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™
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0094/2025/MHB/C

162/BPA/2025/00432

அப்ரூவ் அனுமதி வழங்கப்பட்டது

அப்ரூ. அனுமதி எண்: 162/BP/2025/01080/00688

Limitation ... 162/BP/2025/01080/00688

அப்ரூ. மனு எண்: 162/160/24 dt 25/03/2025

தேதி: 11/4/2025

வளர்ப்பு அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளர்(அல்லது) தொடக்க அதிகாரி மாநகராட்சி

11/4/2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT IN NEW T.S.No : 1991, WARD: C(3), BLOCK : 27, OLD T.S.No : 541 / 1Q / 1S, ASHOK NAGAR, KUMARAPALAYAM VILLAGE , PERUR TALUK, COIMBATORE CORPORATION. COIMBATORE D.D.PLAN. No: 10

SITE AREA DETAILS :

	AREA DETAILS
AREA OF SITE AS ON TSLR	1726.50 Sq.m
AREA DETAILS AS PER SITE	1739.22 Sq.m
AREA OF SITE (Super Impose) ABCDEFGIJK	1657.56 Sq.m

FLOORWISE BREAKUP	Total Built Up	Non Fsi Area		Fsi Area
		Parking	S+C+L+T	Residential
AREA OF STILT FLOOR	908.65	883.07	----	25.58
AREA OF FIRST FLOOR	908.65	----	73.70	834.95
AREA OF SECOND FLOOR	908.65	----	73.70	834.95
AREA OF THIRD FLOOR	908.65	----	73.70	834.95
AREA OF FOURTH FLOOR	908.65	----	73.70	834.95
AREA OF FIFTH FLOOR	908.65	----	73.70	834.95
AREA OF TERRACE FLOOR	162.73	----	162.73	----
TOTAL BUILT UP AREA	5614.63	883.07	531.23	4200.33

FSI : $\frac{4200.33}{1726.50}$ = 2.43 (Primium FSI Provided)

PARKING STANDARDS AS PER TNCDBR 2019 - Corporation areas

DESCRIPTION — CORPORATION NORMS

Residential Building

a . Floor area above 75 sq.m - 1 car space for every 75 sq m

b . Visitors parking 10 %

Description	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
Residential (5 Floors x 6 Nos = 30 Nos	30 Nos	30 Nos	NA	NA
Visitors parking 10%	3 Nos	21 Nos	NA	15 nos
TOTAL	33 Nos	51 Nos	NA	15 nos

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

TOTAL NO's DWELLINGS : = 5 x 6 = 30 Nos

Dwelling Reference	Carpet Area
Dwelling - 101, 201, 301, 401 & 501	135.97 Sq.mt
Dwelling - 102, 202, 302, 402 & 502	135.97 Sq.mt
Dwelling - 103, 203, 303, 403 & 503	135.31 Sq.mt
Dwelling - 104, 204, 304, 404 & 504	144.59 Sq.mt
Dwelling - 105, 205, 305, 405 & 505	136.94 Sq.mt
Dwelling - 106, 206, 306, 406 & 506	146.17 Sq.mt

For VAKAMAN DEVELOPERS

PARTNER

APPLICANT

Er. M. BALAJI, M.E., (STRUCT

Reg. No. EPA/SE/GR-1/15/04/037

SAI STRUCTURAL DESIGNS

6A, VALLUVAR NAGAR, PEELAMEDU

COIMBATORE-641 004.

Cell : 98944-44949

Email : saistructuraldesigns@gmail.com

STRUCTURAL ENGINEER

ARCHITECT

Er. R. RAGUPATHY BE.,

Consulting Civil Engineer & Cattractor & Lbs

No.54, 1st Floor, Dhanshi Park 21b Cross, Near ICICI Bank,

GCT, Coimbatore -641 043, Cell: 91-97907 33332

LBS No. GBL0.57/2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

PLANNING PERMISSION

B.P / DTCP No : 39 / 2025

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WAS BASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BULDING CONSTRUCTION AS PER PLAN.

PLANNING PERMISSION :

ONLINE APPLIATION No : SWP / BPA / / 2024

SITE BOUNDARY SHOWN AS "A TO K "

PLANNING PERMISSION No :

ELEVATION

SECTION ON 'AA'

RAIN WATER HARVESTING RECHARGE TRENCH SECTION

SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

REFERENCE: SITE; PROPOSED BUILDING; EXISTING ROAD; PERCOLATION TRENCH

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

STAIR-CASE - 1 (NOT TO SCALE)

1000 GALLONS CAPACITY SEPTIC TANK (NTS)

SECTION-CC

SEPTIC TANK PLAN — DISPERSION TRENCH

STILT CUM SITE PLAN

SCALE 1 : 100

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

TERRACE FLOOR PLAN

KEY PLAN

SWIMMING POOL

JOINERRY DETAILS

MD - MAIN DOOR	1.07 x 2.10	FW2- FRENCH WINDOW	1.22 x 2.00
D - BED ROOM DOOR	1.00 x 2.10	SW - SLIDE WINDOW	1.52 x 1.07
TD1- DOOR	0.76 x 2.10	W1 - WINDOW	0.91 x 1.37
LD - LIFT DOOR	0.90 x 2.10	W2 - WINDOW	1.22 x 1.37
FW / D - FRENCH WINDOW/DOOR	2.88 x 2.10	W3 - WINDOW	1.83 x 1.37
FW1- FRENCH WINDOW	1.83 x 2.00	KW - KITCHEN WINDOW	1.37 x 1.07
		V - VENTILATOR	0.91 x 0.61

Signature valid Signature valid

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.