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RE REGULATORY RECORD

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Verified RealEstate™
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162/BL/2026/02/026/00102

Rec. No: 6726/2026/MHoE

162/BPA/2025/02529

27/11/2026

27/11/2026

9 m WIDE TAR ROAD

T.S.No : 88

87.00 As per TSLR & SITE

A

B

RAIN WATER PERCULATION PIT @ 3m C/C

31.80

RWH

4.10

3.0 m WIDE DRIVEWAY

UG SUMP

UG SUMP

Transformer yard 5x5m

Fire bucket

74.20

Basement floor extent

PROPOSED BASEMENT, GROUND
1st, 2nd, 3rd, 4th, 5th & TERRACE FLOOR BUILDING

STP 125 KLD

T.S.No : 89/1

T.S.No :89/2

T.S.No :89/3

12.2 m WIDE TAR ROAD

T.S.No : 74

63.30 As per TSLR & SITE

T.S.No :90

62.7 as per TSLR (62.1 as Per site)

T.S.No :91

RWH

6M DRIVE WAY

6m Wide Gate

8m WIDE RAMP (Slope 1:8)

25.60

31.50

16.40

6.00

7.51

73.55

3.0 m WIDE DRIVEWAY

RAIN WATER PERCULATION PIT @ 3m C/C

83.4 As per TSLR (83.9 As per site)

Basement floor extent

21.80

10.10

33.40

15.65

SITE PLAN

Signature valid

Signed by: Director
Location:null
Date:2025.11.25 15:05:39

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2025.12.27 12:01:35

KEY PLAN

SCALE -NTS

N

ROAD

MAHESWARI NAGAR ROAD

Cextel Electronics Pvt Ltd

ROAD

PROPOSED SITE

VILANKURICHI ROAD

WIPRO TECHNOLOGIES

TIDEL PARK

ELCOT IT Park

COIMBATORE IT PARK ROAD

CENTRAL LIBRARY

Coimbatore Medical College

COIMBATORE IT PARK ROAD

AVINASHI ROAD

AVINASHI ROAD

SECTION ON AA

PLAN

(125 KLD)

SEWAGE TREATMENT PLANT DETAILS

SECTION

UG sump PLAN

TRIAL PIT DETAILS

STAIRCASE DETAILS

Watchmen room W 2.1x 2.1m

PLAN

VIEW

SECTION "A-A"

100mm tk. roof slab

200mm tk. brick wall

FGL

200x200mm RCC Column Footing

SECTION AT GATE

SCALE: NTS

ELEVATION

GATE/COMPOUND WALL DETAIL

RAIN WATER TRENCH SECTION

SECTION XX

SCALE: NTS

DETAIL OF HAND RAIL FOR PHYSICALLY DISABLMD

SCALE: NTS

(DETAIL OF COMPOUND WALL & RAIN WATER CONSERVATION TRENCH)

RAIN WATER HARVESTING WELL (VIEW)

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-89/1, 89/2
WARD NO-Z(26), BLOCK NO-6 (Old S.F.No-435/1)
IN VILANKURICHI VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: COMMERCIAL USE

B.P/DTCP No.596/2025

APPLICANT NAME: TNCD LLP.,

FE - FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA - EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSMD BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT -

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.AS PER TSLR	58323.66	5418.40
2.SUPER IMPOSMD PLOT AREA	57379.76	5330.71

BUILT UP AREA

(UNIT)	FLOOR	Floor area	Staircase area (UNIT)	Lift area (UNIT)	FSI	TOTAL BUA	NO OF UNIT	USAGE (area FSI)
1	BASEMENT FLOOR	29019.23		1053.39	66.96	29019.23		Staircase, Lift & Parking
2	GROUND FLOOR	2859.54	66.73	140.91	2402.86	2543.59	27	Staircase, Lift & Parking
3	1ST FLOOR	2859.27	139.06		2478.21	2478.21	31	
4	SECOND FLOOR	2859.27	139.06		2478.21	2478.21	31	
5	THIRD FLOOR	2859.27	139.06		2478.21	2478.21	31	
6	FOURTH FLOOR	2859.27	139.06		2478.21	2478.21	31	
7	FIFTH FLOOR	2859.27	139.06		2478.21	2478.21	31	
8	TERRACE FLOOR-HEAD ROOM				70.32	70.32		Staircase, Lift
9	WATCHMEN ROOM				6.25	6.25		
10	TOTAL AREA	19071.11	730.35	1194.30	14865.77	15015.69	182 UNIT	

FSI = Total FSI area / Plot area = 14865.77 / 5330.71 = 2.789 (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 182 UNITS

PARKING DETAIL:-

Parking category	BLOCK	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	36	36	--
50 Sqm to 75 Sqm flat	90	90	45
75 Sqm to 150 Sqm flat	56	--	56
Visitors parking of 10%		13	11
Total Required parking		139	112
Provided Parking		139	112

