Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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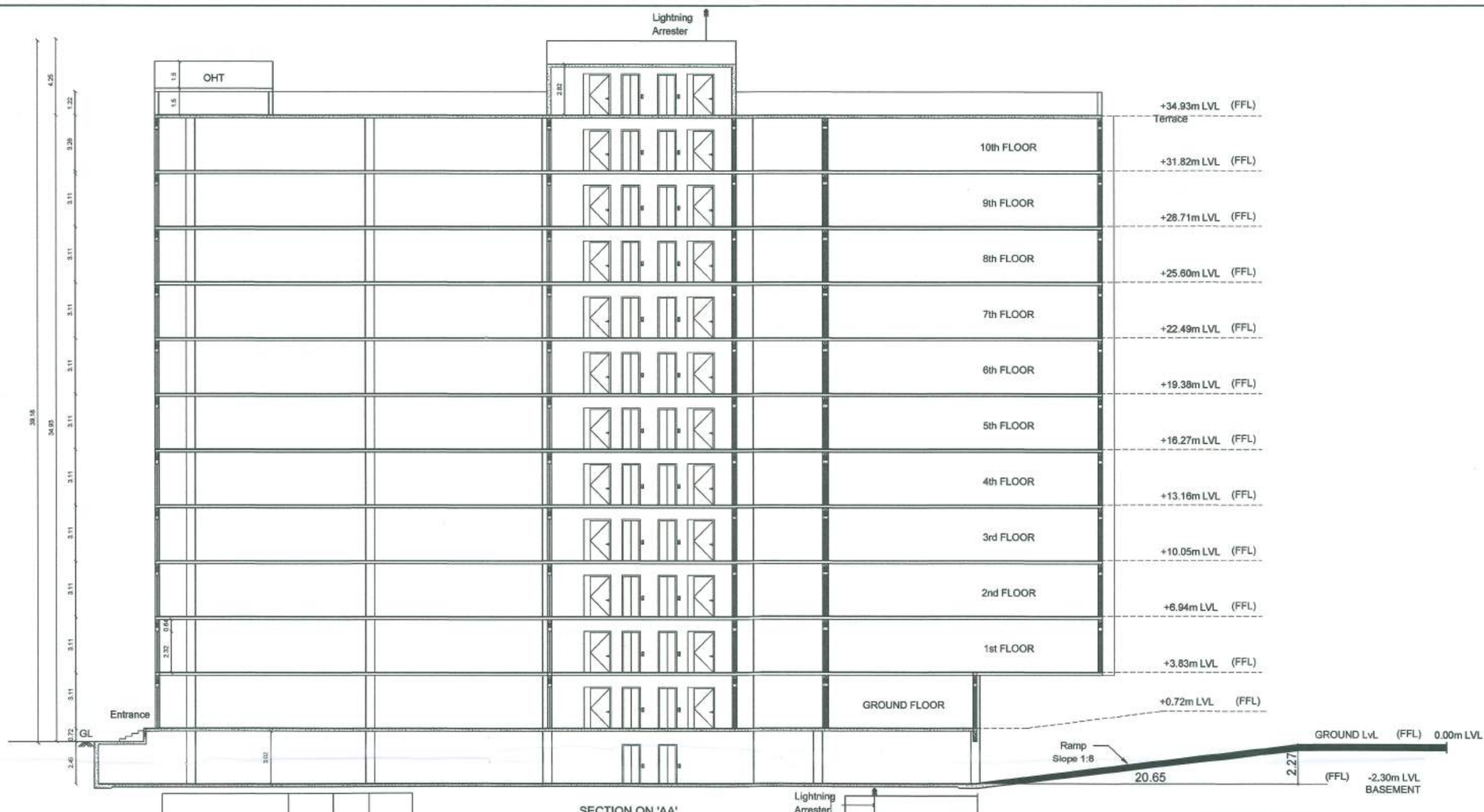
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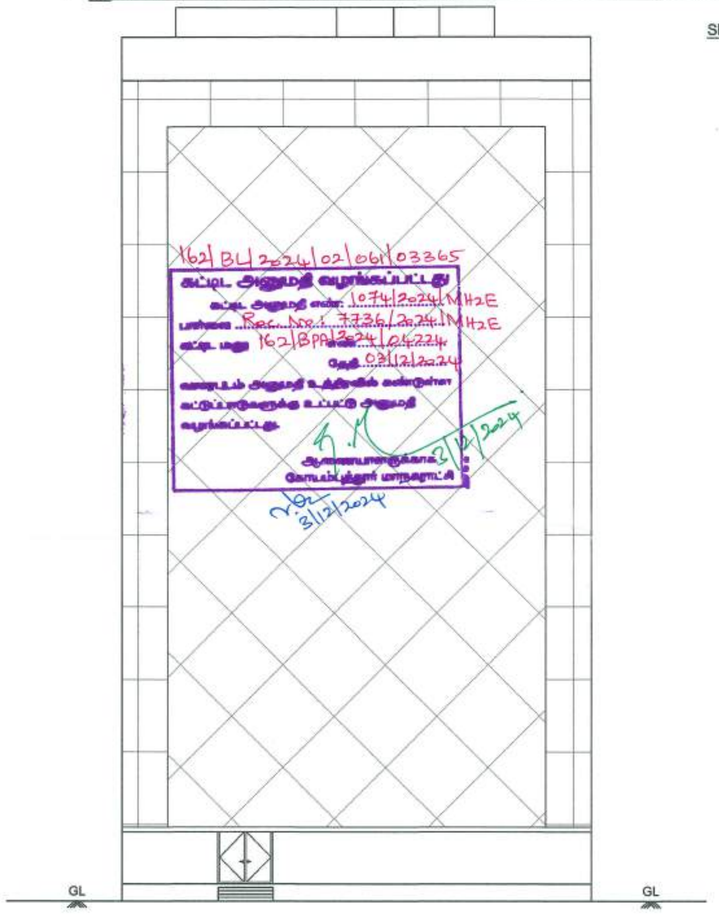
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+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT, GROUND+10 FLOORS BUSINESS OFFICE BUILDING IN T.S.No:1,BLOCK No:5,WARD No:30 WARD - AD UPPILIPALAYAM VILLAGE, T.S.No : 22 & 18, BLOCK No : 9, WARD - AC , SOWRIPALAYAM VILLAGE, TRICHY MAIN ROAD, COIMBATORE CORPORATION, COIMBATORE SOUTH TALUK, COIMBATORE DISTRCIT.

