Verified RealEstate™

RE REGULATORY RECORD

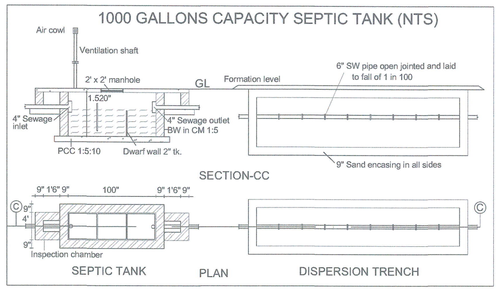
RERA Document

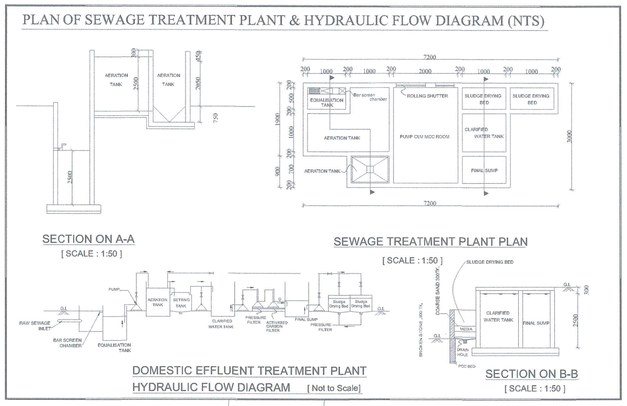
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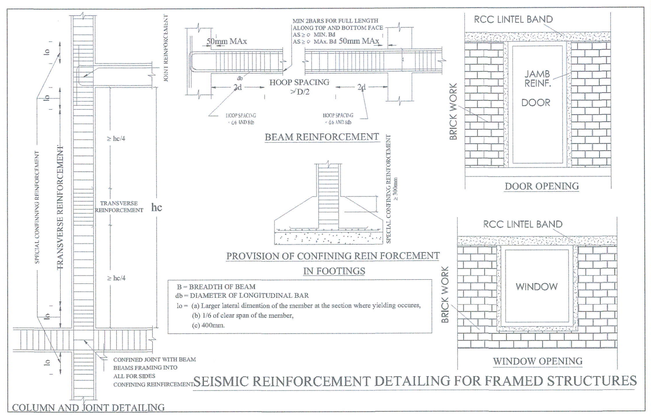
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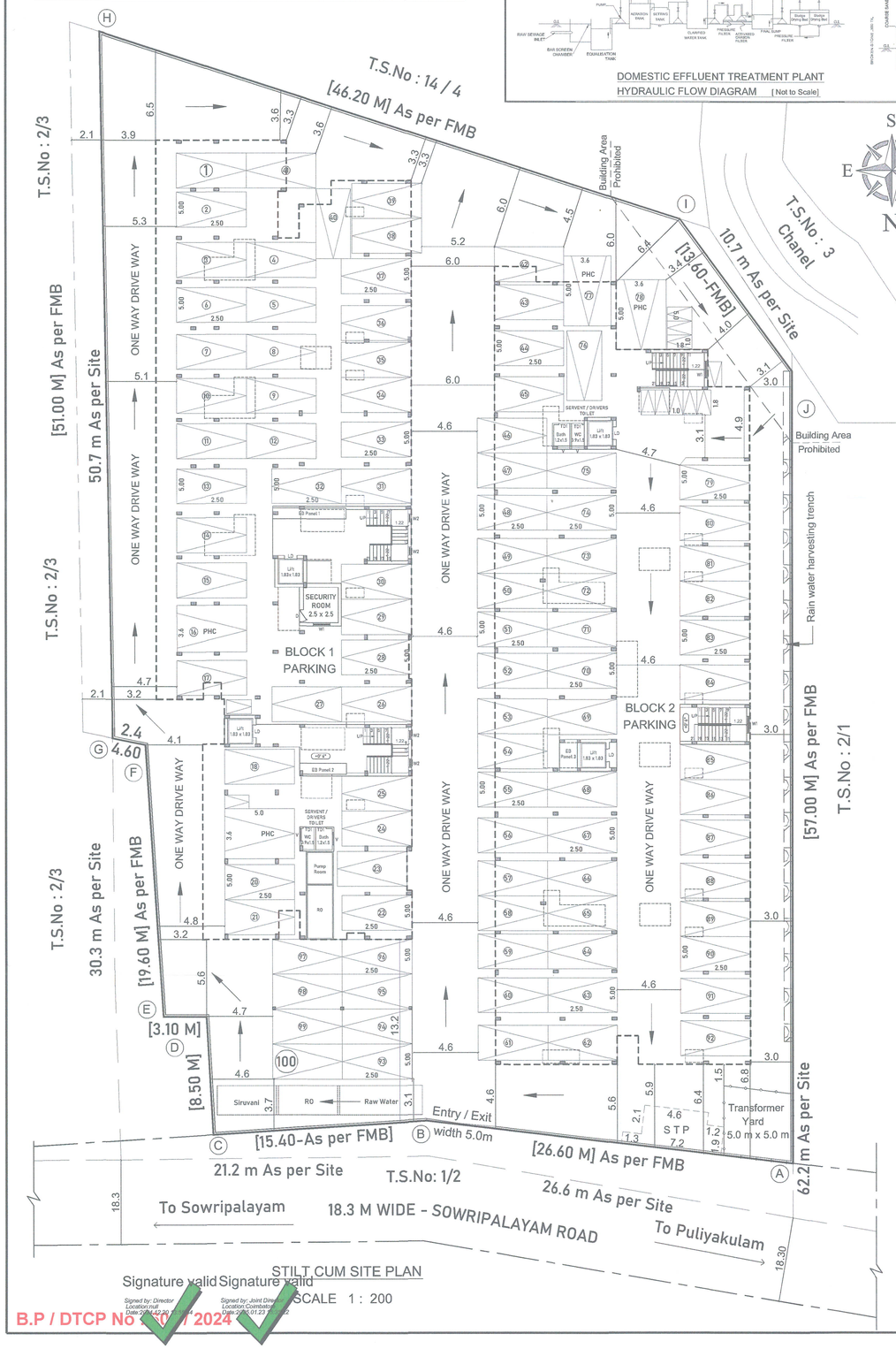
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OMR Thoraipakkam,
Chennai 600 097, India

