Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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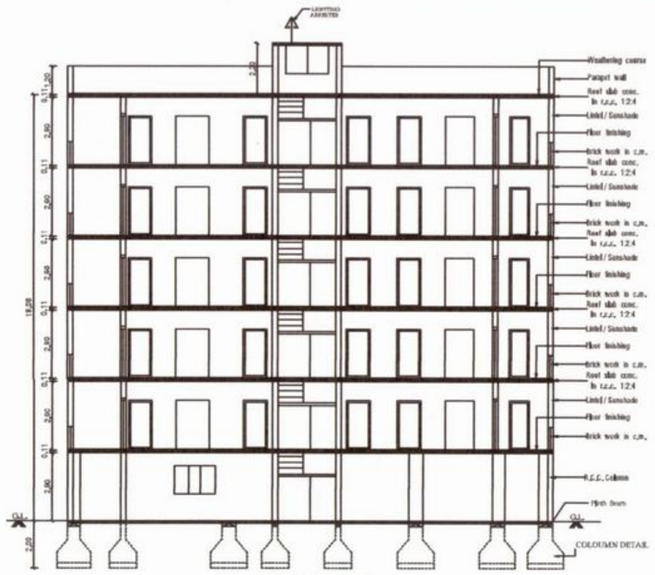
Published for reference. The authority's own register is the operative record.

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

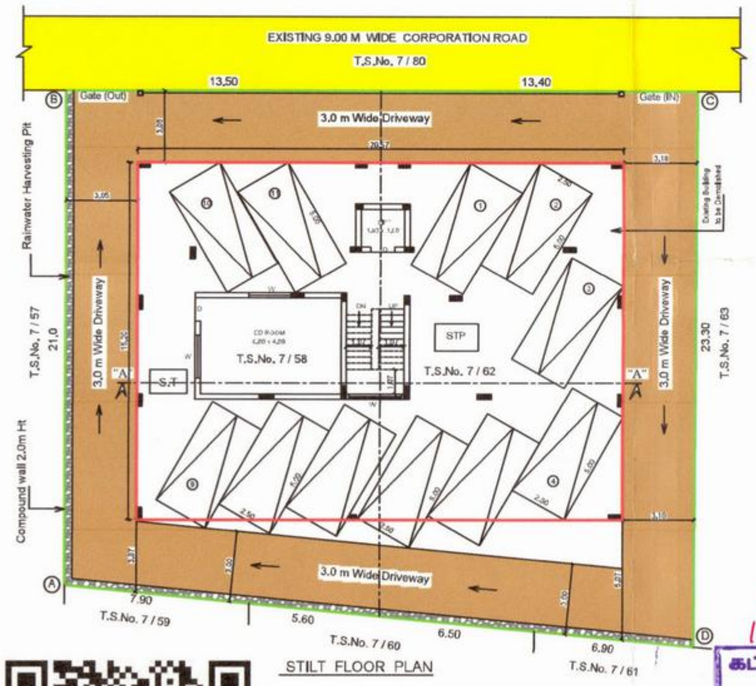
hello@verified.realestate
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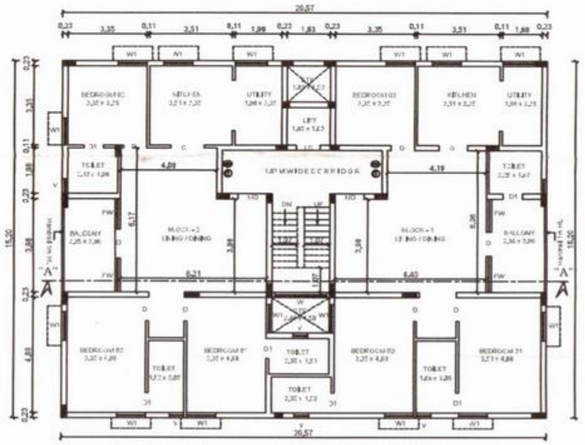
ELEVATION



SECTION ON 'AA'

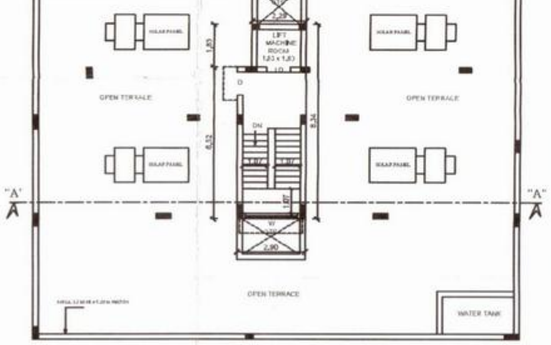


STILT FLOOR PLAN



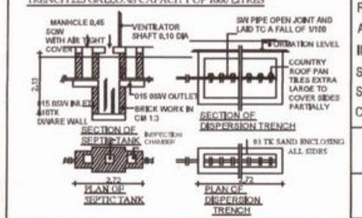
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

