Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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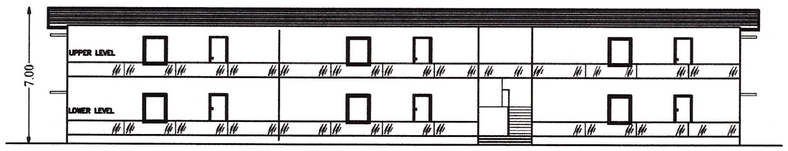
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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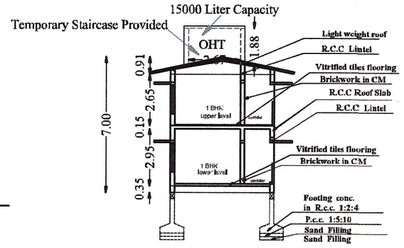
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING RESIDENTIAL IN RS.No.152/3B,4A,4B, 5A2 & 5B AT KOTAGIRI VILLAGE AND KOTAGIRI TOWN PANCHAYAT, THE NILGIRIS DISTRICT.

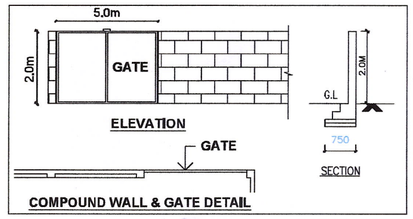
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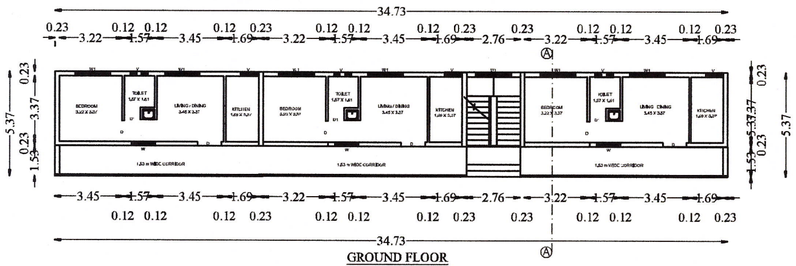
ELEVATION
BLOCK - 5



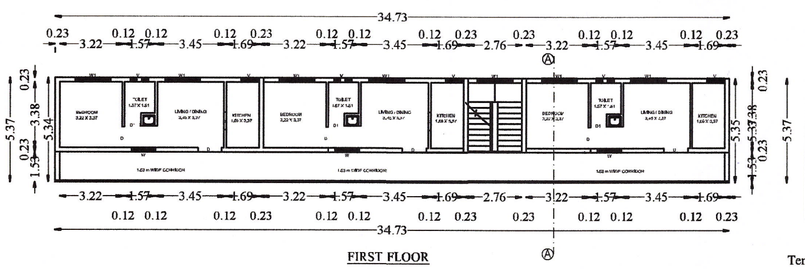
SECTION A-A
BLOCK - 5



COMPOUND WALL & GATE DETAIL



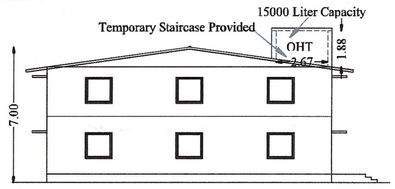
GROUND FLOOR
BLOCK - 5



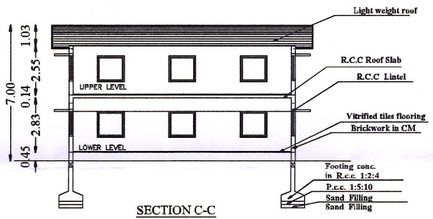
FIRST FLOOR
BLOCK - 5

கோத்தகிரி நகராட்சி
கட்டட அனுமதியின் நிபந்தனைகளுக்குட்பட்ட கட்டட அனுமதி வழங்கப்படுகிறது

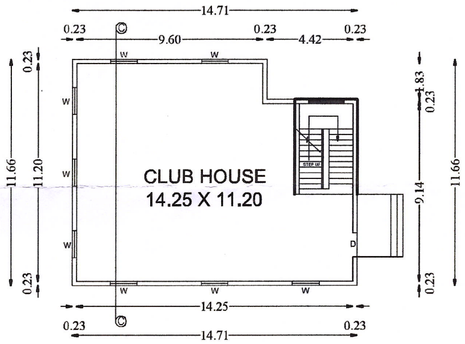
Commissioner
Kotagiri Municipality
02.04.26



