Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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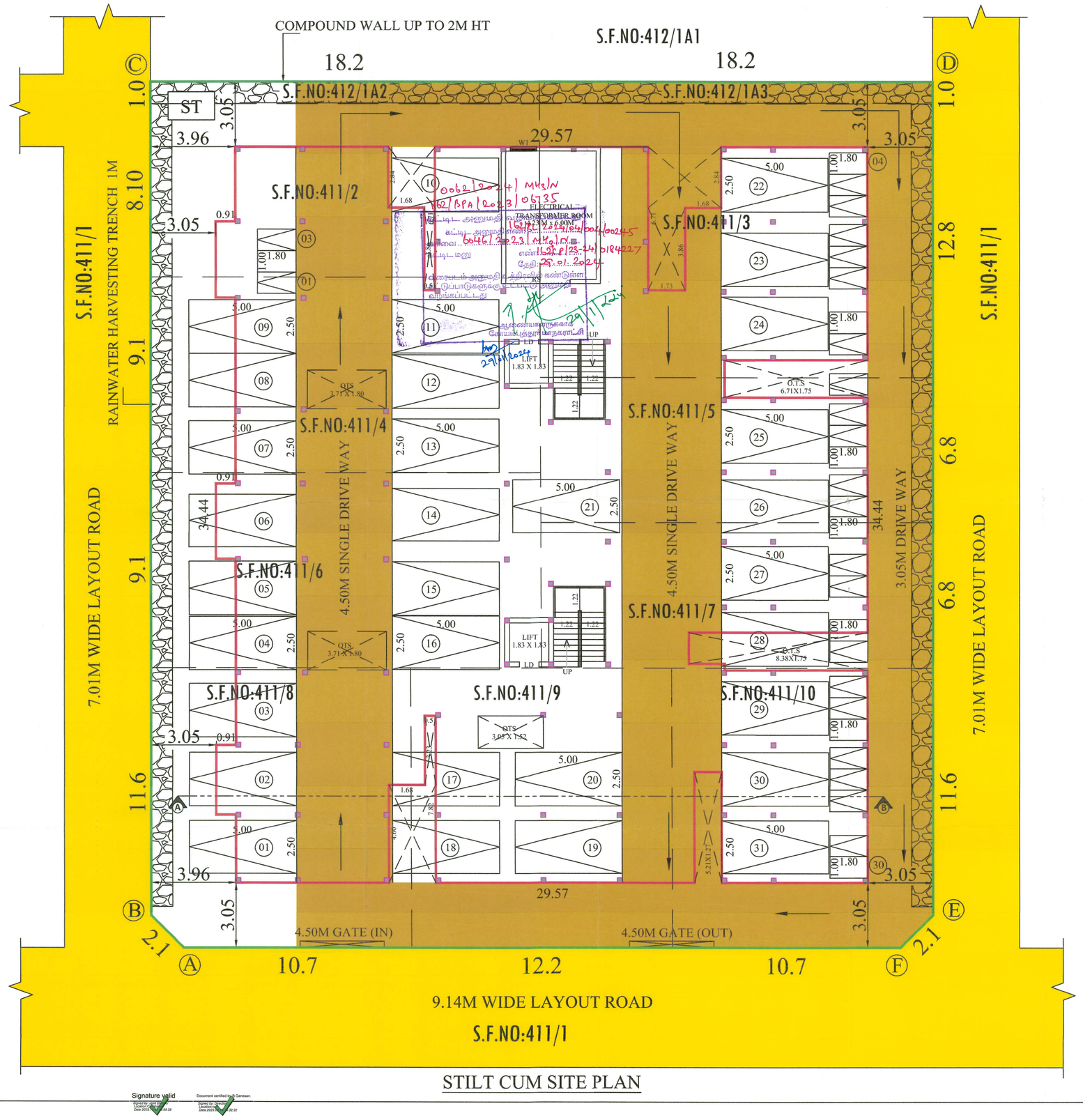
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

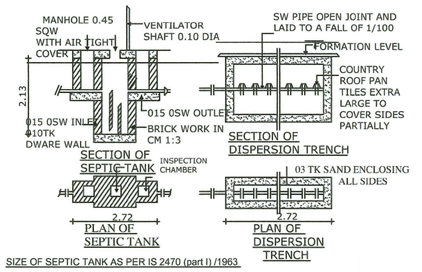
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DIGITALLY VERIFIED RECORD

