Verified RealEstate™

RE REGULATORY RECORD

RERA Document

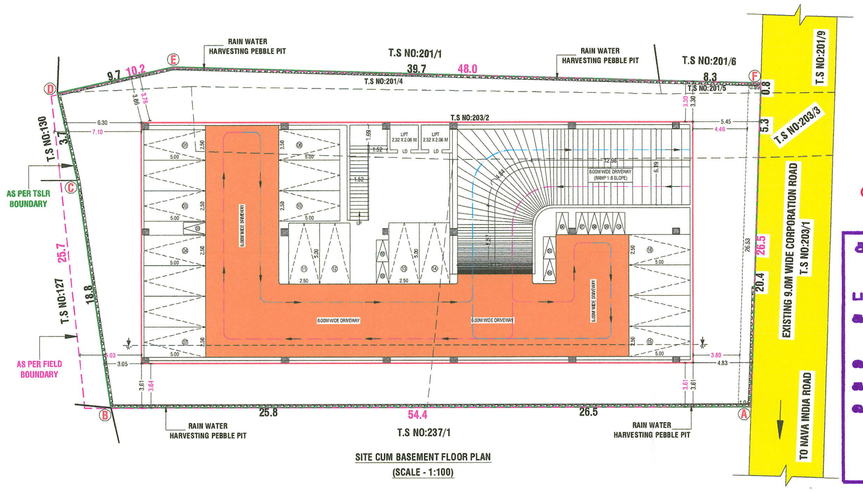
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Published for reference. The authority's own register is the operative record.

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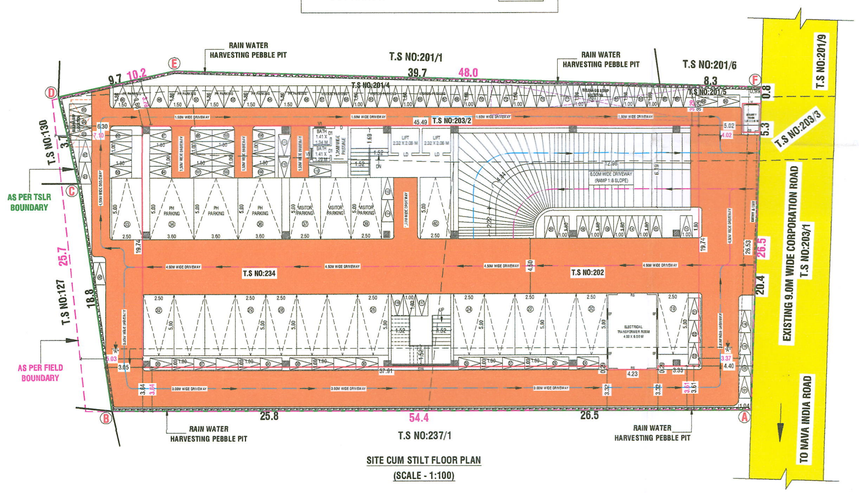
ONLINE APPLICATION NO : SWP/BPA/0571784/2025
SWP / SITE APPROVAL : B.P / CLPA NO : 425/2025
SWP / PLANNING PERMISSION NO : 509/2025



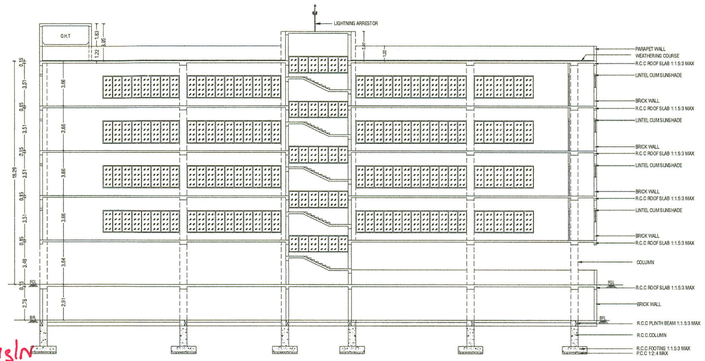
SITE CUM BASEMENT FLOOR PLAN
(SCALE - 1:100)