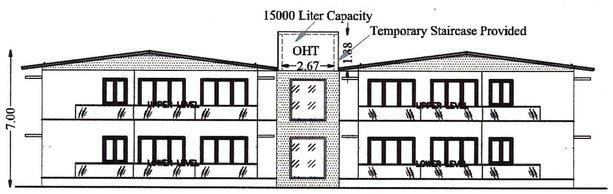
ELEVATION
BLOCK - 6



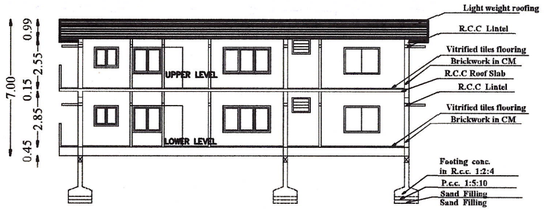
SECTION C-C
BLOCK - 6



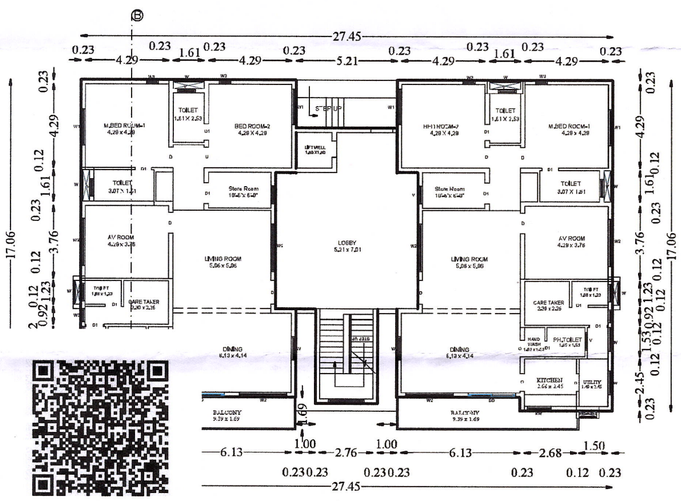
GROUND AND FIRST FLOOR
BLOCK - 6



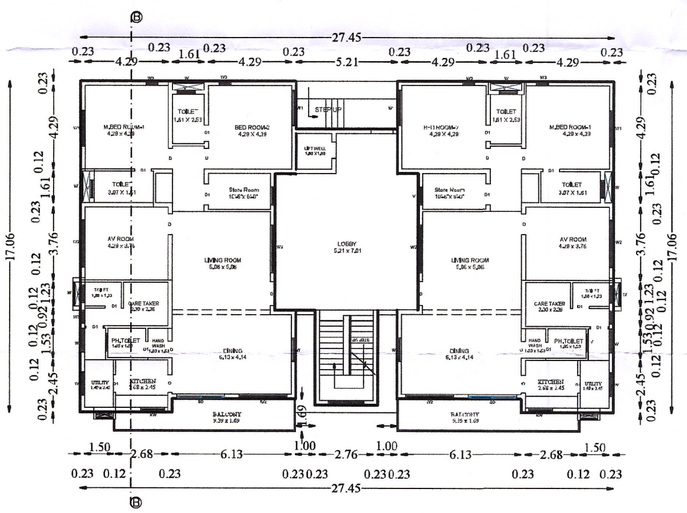
ELEVATION



SECTION B-B



GROUND FLOOR
Typical Floor Block 1,2,3,4



FIRST FLOOR
Typical Floor Block 1,2,3,4

JOINERY DETAILS

		METRE
D	DOOR	1.23 x 2.13
D1	DOOR	0.85 x 2.13
SD	DOOR	2.45x 2.13
LD	LIFT DOOR	0.90 X 2.10
W	WINDOW	1.23 x 1.37
W1	WINDOW	1.84 x 1.37
W2	WINDOW	2.45 x 1.83
W3	WINDOW	0.60 x 1.83
V	VENTILATOR	0.91 x 0.76

Area Details :

FMB 0.67.99 Hect (or) 6799.10 Sq.M
Total 0.67.99 Hect (or) 6799.10 Sq.M

Floor Name		Total Buildup Area (Sqm)	Total FSI Area (Sqm)
Block-1	Ground Floor =	489.08	489.08
	First Floor =	489.08	489.08
Block-2	Ground Floor =	489.08	489.08
	First Floor =	489.08	489.08
Block-3	Ground Floor =	489.08	489.08
	First Floor =	489.08	489.08
Block-4	Ground Floor =	489.08	489.08
	First Floor =	489.08	489.08
Block-5	Ground Floor =	186.43	186.43
	First Floor =	186.43	186.43
Block-6	Ground Floor =	171.00	171.00
	First Floor =	171.00	171.00
TOTAL AREA =		4627.50	4627.50

FSI = 4627.50 / 6714.63 = 0.69

PLOT COVERAGE
= 2313.75 / 6714.63 X 100 = 34.46%

PARKING AREA

FOUR WHELLER PARKING 38 NOS

APPROVAL DETAILS:

B.P / D.T.C.P No. 152 / 2026

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9-1 Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

REGISTER STRUCTURAL ENGINEER

Kavitha Sowdhaaman

APPLICANT

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), AIV., MIE., MISTE
REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 005 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.
Ph: 0422 - 3592569 Mob: + 91 9363115772

REGISTER ENGINEER

கோத்தகிரி நகராட்சி

கட்டிட அனுமதியில் குறிப்பிடப்பட்ட நிபந்தனைகளுக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது

Commissioner
Kotagiri Municipality
02.4.26

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SCALE 1:200

N

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D1	DOOR	0.85 x 2.13
SD	DOOR	2.45x 2.13
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W2	WINDOW	2.45 x 1.83
W3	WINDOW	0.60 x 1.83
V	VENTILATOR	0.91 x 0.76