For TNCD LLP

Designated Partner

APPLICANT

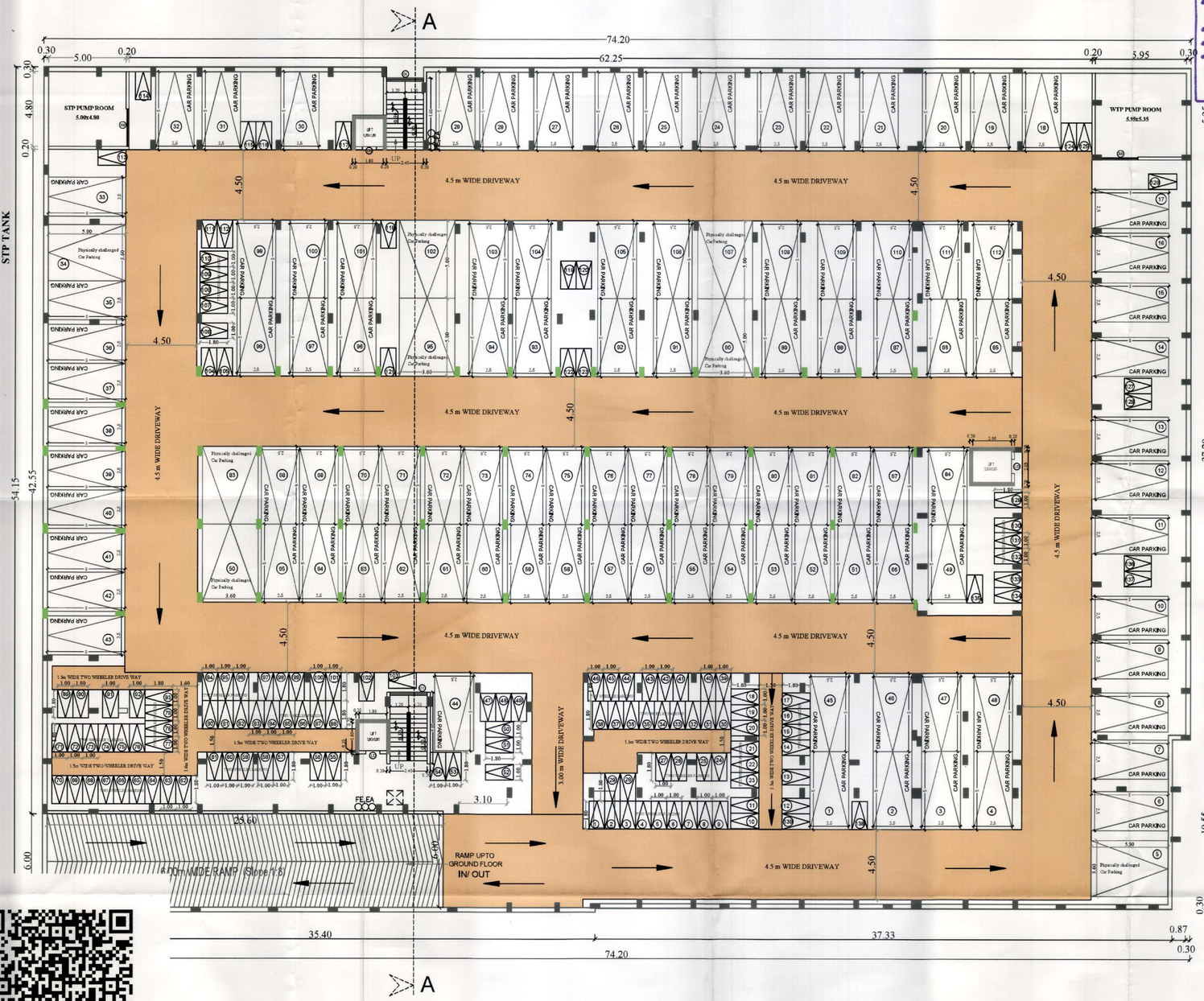
Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

STRUCTURAL ENGINEER

SCALE : 1 :100

SHEET NO :6of6



FLOOR PLAN

162/BL/2026/02/024/00102
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 30/2026/MH2E
பார்க்கை Rec No: 6224/2025/MH2E
கட்டிட மனு எண்: 162/BPP/2025/02529
தேதி: 27/11/2026
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
மேலாண்மை மாநகராட்சி
27/11/2026

PLAN SHOWING THE PROPOSED
AFFORDABLE HOUSING PROJECT APARTMENT
BUILDING IN T.S.NO-89/1, 89/2
WARD NO-Z(26), BLOCK NO-6 (Old S.F.No-435/1)
IN VILANKURICHI VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: COMMERCIAL USE

