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.

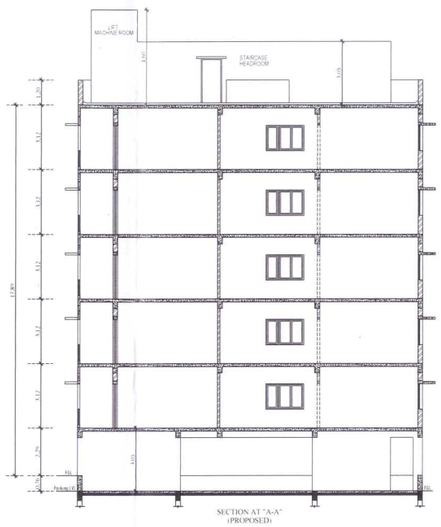
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

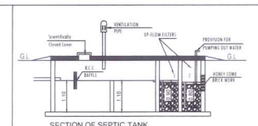
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOFED RESIDENTIAL APARTMENTS IN TOWN SURVEY WARD NO. 8 (H), BLOCK NO:16, T.S.NO:6/2, MULLAI NAGAR, POLLACHI MUNICIPALITY, POLLACHI TALUK, COIMBATORE DISTRICT.

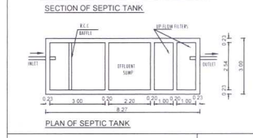


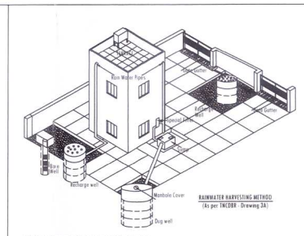
FRONT ELEVATION
(PROPOSED)



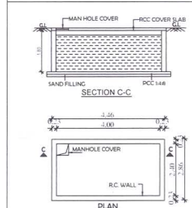
SECTION AT "A-A"
(PROPOSED)

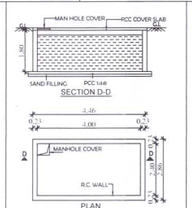


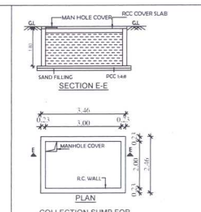


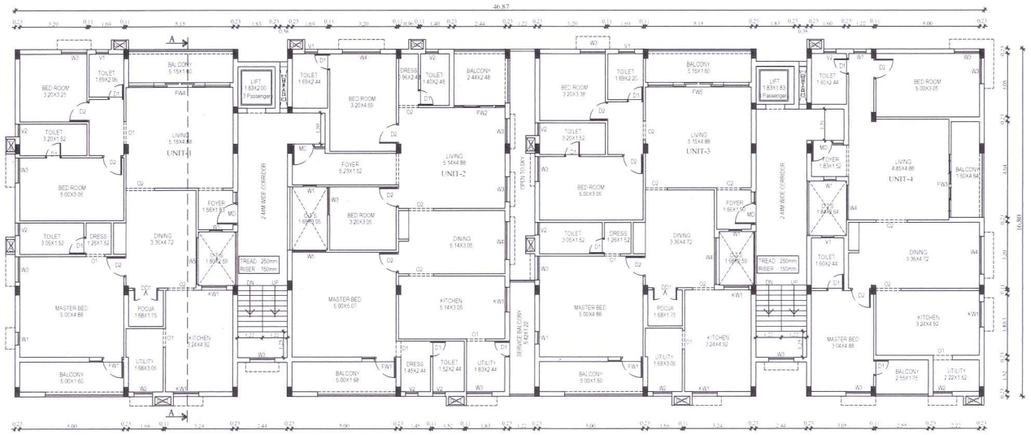


RAIN WATER HARVESTING SYSTEM

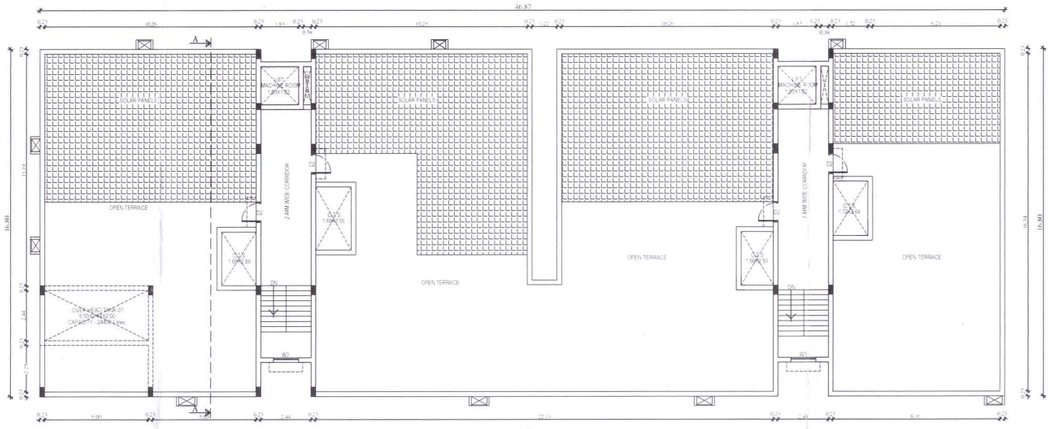




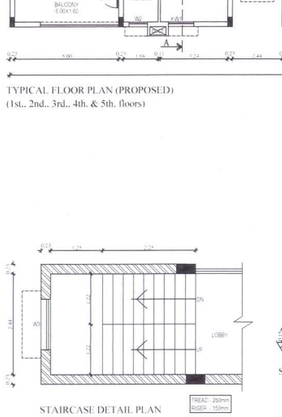




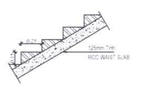
TYPICAL FLOOR PLAN (PROPOSED)
(1st., 2nd., 3rd., 4th. & 5th. floors)