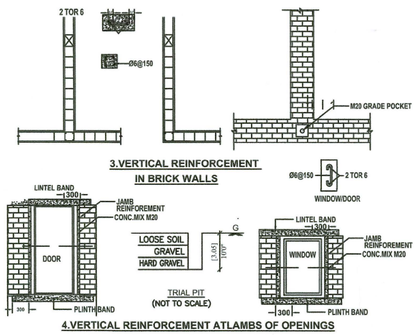
Online Application No : SWP/BPA/009669/2023
Site Boundary Shown as "A to F"

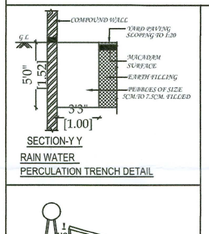


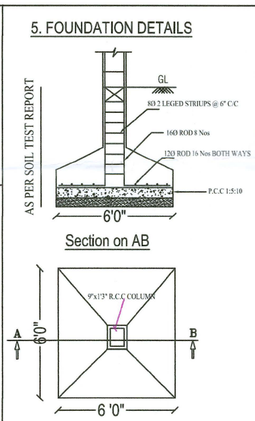
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

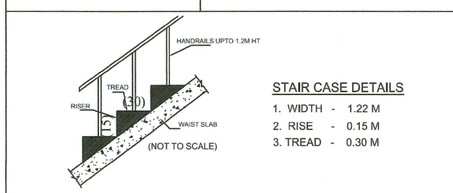


SIZE OF SEPTIC TANK AS PER IS 2470 (part I) /1963



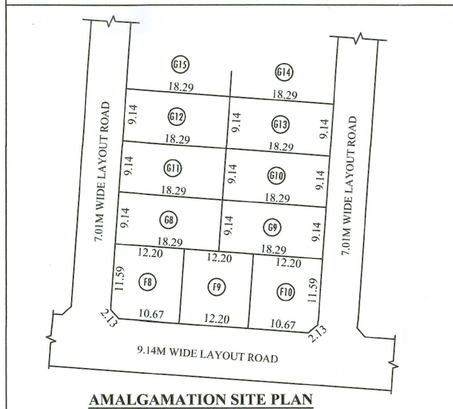






STAIR CASE DETAILS

1. WIDTH - 1.22 M
2. RISE - 0.15 M
3. TREAD - 0.30 M



AMALGAMATION SITE PLAN

SITE PLAN	SHEET NO - 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO:411/2, 411/3, 411/4,411/5, 411/6,411/7,411/8, 411/9, 411/10,412/1A2,412/1A3 (SITE NO:F8,F9, F10,G8,G9,G10,G11,G12,G13) AT SARAVANAMPATTI VILLAGE, NORTH ZONE, NORTH TALUK, COIMBATORE CORPORATION.

SARAVANAMPATTI DD PLAN NO : I

DTCP APPROVED LAYOUT DETAILS:
ONLINE APPLICATION No: DTCP/L/0479012/2017
FILE No: 2266/2020/LPA-4, DATED : 12/01/2021
REGULARIZATION LAYOUT APPROVED No: 1/2021
COIMBATORE CORPORATION DETAILS:
FILE No: 799/2021/M.H.3/N, DATED : 10/06/2022

North

Scale 1 : 100

AREA DETAILS:

SITE AREA DETAILS:-

S.F.NO:	AS PER PATTA (in Sqm)	SITE NO:	AS PER DOCUMENT (in Sft)
411/2	149.00	F8	1708.00
411/3	232.00	F9	1720.00
411/4	167.00	F10	1708.00
411/5	125.00	G8	1800.00
411/6	167.00	G9	1800.00
411/7	125.00	G10	1800.00
411/8	158.00	G11	1800.00
411/9	160.00	G12	1800.00
411/10	158.00	G13	1800.00
412/1A2	18.00	TOTAL	15936.00 Sft (or) 1480.49 Sqm
412/1A3	18.00		
TOTAL	1477.00		

AREA OF THE SITE : 1477.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	29.57	929.46	959.03
FIRST FLOOR	788.45	-	788.45
SECOND FLOOR	771.55	-	771.55
THIRD FLOOR	771.55	-	771.55
FOURTH FLOOR	771.55	-	771.55
FIFTH FLOOR	691.16	-	691.16
TERRACE FLOOR	-	51.07	51.07
TOTAL	3823.83	980.53	4804.36

FLOOR SPACE INDEX = 3823.83 / 1477.00 = 2.589

PARKING DETAILS

	DWELLING NUMBERS	TWO WHEELER PARKING Required	TWO WHEELER PARKING Provided	CAR PARKING Required	CAR PARKING Provided
Below 75 Sqm	23	23		12	
Above 75 Sqm	15	-		15	
TOTAL	38	26 (23X10%)	30	30 (27X10%)	31

