Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

162/BL/2025/02008/020479

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 0644/2025/MH2E

பார்வை: Rec. No : 5475/2025/MH2E

கட்டிட மனு எண்: 162/BPP/2025/020892

தேதி: 16/12/2025

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

உதவி இயக்குநர்/உறுப்பினர் செயலர்
கோயம்புத்தூர் மாநகராட்சி

16/12/2025

S.F.No : 251 / 2A1

RESIDENTIAL BUILDINGS

[37.1 M]

S.F.No : 251 / 2A1

S.F.No : 251 / 2B

[52.1 M]

SUPREME MILLS

Rainwater Harvesting trench

6.2 m WIDE TWO WAY DRIVE WAY

S.F.No : 251 / 2A2

PRIVATE PATH WAY

[55.3 M]

S.F.No : 252 / 2A1A1

VACANT LAND

[29.0 M]

S.F.No : 252 / 2B

[74.2 M]

RESIDENTIAL GROUP HOUSE

S.F.No : 252 / 2A1B

[16.2 M]

S.F.No : 252 / 2A1A1

[44.3 M]

CLUB HOUSE BLOCK - 3

Transformer yard 5.0m x 5.0m

Septic tank

IN & OUT Gate

[4.8 M]

[15.4 M]

S.F.No : 253

S.F.No : 236

TO KALAPATTI MAIN ROAD

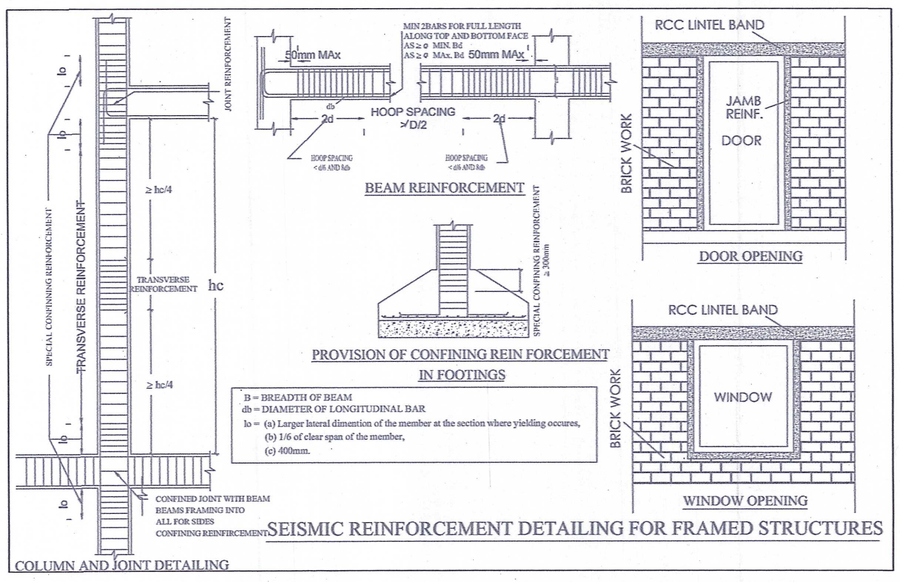
TO BALAJI NAGAR

EXISTING 9.10 M WIDE "ERA MOHAN NAGAR" MAIN ROAD

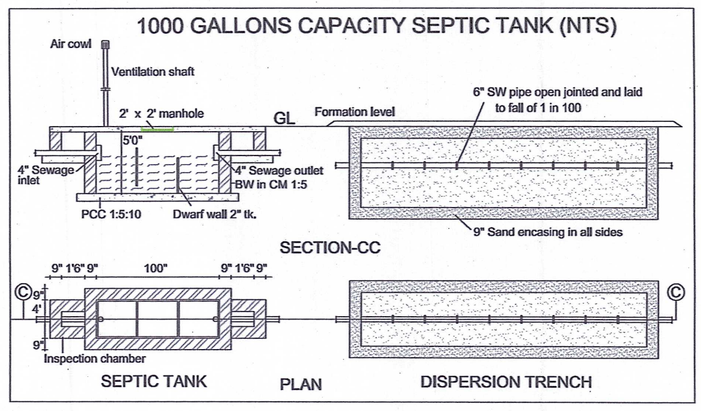
SITE PLAN

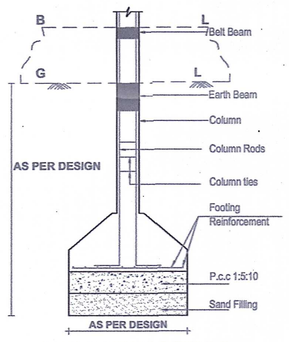
B.P/DTCP.No: 386/2025

Signature valid Signature valid

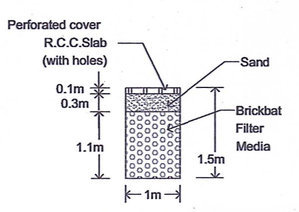






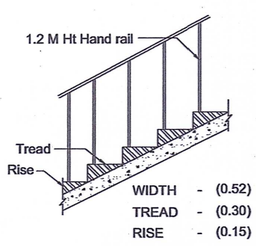


FOUNDATION DETAILS



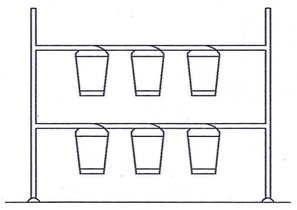
RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

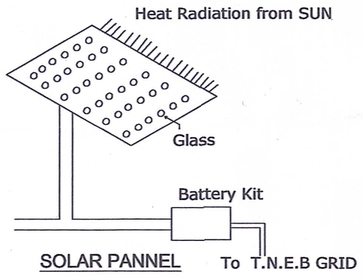


TYPICAL STAIR-CASE - 1