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

N

SCALE 1:100

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
D3	DOOR	1.10 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.00x 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.40/ 0.75x 2.40
LD	LIFT DOOR	1.00 x 2.10
O	OPE	0.75 x 2.10
O1	OPEN	2.40 x 1.50
FW	FRENCH WINDOW	2.40 x 2.10
FW1	FRENCH WINDOW	1.20 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	1.20 x 1.80
W3	WINDOW	1.00 x 1.80
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.60 x 1.00
V1	VENTILATOR	0.75 x 0.75
RS	ROLLING SHUTTER	2.40 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

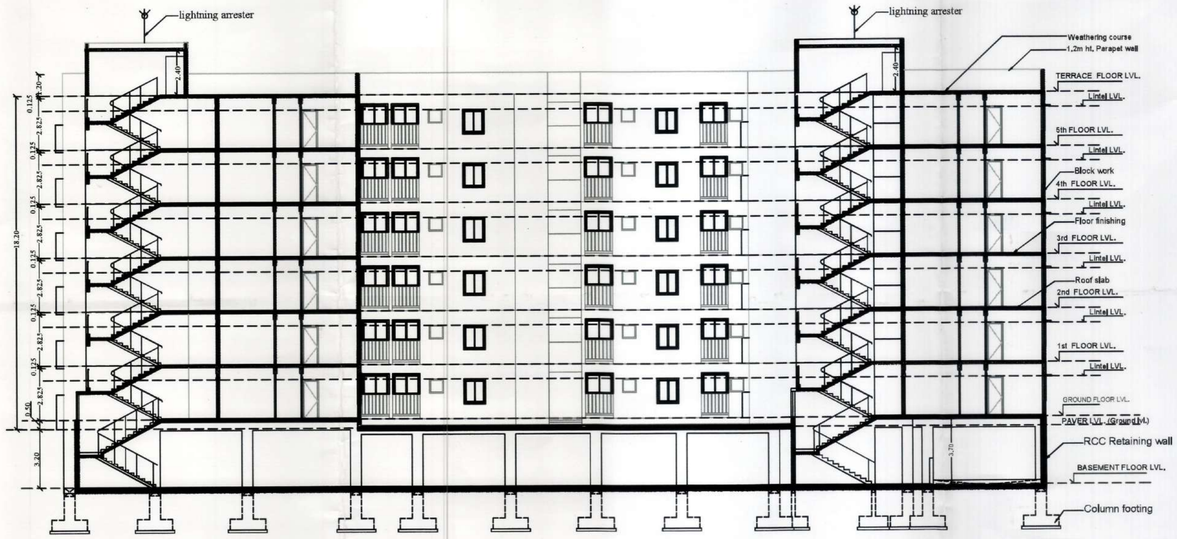
S.NO	FLOOR	All measurement in "Sqm" FLOOR AREA	CREDITED AREA	NON FSI	FSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	3999.22		3932.38	66.84	3999.22		Staircase, Lift & Parking
2	GROUND FLOOR	2630.54	86.75	140.91	2402.88	2543.79	27	Staircase, Lift & Parking
3	FIRST FLOOR	2608.27	129.06		2479.21	2479.21	31	
4	SECOND FLOOR	2608.27	129.06		2479.21	2479.21	31	
5	THIRD FLOOR	2608.27	129.06		2479.21	2479.21	31	
6	FOURTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
7	FIFTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
8	TERRACE(FLOOR HEAD ROOM)				70.32		70.32	Staircase, Lift
9	WATCHMEN ROOM				6.25		6.25	
10	TOTAL AREA	19671.11	732.05	4149.86	14865.77	19015.63	182 unit	

For TNCD LLP
Designated Partner
APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RAA/GR-I/19/04/019
ARCHITECT

S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F.1.2987)
CMDA/SE/(CAT-I)/2019/05/117
No: 1, Jawahar Nagar, SIHS P.O.,
Coimbatore - 641 043.
STRUCTURAL ENGINEER

