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 SITE AMALGAMATION OF SITE NO:8 MIDDLE & WEST, 9, 10, 11 MIDDLE & WEST AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/6, 144/9, 144/11, 144/19, 144/14A1A1B, 144/14A1A2, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

APPLICANT NAME: Sri Gujan Builder & Developers -
S.Kumar and E.Narmadha (POA) E.Hariharan
All Dimensions are in Metre
Scale: 1:200
Online Application No:SWP/BPA/0480701/2025

N

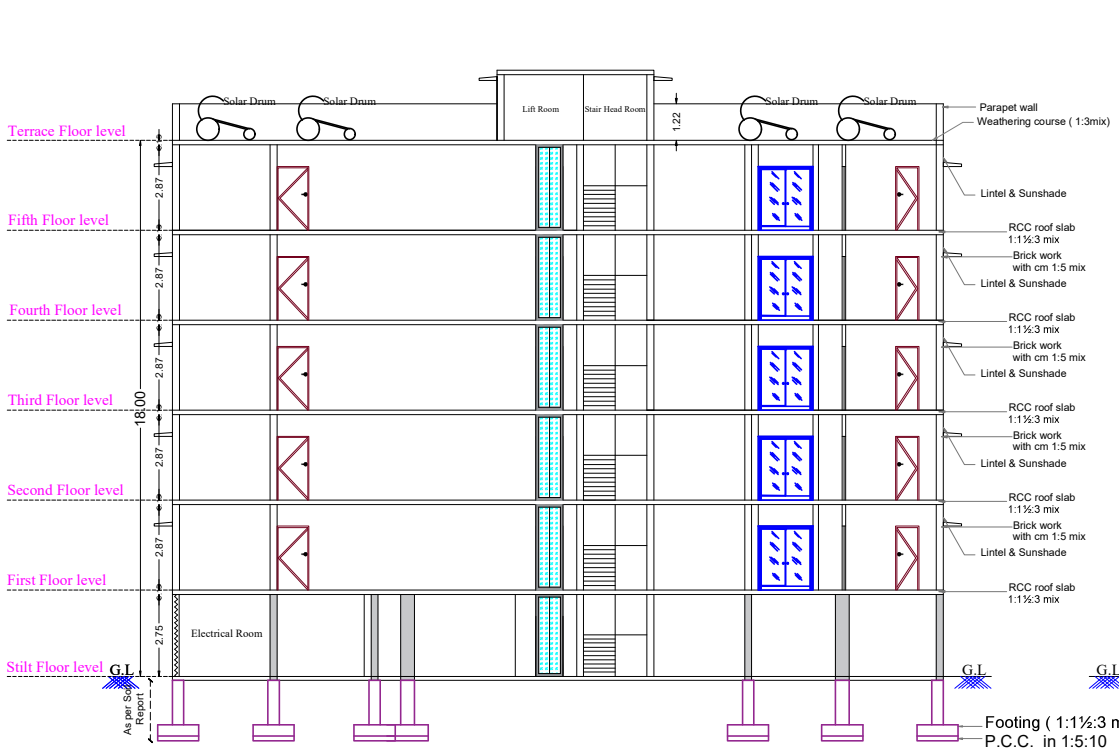
Building Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	30.00	406.73	436.73	Parking, Electrical Transformer Room
Area of the First Floor	423.20	--	423.20	05 Dwelling
Area of the Second Floor	423.20	--	423.20	05 Dwelling
Area of the Third Floor	423.20	--	423.20	05 Dwelling
Area of the Fourth Floor	423.20	--	423.20	05 Dwelling
Area of the Fifth Floor	354.93	--	354.93	04 Dwelling
Area of the Terrace Floor	--	52.61	52.61	Head Room,OHT
TOTAL	2077.73	459.34	2537.07	24 Dwelling

