Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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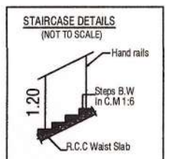
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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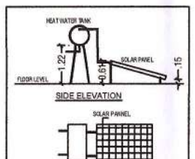
DIGITALLY VERIFIED RECORD

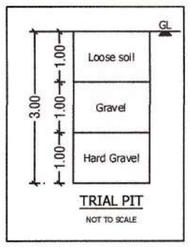
ONLINE APPLICATION NO : SWP/BPA/532915/2025
SWP / SITE APPROVAL : L.P / CLPA NO : 290/2025
SWP / PLANNING PERMISSION NO : 348/2025

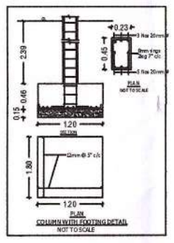
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.99 & 0.91
TREAD : 0.30
RISE : 0.16

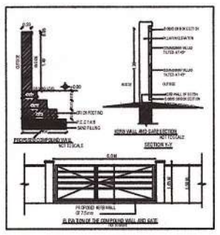


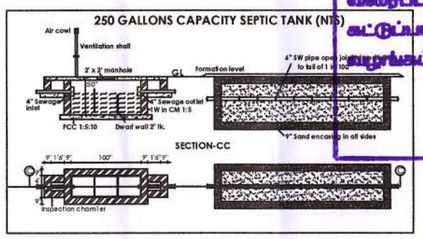




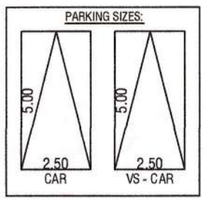
COLOUR INDEX:-

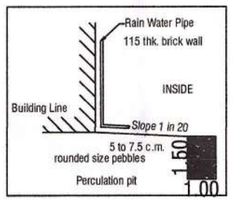
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	





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.



SITE PLAN (SCALE 1:200)

0163/2025/MH1/W
162/BPA/2025/01349

கட்டிட அனுமதி வழங்கப்பட்டுள்ளது
கட்டிட அனுமதி எண்: 162/BL/2025/03160/01303
பார்வை 3072/2025/MH1/W
கட்டிட மதிப்பு எண்:162/CF/25-26/0098711
தேதி:11.07.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
BLOCK - 81, T.S.NO-1
ஆளுனரால்வருக்காக
கோயம்புத்தூர் மாநகராட்சி
11/07/2025

Signature Valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.06.16 17:43:15

PLAN SHOWING PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSE BUILDING IN T.S.NO'S-2/3, 2/6, 2/7, 2/8 & 2/9, WARD NO-B(049), BLOCK NO-81 OF KAVUNDAMPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/532915/2025

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2796.00 Sqm	0.691 Acre
AREA OF SITE AS PER DOCUMENT	=	2796.35 Sqm	0.691 Acre
SUPER IMPOSED PLOT AREA	=	2796.35 Sqm	

PROPOSED BUILDING AREA DETAILS:-

VILLA NO	NO'S	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01	05	GROUND FLOOR	112.17	-	112.17
		FIRST FLOOR	109.96	-	109.96
		TERRACE FLOOR	-	20.44	20.44
VILLA NO (01 TO 05)		TOTAL	222.13	20.44	242.57
		TOTAL	1110.65	102.20	1212.85
VILLA-06	01	GROUND FLOOR	112.17	-	112.17
		FIRST FLOOR	109.96	-	109.96
		TERRACE FLOOR	-	20.44	20.44
		TOTAL	222.13	20.44	242.57
VILLA-07	01	GROUND FLOOR	111.07	-	111.07
		FIRST FLOOR	108.66	-	108.66
		TERRACE FLOOR	-	20.32	20.32
		TOTAL	219.73	20.32	240.05
VILLA-7A	02	GROUND FLOOR	103.15	-	103.15
		FIRST FLOOR	91.94	-	91.94
		TERRACE FLOOR	-	20.32	20.32
VILLA NO (7A & 09)		TOTAL	195.09	20.32	215.41
		TOTAL	390.18	40.64	430.82
VILLA-10	04	GROUND FLOOR	85.34	-	85.34
		FIRST FLOOR	74.18	-	74.18
		TERRACE FLOOR	-	16.19	16.19
VILLA NO (10 TO 12A)		TOTAL	159.52	16.19	175.71
		TOTAL AREA	638.08	64.76	702.84
VILLA-14	01	GROUND FLOOR	81.30	-	81.30
		FIRST FLOOR	79.07	-	79.07
		TERRACE FLOOR	-	16.33	16.33
		TOTAL	160.37	16.33	176.70
NO OF VILLAS	14	GRAND TOTAL	2741.14	264.69	3005.83