COLOUR INDEX:-

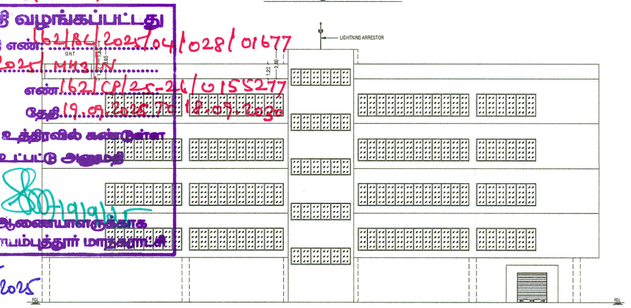
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
IN ARROW	:	
OUT ARROW	:	



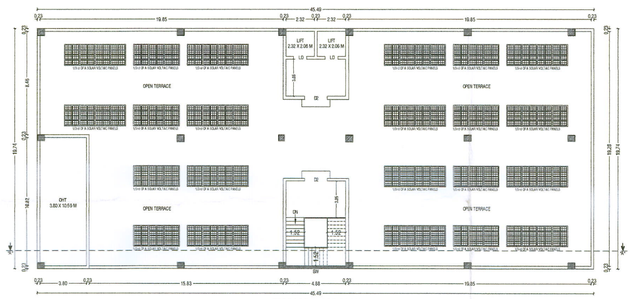
SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)



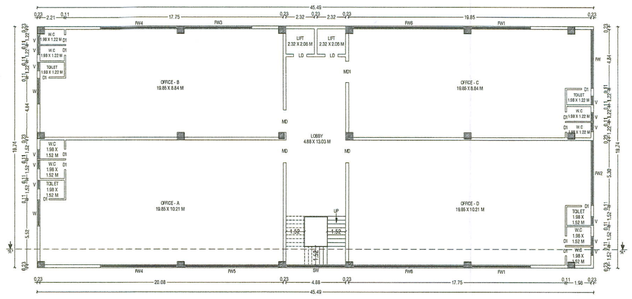
SECTION - AA @ SOUTH SIDE VIEW



FRONT ELEVATION @ SOUTH SIDE VIEW

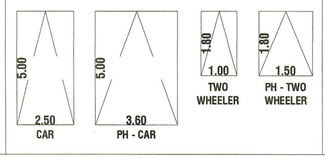


TERRACE FLOOR PLAN



TYPICAL - FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

PARKING SIZES:

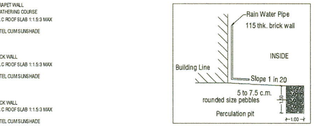


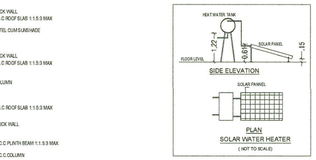
NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION PROVIDED NECESSARY.

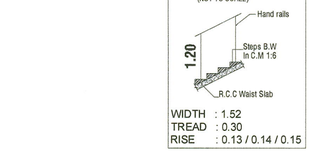
0327/2025/MHS/N
162/BPA/2025/01769

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BP/2025-26/01677
பார்வை 41PA/2025/MHS/N
கட்டிட மனு எண்: 162/CP/25-26/015527
தேதி: 19.09.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
உதவி இயக்குநர்
கோயம்புத்தூர் மாநகராட்சி
19/09/2025

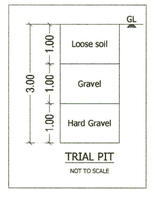


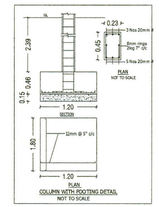


STAIRCASE DETAILS
(NOT TO SCALE)

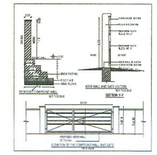


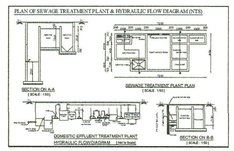
WIDTH : 1.52
TREAD : 0.30
RISE : 0.13 / 0.14 / 0.15