INDIVIDUAL FLAT AREA

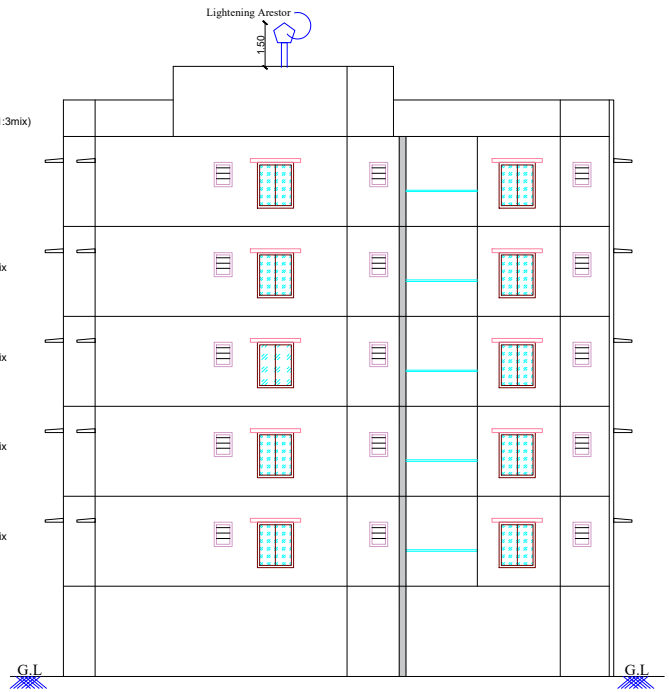
Flat Name	AREA IN SQM	
	FLOOR - 1 to 4	FLOOR - 5
A	73.52	74.25
B	72.58	73.48
C	72.96	79.78
D	79.78	72.18
E	72.18	--
Common Area	52.18	55.24

JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door 1	0.99 x 2.14
D2 - Door 2	0.84 x 2.14
D3 - Door 3	0.78 x 2.14
F.D 1 - Fixed Door 1	1.87x 2.14
F.D 2 - Fixed Door 2	1.83 x 2.14
W1 - Window 1	1.22 x 1.83
W2 - Window 2	1.22 x 1.52
L.D - Lift door	0.91 x 2.87
R.S - Rolling Shutter	3.05 x 2.75



SECTION ON 'AA'



ELEVATION

Applicant

Structural Engineer

Dr. V. JOHNPAUL.
B.Tech, M.E (Struct.), Ph.D, AMIE, MIOS, MCI, MIOV.
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-I/032/2024
3/358, Arul Jothi Nagar, Karamanpattai,
Palladam, Tirupur - 641 401.

Construction Engineer

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Geotech. Engineer

Engineer (or) Architect

P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 33 1091
S.K.ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar,Coimbatore-641045.

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

PLAN SHOWING THE SITE AMALGAMATION OF SITE NO:8 MIDDLE & WEST, 9, 10, 11 MIDDLE & WEST AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/6, 144/9, 144/11, 144/19, 144/14A1A1B, 144/14A1A2, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

APPLICANT NAME: Sri Gujan Builder & Developers - S.Kumar and E.Narmadha (POA) E.Hariharan
All Dimensions are in Metre
Scale: 1:200
Online Application No:SWP/BPA/0480701/2025

N

Building Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	30.00	406.73	436.73	Parking, Electrical Transformer Room
Area of the First Floor	423.20	--	423.20	05 Dwelling
Area of the Second Floor	423.20	--	423.20	05 Dwelling
Area of the Third Floor	423.20	--	423.20	05 Dwelling
Area of the Fourth Floor	423.20	--	423.20	05 Dwelling
Area of the Fifth Floor	354.93	--	354.93	04 Dwelling
Area of the Terrace Floor	--	52.61	52.61	Head Room,OHT
TOTAL	2077.73	459.34	2537.07	24 Dwelling

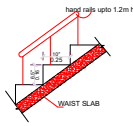
INDIVIDUAL FLAT AREA

Flat Name	AREA IN SQM	
	FLOOR - 1 to 4	FLOOR - 5
A	73.52	74.25
B	72.58	73.48
C	72.96	79.78
D	79.78	72.18
E	72.18	--
Common Area	52.18	55.24