(NOT TO SCALE)



SAND BUCKET



SOLAR PANNEL



FIRE EXTINGUISHER

TRIAL PIT

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

LEGEND:

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDINGS	
CLUB HOUSE	
DRIVE WAY	
RAIN WATER PERCULATON TRENCH	

SHEET 1 / 2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED GROUP HOUSE RESIDENTIAL BUILDINGs & CLUB HOUSE IN S.F.No : 251 / 2A2, 252 / 2A1B , ERA MOHAN NAGAR, KALAPATTY VILLAGE (West) , COIMBATORE NORTH TALUK & CORPORATION.
Kalapatty DD Plan no : 10 .(Residential Use Zone)

ALL DIMENSIONS ARE IN METER
SCALE - 1 : 200
ONLINE APPLICATION NO : SWP / BPA / 506554 / 2025

N

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	4046.86
	SITE AREA AS PER FMB	4050.00
	SUPER IMPOSED SITE AREA	4005.52
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

AREA DETAILS OF THE PROPOSED BUILDING :

AREA DETAILS:	FSI Area	Total Nos	FSI Area	No's Dewll
Unit 1 to 7 Typical				
Area Of Ground Floor	146.00	146.00 x 7	1022.00	7
Area Of First Floor	135.75	135.75 x 7	950.25	
Unit 8 to 14 Typical				
Area Of Ground Floor	126.65	126.65 x 7	886.55	7
Area Of First Floor	118.61	118.61 x 7	830.27	
Club House				
Area Of Ground Floor	143.89	143.89	143.89	1
Area Of First Floor	143.89	143.89	143.89	
Area Of Terrace Floor	17.83	17.83	17.83	
TOTAL AREA IN ALL FLOORS		: 3994.68 sq.m		14 Dwel + 1 Club

FSI = 3994.68 / 4005.52 = 0.99 (Permissible FSI -2)

TOTAL Nos OF DWELLINGS : 14 Nos.