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (2741.14 / 2796.00) = 0.980 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.86 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	26 No's	28 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. VETHIVELVAN, M.E(GEOTECH), MICE, MIGTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-3864)
REGISTERED GEOTECH ENGINEER

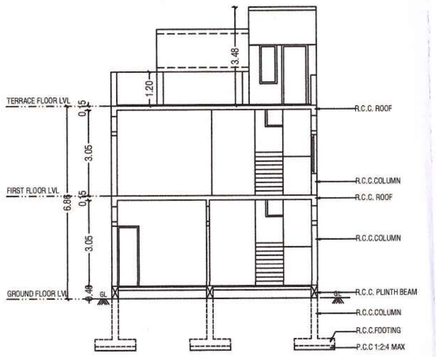
16.06.2025
D. ARUN KUMAR, B.E.(CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/2019/07028
205, Ragam First, Saibaba Colony, Coimbatore - 641011
REGISTERED CONSTRUCTION ENGINEER

M. MUNUSAMY. M.E.,
Registered Structural Engineer Grade - I (SE)
Rg. No : CBE Rgn / SE / Gr-I / 2019 / 07 / 005
Coimbatore
REGISTERED STRUCTURAL ENGINEER

16/6/25
K. ARUN PRASAD. B.E.,
Registered Engineer - Grade I (RE)
LPA RG, No : RE / GR / I / 016 / 2022
Coimbatore
REGISTERED ENGINEER / ARCHITECT

For UNITD LIVING SPACE
PARTNER
OWNER / APPLICANT

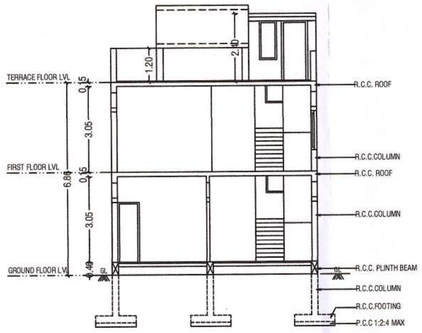
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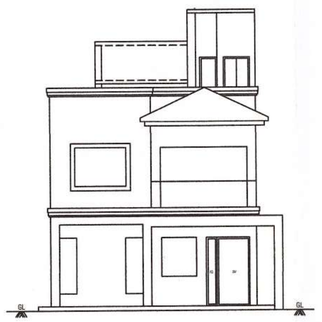
VILLA - 01 TO 05 SECTION "AA" @ WEST SIDE