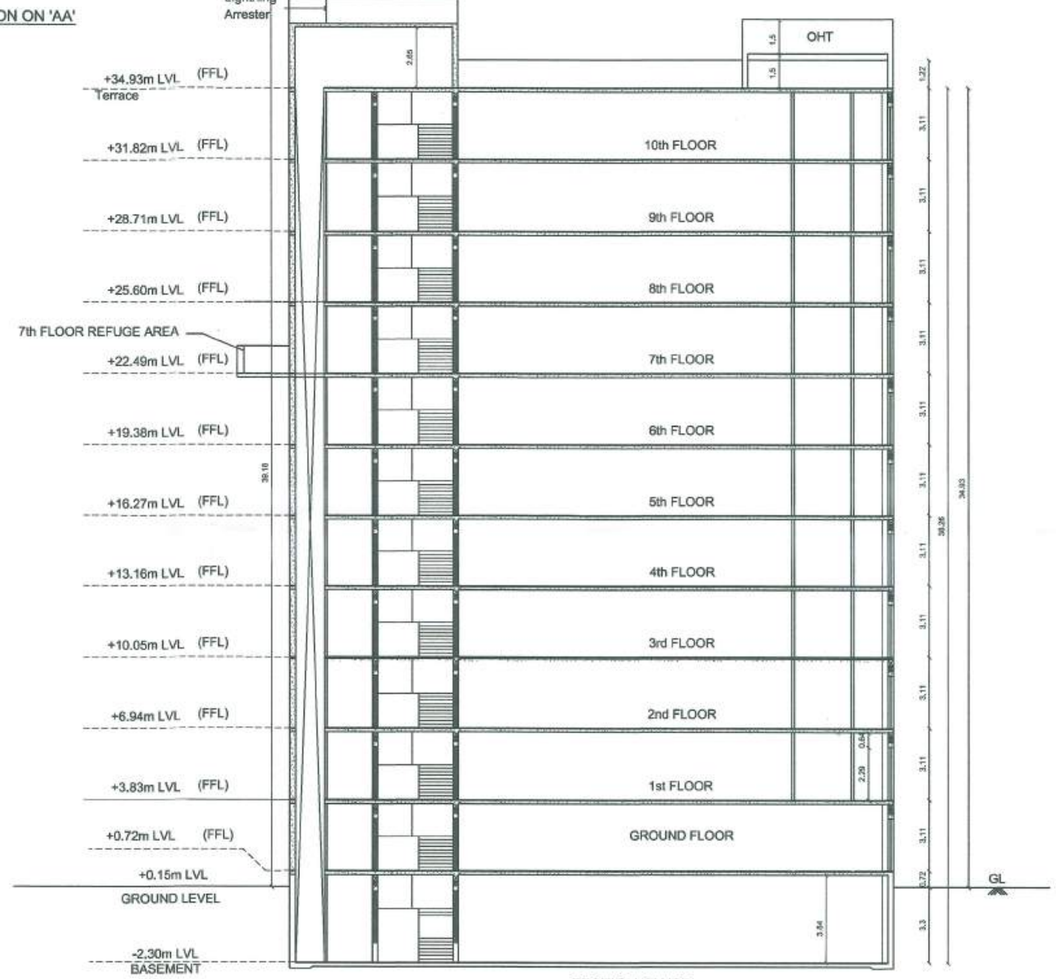
SINGANALLUR D.D.PLAN No: 12 & 22



SECTION ON 'AA'



FRONT ELEVATION



SECTION ON 'BB'

JOINERY DETAILS

E.D - ENTRANCE DOOR	- 2.50 x 2.30
M.D - MAIN DOOR	- 2.50 x 2.00
D - DOOR	- 1.50 x 2.00
D1 - DOOR	- 1.00 x 2.00
D2 - DOOR	- 0.76 x 2.00
D3 - DOOR	- 0.75 x 2.00
LD - LIFT DOOR	- 1.00 x 2.30
FW - FRENCH WINDOW	- 2.50 x 2.30
W - WINDOW	- 2.50 x 2.30
V - VENTILATOR	- 0.91 x 0.61
M.V - MECHANICAL VENTILATION	

