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RE REGULATORY RECORD

RERA Document

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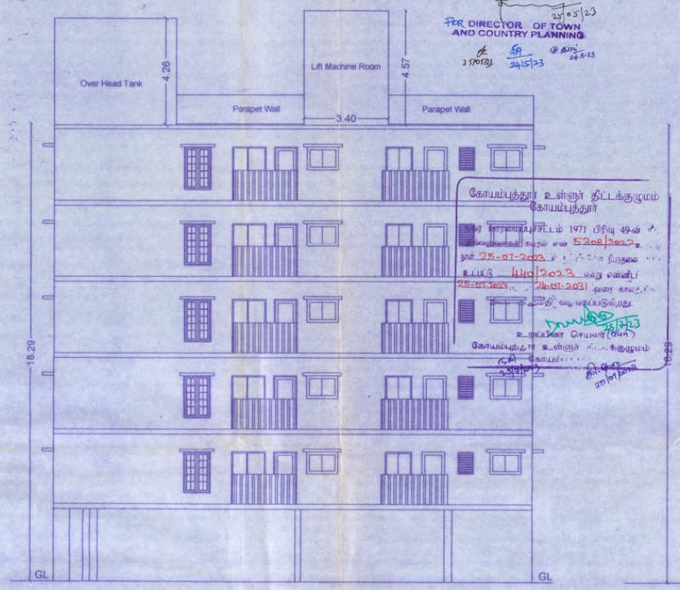
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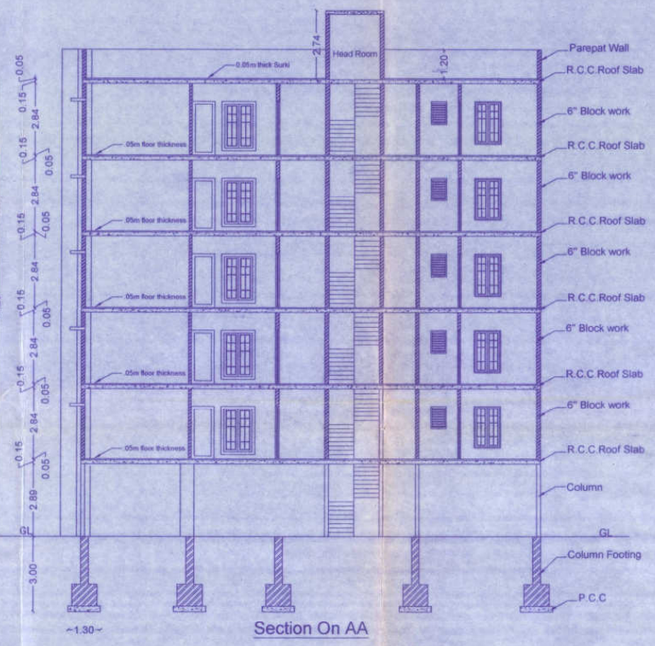
BLOCK - A

Technical Concurrence in Roc NO. 2700/2022 Pf3 dated: 24-05-2023 is given.

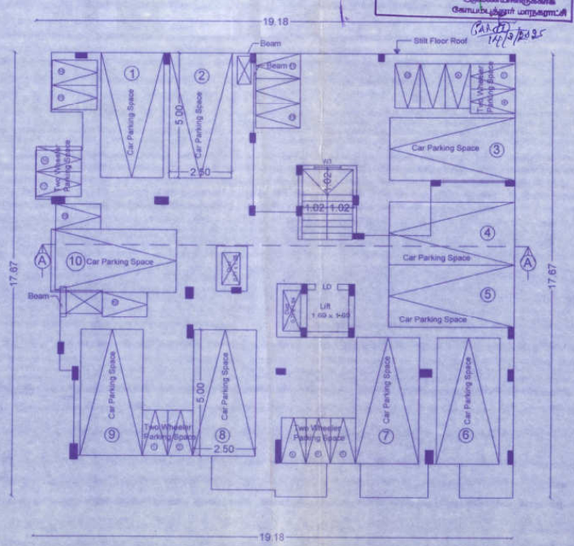
FOR DIRECTOR OF TOWN AND COUNTRY PLANNING