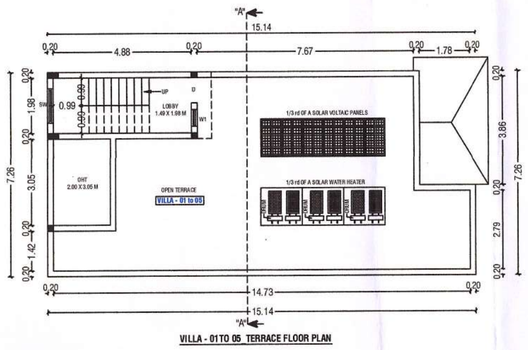
VILLA - 01TO 05 ELEVATION @ EAST SIDE



VILLA - 06 SECTION "AA" @ WEST SIDE

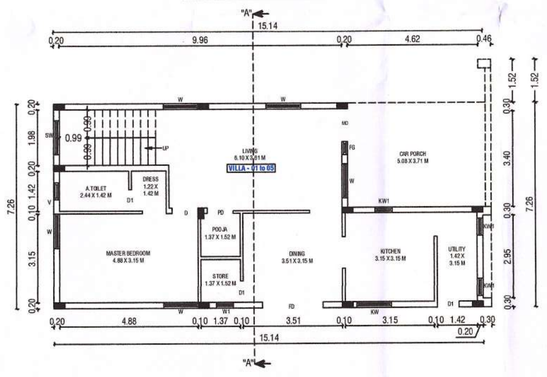


VILLA - 06 ELEVATION @ EAST SIDE



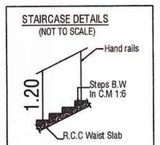
VILLA - 01TO 05 TERRACE FLOOR PLAN

VILLA - 01TO 05 FIRST FLOOR PLAN

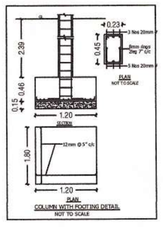


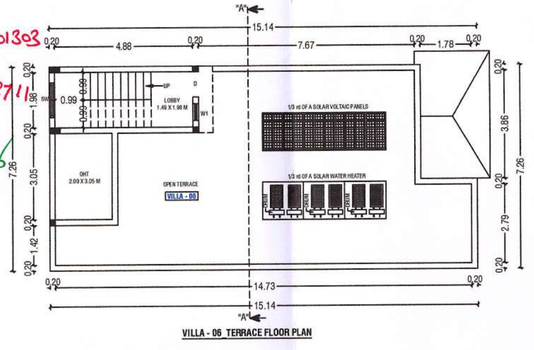
VILLA - 01TO 05 GROUND FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)

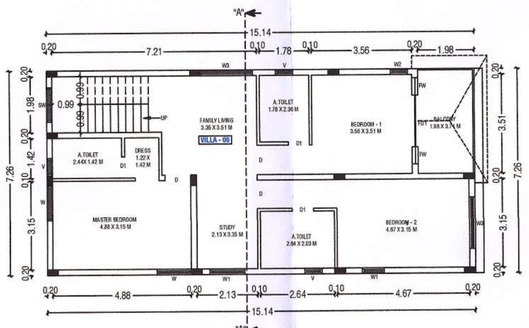


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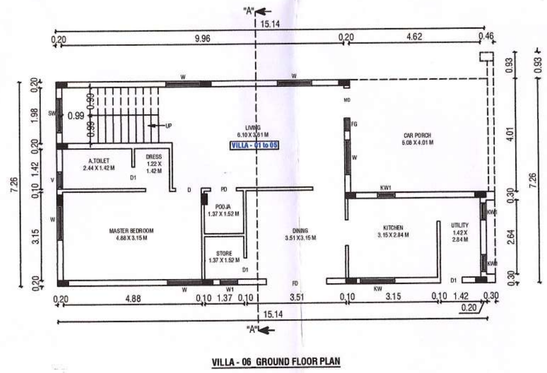




VILLA - 06 TERRACE FLOOR PLAN



VILLA - 06 FIRST FLOOR PLAN



VILLA - 06 GROUND FLOOR PLAN

PLAN SHOWING PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSE BUILDING IN T.S.NO'S-2/3, 2/6, 2/7, 2/8 & 2/9, WARD NO-B(049), BLOCK NO-81 OF KAVUNDAMPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/532915/2025

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GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-356)

REGISTERED GEOTECH ENGINEER

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REGISTERED CONSTRUCTION ENGINEER
Reg No - Coimbatore LPA/CE/2/6270/2018
28, Rajeev Post Sitara Puram, Coimbatore-641114