Area Details :

FMB	0.67.99 Hect (or) 6799.10 Sq.M
AS Per SITE	0.67.14 Hect (or) 6714.63 Sq.M
Total	0.67.14 Hect (or) 6714.63 Sq.M

REFERENCE

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

Floor Name		Total Buildup Area (Sqm)	Total FSI Area (Sqm)
Block-1	Ground Floor =	489.08	489.08
	First Floor =	489.08	489.08
Block-2	Ground Floor =	489.08	489.08
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Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

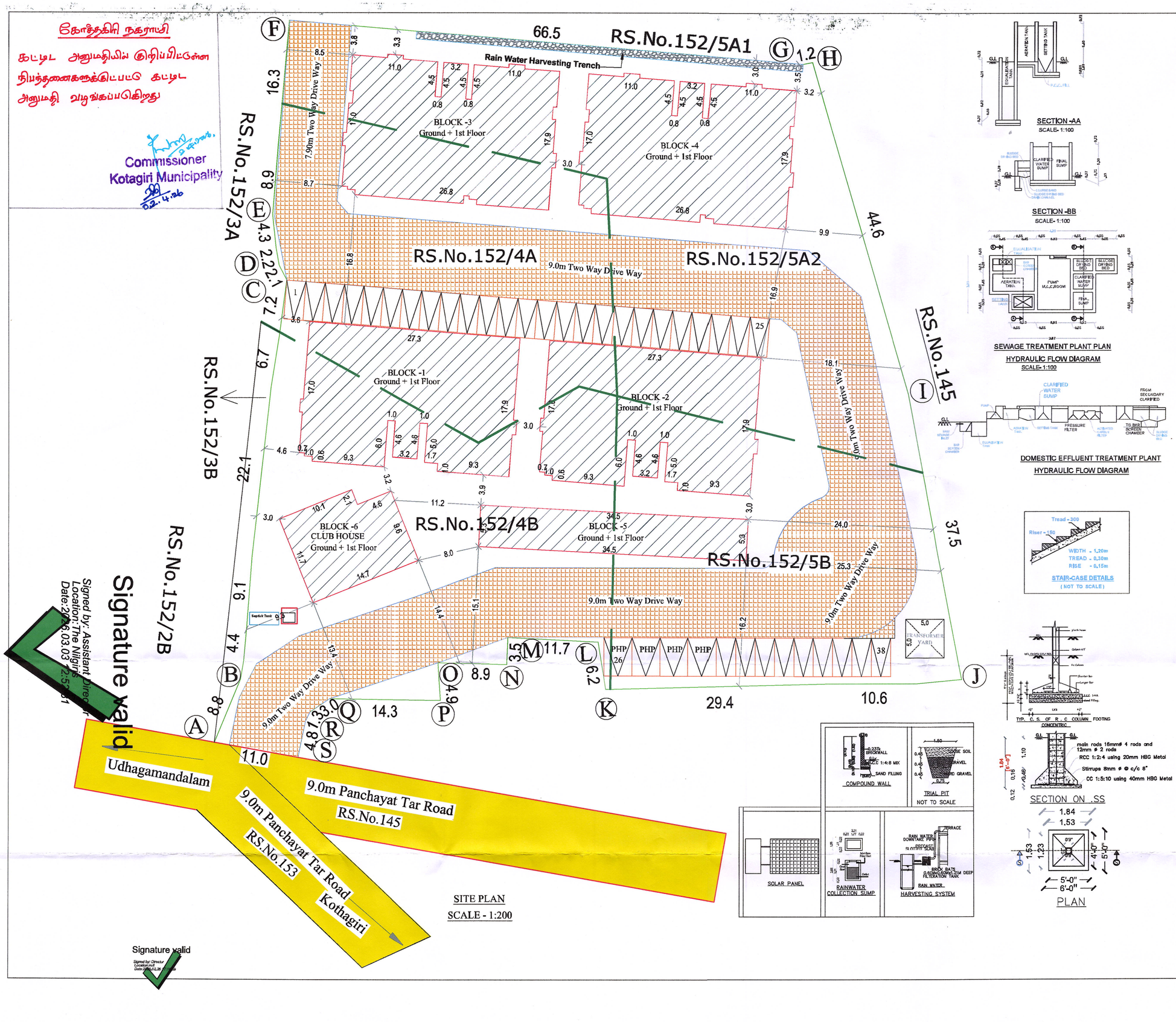
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Kavitha Sowdhaman

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Er. BA. KANNA CHOCKKALINGAM
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REGISTERED ENGINEER,
Reg. No: Coimbatore LPA / RE / GR-I / 005 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.
Ph: 0422 - 3592569 Mob: + 91 9363115772

REGISTER ENGINEER



Signature valid
Signed by: Assistant Director
Location:The Nilgiris
Date:2026.03.03 12:52:01

Signature valid
Signed by: Director
Location:null
Date:2026.03.26 [illegible]

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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OMR Thoraipakkam,
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.