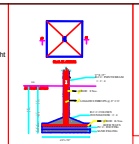
JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door 1	0.99 x 2.14
D2 - Door 2	0.84 x 2.14
D3 - Door 3	0.78 x 2.14
F.D 1 - Fixed Door 1	1.87x 2.14
F.D 2 - Fixed Door 2	1.83 x 2.14
W1 - Window 1	1.22 x 1.83
W2 - Window 2	1.22 x 1.52
L.D - Lift door	0.91 x 2.87
R.S - Rolling Shutter	3.05 x 2.75

STAIRCASE DETAILS :



	In CM
Flight Width	107
Tread	25
Rise	16

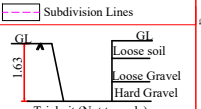


5. FOUNDATION DETAILS

MULTI TYPE FIRE FIGHTER

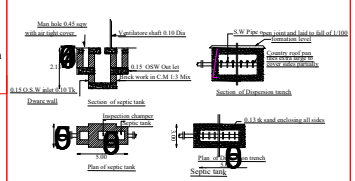
FIRE EXTINGUISHER

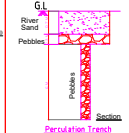
Existing Road
Proposed Building
Proposed Site Boundary
Rainwater Harvesting Trench
Subdivision Lines

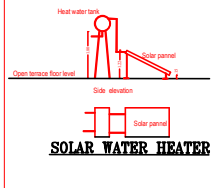


Trial pit (Not to scale)