REGISTERED CONSTRUCTION ENGINEER

M. MUNUSAMY. M.E.,
Registered Structural Engineer Grade - I (SE)
Rg. No : CBE Rgn I SE / Gr-I / 2219 / 07 / 005
Coimbatore

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For UNITD LIVING SPACE

PARTNER

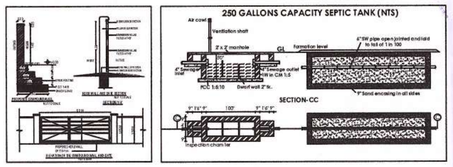
OWNER / APPLICANT

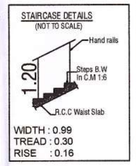
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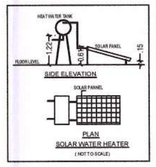
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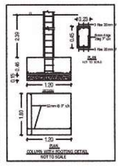
கட்டிட அனுமதி வழங்கப்பட்டது/
கட்டிட அனுமதி எண்: 162/BA/2025/03016/01303
பார்வை 3072/2025/MHI/W
கட்டிட மதிப்பு
எண்ணி 12/CF/25-26/00987/II
தேதி 11.07.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுமானத்திற்கு உட்பட்டு அனுமதி
வழங்கப்படுகிறது.
செயலாளருக்காக
உதவிப்பொறியாளர் மாநகராட்சி