**** Nos of car praking Required - 46 Nos

**** Nos of car praking provided - 47 Nos

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NON SCHEME AREA

Special Condition:

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

PROFESSIONAL DETAILS BASED ON FORM C

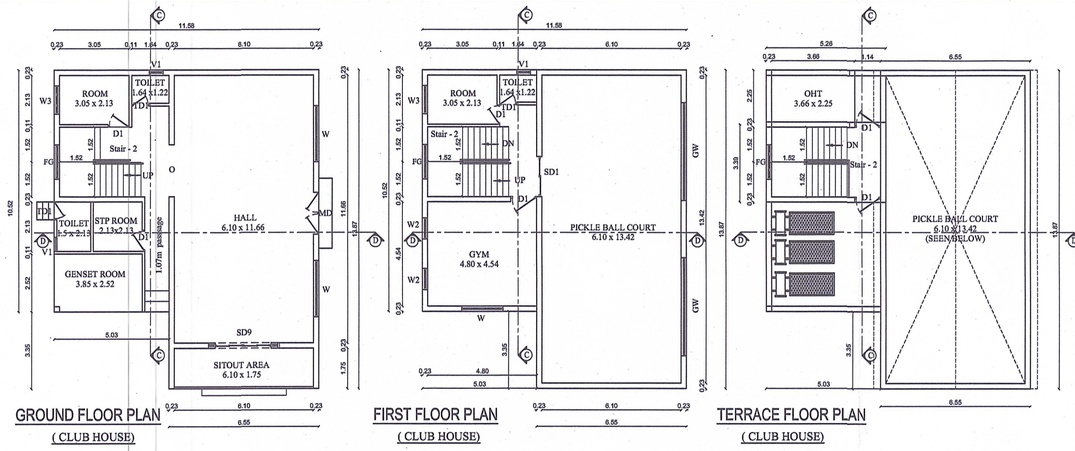
ARCHITECT	Ar.B.I.Manikandan CA/2006/39059	
STRUCTURAL ENGINEER	Er.M.BALAJI LPA / SE / GR - I /019/04/037	Er. M. BALAJI, M.E (STRUCT Reg. No. LPA/SE/GR-I/019/04/037 SAI STRUCTURAL DESIGNS PALLAVAN NAGAR, ANNUR 2nd MAIN CROSS, ANNUR Cell : 99944 [illegible] Email : [illegible]@gmail.com
APPLICANT	M/s.BRAMMA FOUNDATION	for BRAHMHA FOUNNDATTION Partner
REGISTERED ENGINEER	Er.R.RAGUPATHY LPA / RE / GR - II / 011 / 2024	Er. R. RAGUPATHY BE., Consulting Civil Engineer & Contractor & Elec No.84 1st Floor Bharathi Park 7th Cross Near ICICI Bank, SIDCO, Coimbatore - 641 035 Cell : 91 97862 35335 Lic No : ABH 857 38104 P/ABE/GR-II/011/2024

BUILDING PERMISSION NO : BP / DTCP No :

PLANNING PERMISSION NO : PP / DTCP No :

(This Planning Permission is valid for a period of 8years from e-sign)

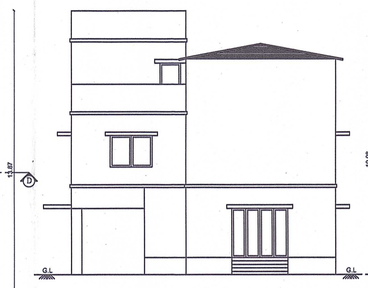
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District



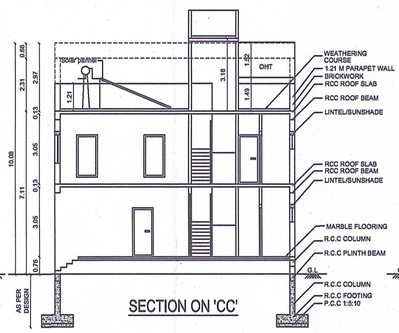
GROUND FLOOR PLAN
(CLUB HOUSE)

FIRST FLOOR PLAN
(CLUB HOUSE)

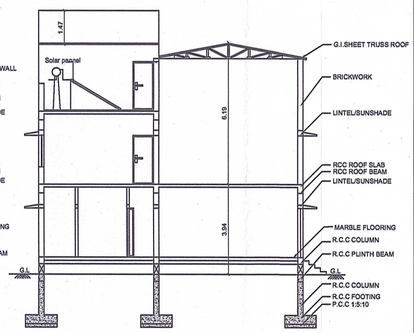
TERRACE FLOOR PLAN
(CLUB HOUSE)