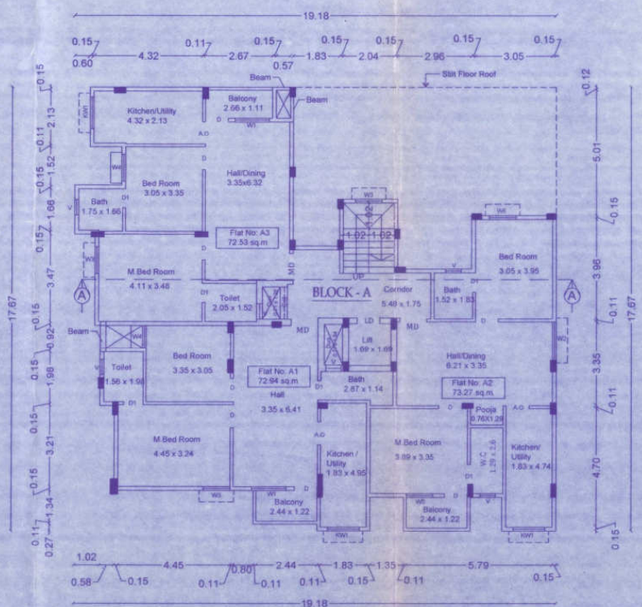
Elevation



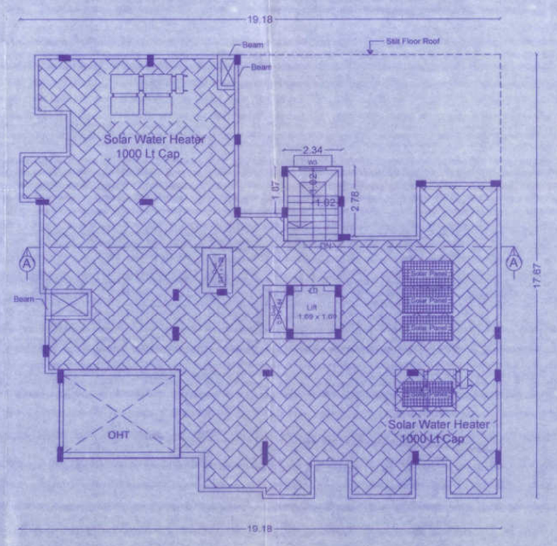
Section On AA



Stilt Floor Plan



Typical Floor Plan (First,Second,Third,Fourth & Fifth Floor Plan)



Terrace Floor Plan

Dwelling Unit Area Details

Floor Name	Flat No	Area in Sq.Mt	Car Parking Required	Two Wheeler Parking Required
First Floor	A1	72.94	1	1
	A2	73.27		1
	A3	72.53	1	1
Second Floor	A1	72.94		1
	A2	73.27	1	1
	A3	72.53		1
Third Floor	A1	72.94	1	1
	A2	73.27		1
	A3	72.53	1	1
Fourth Floor	A1	72.94		1
	A2	73.27	1	1
	A3	72.53		1
Fifth Floor	A1	72.94	1	1
	A2	73.27		1
	A3	72.53	1	1
Flats - 15			8	16

Sheet No.02/04

Plan Showing the Proposed Construction of "Residential Apartment Building" in T.S.Nos. 1760/3A1, 3A2,3A3,3B2 & 3B3,Ward No.J(10), Block No.27,Ramanathapuram Village, Coimbatore South Taluk, Coimbatore District and Corporation - Central Zone (Coimbatore DD Plan No:2)

Title :-
Stilt Floor Plan,
Typical Floor-First,Second, Third,Fourth & Fifth Floor
Plan & Section and Elevation

