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RE REGULATORY RECORD

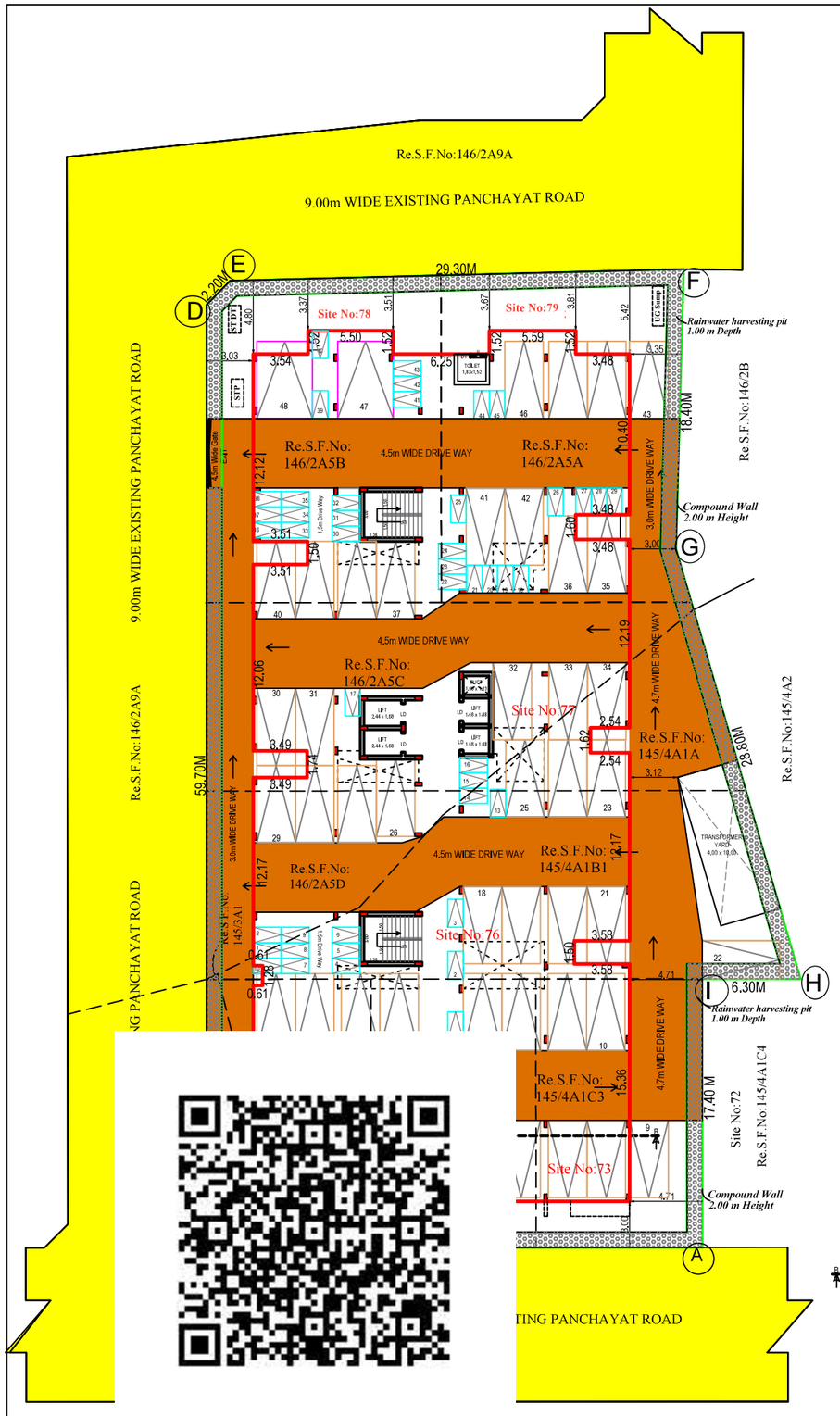
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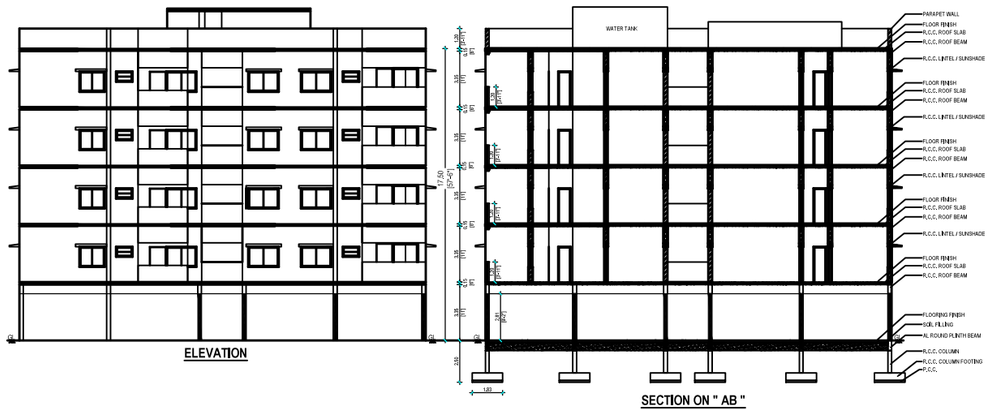