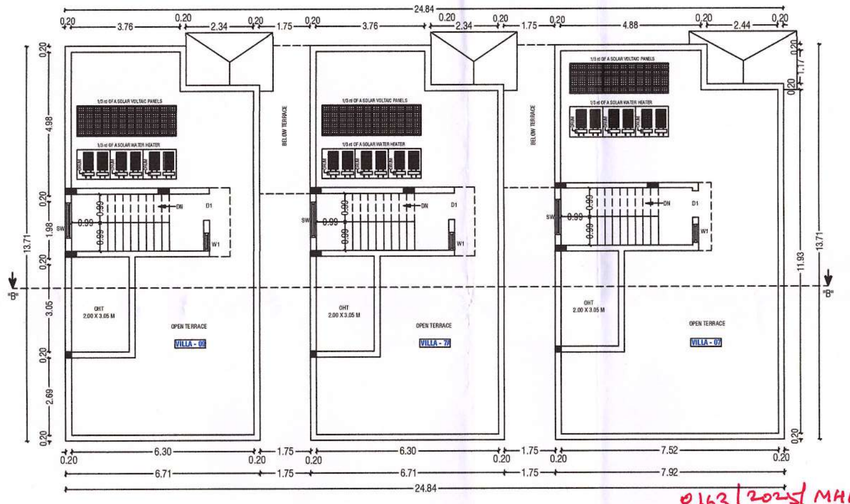
11/7/2025







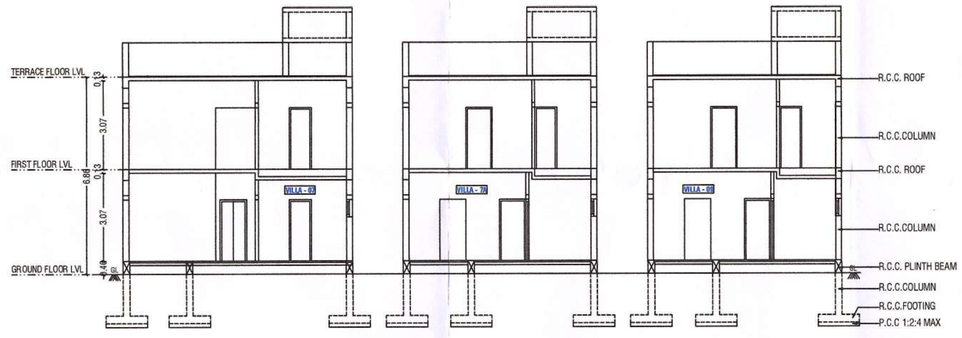




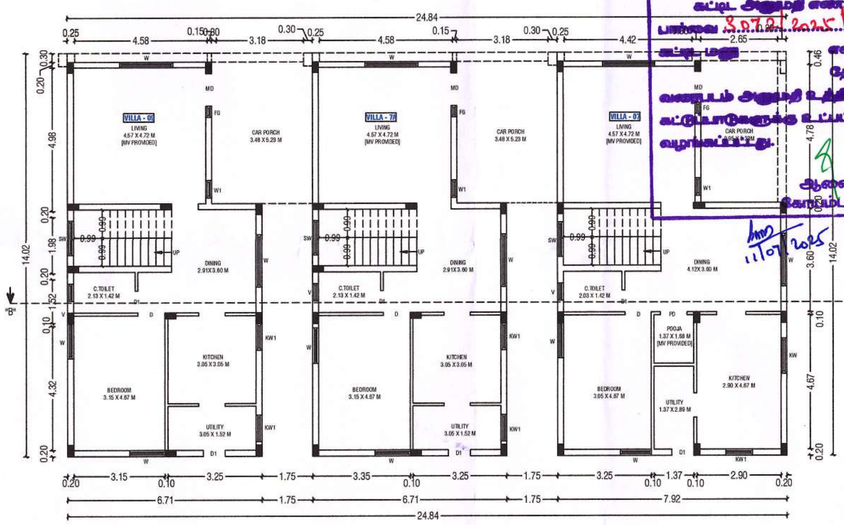
VILLA - 07, 7A & 09 TERRACE FLOOR PLAN



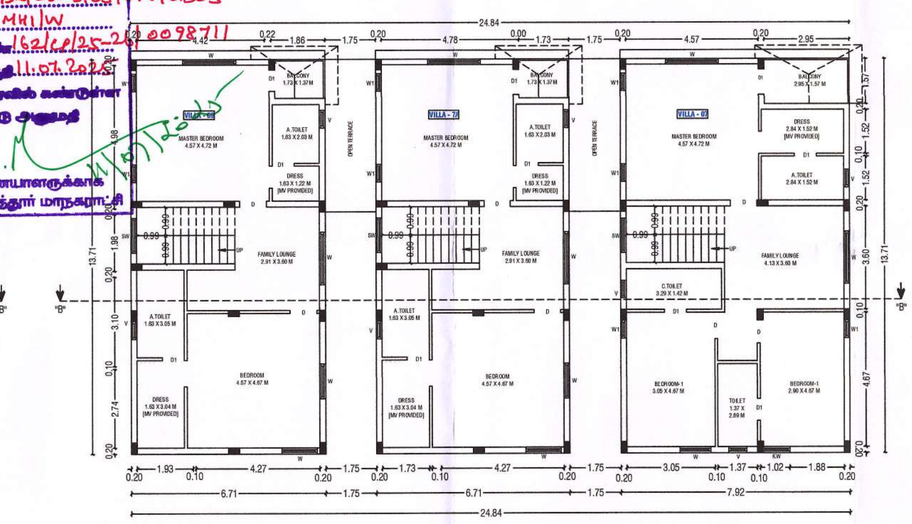
VILLA - 07, 7A & 09 ELEVATION @ NORTH SIDE



VILLA - 07, 7A & 09 SECTION "BB" @ SOUTH SIDE



VILLA - 07, 7A & 09 GROUND FLOOR PLAN



VILLA - 07, 7A & 09 FIRST FLOOR PLAN

PLAN SHOWING PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSE BUILDING IN T.S.NO'S-2/3, 2/6, 2/7, 2/8 & 2/9, WARD NO-B(049), BLOCK NO-81 OF KAVUNDAMPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

KAVUNDAMPALAYAM DD PLAN NO:09

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/532915/2025

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2796.00 Sqm	0.691 Acre
AREA OF SITE AS PER DOCUMENT	=	2796.35 Sqm	0.691 Acre
SUPER IMPOSED PLOT AREA	=	2796.35 Sqm	