FRONT ELEVATION



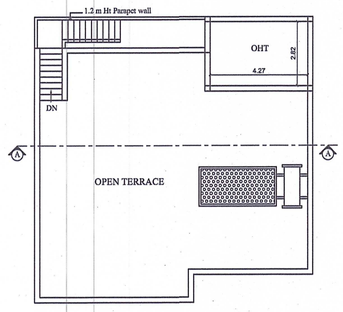
SECTION ON 'CC'



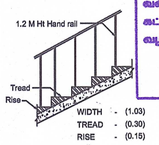
SECTION ON 'DD'

BLOCK - 3

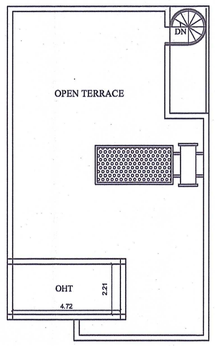
162/BL/2025/02008/02049
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 0644/2025/MH2E
Plan No.: 5477/2025/MH2E
கட்டிட மனு 162/BPP/2025/02092
நாள் 16/12/2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
16/12/2025



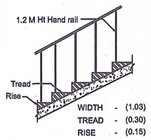
TYPICAL TERRACE FLOOR PLAN
(1 TO 7 DWELLINGS)



TYPICAL STAIR-CASE - 1
(NOT TO SCALE)



TYPICAL TERRACE FLOOR PLAN
(8 TO 14 DWELLINGS)



TYPICAL STAIR-CASE - 1
(NOT TO SCALE)



DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

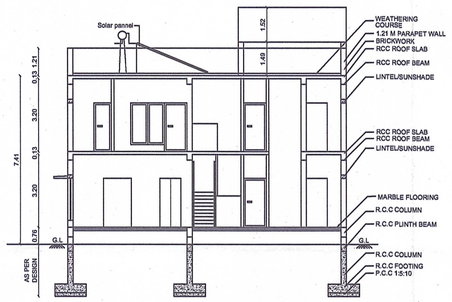
PLAN SHOWING THE PROPOSED GROUP HOUSE RESIDENTIAL BUILDINGs & CLUB HOUSE IN S.F.No : 251 / 2A2, 252 / 2A1B , ERA MOHAN NAGAR, KALAPATTY WEST VILLAGE , COIMBATORE NORTH & CORPORATION.
Kalapatty DD Plan no : 10 .(Residential Use Zone)

ALL DIMENSIONS ARE IN METER
SCALE - 1 : 100
ONLINE APPLICATION NO : SWP / BPA / 506554 / 2025

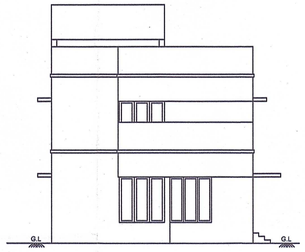
JOINERY DETAILS		METRE
MD	MAIN DOOR	1.12 x 2.10
ED	ENTRANCE DOOR	1.83 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR 1	0.91 x 2.10
TD1	TOILET DOOR 1	0.76 x 2.10
SD	SLIDING DOOR	1.98 x 2.10
O	OPEN	1.20 x 2.10
FW	FRENCH WINDOW	2.44 x 1.98
FW1	FRENCH WINDOW 1	1.83 x 1.98
FW2	FRENCH WINDOW 2	1.98 x 1.98
W	WINDOW	1.83 x 1.37
W1	WINDOW 1	1.22 x 1.37
W2	WINDOW 2	0.91 x 1.37
W3	WINDOW 3	0.61 x 1.37
KW	KITCHEN WINDOW	1.52 x 1.07
KW1	KITCHEN WINDOW	0.91 x 1.07
FG	FIXED GLASS	0.91 x 2.10
V	VENTILATORE	0.91 x 0.61
V1	VENTILATORE	0.91 x 0.61
ACP	ALCOPANELL	