For SREE SHARADHAAMBAL FOUNDATIONS

Partner

APPLICANT

FLARE ARCHITECTS
1, LAWS GHATS ROAD
"SUN CORNER"
KODAIKANAL - 624 401

ARCHITECT

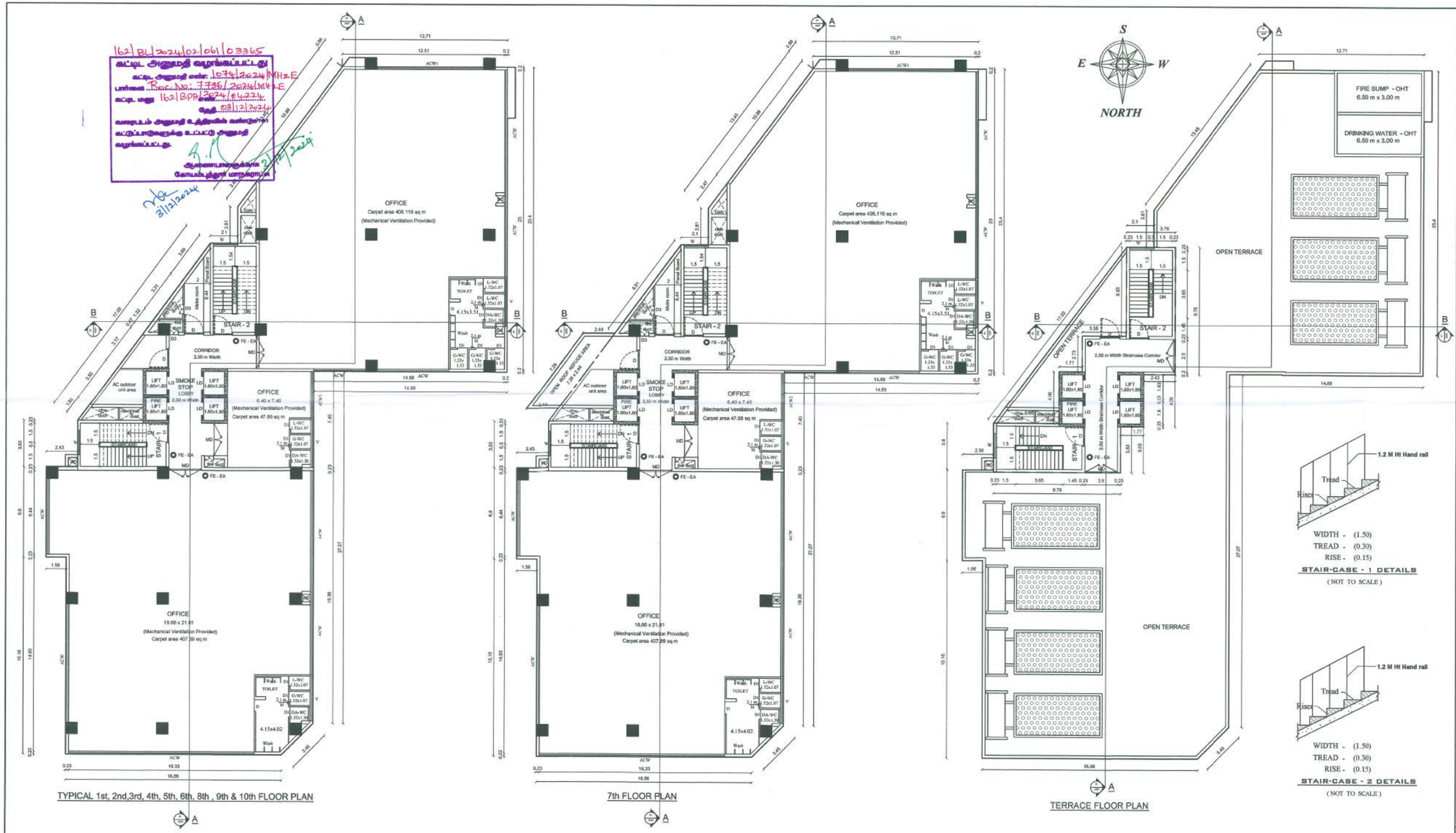
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STRUCTURAL ENGINEER
4/1A, BEACH ROAD,
KALAKSHETRA COLONY,
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STUCTURAL ENGINEER

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GCT, Coimbatore - 641 043, Cell: 91-97907 33332
LIS No. GRB.857.2019 LFN/RE/GR-II/19/04/008

REGISTERED ENGINEER

ELEVATION & SECTIONAL DETAILS SHEET No : 4 / 4



162/BL/2024/02061/03365

Rec.No: 7736/2024/MHE

162/BPA/3624/24221

03/12/2024

3/12/2024

3/12/2024

WIDTH - (1.50)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 DETAILS

(NOT TO SCALE)

WIDTH - (1.50)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 2 DETAILS

(NOT TO SCALE)

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SINGANALLUR D.D.PLAN No: 12 & 22

JOINERY DETAILS

E.D - ENTRANCE DOOR	- 2.50 x 2.30
M.D - MAIN DOOR	- 2.50 x 2.00
D - DOOR	- 1.50 x 2.00
D1 - DOOR	- 1.00 x 2.00
D2 - DOOR	- 0.76 x 2.00
D3 - DOOR	- 0.75 x 2.00
LD - LIFT DOOR	- 1.00 x 2.30
ACW - OPENABLE WINDOW	- 15.0 x 1.50
ACW1 - OPENABLE WINDOW	- 8.00 x 1.50
ACW2 - OPENABLE WINDOW	- 3.50 x 1.50
FW - FRENCH WINDOW	- 2.50 x 2.30
W - WINDOW	- 1.80 x 1.37
V - VENTILATOR	- 3.00 x 0.61
M.V - MECHANICAL VENTILATION	

For SREE SHARADHA AMBAL FOUNDATIONS

Partner

APPLICANT

FLARE ARCHITECTS
1, LAWS GHATS ROAD
"SUN CORNER"
KODAIKANAL - 624 401.