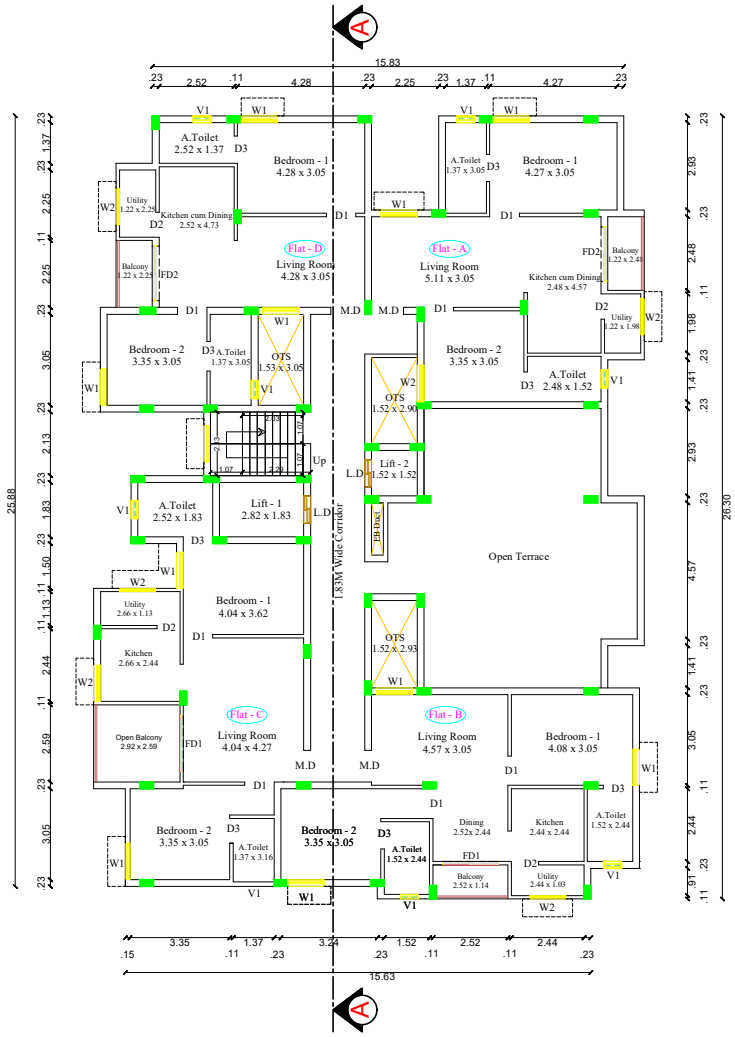
SEPTIC TANK DETAILS



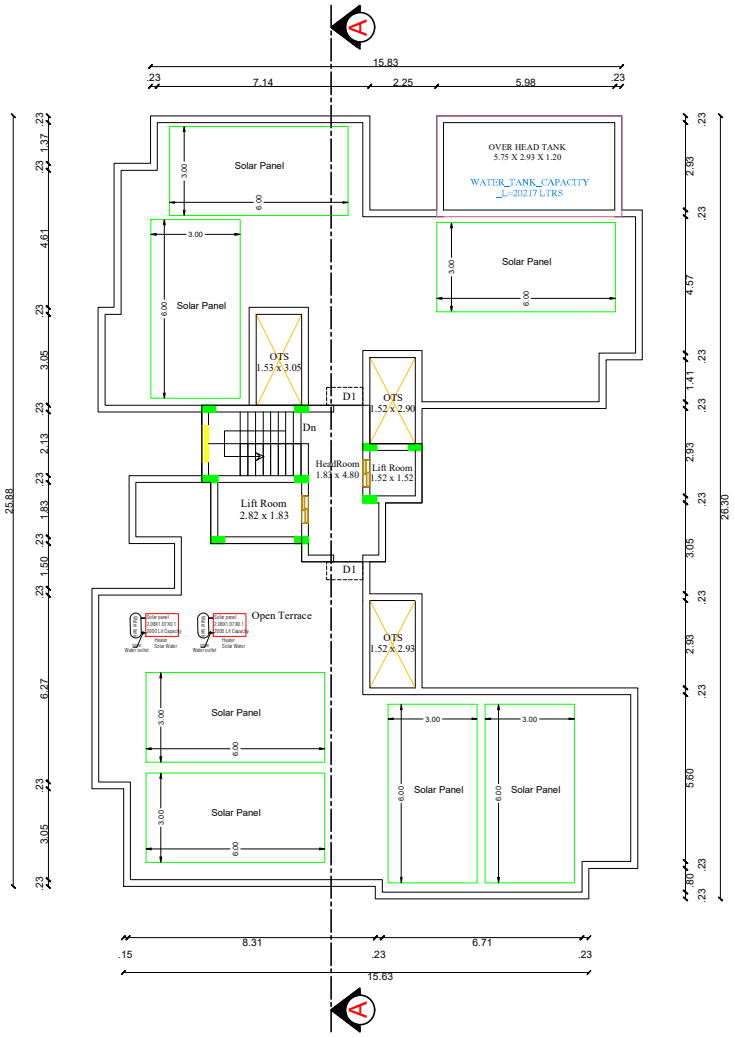




SOLAR WATER HEATER



FIFTH FLOOR PLAN

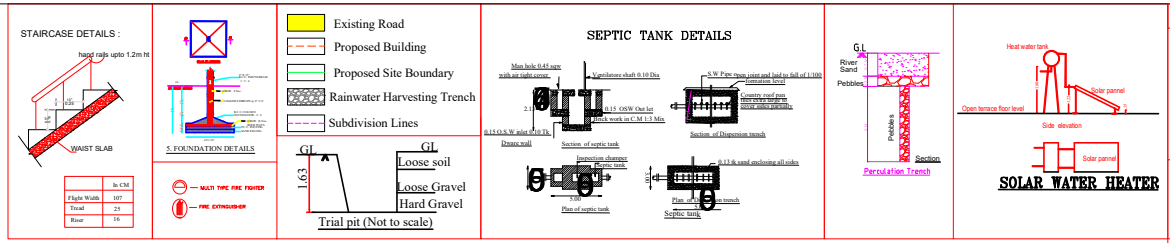


TERRACE FLOOR PLAN

Applicant

Structural Engineer	Construction Engineer	Geotech. Engineer	Engineer (or) Architect
Dr. V. JOHNPAUL. B.Tech, M.E (Struct), Ph.D, AMIE, MIOS, MCI, MIOM. Structural Engineer Grade - I (SE) Reg. No: LPA/SE/CR-1/032/2024 3/358, Arul Jothi Nagar, Karamanpattai, Palladam, Tirupur - 641 401.	Dr. N.Balasundaram, M.E, Ph.D Construction Engineer Reg. No. LPA/CE/002/2024 356, Nanjundapuram Road, Near Shree Pathy Nagar, Coimbatore - 641 036.		P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D., REGISTERED ARCHITECT, CA / 2004 / 33 1091 S.K.ASSOCIATES 2/3, 1st Floor, Vinayagar Kovil Street, Krishnasamy Nagar,Coimbatore-641045.