N

Scale - 1:100

Block - A - Area Details in Sq.Mt

S.No.	Floor	Builtup	FSI	Non FSI
1	Stilt	306.26	0.00	306.26
2	First	245.66	242.95	2.71
3	Second	245.66	242.95	2.71
4	Third	245.66	242.95	2.71
5	Fourth	245.66	242.95	2.71
6	Fifth	245.66	242.95	2.71
7	Terrace	28.40	0.00	28.40
Total		1562.96	1214.75	348.21

Joinery Details

S.No.	Symbol	Descrption	Size in metre
1	MD	Main Door	1.07 x 2.13
2	D	Door	0.91 x 2.13
3	D1	Door	0.76 x 2.13
4	AO	Arch Open	0.91 X 2.13
5	LD	Lift Door	0.91 x 2.13
6	W1	Window	1.37 x 1.97
7	W2	Window	1.56 x 1.67
8	W3	Window	1.07 x 1.69
9	W4	Window	0.91 x 1.42
10	W5	Window	1.07 x 1.54
11	W6	Window	1.07 x 1.42
12	KW1	Kitchen Window	1.26 x 0.91
13	V	Ventilator	0.61 x 0.82

Joint Director
District Town and Country Planning Office
Coimbatore,

For Aaryaa Shelters

Proprietor

Applicant

G. GIRISH
LPA / RE / GR-I / 19 / 08 / 107
Coimbatore

Registered Engineer

Er. S. JAGADEESWARAN M.Sc(Tech), PE, MIE, FIV, CHARTERED CIVIL ENGINEER (M-1610045), REGISTERED STRUCTURAL ENGINEER, ESCD NO : 00/532/1, 31 B, OLD DAMU NAGAR, PULIYAKULAM, COIMBATORE

Structural Engineer

BLOCK - B

Technical Concurrence in Roc No. 27061/2022 TCP3
Dated: 24-05-2023 is given.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

Elevation

Section-BB

Stilt Floor Plan

Typical Floor Plan - (First,Second,Third,Fourth & Fifth)

Terrace Floor Plan

Dwelling Unit Area Details

Floor Name	Flat No	Area in Sq.Mt	Car Parking Required	Two Wheeler Parking Required
First Floor	B1	74.28	1	1
	B2	73.27	1	1
	B3	72.53		1
	B4	71.79	1	0
Second Floor	B1	74.28	1	1
	B2	73.27	0	1
	B3	72.53	1	1
	B4	71.79		0
Third Floor	B1	74.28	1	1
	B2	73.27	1	1
	B3	72.53		1
	B4	71.79	1	0
Fourth Floor	B1	74.28	1	1
	B2	73.27	0	1
	B3	72.53	1	1
	B4	71.79		0
Fifth Floor	B1	74.28	1	1
	B2	73.27	1	1
	B3	72.53	1	1
	B4	71.79		1
Flats - 20		12		16

Sheet No.03/04

Plan Showing the Proposed Construction of "Residential Apartment Building" in TS.Nos. 1760/3A1, 3A2,3A3,3B2 & 3B3,Ward No.J(10), Block No.27,Ramanathapuram Village, Coimbatore South Taluk, Coimbatore District and Corporation - Central Zone (Coimbatore DD Plan No:2).

