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™
3/350/2 Mettukuppam,
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SHEET No : 1 / 3

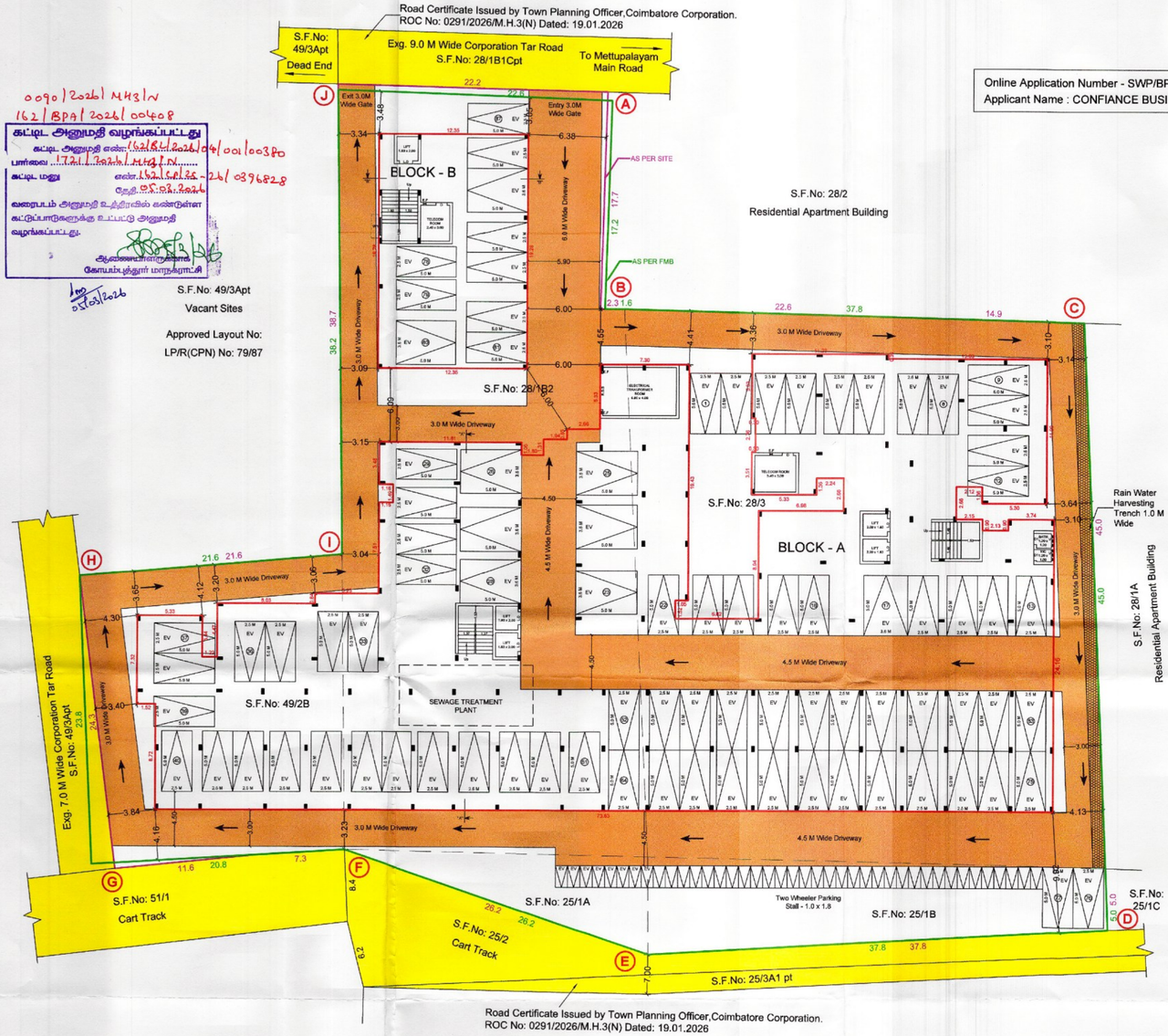
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

Road Certificate Issued by Town Planning Officer,Coimbatore Corporation.
ROC No: 0291/2026/M.H.3(N) Dated: 19.01.2026

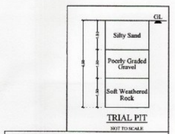
Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS

