Verified RealEstate™

RE REGULATORY RECORD

RERA Document

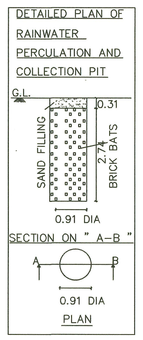
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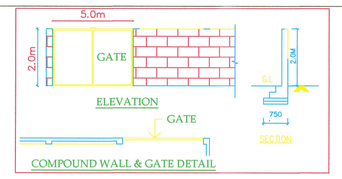
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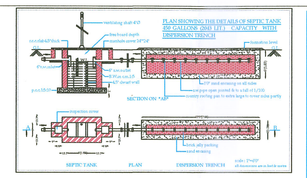
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DIGITALLY VERIFIED RECORD



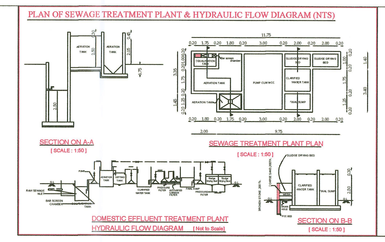


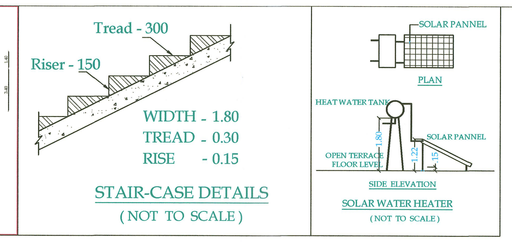


MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

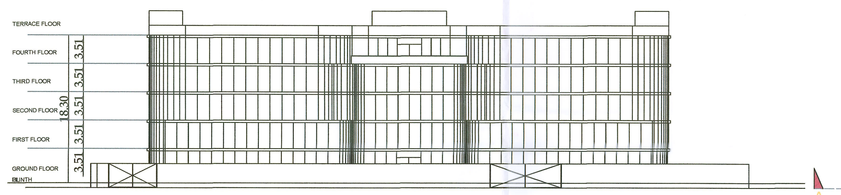
EXHAUST FAN