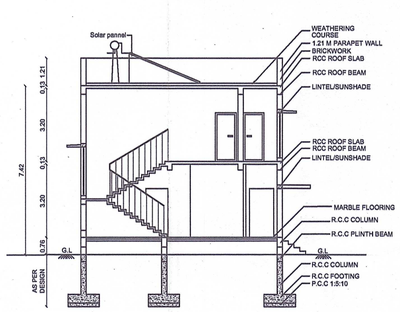
TYPICAL ELEVATION



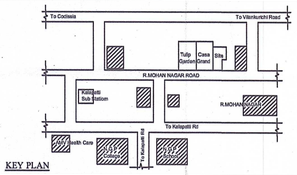
TYPICAL SECTION ON 'AA'



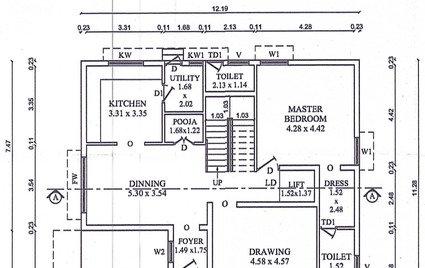
TYPICAL ELEVATION



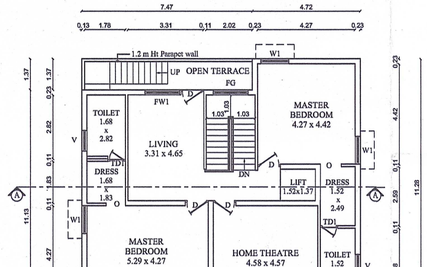
TYPICAL SECTION ON 'BB'



KEY PLAN

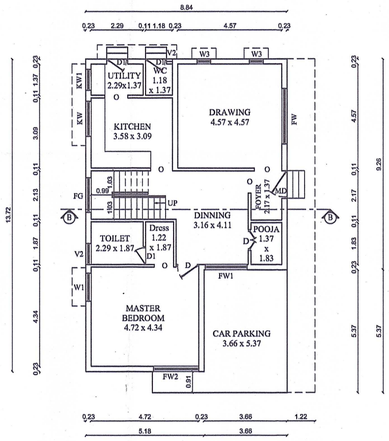


TYPICAL GROUND FLOOR PLAN
(1 TO 7 DWELLINGS)

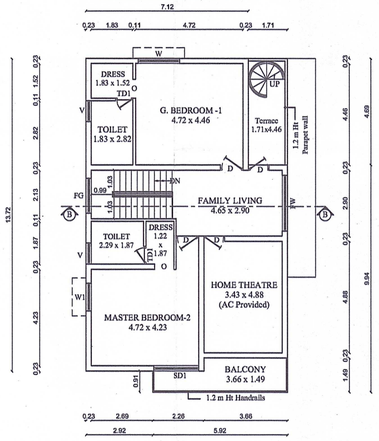


TYPICAL FIRST FLOOR PLAN
(1 TO 7 DWELLINGS)

BLOCK - 1



TYPICAL GROUND FLOOR PLAN
(8 TO 14 DWELLINGS)



TYPICAL FIRST FLOOR PLAN
(8 TO 14 DWELLINGS)

BLOCK - 2

PROFESSIONAL DETAILS BASED ON FORM C

ARCHITECT	Ar.B.I.Manikandan CA/2008/39059	
STRUCTURAL ENGINEER	Er.M.BALAJI LPA / SE / GR - I /019/04/037	Er. M. BALAJI
APPLICANT	M/s.BRAMMA FOUNDATION	For BRAMMA FOUNDATION
REGISTERED ENGINEER	Er.R.RAGUPATHY LPA / RE / GR - II / 011 / 2016	Er. R. RAGUPATHY BE

BUILDING PERMISSION NO : BP / DTCP No :

PLANNING PERMISSION NO : PP / DTCP No :

(This Planning Permission is valid for a period of 8years from e-sign)

Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

SHEET 2 / 2

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
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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.