ARCHITECT

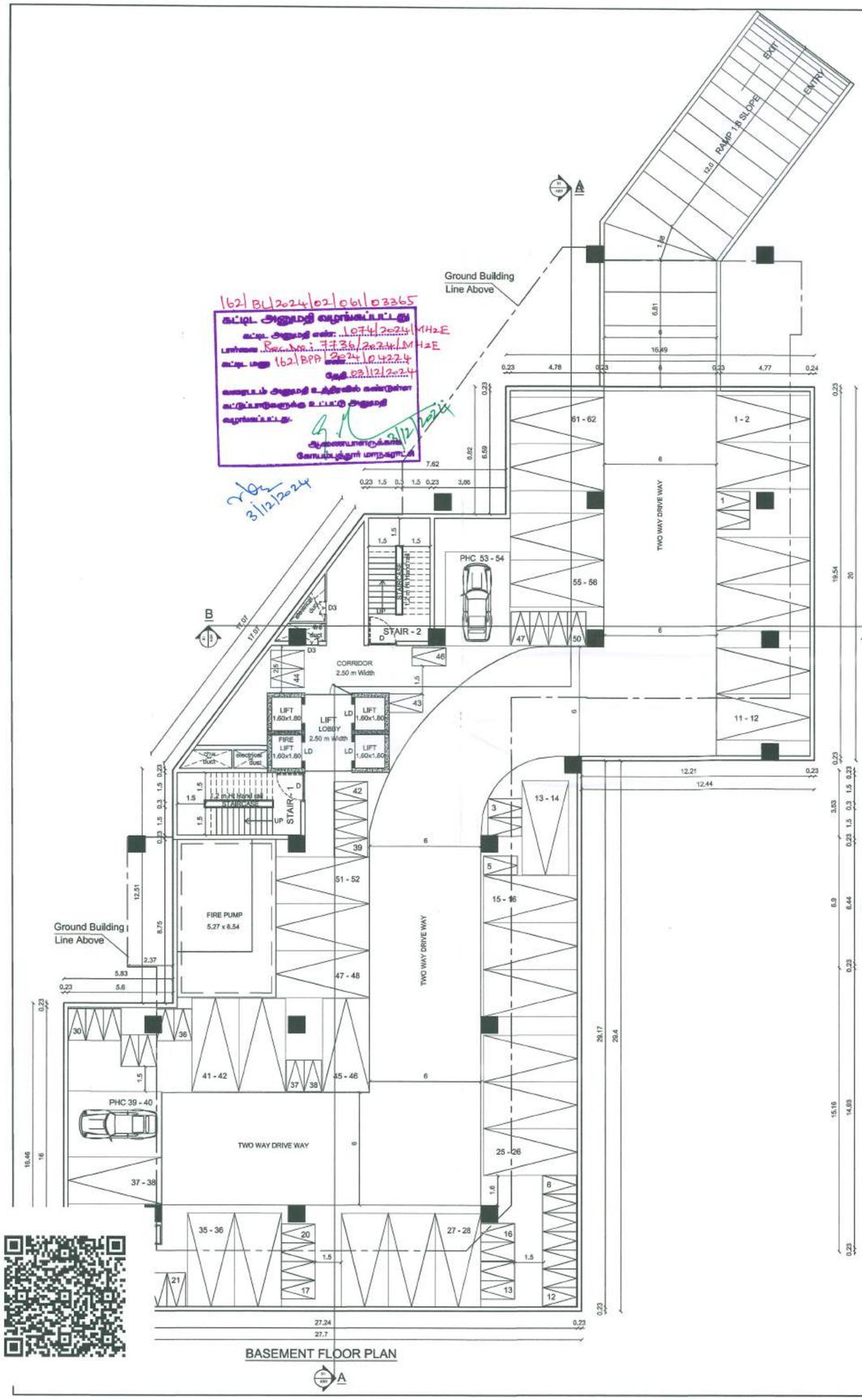
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STUCTURAL ENGINEER