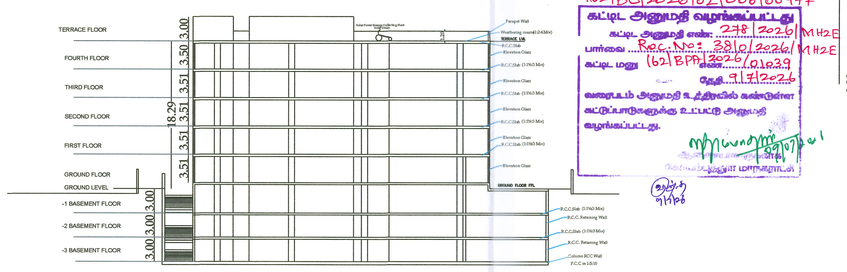


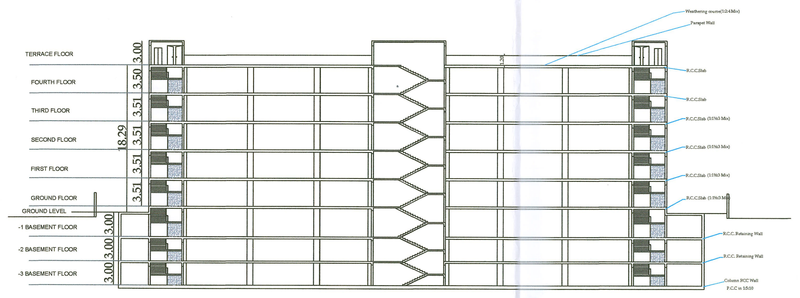


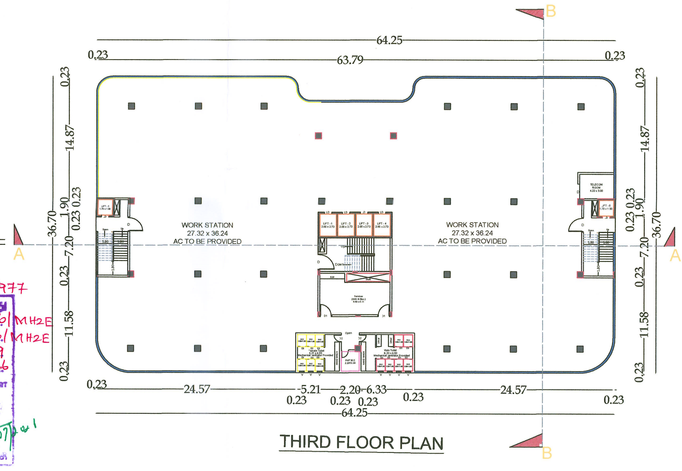
AREA DETAILS

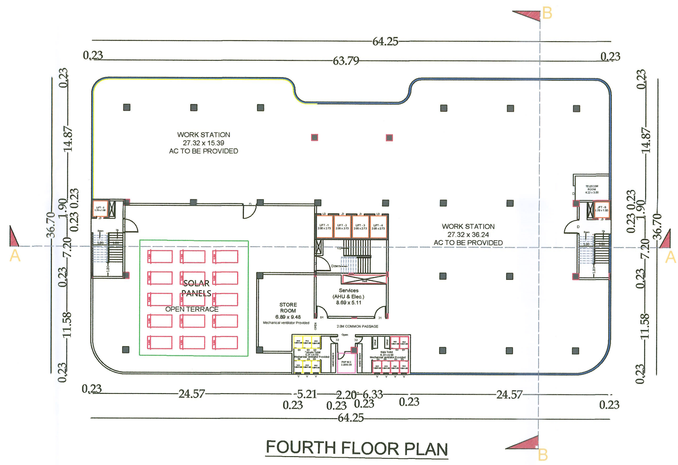
DESCRIPTION	F.S.I Sq.m	NON-F.S.I Sq.m	BUILT-UP AREA Sq.m
BASEMENT FLOOR - 3	—	3280.41	3280.41
BASEMENT FLOOR - 2	—	3280.41	3280.41
BASEMENT FLOOR - 1	—	3280.41	3280.41
GROUND FLOOR	2305.96	-	2305.96
FIRST FLOOR	2220.89	-	2220.89
SECOND FLOOR	2305.96	-	2305.96
THIRD FLOOR	2305.96	-	2305.96
FOURTH FLOOR	1810.44	40.73	1851.17
HEAD ROOM	—	90.03	90.03
TOTAL AREA	10949.21	9971.99	20921.20