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



Sheet No: 01/03

PLAN SHOWING THE SITE AMALGAMATION OF SITE NO:8 MIDDLE & WEST, 9, 10, 11 MIDDLE & WEST AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/6, 144/9, 144/11, 144/19, 144/14A1A1B, 144/14A1A2, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

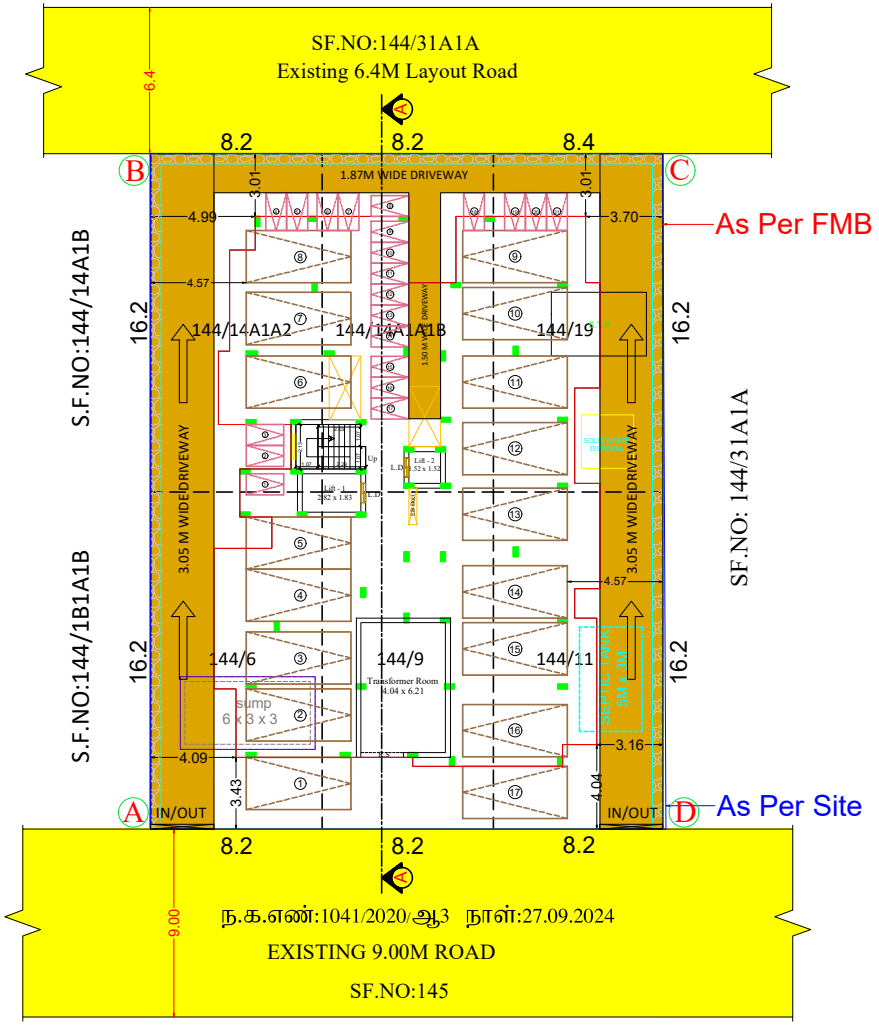
APPLICANT NAME: Sri Gujan Builder & Developers - S.Kumar and E.Narmadha (POA) E.Hariharan