Title :-
Stilt Floor Plan,
Typical Floor-First,Second, Third,Fourth & Fifth Floor Plan & Section and Elevation

N

Scale - 1:100

Block - B - Area Details in Sq.Mt

S.No.	Floor	Builtup	FSI	Non FSI
1	Stilt	395.16	0.00	395.16
2	First	331.33	319.95	11.38
3	Second	331.33	319.95	11.38
4	Third	331.33	319.95	11.38
5	Fourth	331.33	319.95	11.38
6	Fifth	331.33	319.95	11.38
7	Terrace	24.11	0.00	24.11
Total		2075.92	1599.75	476.17

Joinery Details

S.No.	Symbol	Descrption	Size in metre
1	MD	Main Door	1.07 x 2.13
2	D	Door	0.91 x 2.13
3	D1	Door	0.76 x 2.13
4	AO	Arch Open	0.76 X 2.13
5	LD	Lift Door	0.91 x 2.13
6	W	Window	1.22 x 1.46
7	W1	Window	1.07 x 1.24
8	W2	Window	1.37 x 1.94
9	W3	Window	1.07 x 1.10
10	W4	Window	1.22 x 1.41
11	W5	Window	1.07 x 1.64
12	W6	Window	1.07 x 2.00
13	W7	Window	1.37 x 1.96
14	W8	Window	1.07 x 1.20
15	W9	Window	1.22 x 1.41
16	W10	Window	1.07 x 1.23
17	KW	Kitchen Window	1.32 x 0.91
18	KW1	Kitchen Window	1.18 x 0.91
19	V	Ventilator	0.61 x 0.82

Joint Director
Town and Country Planning Office
Coimbatore

For Aaryaa Shelters
Proprietor
Applicant

G. GIRISH
LPA / RE / GR-I / 19 / 08 / 107
Coimbatore
Registered Engineer

Er. S. JAGADESH KANNAN M.Tech.(S), ME.(Str.)
CHARTERED CIVIL ENGINEER (M-1630949)
REGISTERED STRUCTURAL ENGINEER
RSED.NO.IM/RSE-1
31 B, OLD DAMU NAGAR, PULIYAKULAM,
COIMBATORE
Structural Engineer

BLOCK - C

Technical Concurrence in Roc.No. 27061/2022 TCP3
Dated: 24-05-2023 is given

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

Elevation

Section-CC

Dwelling Unit Area Details

Floor Name	Flat No	Area in Sq.Mt	Car Parking Required	Two Wheeler Parking Required
First Floor	C1	72.94	1	1
	C2	74.43		1
	C3	71.95	1	1
	C4	71.16		0
Second Floor	C1	72.94	1	1
	C2	74.43	1	1
	C3	71.95		1
	C4	71.16	1	0
Third Floor	C1	72.94	1	1
	C2	74.43		1
	C3	71.95	1	1
	C4	71.16		0
Fourth Floor	C1	72.94	1	1
	C2	74.43	1	1
	C3	71.95		1
	C4	71.16	1	0
Fifth Floor	C1	72.94	1	1
	C2	74.43		1
	C3	71.95	1	1
	C4	71.16	1	0
Flats - 20			13	15

Sheet No.04/04

Plan Showing the Proposed Construction of "Residential Apartment Building" in TS.Nos. 1760/3A1, 3A2,3A3,3B2 & 3B3,Ward No.J(10), Block No.27, Ramanathapuram Village, Coimbatore South Taluk, Coimbatore District and Corporation - Central Zone (Coimbatore DD Plan No:2)

Title -
Stilt Floor Plan,
Typical Floor-First,Second, Third,Fourth & Fifth Floor Plan & Section and Elevation

N

Scale - 1:100

Block - C Area Details in Sq.Mt

S.No.	Floor	Builtup Area	FSI	Non FSI
1	Stilt	354.85	24.00	330.85
2	First	331.37	317.36	14.01
3	Second	331.37	317.36	14.01
4	Third	331.37	317.36	14.01
5	Fourth	331.37	317.36	14.01
6	Fifth	331.37	317.36	14.01
7	Terrace	29.71	0.00	29.71
Total		2041.41	1610.80	430.61