SCALE : 1 :100
SHEET NO :2of6

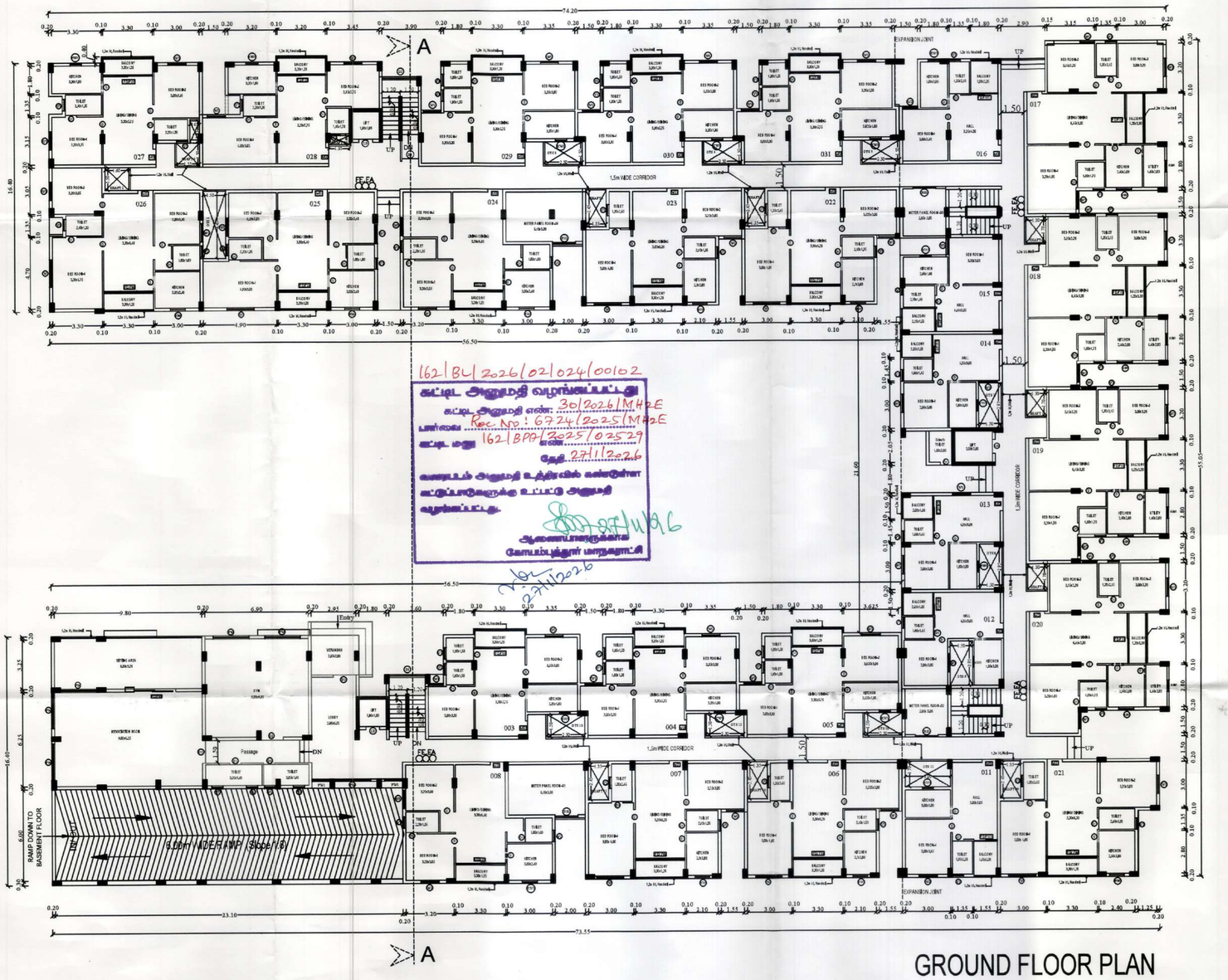


SECTION ON "A-A"

INDIVIDUAL UNIT AREA (with Balcony)

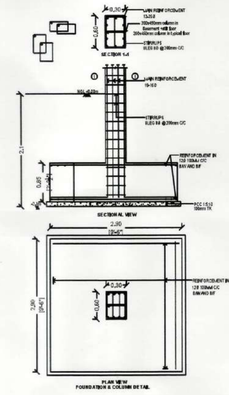
Flat no.	Area	Nos	Flat no.	Area	Nos	Flat no.	Area	Nos
101,201 301,401,501	63.94 sqm	5 no	011,111,211 311,411,511	44.18 sqm	6 no	022,122,222 322,422,522	70.90 sqm	6 no
102,202 302,402,502	62.84 sqm	5 no	012,112,212 312,412,512	38.97 sqm	6 no	023,123,223 323,423,523	71.66 sqm	6 no
003,103,203 303,403,503	62.56 sqm	6 no	013,113,213 313,413,513	38.66 sqm	6 no	024	69.95 sqm	1 no
004,104,204 304,404,504	63.40 sqm	6 no	014,114,214 314,414,514	38.50 sqm	6 no	124,224 324,424,524	86.32 sqm	5 no
005,105,205 305,405,505	65.06 sqm	6 no	015,115,215 315,415,515	39.20 sqm	6 no	025	86.32 sqm	1 no
006,106,206 306,406,506	70.90 sqm	6 no	016,116,216 316,416,516	42.86 sqm	6 no	125,225 325,425,525	85.98 sqm	5 no
007,107,207 307,407,507	71.66 sqm	6 no	017,117,217 317,417,517	89.94 sqm	6 no	026,126,226 326,426,526	85.96 sqm	6 no
008	69.95 sqm	1 no	018,118,218 318,418,518	89.94 sqm	6 no	027,127,227 327,427,527	63.96 sqm	6 no
108,208 308,408,508	86.32 sqm	5 no	019,119,219 319,419,519	89.94 sqm	6 no	028,128,228 328,428,528	67.97 sqm	6 no
109,209 309,409,509	85.68 sqm	5 no	020,120,220 320,420,520	89.94 sqm	6 no	029,129,229 329,429,529	63.67 sqm	6 no
110,210 310,410,510	85.96 sqm	5 no	021,121,221 321,421,521	72.75 sqm	6 no	030,130,230 330,430,530	63.40 sqm	6 no
						031,131,231 331,431,531	64.21 sqm	6 no