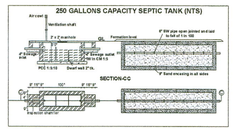




FIRE EXTINGUISHER	:	FE
EMERGENCY ALARM	:	EA







SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (OFFICE) BUILDING IN T.S.NOS: 201/4, 201/5, 202, 203/2 & 234, WARD NO:AA(27), BLOCK NO:2 AT SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, NORTH ZONE, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0571784/2025

APPLICANT NAME: M/S.SANBRIX PROPERTIES PRIVATE LIMITED, MR.I.JOSEPH STANY (MANAGING DIRECTOR)

AREA DETAILS:-

	IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT =	1405.30 Sqm	0.347 Acre
AREA OF SITE AS PER DOCUMENT =	1424.43 Sqm	0.352 Acre

OSR DETAILS:-
OSR AREA = 1405.30 Sqm X 10% = 140.53 Sqm
★OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	889.30	889.30
2	STILT FLOOR	26.30	872.70	899.00
3	FIRST FLOOR	897.80	-	897.80
4	SECOND FLOOR	897.80	-	897.80
5	THIRD FLOOR	897.80	-	897.80
6	FOURTH FLOOR	897.80	-	897.80
7	TERRACE FLOOR (HEADROOM + OHT)	-	117.70	117.70
8	SECURITY ROOM	-	3.40	3.40
	TOTAL AREA	3617.50	1883.10	5500.60

F.S.I CALCULATION AS PATTA AREA:-
F.S.I (3617.50 / 1405.30) = 2.574 < 2.60
2.574 < 2.0, THEREFORE 0.574 PREMIUM FSI

BUILDING HEIGHT :-
BUILDING HEIGHT = 18.29 Mt

PARKING AREA DETAILS:-
TOTAL FSI AREA = 3617.50 SQM X 75%
= 2713.13 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	2713.13 SQM / 100 SQM	28 NO'S	40 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF WORKSHOP FLOOR AREA	2713.13 SQM / 25 SQM	109 NO'S	121 NO'S (INCLUDE PH & 10% VISITOR)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.83 X 2.44
MD1	MAIN DOOR	1.76 X 2.44
RS	ROLLING SHUTTER	2.44 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.83 X 2.44
D3	DOOR	0.91 X 2.13
LD	LIFT DOOR	1.07 X 2.44
W	WINDOW	1.83 X 1.83
W1	WINDOW	1.67 X 1.83
W2	WINDOW	1.37 X 1.37
FW	FRENCH WINDOW	4.84 X 1.83
FW1	FRENCH WINDOW	4.88 X 1.83
FW2	FRENCH WINDOW	5.30 X 1.83
FW3	FRENCH WINDOW	5.52 X 1.83
FW4	FRENCH WINDOW	6.24 X 1.83
FW5	FRENCH WINDOW	7.68 X 1.83
FW6	FRENCH WINDOW	9.07 X 1.83
SW	STAIRCASE WINDOW	4.88 X 1.37
V	VENTILATOR	0.72 X 0.91
V1	VENTILATOR	0.91 X 0.91

12/09/2025
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008084
REGISTERED STRUCTURAL ENGINEER

12/09/2025
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944776799
REGISTERED CONSTRUCTION ENGINEER

12/09/2025
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008084
REGISTERED ENGINEER / ARCHITECT

12/09/2025
Dr. P.D.ARUMAIRAJ, ME.,Ph.D.,FIGS,FIE
GEOTECHNICAL ENGINEER
COIMBATORE LPA / GTE / 006 / 2024
Mob : 99942 55322
REGISTERED GEOTECH ENGINEER

For SANBRIX PROPERTIES PVT. LTD.
MANAGING DIRECTOR
OWNER / APPLICANT

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.09.13 17:[illegible]

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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Chennai 600 097, India
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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.