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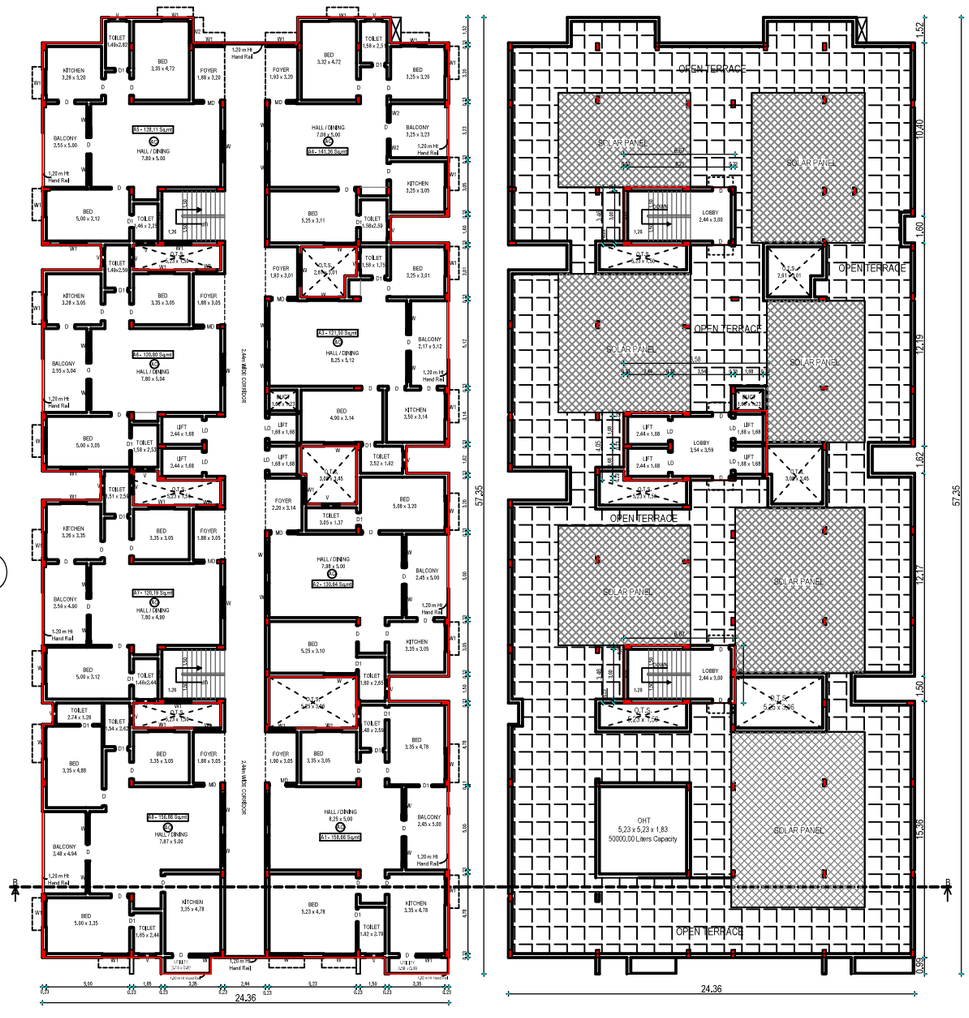
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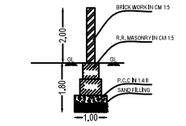