TERRACE FLOOR PLAN (PROPOSED)



STAIRCASE DETAIL PLAN
SCALE - 1:50



STAIRCASE TYPICAL SECTION

SITE CUM STILT FLOOR PLAN (PROPOSED)

S.No	Unit No.	Plinth Area in SQ.M	Carpet Area in SQ.M	No. of Car Required	No. of T.W Required
01	UNIT-1	175.15	154.18	02	00
02	UNIT-2	171.37	158.53	02	00
03	UNIT-3	175.15	154.34	02	00
04	UNIT-4	136.90	119.51	01	00
PARKING REQUIRED FLOOR				07	00
PARKING REQUIRED FOR 5 FLOORS				35	00
ADD 10% VISITOR'S PARKING				04	00
TOTAL PARKINGS REQUIRED				39	00
TOTAL PARKINGS PROVIDED				39	00

NOTE : ALL THE DWELLING UNITS ARE MORE THAN 75 SQ.M. SO TWO WHEELERS ARE NOT REQUIRED.

29/11/06

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.12.01 17:00:00 IST

OFFICE USE

1. FIRE EXTINGUISHER WILL BE PROVIDED. ⛒ FE
2. FIRE ALARM WILL BE PROVIDED. △ FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM WILL BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSE.
6. STRUCTURE IS DESIGNED TO WITHSTAND THE EARTH QUAKES.

N W E S

SCALE 1:100

SPECIFICATION:

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CELLING
PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C	:	1:2:4 FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER

AREA STATEMENT

S.NO	DESCRIPTION	SURVEY NUMBERS	HECTARE	SQ.M
1		T.S.NO:6/2		1669.00

AREA AS PER DOCUMENT - 1608.70 SQ.M
AREA AS PER PATTA - 1669.00 SQ.M
AREA AS PER SITE - 1636.00 SQ.M
AREA AS PER DRAWING - 1609.05 SQ.M

AREA OF SITE	1636.00 sq.m		
DESCRIPTION	F.S.I Sq.m	NON-F.S.I Sq.m	BUILT-UP AREA Sq.m
PROPOSED STILT FLOOR	–	787.42	787.42
PROPOSED FIRST FLOOR	742.35	–	742.35
PROPOSED SECOND FLOOR	742.35	–	742.35
PROPOSED THIRD FLOOR	742.35	–	742.35
PROPOSED FOURTH FLOOR	742.35	–	742.35
PROPOSED FFIFTH FLOOR	742.35	–	742.35
LIFT & HEAD ROOM	–	91.04	91.04
TOTAL BUILT-UP AREA	3711.75	878.46	4590.21

F.S.I - $\frac{3711.75}{1609.05}$ = 2.307 < 2.60

PREMIUM F.S.I AREA - 493.65 SQ.M
PREMIUM F.S.I FEES TO BE PAID - 246.83 SQ.M or 2657 SQ.FT

PARKING CALCULATION

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER	0	0
2	CAR PARKING	39	39

JOINERY DETAILS

MD	MAIN DOOR	1.58 x 2.13
D1	DOOR	0.76 x 2.13
D2	DOOR	0.99 x 2.13
FW1	FRENCH WINDOW	1.61 x 2.13
FW2	FRENCH WINDOW	2.44 x 2.13
FW3	FRENCH WINDOW	3.06 x 2.13
FW4	FRENCH WINDOW	4.90 x 2.13
FW5	FRENCH WINDOW	4.92 x 2.13
W1	WINDOW	0.61 x 1.83
W2	WINDOW	0.76 x 1.22
W3	WINDOW	1.22 x 1.22
W4	WINDOW	1.82 x 1.22
W5	WINDOW	1.69 x 1.22
V1	VENTILATOR	0.76 x 0.76
KW	WINDOW	1.22x1.06

LEGEND
- Site Boundary
- Existing Road
- Driveway
- Proposed Building

APPLICANT

for ARTN BUILDERS INDIA PRIVATE LIMITED
Managing Director

ARCHITECT

D. RAMESH, D.Arch., B.E.,A.I.I.A.,
REGISTERED ARCHITECT CA/2020/124245
REGISTERED ARCHITECT Grade-I CMDA
DTCP RANGI 1003/2022
REGISTERED ARCHITECT Grade-1(RA)
CHENNAI CORPORATION - RA00337/2020
No. 624A, Ground Floor, Kamaraj Salai, Kamaraj Nagar, Velacheri, Chennai Street, Thiru Nagar, Velacheri, Chennai - 600087.
PH. 97908 56849 / 98840 89882.

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER

Er. K. KIRUBAKARAN, M.E.,
DTCP Registered Construction Engineer,
Reg. No: RCE 2025/02/001
113, Mitheran Line, 2nd Cross Street,
G.H. Road, THENI - 625 531.
Ph: 80088 19287, 63819 89887

GEO-TECH ENGINEER

R.VENKATA KRISHNAIAH
GEOTECHNICAL CONSULTANT
VELTECH CONSULTING ENGINEERS
NO.10, ELUMALAI NAICKEN STREET,
SELAYUR, CHENNAI - 600073.
REG. NO. CGLRGN/RGTE/2019/09/014

Application Number. : SWP/BPA/708556/2025
Site Approval No : SWP/LP/R(C) No.346/2025
Approval Number : SWP/BP/DTCPR(C) No. 124/2025

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.