25 Sqm to 50 Sqm flat - 36 nos
50 Sqm to 75 Sqm flat - 90 nos
75 Sqm to 90 Sqm flat - 56 nos
TOTAL NOS OF DWELLING - 182 UNIT

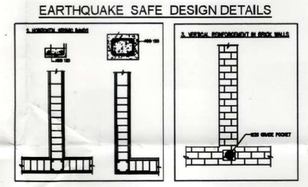


GROUND FLOOR PLAN

162/BL/2026/02/024/00102
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 30/2026/MHRE
பெறப்பட்ட Rec. No : 67246/2025/MHRE
கட்டிட எண் 162/BPA/2025/025729
தேதி 27/11/2026
மண்டலம் அலுவலர், உதவி இயக்குனர் (பொறுப்பு)
அல்லாதவற்றுக்கு உரிய அலுவலர் வழங்கப்பட்டது.
Samulyagni Managing



EARTHQUAKE SAFE DESIGN DETAILS



PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-89/1, 89/2 WARD NO-Z(26), BLOCK NO-6 (Old S.F.No-435/1) IN VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: COMMERCIAL USE

APPLICANT NAME: TNCD LLP.,

N

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
OOO SAND BUCKETS PROVIDED.

SCALE 1:100

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
D3	DOOR	1.10 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.00x 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.40/ 0.75x 2.40
LD	LIFT DOOR	1.00 x 2.10
O	OPEN	0.75 x 2.10
O1	OPEN	2.40 x 1.50
FW	FRENCH WINDOW	2.40 x 2.10
FW1	FRENCH WINDOW	1.20 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	1.20 x 1.80
W3	WINDOW	1.00 x 1.80
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.60 x 1.00
V1	VENTILATOR	0.75 x 0.75
RS	ROLLING SHUTTER	2.40 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FLOOR AREA	DEDUCTION (ORS)	NCM FSI	PSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	3999.22		3932.38	66.84	3999.22		Staircase, Lift & Parking
2	GROUND FLOOR	2630.54	86.75	140.91	2402.88	2543.79	27	Staircase, Lift & Parking
3	FIRST FLOOR	2608.27	129.06		2479.21	2479.21	31	
4	SECOND FLOOR	2608.27	129.06		2479.21	2479.21	31	
5	THIRD FLOOR	2608.27	129.06		2479.21	2479.21	31	
6	FOURTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
7	PIPTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
8	TERRACE FLOOR (HEAD ROOM)			70.32		70.32		Staircase, Lift
9	WATCHMEN ROOM			6.25		6.25		
10	TOTAL AREA	19671.11	732.05	4149.86	14865.77	19015.63	182 unit	

For TNCD LLP
Designated Partner
APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/0 ARCHITECT

Dr. L.S. JAYADOPAL B.E.M.Tech. Ph.D. MS.
Chartered Engineer (F 117987)
CMDA/BE/08/12/05/117
No. 1, Jawahar Nagar, SAMS P.O.,
Coimbatore - 641 045.
STRUCTURAL ENGINEER