All Dimensions are in Metre

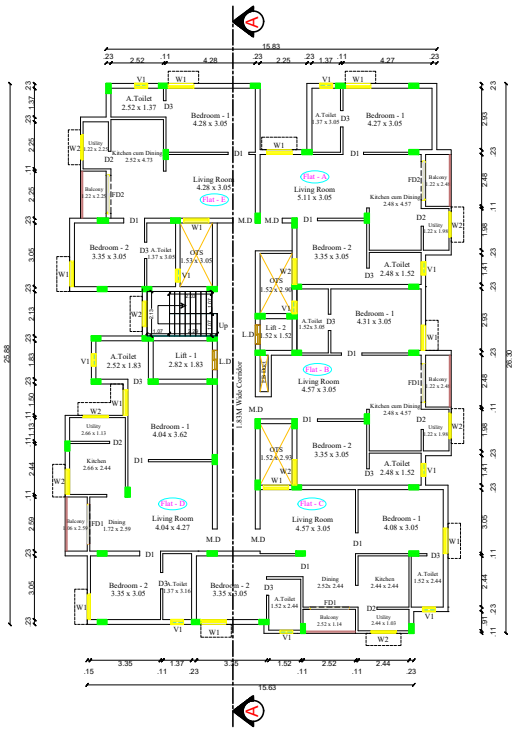
Scale: 1:200

Online Application No:SWP/BPA/0480701/2025

N



STILT CUM SITE PLAN



TYPICAL FLOOR PLAN (FIRST FLOOR TO FOURTH FLOOR)

PROPOSED SITE AREA DETAILS

S.F.NO/VILLAGE	AS PER DOCUMENT Area in Acres	AS PER DOCUMENT Area in sqm	AS PER FMB & PATTA Area in sqm
144/6, 144/9, 144/11, 144/19, 144/14A1B, 144/14A2 Madhampatty	0.197	797.71	798

Building Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	30.00	406.73	436.73	Parking, Electrical Transformer Room
Area of the First Floor	423.20	--	423.20	05 Dwelling
Area of the Second Floor	423.20	--	423.20	05 Dwelling
Area of the Third Floor	423.20	--	423.20	05 Dwelling
Area of the Fourth Floor	423.20	--	423.20	05 Dwelling
Area of the Fifth Floor	354.93	--	354.93	04 Dwelling
Area of the Terrace Floor	--	52.61	52.61	Head Room,OHT
TOTAL	2077.73	459.34	2537.07	24 Dwelling

INDIVIDUAL FLAT AREA

Flat Name	AREA IN SQM FLOOR - 1 to 4	AREA IN SQM FLOOR - 5
A	73.52	74.25
B	72.58	73.48
C	72.96	79.78
D	79.78	72.18
E	72.18	--
Common Area	52.18	55.24

Parking Detail

Description	No. of Dwelling	Required parking Two wheeler	Required parking Car	Provided parking Two wheeler	Provided parking Car
Floor area 50 sq.m to 75 sq.m	19 Nos.	19 Nos.	10 Nos.	19 Nos.	10 Nos.
Floor area Above 75 sq.m	05 Nos.	---	05 Nos.	---	05 Nos.
Total	24 Nos.	19 Nos.	15 Nos.	19 Nos.	15 Nos.
Visitors Parking 10%		02 Nos.	02 Nos.	02 Nos.	02 Nos.
Net Total		21 Nos.	17 Nos.	21 Nos.	17 Nos.

FLOOR SPACE INDEX = Proposed FSI area / Proposed site area = 2077.73 / 797.70 = 2.60

JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door 1	0.99 x 2.14
D2 - Door 2	0.84 x 2.14
D3 - Door 3	0.78 x 2.14
F.D 1 - Fixed Door 1	1.87x 2.14
F.D 2 - Fixed Door 2	1.83 x 2.14
W1 - Window 1	1.22 x 1.83
W2 - Window 2	1.22 x 1.52
L.D - Lift door	0.91 x 2.87
R.S - Rolling Shutter	3.05 x 2.75

LP/CLPA NO: 137/2025

PLANNING PERMISSION NO: 173/2025

Applicant

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.03.28 16:03:13

Signature valid
Dr.N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pothy Nagar, Coimbatore - 641 036.
Signed by: Dr.N.BALASUNDARAM
Location: Coimbatore
Date: 2025.07.08 15:49:49

Structural Engineer

Construction Engineer

Geotech. Engineer

P.KATHIRAVAN,B.Arch.,M.Tech.,PH.D.,
REGISTERED ARCHITECT,
CA/2004/73,081
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect

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

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.