Note:
- Existing Road
- Site boundry (A,B,C & F)
- Proposed Building

T. MANIKANDAN ILANGO B.ARCH
MCoA No: CA/2006/39059
Architect

Dr.A.Sudhahar B.E (Civil),M.E (Struct), Ph.D,
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / SR - I / 19/03/009
#57,Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore – 641 002.
Structural Engineer

N.Jeyaraman
S.A. Bala Sivasubramanian
R. Dhanush
Applicant

Signature valid
Signed by: Jeyaraman Sivasubramanian
Date: 2023.12.19 16:59:28
Document certified by R Ganesan.
Signed by: Ganesan Rajendran
Location: India
Date: 2023.12.19 17:32:32

0062/2024/MP3/N
162/BPA/2023/06735

கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BP/2023/04004/00245
பார்வை: 162/BP/2023/MP3/N
கட்டட மனு எண்: 162/CP/23-24/018427
தேதி: 27.01.2024

வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுபாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது

உதவி இயக்குநர் (நகரமைப்பு)
கோவில்பாளையம் ஊராட்சி

29/01/2024

DWELLINGS AREA DETAILS:

(First Floor)		(2nd, 3rd, 4th Floor)		(Fifth Floor)	
FLAT NAME	AREA in Sqm	FLAT NAME	AREA in Sqm	FLAT NAME	AREA in Sqm
1	68.28	1	68.28	1	68.28
2	68.28	2	68.28	2	68.28
3	84.33	3	84.33	3	84.33
4	84.07	4	84.07	4	84.07
5	74.04	5	74.04	5	74.04
6	91.32	6	91.32	6	91.32
7	68.28	7	68.28	7	68.28
Community Hall	94.08	8	72.88		
Common Area	155.77	Common Area	160.07	Common Area	152.56
Total	788.45	Total	771.55	Total	691.16
No. of Dwellings	7 Nos.	No. of Dwellings	24 Nos.	No. of Dwellings	7 Nos.

FLOOR PLANS, ELEVATION & SECTION

SHEET NO -2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO:411/2, 411/3, 411/4,411/5, 411/6,411/7,411/8, 411/9, 411/10,412/1A2,412/1A3 (SITE NO:F8,F9, F10,G8,G9,G10,G11,G12,G13) AT SARAVANAMPATTI VILLAGE, NORTH ZONE, NORTH TALUK, COIMBATORE CORPORATION.

North

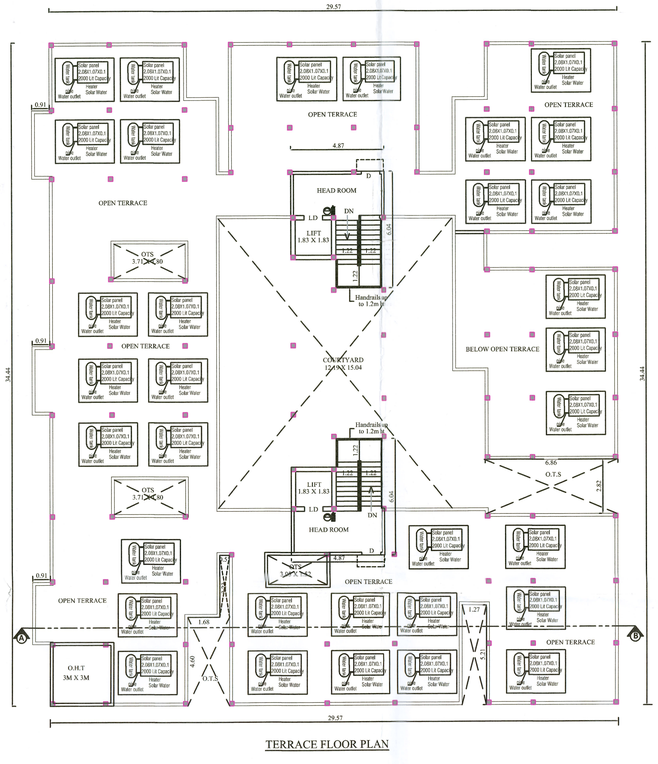
Scale 1 : 100

AREA DETAILS:

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FIFTH FLOOR	691.16	-	691.16
TERRACE FLOOR	-	51.07	51.07
TOTAL	3823.83	980.53	4804.36