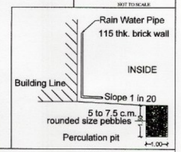
0090/2026/MH3/N
162/BPA/2026/00408

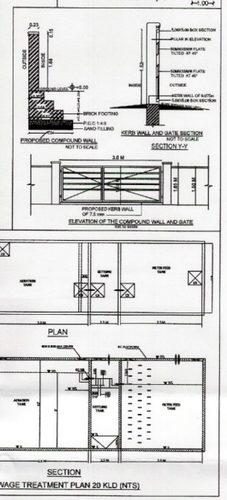
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BA1/2026/04/001/00380
பார்வை ...172/2026/MH3/N.....
கட்டட மனு எண்.162/SA1/25-26/0396828
தேதி 05.02.2026
வரைபடம் அனுமதி உத்திரவில் வகுக்கள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
5/2/2026



Road Certificate Issued by Town Planning Officer,Coimbatore Corporation.
ROC No: 0291/2026/M.H.3(N) Dated: 19.01.2026







SCALE 1 : 200

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT	- 4067.10 Sq.M.
AS PER PATTA	- 4000.00 Sq.M.

BUILDING AREA DETAILS :-

FLOOR NAME	In Sq.M. F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A - RESIDENTIAL APARTMENT BLDG. (Dwelling Units = 70 Nos.)			
STILT FLOOR	42.13	2069.87	2112.00
FIRST FLOOR	1834.85	277.15	2112.00
SECOND FLOOR	1834.85	277.15	2112.00
THIRD FLOOR	1834.85	277.15	2112.00
FOURTH FLOOR	1834.85	277.15	2112.00
FIFTH FLOOR	1834.85	277.15	2112.00
HEAD ROOM	-	85.48	85.48
BLOCK - B - COMMERCIAL BUILDING			
STILT FLOOR	9.10	229.11	238.21
FIRST FLOOR	234.53	3.68	238.21
SECOND FLOOR	234.53	3.68	238.21
THIRD FLOOR	234.53	3.68	238.21
FOURTH FLOOR	234.53	3.68	238.21
FIFTH FLOOR	234.53	3.68	238.21
HEAD ROOM	-	29.48	29.48
TOTAL BUILTUP AREA	10398.13	3818.09	14216.22

FLOOR SPACE INDEX:-

FSI = 10398.13 / 4000.00 = 2.600 > 2.000

PREMIUM FSI = 2.600 - 2.000 = 0.600 (2398.13 Sq.M)

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd. Including DA	No. Of Two Wheelers Provd. Including DA	No. Of Cars Reqd. Including DA	No. Of Cars Provd. Including DA
BLOCK - A					
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	70	-	-	70	70
BLOCK - B					
75% of Consulting Office FSI area	886.31	36	36	9	9
Visitor's Parking 10%	-	4	4	8	8
Total No. Of Parkings	-	40	40	87	87

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY

B.PADMANABHAN GEOTECHNICAL ENGINEER
REGISTERED GEOTECHNICAL ENGINEER

A.SHANAVAZ M.E., M.I.E.,
Chartered Civil Engg., A-150403-6
Regd. Struct.Engg.Coimbatore DTCP
SE/GR-I/45/2025
REGISTERED STRUCTURAL ENGINEER

For CONFIANCE BUSINESS SOLUTIONS
Partner
LAND OWNER / APPLICANT

Er. N. DEEPAK, B.E.,
Registered Construction Engineer (CE)
Reg No: CBE LPA/CE/2023/2004
Coimbatore - 35.
Mobile : 9655009630
REGISTERED CONSTRUCTION ENGINEER

Er.A. WALTER JEFF MAX, B.E.
Reg. No. CBE DTCP/SE(GR-I)/02/2021
APEL ASSOCIATES
80-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589
REGISTERED ENGINEER

Signature valid
Signed by: Director
Location: null
Date: 2026.02.14 17:43:03

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2026.02.19 [illegible]

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

BLOCK - A

All Dimensions are in Meter

N

BUILDING AREA DETAILS :-

FLOOR NAME	In Sq.M. F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A			
STILT FLOOR	42.13	2069.87	2112.00
FIRST FLOOR	1834.85	277.15	2112.00
SECOND FLOOR	1834.85	277.15	2112.00
THIRD FLOOR	1834.85	277.15	2112.00
FOURTH FLOOR	1834.85	277.15	2112.00
FIFTH FLOOR	1834.85	277.15	2112.00

No. Of Dwellings in Block - A = 70

JOINERY DETAILS :-

		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
W	WINDOW	1.80 x 1.37
W1	WINDOW	1.50 x 1.37
V	VENTILATOR	1.20 x 0.60
V1	VENTILATOR	0.90 x 0.60

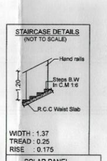
NOTE:-
1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.18 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - I (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS

PROPOSED BUILDING BLOCK - 1 DWELLING AREA DETAILS

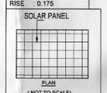
FLOOR	DWELLING NO.	AREA IN SQ.M.
TYPICAL FLOOR	A	123.80
	B	125.36
	C	122.39
	D	94.90
	E	100.74
	F	99.66
	G	99.66
	H	99.66
	I	99.66
	J	139.29
	K	124.74
	L	96.42
	M	121.61
	N	91.09