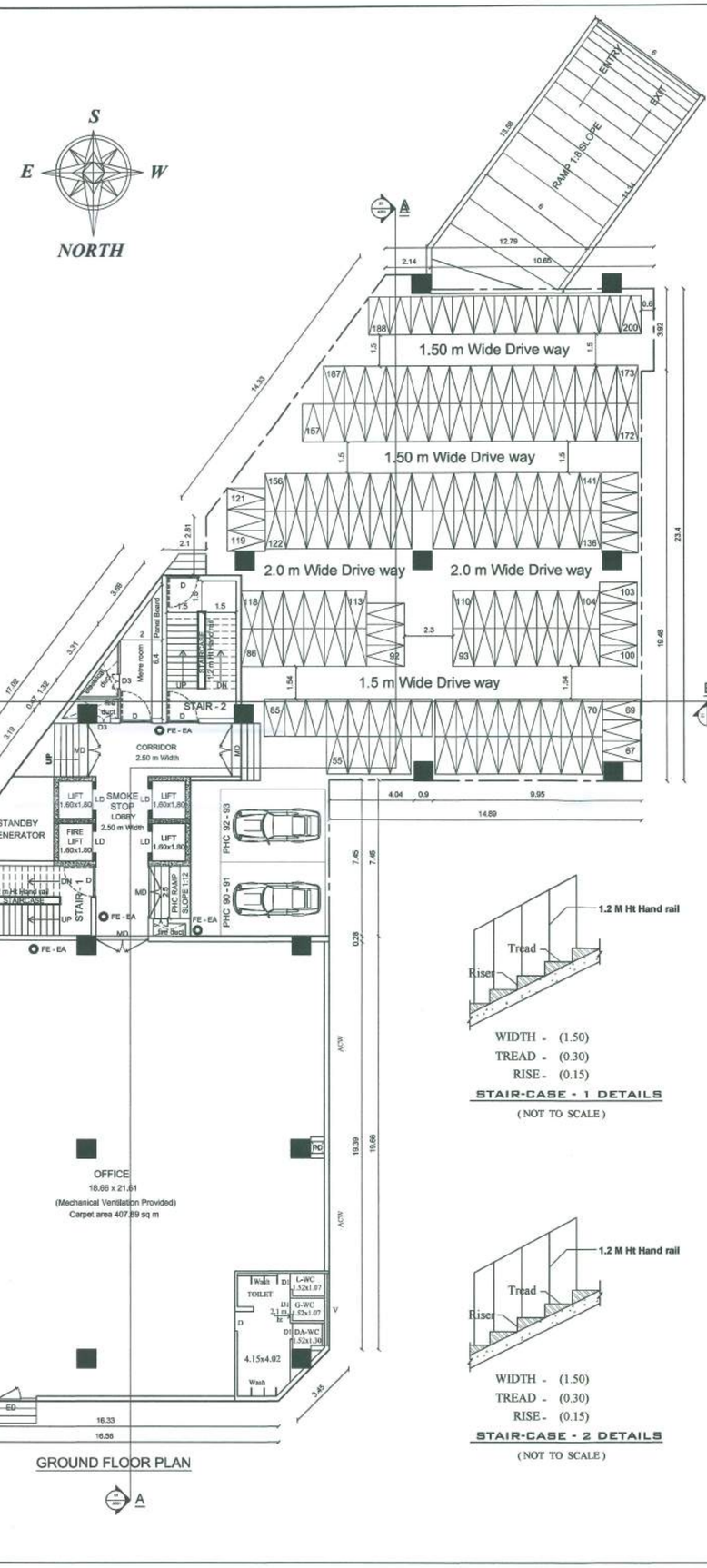
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REGISTERED ENGINEER

TYPICAL 10 FLOORS & TERRACE SHEET No : 3 / 4



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

WIDTH - (1.50)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 DETAILS

(NOT TO SCALE)

WIDTH - (1.50)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 2 DETAILS

(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT, GROUND+10 FLOORS BUSINESS OFFICE BUILDING IN T.S.No:1,BLOCK No:5,WARD No:30 WARD - AD UPPILIPALAYAM VILLAGE, T.S.No : 22 & 18, BLOCK No : 9, WARD - AC , SOWRIPALAYAM VILLAGE, TRICHY MAIN ROAD, COIMBATORE CORPORATION, COIMBATORE SOUTH TALUK, COIMBATORE DISTRCIT.

