Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

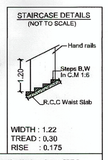


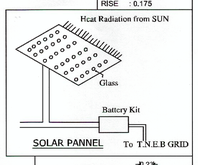


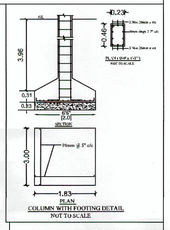
ELEVATION

SECTION ON "AB"

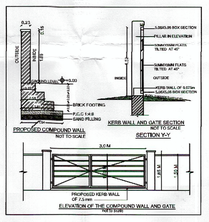
PROPOSED BUILDING DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	135.53
		B	72.34
		C	91.95
		D	71.67
		E	128.97
2	SECOND FLOOR	A	135.53
		B	72.34
		C	91.95
		D	71.67
		E	128.97
3	THIRD FLOOR	A	135.53
		B	72.34
		C	91.95
		D	71.67
		E	128.97
4	FOURTH FLOOR	A	135.53
		B	72.34
		C	91.95
		D	71.67
		E	128.97
5	FIFTH FLOOR	A	135.53
		B	72.34
		C	91.95
		D	71.67
		E	128.97

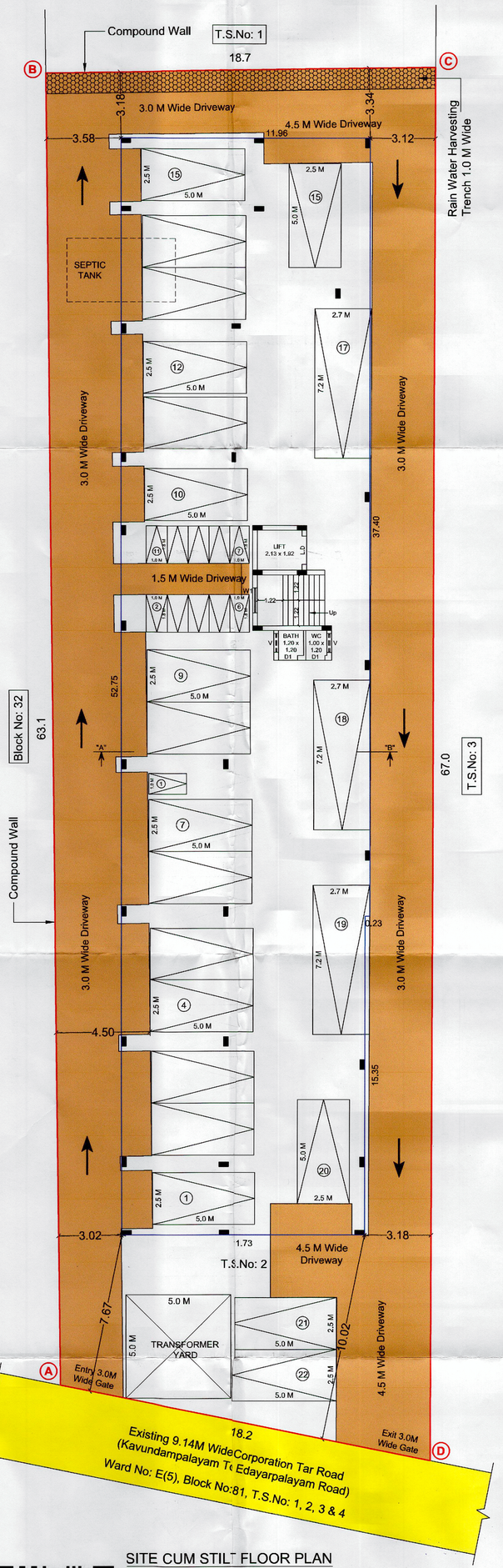




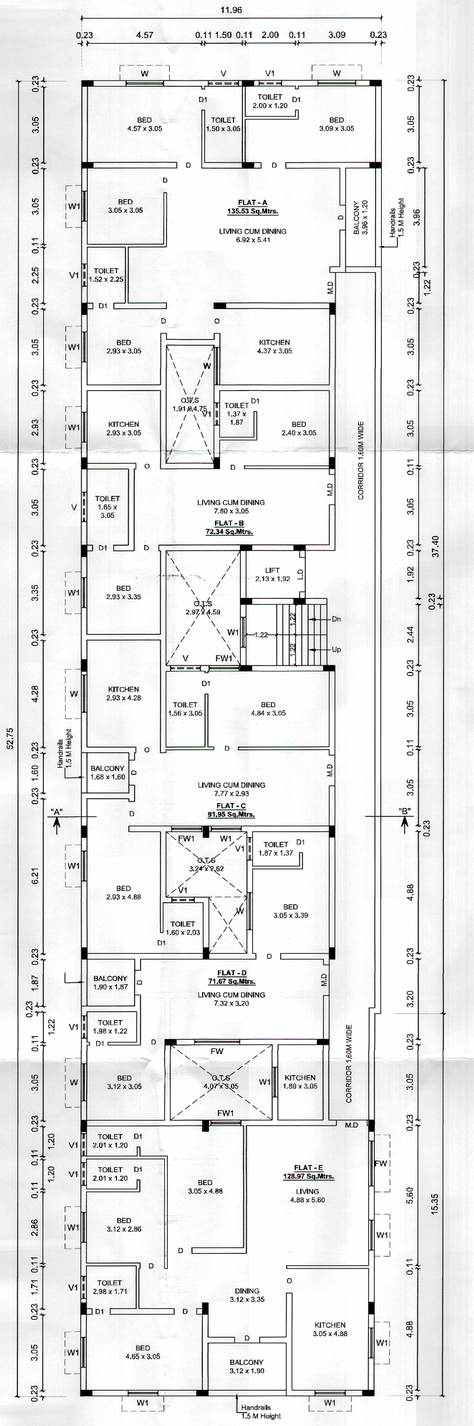




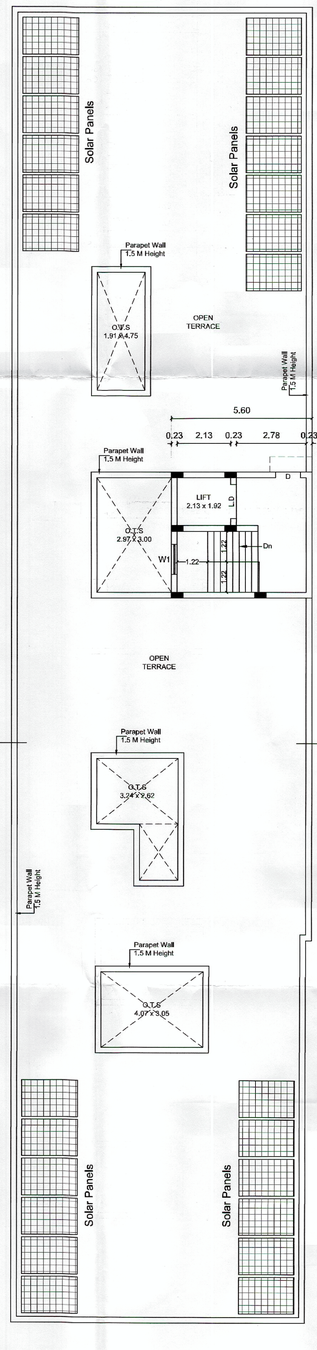




SITE CUM STILT FLOOR PLAN

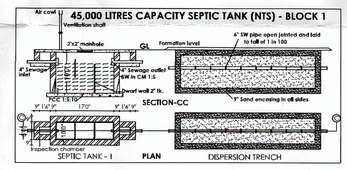


TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR



TERRACE FLOOR PLAN

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.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD No : D, BLOCK No : 33, T.S.No: 2 (S.F.No:121/3B PT), KAVUNDAMPALAYAM VILLAGE, COIMBATORE NORTH TALUK, WEST ZONE, COIMBATORE CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/370183/2024

REFERENCE:-

SITE BOUNDARY
EXISTING ROAD
DRIVEWAY
PROPOSED BUILDING

N

AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER DOCUMENT	1214.05
SITE AREA AS PER TSS	1217.40
SUPER IMPOSED SITE AREA	1187.68
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

Sl. NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	STILT FLOOR AREA	-	627.51	627.51