SCALE : 1 :100
SHEET NO :3of6

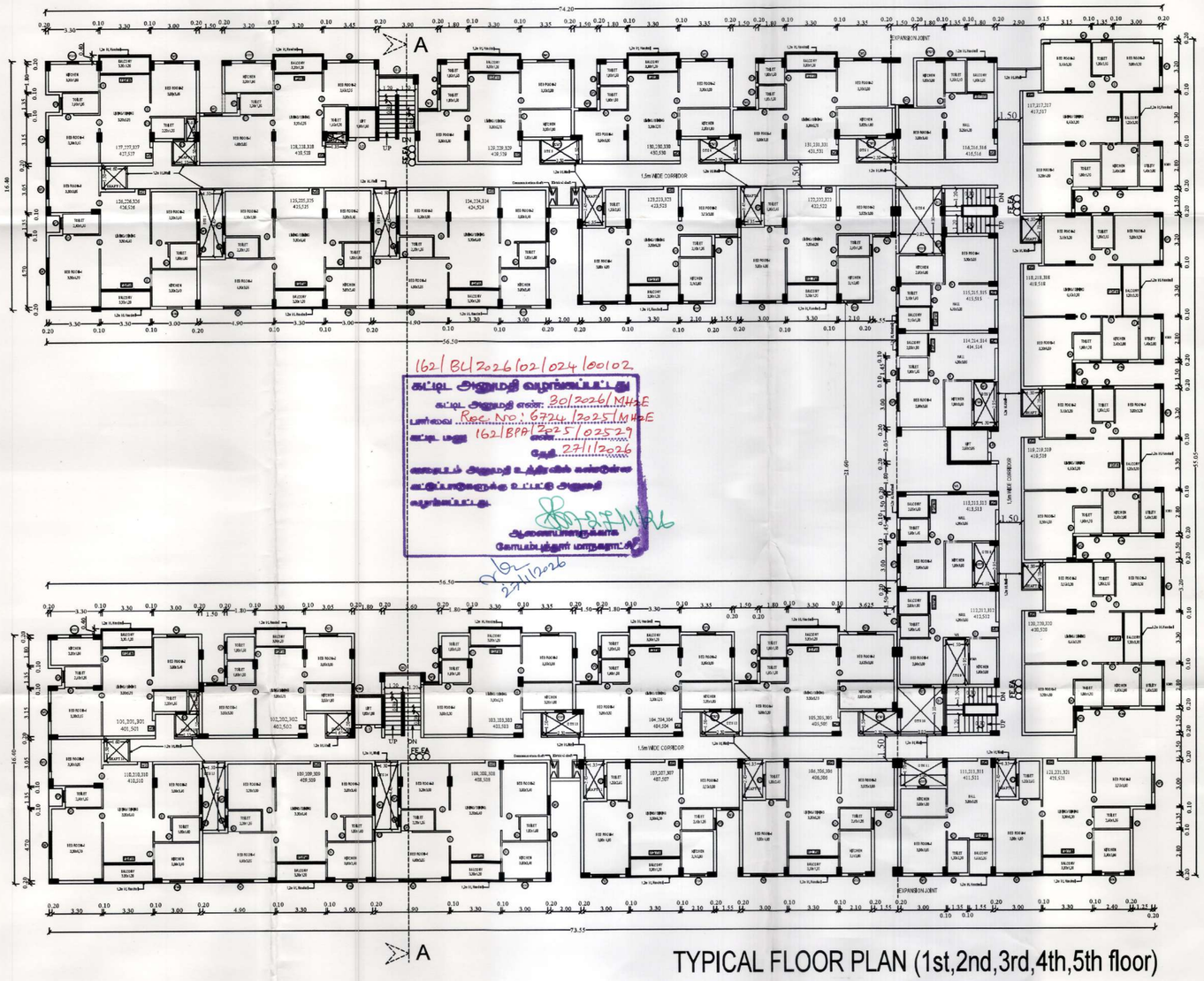


ELEVATION (West side)

INDIVIDUAL UNIT AREA (with Balcony)

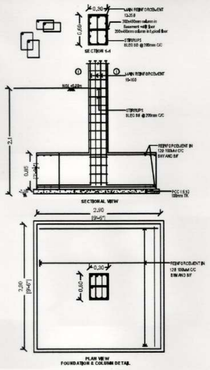
Flat no.	Area	Nos	Flat no.	Area	Nos	Flat no.	Area	Nos
101,201 301,401,501	63.94 sqm	5 no	011,111,211 311,411,511	44.18 sqm	6 no	022,122,222 322,422,522	70.90 sqm	6 no
102,202 302,402,502	62.84 sqm	5 no	012,112,212 312,412,512	38.97 sqm	6 no	023,123,223 323,423,523	71.66 sqm	6 no
003,103,203 303,403,503	62.56 sqm	6 no	013,113,213 313,413,513	38.66 sqm	6 no	024 124,224 324,424,524	69.95 sqm	1 no
004,104,204 304,404,504	63.40 sqm	6 no	014,114,214 314,414,514	38.50 sqm	6 no	025 125,225 325,425,525	86.32 sqm	5 no
005,105,205 305,405,505	65.06 sqm	6 no	015,115,215 315,415,515	39.20 sqm	6 no	026,126,226 326,426,526	86.32 sqm	1 no
006,106,206 306,406,506	70.90 sqm	6 no	016,116,216 316,416,516	42.86 sqm	6 no	027,127,227 327,427,527	85.98 sqm	5 no
007,107,207 307,407,507	71.66 sqm	6 no	017,117,217 317,417,517	89.94 sqm	6 no	028,128,228 328,428,528	85.96 sqm	6 no
008	69.95 sqm	1 no	018,118,218 318,418,518	89.94 sqm	6 no	029,129,229 329,429,529	63.96 sqm	6 no
108,208 308,408,508	86.32 sqm	5 no	019,119,219 319,419,519	89.94 sqm	6 no	030,130,230 330,430,530	67.97 sqm	6 no
109,209 309,409,509	85.68 sqm	5 no	020,120,220 320,420,520	89.94 sqm	6 no	031,131,231 331,431,531	63.67 sqm	6 no
110,210 310,410,510	85.96 sqm	5 no	021,121,221 321,421,521	72.75 sqm	6 no		63.40 sqm	6 no
							64.21 sqm	6 no