TYPICAL FLOOR PLAN

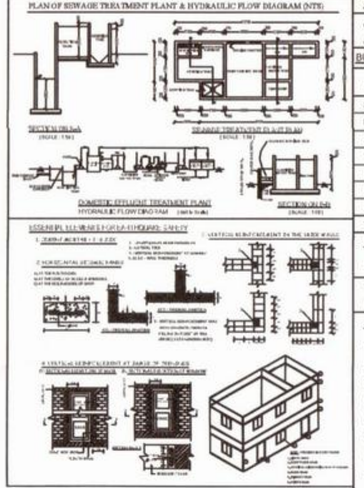


TERRACE FLOOR PLAN

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES



PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD NO : Q , BLOCK No: 07 , T.S.No : 58 & 62 , SITE No. 2 & 3, MANIAM KALIYAPPA GOUNDER STREET, SANGANOOR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT (A,B,C,D)	- 599.87 Sq.M.
AS PER TSLR (A,B,C,D)	- 647.00 Sq.M.

BUILDING AREA DETAILS — In Sq.M.

FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area	
STILT FLOOR	26.58	286.18	312.76	-
FIRST FLOOR	306.31	6.45	312.76	2 Dwelling
SECOND FLOOR	306.31	6.45	312.76	2 Dwelling
THIRD FLOOR	306.31	6.45	312.76	2 Dwelling
FOURTH FLOOR	306.31	6.45	312.76	2 Dwelling
FIFTH FLOOR	306.31	6.45	312.76	2 Dwelling
HEAD ROOM	-	23.05	27.57	Head Room
TOTAL BUILTUP AREA	1558.13	341.48	1904.13	10 Dwelling

FLOOR SPACE INDEX

FSI = 1558.13 / 599.87 = 2.597

Total No. Of Dwellings = 10

Building Height = 18.06 M

JOINERY DETAILS

		METRE
M,D	MAIN DOOR	1,07 x 2,10
D	DOOR	1,00 x 2,10
D1	DOOR	0,84 x 2,10
L,D	LIFT DOOR	1,07 x 2,10
O	OPEN	1,00 x 2,10
W	WINDOW	1,60 x 1,22
FW	FRENCH WINDOW	1,40 x 2,10
W2	WINDOW	1,22 x 1,22
V	VENTILATOR	0,61 x 0,61

COLOUR INDEX:-

EXG. ROAD
SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY

Individual Flat Area Details

BLOCK - 1 = 140.80 Sq.m

BLOCK - 2 = 137.89 Sq.m

PARKING DETAILS :-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd. Including Pri.	No. Of Two Wheelers Provd. Including Pri.	No. Of Cars Reqd. Including Pri.	No. Of Cars Provd. Including Pri.
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	10	-	-	10	10
Visitor's Parking 10%	-	-	-	1	1
Total No. Of Parkings	-	-	-	11	11

NOTES:

1. ALL DIMENSIONS ARE IN METRE
2. - MULTI TYPE FIRE FIGHTER
3. - FIRE EXTINGUISHER
4. MV MECHANICAL VENTILATION TO BE PROVIDED

N. Senthil Nath

LAND OWNER / APPLICANT

0184/2025/MHITW
162/BPA/2025/01376

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BP/2025/03/043/01456

பார்வை: 3071/2025/MHITW

கட்டிட மனு எண்: 162/CBE25-26/0100656

தேதி: 30.07.2025

அனைத்து அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

30/07/2025

BUILDING PERMISSION NO : BP/JD/DTCP (CD) No.293 /2025

PLANNING PERMISSION NO : PP/JD/DTCP (CD) No. 352 /2025

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

ONLINE APPLICATION No.SWP/BPA/542080/2025

e-signed
Joint Director / Member Secretary (I/c.),
District Town and Country Planning office
Coimbatore District

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.08.18

Er.K. SATHEESH, B.Tech., Construction Engineer (CE), Reg. No: CLRA/ CE/ 20/ 00/ 015, Eashwa Vasudhu, T36-A, Kavalpalayam, Coimbatore- 641062.

REGISTERED CONSTRUCTION ENGINEER

Dr.E.RAVI, ME.,PhD.F.I.E.F.I.G.S., Chief Geotechnical Consultant (F-1206490), Reg.Engineer No: 01/2024/RGTE/EDTCT, Sunstar Foundation Consultant.

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED STRUCTURAL ENGINEER

Er.K. SATHEESH, B.Tech., Govt. Registered Engineer Grad-I(SE) Reg. No: CBE/ REI/ GR-I/ 035/25, Eashwa Vasudhu Architects & Engineers, T-36A,Kavalpalayam,Coimbatore- 641043. Ph: 7092005050

REGISTERED ENGINEER / ARCHITECT

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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+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.