PROPOSED BUILDING AREA DETAILS:-

VILLA NO	NO'S	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
VILLA-01	05	GROUND FLOOR	112.17	-	112.17
		FIRST FLOOR	109.96	-	109.96
		TERRACE FLOOR	-	20.44	20.44
VILLA NO (01 TO 05)		TOTAL	222.13	20.44	242.57
		TOTAL	1110.65	102.20	1212.85
VILLA-06	01	GROUND FLOOR	112.17	-	112.17
		FIRST FLOOR	109.96	-	109.96
		TERRACE FLOOR	-	20.44	20.44
		TOTAL	222.13	20.44	242.57
VILLA-07	01	GROUND FLOOR	111.07	-	111.07
		FIRST FLOOR	108.66	-	108.66
		TERRACE FLOOR	-	20.32	20.32
		TOTAL	219.73	20.32	240.05
VILLA-7A	02	GROUND FLOOR	103.15	-	103.15
		FIRST FLOOR	91.94	-	91.94
		TERRACE FLOOR	-	20.32	20.32
VILLA NO (7A & 09)		TOTAL	195.09	20.32	215.41
		TOTAL	390.18	40.64	430.82
VILLA-10	04	GROUND FLOOR	85.34	-	85.34
		FIRST FLOOR	74.18	-	74.18
		TERRACE FLOOR	-	16.19	16.19
VILLA NO (10 TO 12A)		TOTAL	159.52	16.19	175.71
		TOTAL AREA	638.08	64.76	702.84
VILLA-14	01	GROUND FLOOR	81.30	-	81.30
		FIRST FLOOR	79.07	-	79.07
		TERRACE FLOOR	-	16.33	16.33
		TOTAL	160.37	16.33	176.70
NO OF VILLAS	14	GRAND TOTAL	2741.14	264.69	3005.83

F.S.I CALCULATION AS TSLR EXTRACT:-

F.S.I (2741.14 / 2796.00) = 0.980 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 6.86 Mt

PARKING DETAILS	REQUIRED	PROVIDED
TOTAL NO. OF CAR PARKING	26 No's	28 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	

Ex.K.P. NITHEESWAR, M.Sc.(Tech), M.Sc.(Geo), M.S.(Engg), M.I.S.(Engg), M.I.S.(Engg)
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM 3004)

REGISTERED GEOTECH ENGINEER

14.06.2025
D. ARUN KUMAR, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg.No : Coimbatore LPA/CE/2022/2028
20, Alagarmillst, Saibaba Colony, Coimbatore-641 011

REGISTERED CONSTRUCTION ENGINEER

M. MUNUSAMY. M.E.,
Registered Structural Engineer Grade-I (SE)
Reg.No : CSE/Engrs/SE/Gr-I/2019/07/005
Coimbatore

REGISTERED STRUCTURAL ENGINEER

14/6/25
K. ARUN PRASAD. B.E.,
Registered Engineer - Grade I (RE)
LPA RG. No : RE/CR/I/I/016/2022
Coimbatore

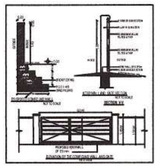
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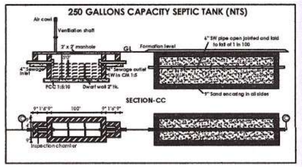
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PARTNER

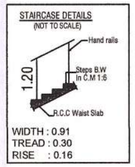
OWNER / APPLICANT

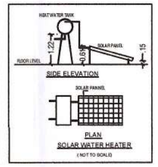
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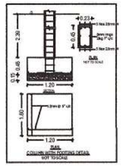
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11.07.2025
AND 11.07.2025