SINGANALLUR D.D.PLAN No: 12 & 22

JOINERY DETAILS

E.D - ENTRANCE DOOR	- 2.50 x 2.30
M.D - MAIN DOOR	- 2.50 x 2.00
D - DOOR	- 1.50 x 2.00
D1 - DOOR	- 1.00 x 2.00
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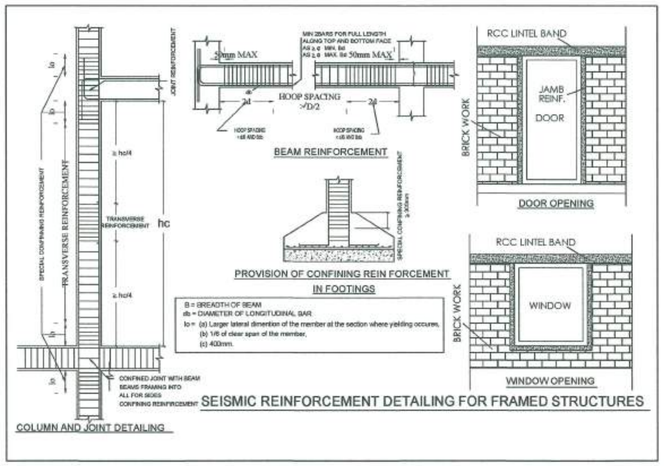
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Lic.No:CGLRGN/SE/3/4/2019/170/24

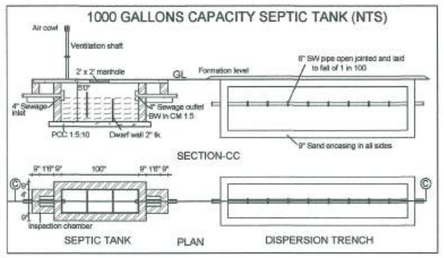
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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR II/19/04/008

REGISTERED ENGINEER

BASEMENT & GROUND FLOOR PLAN SHEET No : 2 / 4





LEGEND:

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- RAIN WATER PERCULATON TRENCH

FOUNDATION DETAILS

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereof

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (11172.60 x 75%) = (8379.45 / 100 Sq m) + (Visitor's parking 10%)	84 + 10% No's	99 No's	336 + 10% No's	383 No's

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 BUILDING CONSTRUCTION AS PER PLAN.

PLANNING PERMISSION :

ONLINE APPLIATION No : SWP / BPA / / 2024

SITE BOUNDARY SHOWN AS "A TO J "

PLANNING PERMISSION No :

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SINGANALLUR D.D.PLAN No: 12 & 22

SITE AREA DETAILS

	T.S.No.	AREA DETAILS
AREA DETAILS AS PER TSLR	T.S.No. : 1	2800.0 Sq.m
	T.S.No. : 18	197.0 Sq.m
	T.S.No. : 22	550.0 Sq.m
TOTAL AREA AS PER TSLR (ABCDEFHIJA)		3547.0 Sq.m

AREA DETAILS	Total Built up	Non FSI Area	Net FSI
AREA OF BASEMENT FLOOR	1234.06	1234.06	----
AREA OF GROUND FLOOR	1059.24	479.04	580.20
AREA OF FIRST FLOOR	1059.24	---	1059.24
AREA OF SECOND FLOOR	1059.24	---	1059.24
AREA OF THIRD FLOOR	1059.24	---	1059.24
AREA OF FOURTH FLOOR	1059.24	---	1059.24
AREA OF FIFTH FLOOR	1059.24	---	1059.24
AREA OF SIXTH FLOOR	1059.24	---	1059.24
AREA OF SEVENTH FLOOR	1059.24	---	1059.24
AREA OF EIGHTH FLOOR	1059.24	---	1059.24
AREA OF NINTH FLOOR	1059.24	---	1059.24
AREA OF TENTH FLOOR	1059.24	---	1059.24
AREA OF TERRACE FLOOR	109.24	109.24	---
TOTAL AREA	12994.94	1822.34	11172.60

$$FSI = \frac{11172.60}{3547.00} = 3.15$$

OSR = 3547.0 X 10% = 354.70 Required < 355.25 sq m Provided

FLARE ARCHITECTS
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"SUN CORNER"
KODAIKANAL - 624 101.
ARCHITECT

For SREE SHARADHA AMBAL FOUNDATIONS
Partner
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LDS No. GRII.057.2019 LPA/RE/GR-II/19
REGISTED ENGINEER

SITE PLAN
SHEET 1 / 4

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.