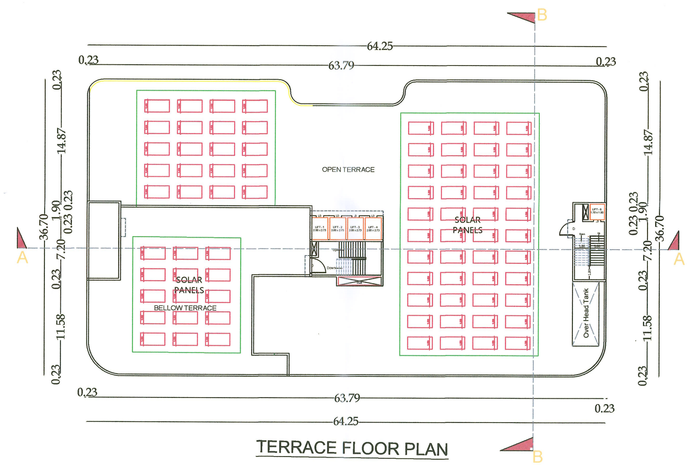


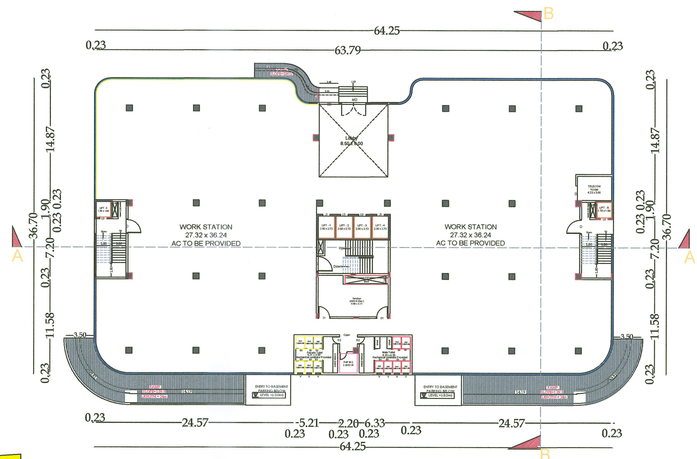


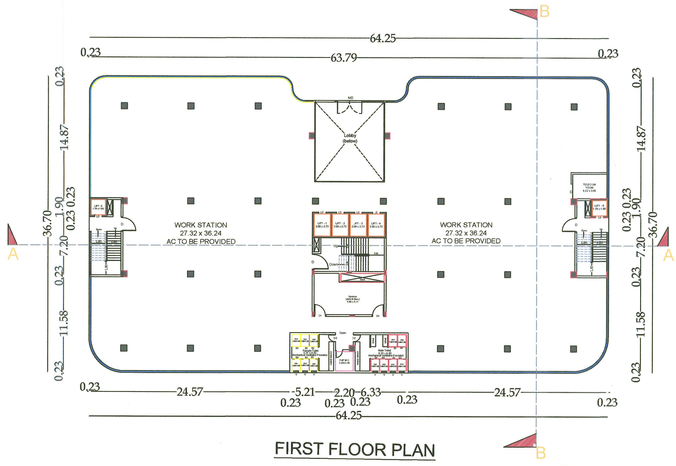


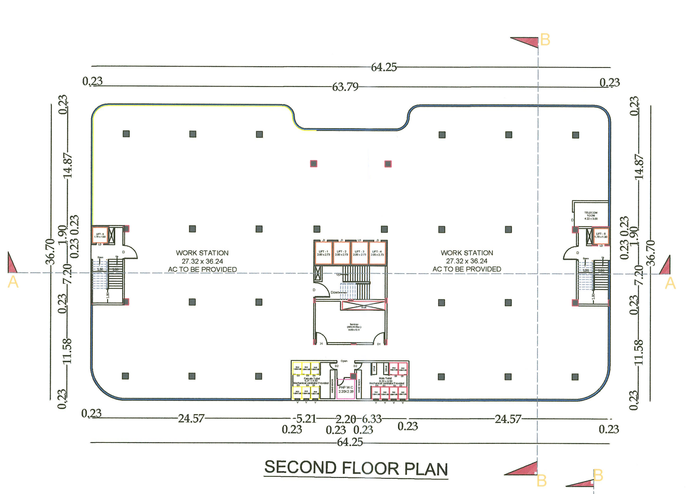


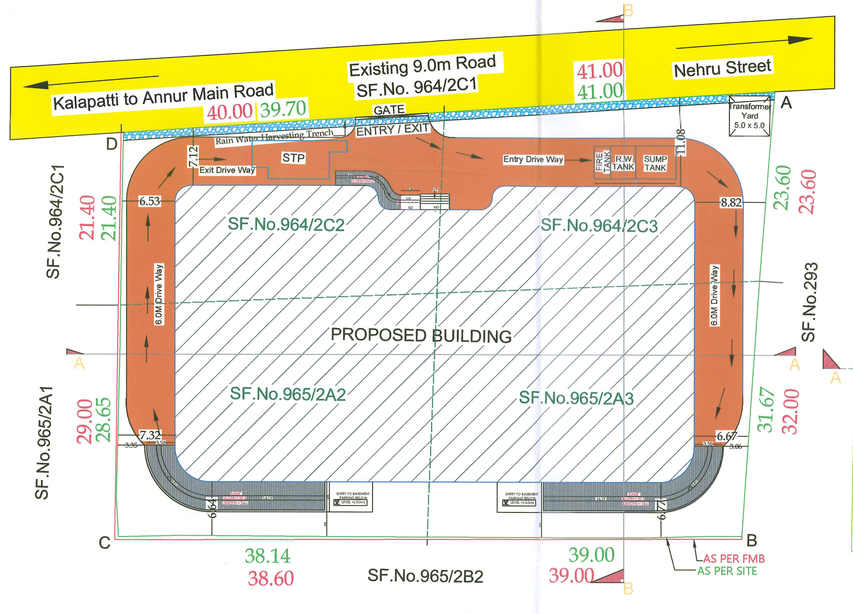




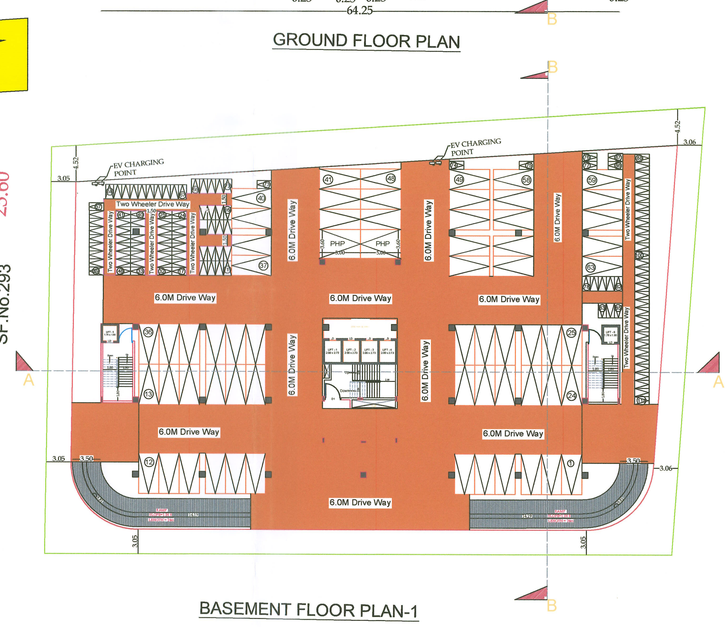


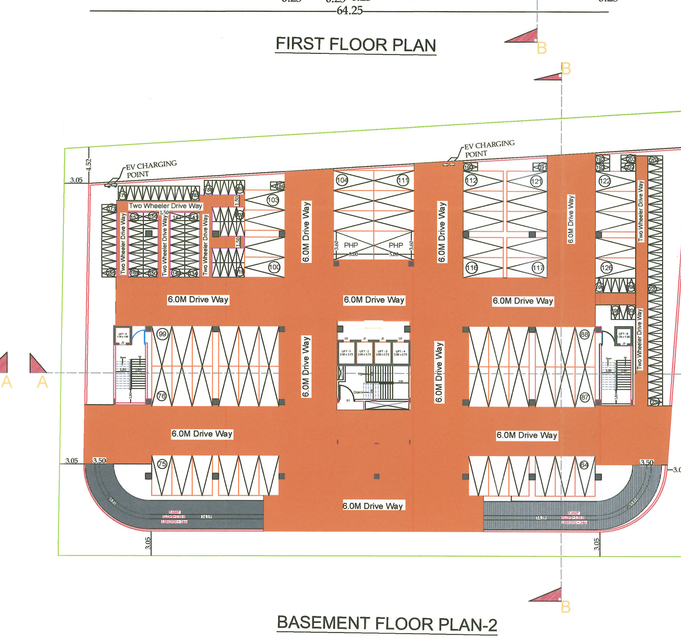


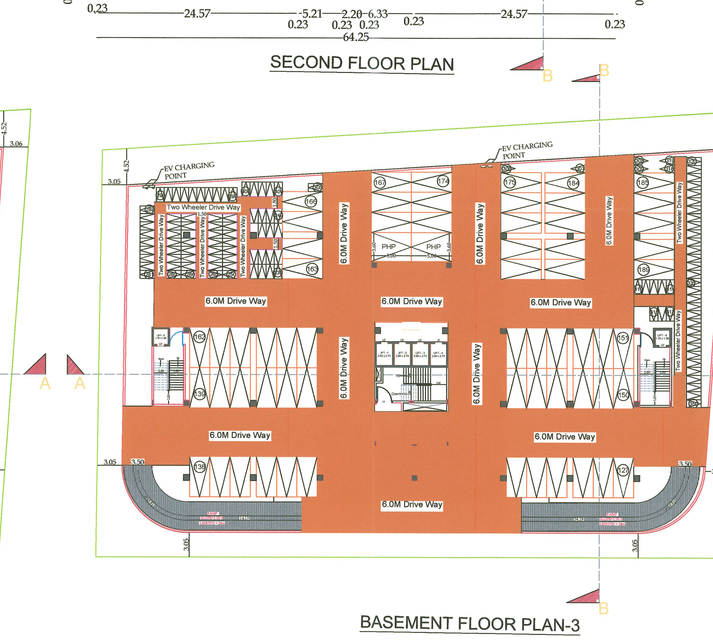




SITE PLAN
SCALE = 1:100







Signature valid Signature valid

PLAN SHOWING THE PROPOSED IT OFFICE BUILDING IN S.F.No. 964/2C2, 2C3, 965/2A2 & 2A3 OF KALAPATTI VILLAGE, COIMBATORE NORTH TALUK & COIMBATORE CORPORATION /COIMBATORE DISTRICT.

North

Scale 1:100

All dimensions are in meter

ONLINE APPLICATION NUMBER : SWP/BPA/738491/2025

MASTER PLAN : RESIDENTIAL LAND USE

Site Area Details :

	Patta
SF.No: 964/2C2	0.08.74 Hect
SF.No: 964/2C3	0.09.29 Hect
SF.No: 965/2A2	0.11.72 Hect
SF.No: 965/2A3	0.12.37 Hect
Total Site Area	0.42.12 Hect (or) 4212 Sq.M

Area of the Site - 4212 Sq.M (or) 1.04 Acre

JOINERY DETAILS

