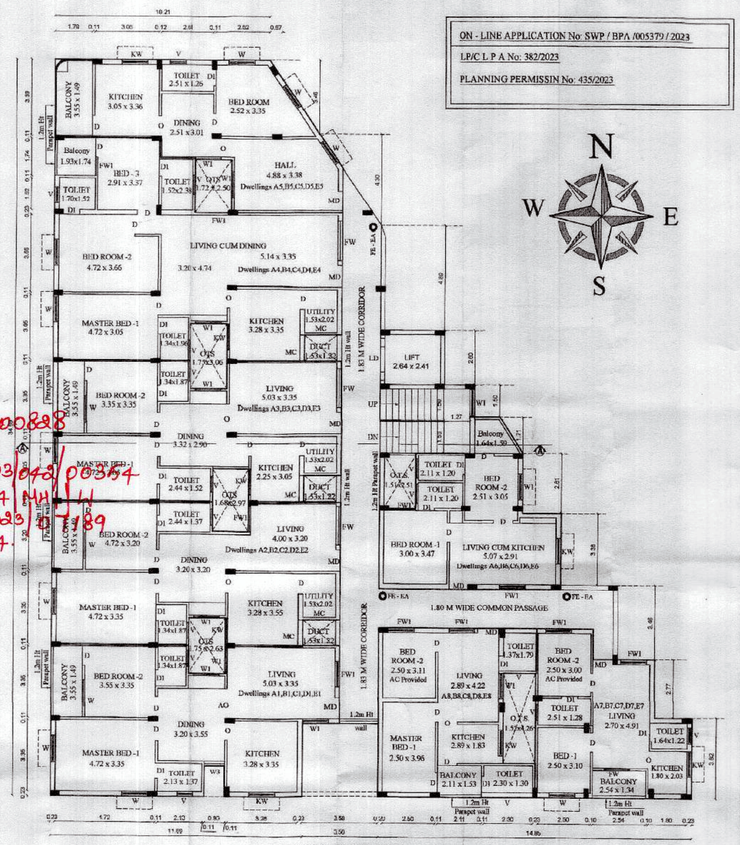
பார்வை திட்ட அனுமதி எண்: 005601/2023 ம1/ய

கட்டிட மனு எண்: 162/BPA/2023 தேதி: 07.02.2024

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது

ஆணையாளருக்காக
செயற்பொறியாளர்

7/2/2024



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

N

W E

S

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	35.56	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	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 EXTINGUISHING SYSTEM PROVIDED. EA :EMERGENCY ALARAM PROVIDED. SAND 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)

M. rahmad

APPLICANT

Er. R. LOGANATHAN M.E., F.I.E., M.I.S.T.E.
Chartered Engineer (M-163362-1)
Consultancy & Mob: 78670-81241/22
No.38, 1st Street, Sivaji Colony Extn,
Edayarpalayam (Post), Coimbatore - 641 025

STRUCTURAL ENGINEER

Er. R. RASUPATHY B.E.,
Consulting Civil Engineer & Contractor B.Sc
Blo.38, 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