25 Sqm to 50 Sqm flat - 36 nos
50 Sqm to 75 Sqm flat - 90 nos
75 Sqm to 90 Sqm flat - 56 nos
TOTAL NOS OF DWELLING - 182 UNIT

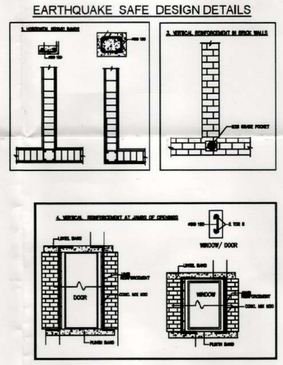


TYPICAL FLOOR PLAN (1st,2nd,3rd,4th,5th floor)

162/BL/2026/02/024/00102.
Rec.No.: 67214/2025/MHoE
162/BPA/2025/02529
27/11/2026



EARTHQUAKE SAFE DESIGN DETAILS



PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-89/1, 89/2 WARD NO-Z(26), BLOCK NO-6 (Old S.F.No-435/1) IN VILANKURICHI VILLAGE, . COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: COMMERCIAL USE

APPLICANT NAME: TNCD LLP.,

N

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
OOO SAND BUCKETS PROVIDED.

SCALE 1:100

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
D3	DOOR	1.10 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.00c 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.40/ 0.75x 2.40
LD	LIFT DOOR	1.00 x 2.10
O	OPEN	0.75 x 2.10
O1	OPEN	2.40 x 1.50
FW	FRENCH WINDOW	2.40 x 2.10
FW1	FRENCH WINDOW	1.20 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	1.20 x 1.80
W3	WINDOW	1.00 x 1.80
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.60 x 1.00
V1	VENTILATOR	0.75 x 0.75
RS	ROLLING SHUTTER	2.40 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