JOINERY DETAILS

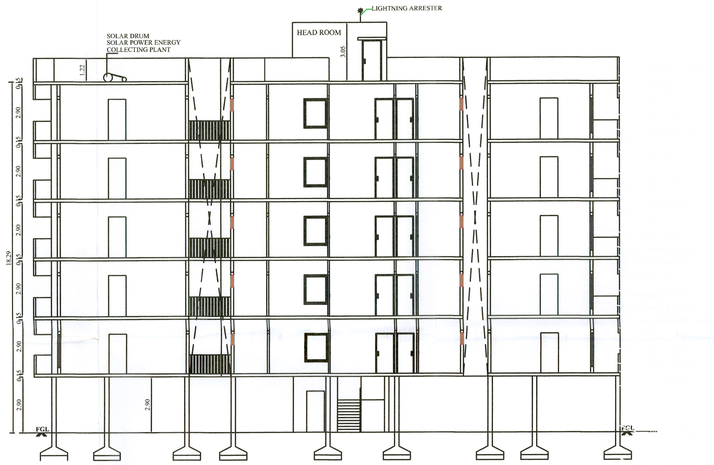
NAME	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 X 2.75
MD	MAIN DOOR	0.99 X 2.75
LD	LIFT DOOR	0.91 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
D2	DOOR 2	1.52 X 2.13
FW	FRENCH WINDOW	0.60 X 1.83
FW1	FRENCH WINDOW	0.80 X 1.83
FW2	FRENCH WINDOW	0.58 X 1.83
KW1	KITCHEN WINDOW	1.22 X 1.37
W1	WINDOW 1	1.22 X 1.52
W2	WINDOW 2	1.52 X 1.52
W3	WINDOW 3	0.61 X 1.52
V1	VENTILATOR 1	0.56 X 0.91
V2	VENTILATOR 2	0.91 X 0.61



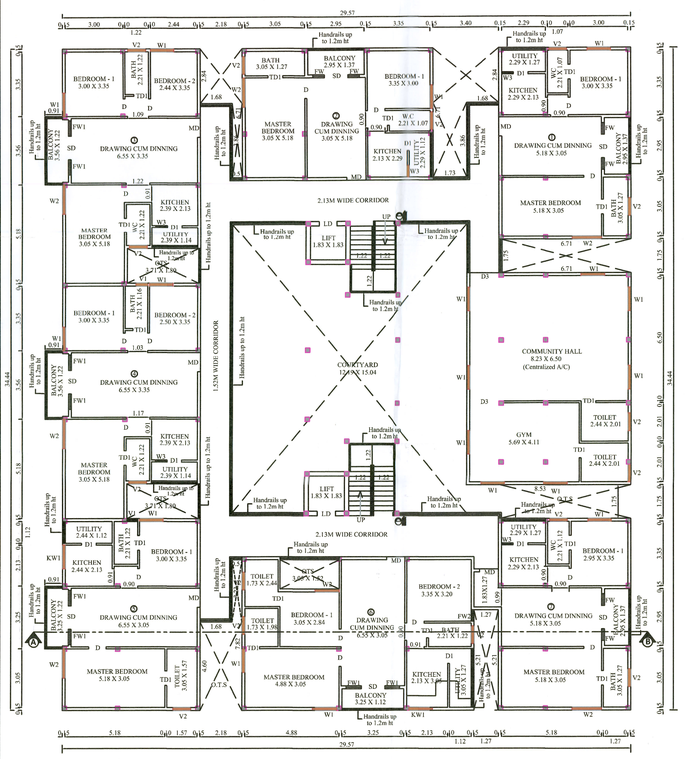
TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION ON "A-B"


BEDROOM - 1 3.00 X 3.35
BEDROOM - 2 2.44 X 3.35
MASTER BEDROOM 3.05 X 5.18
DRAWING CUM DINNING 6.55 X 3.35
KITCHEN 2.39 X 2.13
BATH 2.13 X 1.22
UTILITY 2.39 X 1.14
BALCONY 3.25 X 1.12
2.13M WIDE CORRIDOR
1.52M WIDE CORRIDOR
COURTYARD 12.44 X 15.04
LIFT 1.83 X 1.83
Handrails up to 1.2m ht
COMMUNITY HALL 8.23 X 6.50 (Centralized A/C)
GYM 5.69 X 4.11
TOILET 2.44 X 2.01
TOILET 1.73 X 2.44
BEDROOM - 1 3.05 X 2.84
BEDROOM - 2 3.35 X 3.20
MASTER BEDROOM 4.88 X 3.05
KITCHEN 2.13 X 2.29
UTILITY 2.29 X 1.27
BATH 2.21 X 1.22
W.C 2.21 X 1.07
BALCONY 2.95 X 1.37
BALCONY 3.25 X 1.12
BALCONY 3.05 X 1.27
BALCONY 2.95 X 1.12
BALCONY 3.05 X 1.37
BALCONY 3.25 X 1.37
BALCONY 3.05 X 1.37
BALCONY 2.95 X 1.37
BALCONY 3.05 X 1.27
BALCONY 3.25 X 1.12

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.