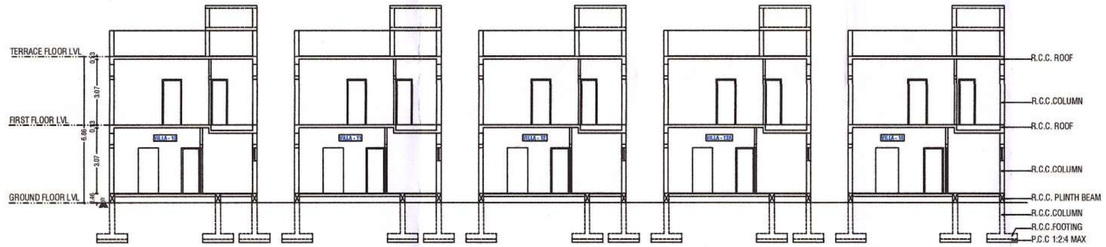




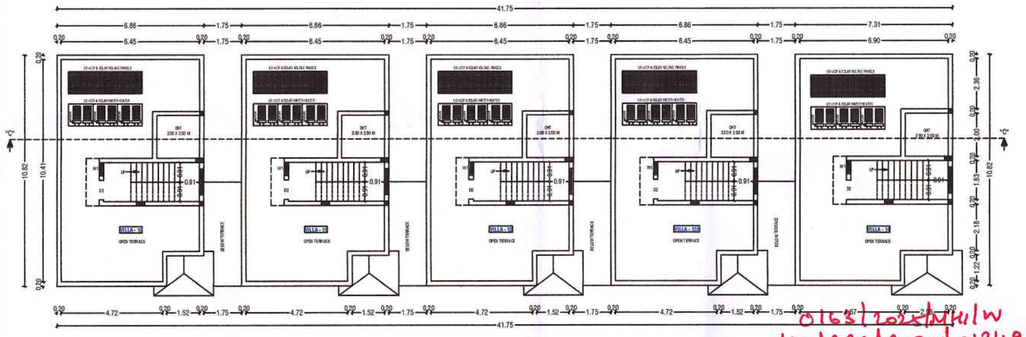




VILLA -10, 11, 12, 12A & 14 ELEVATION @ SOUTH SIDE



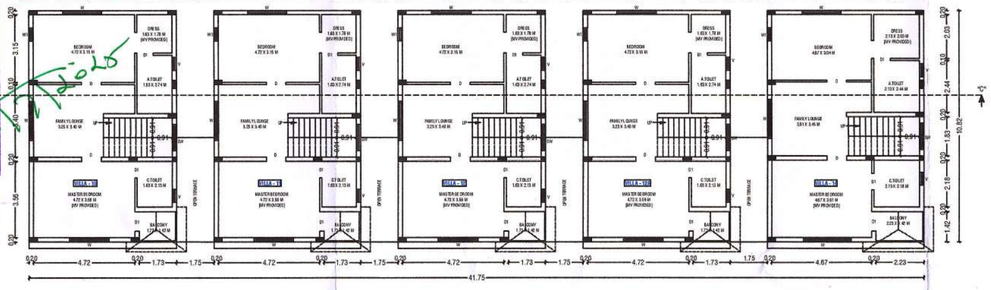
VILLA -10, 11, 12, 12A & 14 SECTION "CC" @ SOUTH SIDE



VILLA -10, 11, 12, 12A & 14 TERRACE FLOOR PLAN



VILLA -10, 11, 12, 12A & 14 GROUND FLOOR PLAN



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RESIDENTIAL BUILDING

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ONLINE APPLICATION NO: SWP/BPA/SS2515/2025

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REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg.No : Coimbatore LPA/CE/2020/228
[illegible] Engineer Rural Development Agency, Coimbatore - 641 018
REGISTERED CONSTRUCTION ENGINEER

M. MUNUSAMY, M.E.,
Registered Structural Engineer Grade-I (LSE)
Rg.No : CBE/Rgn-I/SE/Gr-I/2019/07/005
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LPA/RE, No : RE / GR.I / 016 / 2022
Coimbatore
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For UNITD LIVING SPACE
PARTNER
OWNER / APPLICANT

SHEET 1 TO 1 OF 1

0163/BPA/2025/01349
0163/BL/2025/03016/01303
3072/2025/MKI/W
163/SW/2025/00987/11
11.07.2025

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.