Description of works	In Meter
MD - Door	2.98 x 2.44
D - Door	1.80 x 2.44
D1 - Door	1.50 x 2.44
D2 - Door	0.92 x 2.44
D3 - Door	0.70 x 2.44
LD - LIFT Door	0.90 x 2.44
V - Ventilator	0.60 x 0.60

All dimensions are in meter

Scale:

Plan, Elevation, Section & Site Plan - 1:100

IT Offices :

1 car space for every 50sq.m of floor area or part thereof and 1 two-wheeler space for every 25sq.m of floor area or part thereof.

Parking Detail: (FSI Area = 75%)

No. of Car Parking Required	: 165 Nos.
No. of Car Parking Provided	: 195 Nos.
No. of Two Wheeler Parking Required	: 329 Nos.
No. of Two Wheeler Parking Provided	: 350 Nos.

Premium Floor Space Index - $\frac{10949.21}{4212.00}$ = 2.599

Allowable Premium Floor Space - 2.60 = 10951.20 Sqm

Reference:

- Site Boundary
- Proposed Building
- Existing Road
- Proposed Driveway

NOTE:

Mechanical Ventilation

For RAMC INFRA PRIVATE LIMITED
Director

Applicant

Er. K.P. VETRISELVAN, M.E.,(GEOTECH.),F.I.E., MISTE.,
GEOTECHNICAL ENGINEER
GL/N 69/08 Ref. Cr.No.427/2/2008/CBE
GEOSYSTEMS INDIA Private Limited
G, No.48, N.No.28, 8th Street, E.K.Palayam,
Coimbatore - 641028.
+919842144688, E-mail: geosystem28@gmail.com

Registered Geo - Technical Engineer

Madhanasree RM

Er. Madhanasree RM. M.Tech (STRUCT),AMIE
CHARTERED / STRUCTURAL ENGINEER
CMDA Reg No. GR-S/2021/07/253
IEI Reg No : AM3078151
ARM STRUCTURES
Phase-5 F2, VIP Anugraha Gated Community
Vanniyar Street, Kolapakkam, Chennai - 600 126.
Mobile : 9600233127 / armstructures@gmail.com

Registered Structural Engineer

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), AIV., MIE., MISTE
REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 008 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.
Ph: 0422 - 3592569 Mob: + 91 9363115772

Registered Engineer

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

Verified RealEstate
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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.