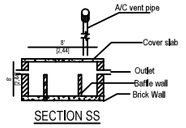


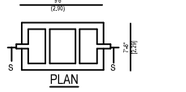
TYPICAL FLOOR PLAN
(FIRST FLOOR , SECOND FLOOR, THIRD FLOOR & FOURTH FLOOR PLAN)

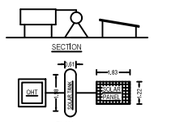
TERRACE FLOOR PLAN

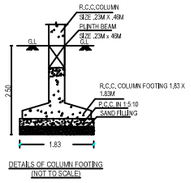
SITE / STILT FLOOR PLAN

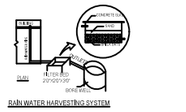


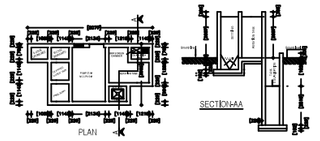












PLAN SHOWING THE PROPOSED CONSTRUCTION IN R.C.C. ROOF STILT, FIRST, SECOND, THIRD, FOURTH & TERRACE FLOOR BUILDING FOR " RESIDENTIAL APPARTMENT (NO. OF DWELLING = 32 Nos) " IN NEW S.F. NO. 145/3A1, 145/3A3, 145/4A1A, 145/4A1B1, 145/4A1C1, 145/4A1C2, 145/4A1C3, 146/2A5A, 146/2A5B, 146/2A5C, 146/2A5D, (SITE Nos: 73,74,75,76,77,78,79 IN SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 24/2023) KAVUNDACHIPALAYAM VILLAGE, AT KAVUNDACHIPALAYAM PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT:-
M/s. GREEN CITY BUILDERS
Mr.T.PALANISAMY, (Proprietor)

N
SCALE 1:100

Application No: SWP / BPA / 0358422 / 2024 ; Date:06.10.2024

SITE AREA DETAILS (in Sq.m)

TOTAL AREA OF THE SITE (as per Approval Layout Site Nos: 73,74,75,76,77,78,79)	- 2053.00 SQ.M
TOTAL AREA OF THE SITE (as per Patta)	- 2053.00 SQ.M
TOTAL AREA OF THE SITE (Super Imposed Area)	- 2057.09 SQ.M

BUILDING AREA DETAILS (in Sq.m)

FLOOR NAME	TOTAL BUILTUP AREA (Sq.m)	DEDUCTION (Sq.m)	NON-FSI AREA (Sq.m)	FSI AREA (Sq.m)
STILT FLOOR AREA	1325.60	--	1325.60	--
FIRST FLOOR AREA	1332.31	60.50	--	1271.81
SECOND FLOOR AREA	1332.31	60.50	--	1271.81
THIRD FLOOR AREA	1332.31	60.50	--	1271.81
FOURTH FLOOR AREA	1332.31	60.50	--	1271.81
Head Room Area	80.89	--	80.89	--
TOTAL AREA	6735.73	242.00	1406.49	5087.24

FLOOR SPACE INDEX = 5087.24 / 2053.00 = 2.478 < 2.60

PARKING DETAILS

PARKING TYPE	REQUIRED		PROVIDED
CAR	42	44	48
CAR (PCP)	02		
TWO WHEELER	-		45

JOINERY DETAILS

PARTICULARS		METRE
MD	MAIN DOOR	1.68 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.22 X 2.13
MV	MECHANICAL VENTILATION	1.83 X 2.44
W	WINDOW	1.83 X 2.44
W1	WINDOW	1.52 X 1.83
W2	WINDOW	1.20 X 2.44
V	VENTILATOR	1.00 X 0.76

SNO	DWELLING NO.	Nos	AREA (SQ.M)
1	A1, B1, C1, D1	04	158,66
2	A2, B2, C2, D2	04	130,64
3	A3, B3, C3, D3	04	121,50
4	A4, B4, C4, D4	04	141,36
5	A5, B5, C5, D5	04	128,11
6	A6, B6, C6, D6	04	120,80
7	A7, B7, C7, D7	04	120,19
8	A8, B8, C8, D8	04	156,86
	TOTAL	32	1078,12 x 4 = 4312,48 Sq.m

HEIGHT OF THE BUILDING = 17.50m

ALL DIMENSIONS ARE IN " METRE "

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY
EXISTING ROAD

Er.P.KULANTHAIVEL, M.E., M.S., (Swi)
Registered Government Approved Valuer (GOVT)
Reg. No : 5/2019
Chartered Engineer, Reg No : AM/M/0057
Licenced Building Surveyor
Ph. No : +91 95249 57886
REGISTERED GEO-TECH ENGINEER

For Green City Builders
Proprietor
APPLICANT

Er.R.PARAMAGURU, M.E.,A.M.I.E.(I).V.
REGISTERED STRUCTURAL ENGINEER
PG CADD STRUCTURES
REG. No : 03 / 2019 / RSE - GBJ / ELPA
3a/1/60A,3A MUTHIRIKAS, ERODE - 638101.
email : pgcadd@gmail.com, Mob : 94423 88522.
REGISTERED STRUCTURAL ENGINEER

K.S. MOHAN BARATH
Registered Architect
CA/2016/70394
REGISTERED ARCHITECT

Signature valid Signature valid Signature valid

Signed by: Director
Location:null
Date:2025.01.08 10:42:43

Signed by: Assistant Director
Location:Erode
Date:2025.01.10 21:20:04

Signed by: Village Panchayat President
Location:Erode
Date:2025.02.12 19:23:47

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.