Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

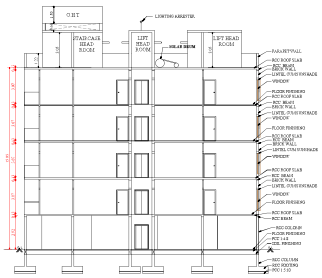
Verified RealEstate™
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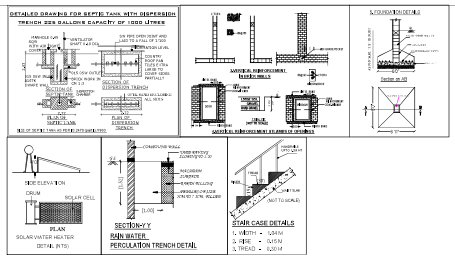
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



SECTION ON 'A-B'



Dwelling Area Details: (Per Floor)	
Unit No.	Area in Sqm
1	78.04
2	77.63
3	77.63
4	78.04
Common Area	61.58
Total	352.92
Total No. of Dwellings : 16 Nos.	

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION AFFORDABLE RESIDENTIAL APARTMENT BUILDING IN SITE NO: 9 & 10, S.F.NO: 773/6D2G & 773/6D2E AT OTHAKALMANDAPAM VILLAGE & TOWN PANCHAYAT, MADUKKARAI TALUK, COIMBATORE DISTRICT.

LAYOUT APPROVED NO : 107/2023

ALL DIMENSION ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO: SWP/BPA/422791/2024

North

REFERENCE

SITE BOUNDARY	DRIVE WAY
EXISTING ROAD	PROPOSED BUILDING

AREA DETAILS:

SL.NO	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	649.00
	SITE AREA AS PER FMB	649.00
	SUPER IMPOSED SITE AREA	649.00

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

PROPOSED BUILT UP AREA

FLOOR NAME	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	28.23	331.23	359.46
FIRST FLOOR	352.92	-	352.92
SECOND FLOOR	352.92	-	352.92
THIRD FLOOR	352.92	-	352.92
FOURTH FLOOR	352.92	-	352.92
HEAD ROOM	-	35.64	35.64
TOTAL	1439.91	366.87	1806.78

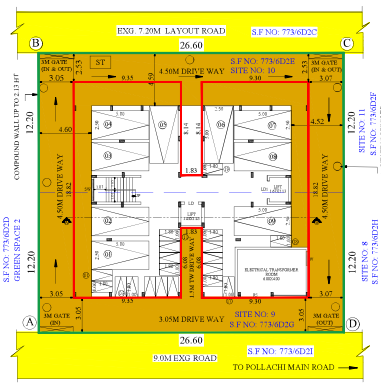
FLOOR SPACE INDEX = 1439.91 / 649.00 = 2.219 (Premium FSI)

PARKING DETAILS

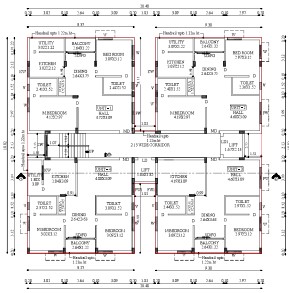
S.I No	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	9 No's
2)	TWO WHEELER PARKING SPACE	19 No's

JOINERY DETAILS

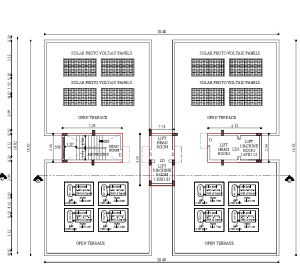
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.60 X 2.44
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
LD	LIFT DOOR	1.22 X 2.13
LD1	LIFT DOOR 1	1.53 X 2.13
SD	SLIDING DOOR	2.44 X 2.13
W	WINDOW	1.22 X 1.52
KW	KITCHEN WINDOW	0.91 X 1.22
SW	STAIR CASE WINDOW	1.83 X 1.83
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW 1	1.00 X 1.83
V	VENTILATOR	0.61 X 0.91



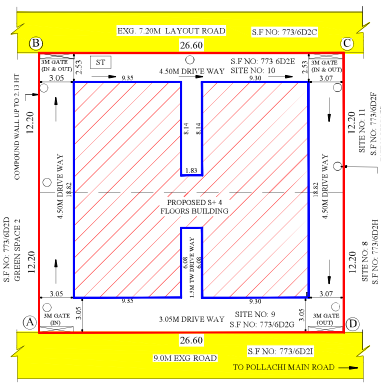
STILT CUM SITE PLAN



TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLOOR)



TERRACE FLOOR PLAN



SITE 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 cancelled, action will be initiate under S6 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : LP / CLPA No :35/2025

PLANNING PERMISSION NO : 44/2025

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

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

PROFESSIONAL DETAILS BASED ON FROM C

ARCHITECT ENGINEER	Er.J.PREM KUMAR LPA/RE/GR-1/19/03/005	J. PREM KUMAR B.E.,(CIVIL), M.S., (STRUCTURES)	APPLICANT	M/s.UPASANA ESTATES & COMMUNITIES LLP	For Upasana Estates and Communities LLP Authorised Signatory
			STRUCTURAL ENGINEER	Er.J.PREM KUMAR LPA/SE/GR-1/19/03/001	J. PREM KUMAR B.E.,(CIVIL), M.S., (STRUCTURES)

Online Application No : SWP/BPA/422791/2024

U.Bharathy
Draughtsman - III

J.Gunprasath
Architectural / Planning Assistant

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.