STAIRCASE DETAILS (NOT TO SCALE)

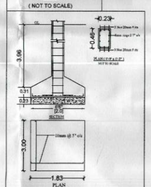


WIDTH : 1.37
TREAD : 0.25
RISE : 0.175

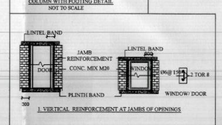
SOLAR PANEL



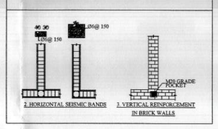
PLAN
(NOT TO SCALE)



COLUMN WITH FOOTING DETAIL
NOT TO SCALE



1. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS



2. HORIZONTAL SEISMIC BANDS | 3. VERTICAL REINFORCEMENT IN BRICK WALLS

BLOCK - 1 TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

BLOCK - 1 STILT FLOOR PLAN

For CONFIANCE BUSINESS SOLUTIONS
Partner
LAND OWNER / APPLICANT

REGISTERED GEOTECHNICAL ENGINEER

Er. N. DEEPAK, B.E.,
Regional Construction Engineer (GE)
Reg.No: CBE/ LIN/4/E/2019/06
Coimbatore - 35.
Mobile : 9500000000

REGISTERED CONSTRUCTION ENGINEER

A.SHANKAAZ M.E., M.I.E.,
Chartered Civil Engg. no:150045-6
Regd. Strucrt Engg. Coimbatore DTCP
SE/128/1451/2025

REGISTERED STRUCTURAL ENGINEER

Er.A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/SE/GA-S/1512/2021
APEL ASSOCIATES
BRAC, 3rd Floor, Kanuja Complex,
100 Feet Road, Ganapathy, Coimbatore - 12
Mob : 93847 28388

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

BUILDING AREA DETAILS :-	In Sq.M.		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A			
HEAD ROOM	-	85.48	85.48
BLOCK - B			
STILT FLOOR	9.10	229.11	238.21
FIRST FLOOR	234.53	3.68	238.21
SECOND FLOOR	234.53	3.68	238.21
THIRD FLOOR	234.53	3.68	238.21
FOURTH FLOOR	234.53	3.68	238.21
FIFTH FLOOR	234.53	3.68	238.21
HEAD ROOM	-	29.48	29.48

JOINERY DETAILS:-		Metre
R.S	ROLLING SHUTTER	2.14 X 2.67
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
FW	FRENCH WINDOW	1.80 x 1.80
W1	WINDOW	1.50 x 1.37
V	VENTILATOR	1.20 x 0.60

NOTE :-
1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.16 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - I (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS

BLOCK - 1 ELEVATION

BLOCK - 1 SECTION ON "AB"

STAIRCASE DETAILS (NOT TO SCALE)

Hand rails
Step 0.W 0.25 R 0.15
R.C.C Waist Slab

WIDTH : 1.57
TREAD : 0.25
RISE : 0.175

SOLAR PANEL
(NOT TO SCALE)

COLUMN FOOTING DETAIL
(NOT TO SCALE)

1. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

2. HORIZONTAL BEDING BANDS

3. VERTICAL REINFORCEMENT IN BRICK WALLS

BLOCK - 1 TERRACE FLOOR PLAN

BLOCK - 2 ELEVATION

BLOCK - 2 SECTION ON "BB"

BLOCK - 2 STILT FLOOR PLAN

BLOCK - 2 TYPICAL FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

BLOCK - 2 TERRACE FLOOR PLAN

CONFIANCE BUSINESS SOLUTIONS
Partner
LAND OWNER / APPLICANT

B.SUBRAMANIAM, B.E.(Civil), M.I.E., M.I.S.T.E.
GEOTECHNICAL ENGINEER
Reg.No.1288/2000
Address: 3/1, Kamaraj Nagar, Kuppuram Colonel, 641 108
REGISTERED GEOTECHNICAL ENGINEER

Dr. K. SEEPAL, B.E.,
Registered Construction Engineer (CE)
Reg.No. CAE-CPM/CE/2000/0001
Mobile : 9944139139
REGISTERED CONSTRUCTION ENGINEER

A. SPANNING B.E., M.I.E.,
Structural Engineer & Consultant
Regd. Structural Engg. Contractor (Class-I)
98 945 7 46 7 0028
REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF VAN, B.E.
Reg. No. CBE (STR)/1/2020-22/00/2022
Mobile : 9842 7 42 7 42
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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Chennai 600 097, India
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+91 9996 12 9996

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.