Joinery Details

S.No.	Symbol	Descrption	Size in metre
1	MD	Main Door	1.07 x 2.13
2	D	Door	0.91 x 2.13
3	D1	Door	0.76 x 2.13
4	AO	Arch Open	0.91 X 2.13
5	LD	Lift Door	0.91 x 2.13
6	W	Window	1.22 x 1.44
7	W1	Window	1.07 x 1.26
8	W2	Window	0.91 x 1.94
9	W3	Window	1.37 x 1.96
10	W4	Window	1.22 x 1.51
11	W5	Window	1.07 x 1.18
12	W6	Window	1.07 x 1.20
13	FW	French Window	1.52 x 1.32
14	FW1	French Window	1.52 x 1.60
15	FW2	French Window	1.52 x 1.76
16	KW	Kitchen Window	1.13 x 0.91
17	KW1	Kitchen Window	0.91 x 0.91
18	V	Ventilator	0.61 x 0.82
19	RS	Rolling Shutter	2.44 x 2.44
20	EF	Exhaust Fan	0.46 x 0.61

Joint Director
District Town and Country Planning Office
Coimbatore.

For Aaryaa Shelters
Proprietor
Applicant

G. GIRISH
LPA / RE / GR-1 / 19 / 08 / 107
Coimbatore
Registered Engineer

Structural Engineer

Stilt Floor Plan

Typical Floor Plan - (First,Second,Third,Fourth & Fifth)

Terrace Floor Plan

கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்

நகர ஊரமைப்புச்சட்டம் 1971 பிரிவு 49-ன் கீழ் இவ்வலுவலகக் கடிதம் எண் 5308/2022 உதிகு நாள் 25-07-2023ல் கூடிப்பேசிய நிபந்தனைகளுக்கு உட்பட்டு 440/2023 என்ற எண்ணிட்டு 25.07.2023 முதல் 24.07.2024 வரை காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

உறுப்பினர் செயலர்(பொ)
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
நகரமைப்புத்தூர்

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண் 0025/2023/MP&C
பார்வை 5.1.2023 ல் 3243/2023/M1&/C
கட்டிட மனு 0290/2023/M1&/C Dated: 14.03.2023
தேதி

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

Technical Concurrence in Roc No. 27061/2022 TCP3 Dated: 24.05.2023 is given.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

30'0" Wide Existing Corporation Road

T.S.No.1760/2

T.S.No.1760/3B1

T.S.No.1760/3B2

T.S.No.1760/3A2

T.S.No.1760/3A1

T.S.No.1760/3C

T.S.No.1760/3B3

T.S.No.1760/3A3

T.S.No.1737/6A

T.S.No.1760/6

T.S.No. 1760/11

T.S.No. 1760/12

T.S.No. 1760/13

T.S.No. 1760/25

T.S.No. 1760/26

Block - A

Block - B

Block - C

House

Gate

Entry

Exit Gate

Site Boundary as per TSLR

Actual on ground Site Boundary

Rain Water Harvesting Pit

UGD Line

Stilt Floor Roof

3.0m Drive Way

4.55m Drive Way

5.36m Drive Way

6.0m Drive Way

6.01m Drive Way

30'0" (TSLR)

Site Plan

Sheet No. 01/04

Site Plan Showing the Proposed Construction of "Residential Apartment Building" in TS.Nos. 1760/3A1, 3A2,3A3, 3B2 & 3B3,Ward No.J(10), Block No.27, Ramanathapuram Village, Coimbatore South Taluk,Coimbatore District and Corporation - Central Zone (Coimbatore DD Plan No:2)

Title: Site Plan

N

Scale - 1:200

Site Area Details:
As Per Document - 2217.19 Sq.mt
As Per TSLR - 2235.00 Sq.mt
As Per Site - 2208.54 Sq.mt