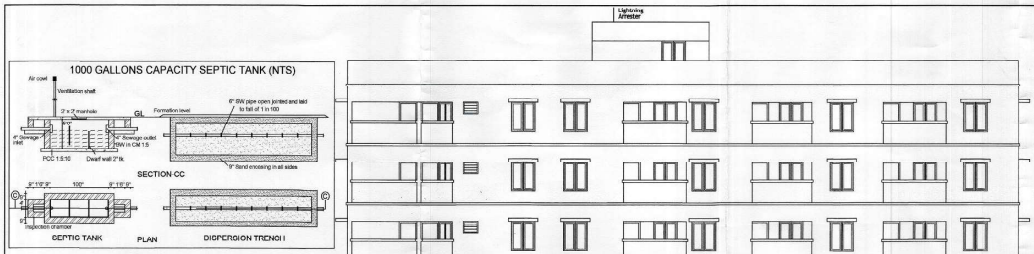
SHEET No : 2 / 2

GOWTHAMI
Ass.Draughtsman

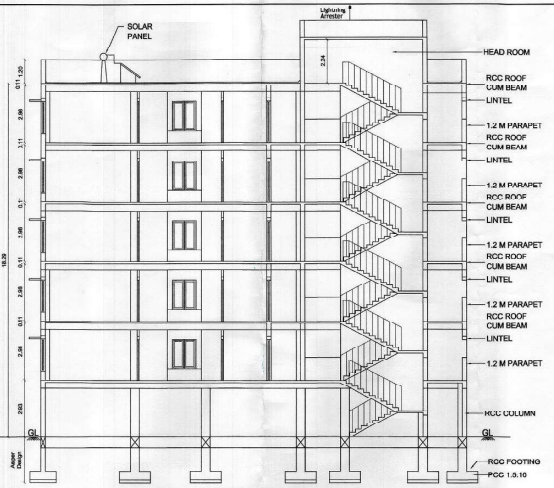
G BALAMURUGAN
Draughtsman Grade- III

GIRIJA
Supervisor

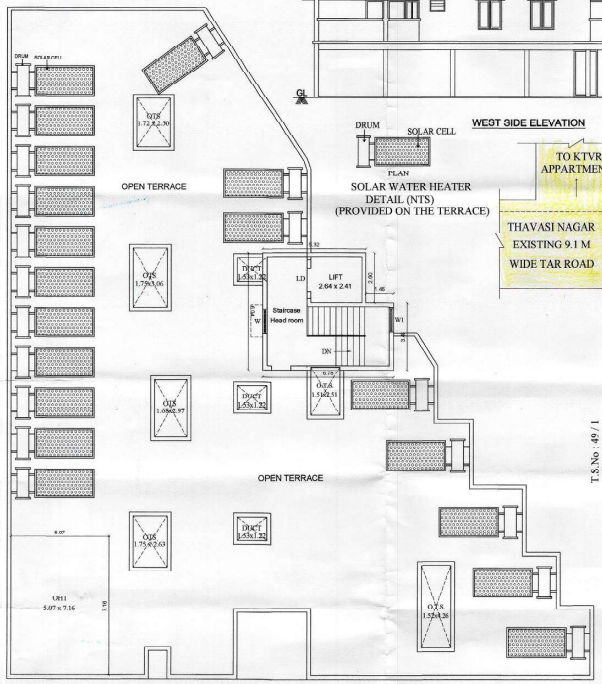
ARCHITECT



WEST SIDE ELEVATION

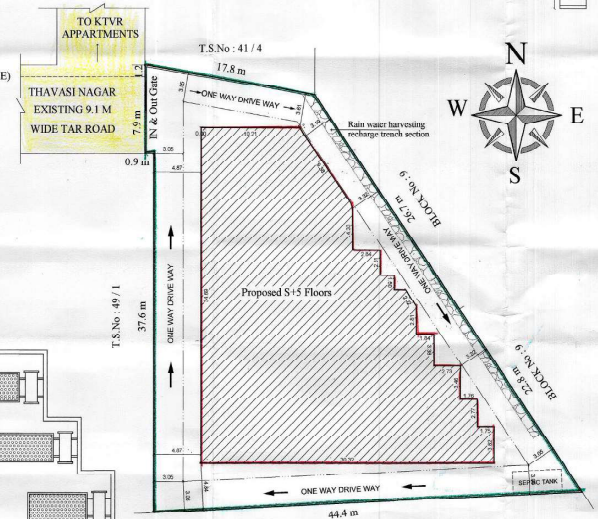


SECTION ON 'AA'



TERRACE FLOOR PLAN

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

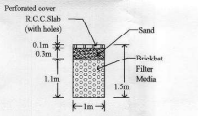


SITE PLAN
Scale : 1 : 200



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)

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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
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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

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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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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.