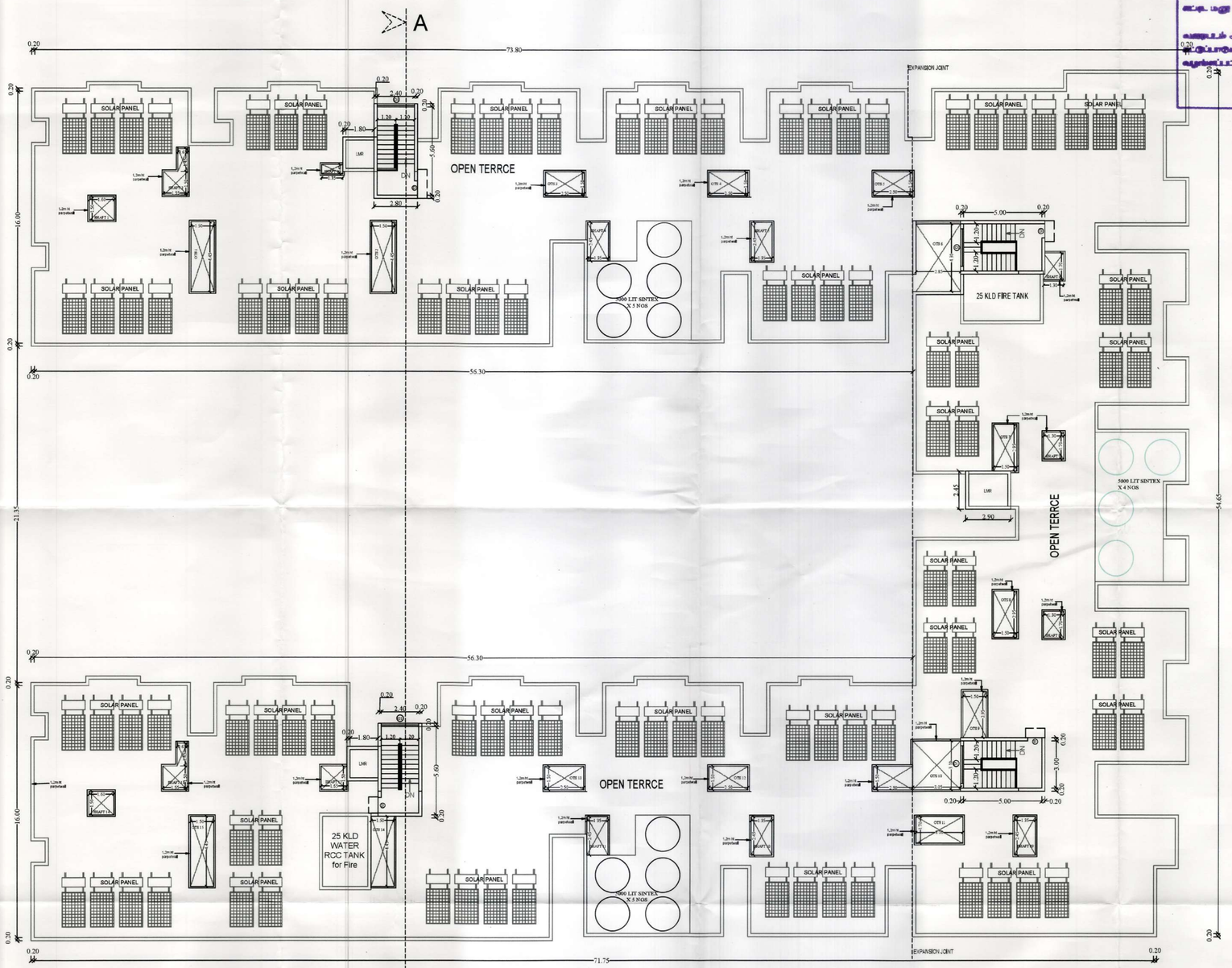
S.NO	FLOOR	All measurement in "Sqm"					USAGE (non FSI)
		FLOOR AREA	DEDUCTION (FSI)	MGM FSI	FSI	TOTAL BUA	NO OF UNIT	
1	BASEMENT FLOOR	3999.22		3932.38	66.84	3999.22		Staircase, Lift & Parking
2	GROUND FLOOR	2630.54	86.75	140.91	2402.888	2543.79	27	Staircase, Lift & Parking
3	FIRST FLOOR	2608.27	129.06		2479.21	2479.21	31	
4	SECOND FLOOR	2608.27	129.06		2479.21	2479.21	31	
5	THIRD FLOOR	2608.27	129.06		2479.21	2479.21	31	
6	FOURTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
7	FIFTH FLOOR	2608.27	129.06		2479.21	2479.21	31	
8	TERRACE FLOOR (HEAD ROOM)			70.32		70.32		Staircase, Lift
9	WATCHMEN ROOM			6.25		6.25		
10	TOTAL AREA	19671.11	732.05	4149.86	14865.77	19915.63	182 unit	

For TNCD LLP
Designated Partner
APPLICANT

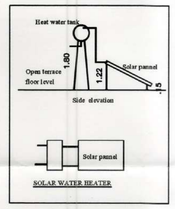
Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019
ARCHITECT

Dr. I.S. JAYADOPAL B.E. M.Tech. Ph.D. FIE.,
Chartered Engineer (F12987)
CWDA/SE/GR.I/2019/05/117
No: 1, Jawahar Nagar, SAIBS P.O.,
Coimbatore - 641 043.
STRUCTURAL ENGINEER

SCALE : 1 :100
SHEET NO :4of6



TERRACE FLOOR PLAN



162/BL/2026/02024/000102
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 20/2026/MH2E
பார்வை: Rec. No: 6724/2025/MH2E
162/BPP/2025/02529
எண்.....
தேதி: 27/11/2026
மழைநீர் அறுவடை உத்திகள் வகுக்கப்பட்டுள்ள
கட்டுமானத்துக்கு உபயோக அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
27/11/2026

PLAN SHOWING THE PROPOSED
AFFORDABLE HOUSING PROJECT APARTMENT
BUILDING IN T.S.NO-89/1, 89/2
WARD NO-Z(26), BLOCK NO-6 (Old S.F.No-435/1)
IN VILANKURICHI VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: COMMERCIAL USE

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

N

SCALE 1:100

SCHEDULE OF JOINERY — METRE

MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.00x 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.40/ 0.75x 2.40
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	1.80 x 1.35
O1	OPEN	0.90 x 2.10
W	WINDOW	1.20 x 1.35
W1	WINDOW	1.50 x 1.35
FW	WINDOW	0.90 x 2.00
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75 x 0.75
V1	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FLOOR AREA	DEDUCTION AREA	NON FSI	FSI	TOTAL BUA	NO OF UNITS	USAGE (non FSI)
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For TNCD LLP
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APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

I.S. JAYAGOPAL B.E.M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F12987)
CMDA/SE/GR I-2019/105/117
No: 1, Janaki Nagar, SIDS P.O.,
Coimbatore - 641 043.

STRUCTURAL ENGINEER

SCALE : 1 :100

SHEET NO :5of6

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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+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.