Building Area Details in Sq.Mt

Block	Floor	Builtup	FSI	Non FSI	No of Dwelling
A	Stilt	306.26	0.00	306.26	15
	First	245.66	242.95	2.71	
	Second	245.66	242.95	2.71	
	Third	245.66	242.95	2.71	
	Fourth	245.66	242.95	2.71	
	Fifth	245.66	242.95	2.71	
	Terrace	28.40	0.00	28.40	
	Total	1562.96	1214.75	348.21	
B	Stilt	395.16	0.00	395.16	20
	First	331.33	319.95	11.38	
	Second	331.33	319.95	11.38	
	Third	331.33	319.95	11.38	
	Fourth	331.33	319.95	11.38	
	Fifth	331.33	319.95	11.38	
	Terrace	24.11	0.00	24.11	
	Total	2075.92	1599.75	476.17	
C	Stilt	354.85	24.00	330.85	20
	First	331.37	317.36	14.01	
	Second	331.37	317.36	14.01	
	Third	331.37	317.36	14.01	
	Fourth	331.37	317.36	14.01	
	Fifth	331.37	317.36	14.01	
	Terrace	29.71	0.00	29.71	
	Total	2041.41	1610.80	430.61	
Total (A+B+C)		5680.29	4425.30	1254.99	55

Parking Calculation:
No of Car Parking Required = 31 Nos
No of Car Parking Provided = 32 Nos
No of Two Wheeler Parking Required = 61 Nos
No of Two Wheeler Parking Provided = 62 Nos

Note:
All Dimensions are in meter
(As per Document)
Floor Space Index - 4425.30/2217.19 = 1.9959
(As per Field Area)
Floor Space Index - 4425.30/2208.54 = 2.00

Reference:
Actual on ground site boundary -
Site Boundary as per TSLR -
Proposed Building -
Existing Road -
Drive Way -
Existing Building to be Demolished -
UGD Line -
OGM - On ground Measurement
TSLR - Town Survey Land Report Measurement

G.L. G.L. 3'0" 3'0" 2'0" Loose Soil Loose Gravel Hard Gravel
TRIAL PIT (NTS)

waste water inlet 9" brick wall stone pitching inlet to clear water sump fine river sand p.c.c cover slab GL FILTERATION GALLERY 2 M X 2 M X 1.5 M with chlorination R.C.C. wall R.C.C. base slab
WASTE WATER RECYCLING SYSTEM
CLEAR WATER SUMP 2 M X 1.5 M X 1.5 M

Hand Rail - 1200 Tread - 250 Riser - 160
WIDTH - (1.02) TREAD - (0.25) RISE - (0.16)
STAIR-CASE DETAILS (NOT TO SCALE)

Note:
We have Considered the approval for actual on Ground site boundary only and not for TSLR Boundary

REINFORCEMENT DETAILING FOR FRAMED STRUCTURES
BEAM REINFORCEMENT
RCC LINTEL BAND JAMB REINF. DOOR DOOR OPENING
PROVISION OF CONFINING REINFORCEMENT
RCC LINTEL BAND WINDOW WINDOW OPENING
COLUMN AND JOINT DETAILING

COLUMN 575 R.C.C.COLUMN PLAN
FOUNDATION DETAILS

Heat water tank Solar pannel ELEVATION Solar pannel PLAN
SOLAR WATER HEATER (NTS)

Cement Slab With Holes Compound Wall 4½" Brick Wall 9" X 9" Beam Pebbles 5-7.5 cm
RAIN WATER HARVESTING TRENCH (NOT TO SCALE)

Joint Director 3/7/23
District Town and Country Planning Office
Coimbatore.

For Aaryas Shelters
Proprietor
Applicant

G. GIRISH
LIPA / RE / GR-I / 19 / 08 / 107
Coimbatore
Registered Engineer

Dr. S. JAGADESH KANNAN ME(Struct), PE, MIE, FIV.,
CHARTERED CIVIL ENGINEER (M-1630045)
REGISTERED STRUCTURAL ENGINEER
KSCD. NO : 00/RSE - I
31 B, OLD DAMU NAGAR, PULIYAKULAM, COIMBATORE
Registered Structural Engineer

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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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.