2)	FIRST FLOOR AREA	580.45	47.06	627.51
3)	SECOND FLOOR AREA	580.45	47.06	627.51
4)	THIRD FLOOR AREA	580.45	47.06	627.51
5)	FOURTH FLOOR AREA	580.45	47.06	627.51
6)	FIFTH FLOOR AREA	580.45	47.06	627.51
7)	HEAD ROOM AREA	-	28.26	28.26
	TOTAL BUILTUP AREA	2902.25	891.07	3793.32

FSI = 2902.25 / 1187.68 = 2.444
PREMIUM FSI = 2.444 - 2.000 = 0.444
TOTAL NO. OF DWELLINGS = 25

PARKING DETAILS:-

SL.NO.	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	22 NOS
2)	TWO WHEELER PARKING SPACE	11 NOS

JOINERY DETAILS:-

		Metre
M.D	MAIN DOOR	1.22 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.36 x 2.10
O	OPEN	1.00 x 2.10
FW	FRENCH WINDOW	1.80 x 1.80
FW1	FRENCH WINDOW	1.20 x 1.80
W	WINDOW	1.50 x 1.20
W1	WINDOW	1.20 x 1.20
V	VENTILATOR	1.20 x 0.61
V1	VENTILATOR	0.91 x 0.61

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	R.ANANDAN ALIAS RAMASAMY GOWDER ANANDAN	
REGISTERED ENGINEER	Er. A.WALTER JEFF MAX (CBE DTCP/RE/GR-II/02/2021)	
REGISTERED STRUCTURAL ENGINEER	Er. A.SHANAVAZ (CBE DTCP/SE/GR-I/20/01/002)	
REGISTERED CONSTRUCTION ENGINEER	Er. N.DEEPAK (CBE DTCP/CE/032/2024)	
REGISTERED GEOTECHNICAL ENGINEER	Er. S.PRABHAVATHI (CBE LPA/GTE/19/04/002)	

LP/CLPA No : 600/2024

PLANNING PERMISSION No : 708/2024

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

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

K.GOWTHAMI
SURVEYOR / DRAUGHTSMAN

U.BHARATHY
DRAUGHTSMAN GRADE - III

J.GURUPRASATH
ARCHITECTURAL / PLANNING ASSISTANT

Signature valid



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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