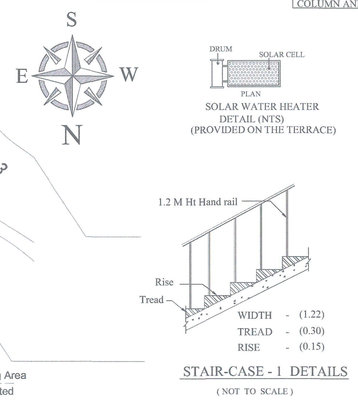
hello@verified.realestate
+91 9996 12 9996
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FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

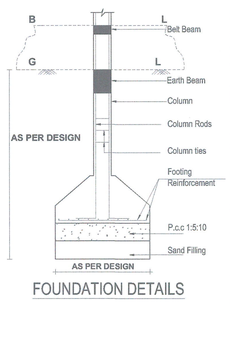
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

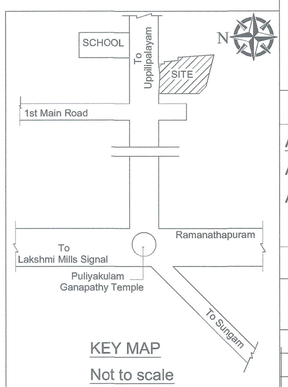
REFERENCE:

- SITE BOUNDARY(A-J) (As Per Super imposed)
- AS PER FMB
- AS ON SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH

AREA OF THE DWELLING UNIT : BLOCK 1	
Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	76.67 Sq m
Dwelling - 102,202,302,402 & 502	89.87 Sq m
Dwelling - 103,203,303,403 & 503	74.42 Sq m
Dwelling - 104,204,304,404 & 504	74.42 Sq m
Dwelling - 105,205,305,405 & 505	78.39 Sq m
Dwelling - 106,206,306,406 & 506	89.71 Sq m
Dwelling - 107,207,307,407 & 507	89.24 Sq m
Dwelling - 108,208,308,408 & 508	88.50 Sq m
Dwelling - 109,209,309,409 & 509	89.39 Sq m
BLOCK - 1	
Total Number of Dwellings = (9 x 5) = 45 Nos	

AREA OF THE DWELLING UNIT : BLOCK 2	
Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	85.78 Sq m
Dwelling - 102,202,302,402 & 502	89.27 Sq m
Dwelling - 103,203,303,403 & 503	89.65 Sq m
Dwelling - 104,204,304,404 & 504	89.27 Sq m
Dwelling - 105,205,305,405 & 505	89.76 Sq m
Dwelling - 106,206,306,406 & 506	86.93 Sq m
Dwelling - 107,207,307,407 & 507	86.93 Sq m
Dwelling - 108,208,308,408 & 508	86.93 Sq m
Dwelling - 109,209,309,409 & 509	89.20 Sq m
BLOCK - 2	
Total Number of Dwellings = (9 x 5) = 45 Nos	





HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NTP

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 200

BLOCK - 1 = TOTAL NUMBER OF DWELLINGS = (9 X 5) = 45 NOS

BLOCK - 2 = TOTAL NUMBER OF DWELLINGS = (9 X 5) = 45 NOS

BLOCK - 1 + 2 = TOTAL NUMBER OF DWELLINGS = 90 NOS

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	RESIDENTIAL Upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
2)	RESIDENTIAL Above 75 sq.m	1 car space for every 75 sq.m

	CAR PARKING		TWO WHEELER	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL Above 75 sq.m 16 NOS X 5 FLOORS = 80 NOS	80 NO'S	80 NO'S	NA	NA
RESIDENTIAL Below 75 sq.m 2 NOS X 5 FLOORS = 10 NOS	5 NO'S	5 NO'S	10 nos	10 Nos
(VISITOR'S PARKING 10%)	9 NO'S	9 NO'S	1 nos	1 Nos
TOTAL PARKING	94 NO'S	94 NO'S	11 nos	11 Nos

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WASH BASIN WATER IS CONNECTED TO PERCOLATION FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.

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Email : saistructuraldesigns@gmail.com

STRUCTURAL ENGINEER

162/BL/2025/02/050/00282
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண் : 087/2025/M42E
Rec. No 405/2025/M42E
162/BPC/2025/000138
தேதி : 14/2/2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

14/2/2025

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Etc
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 013. Cell: 91-97902 23332
LBS No. GRB.057.2019 LPA/EE/GR II/19/04/008

ARCHITECT

EASTERN SPINWELL LTD
Managing Director

APPLICANT

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 1 & BLOCK 2 (STILIT + 5 FLOOR Affordable Housing Residential units) BUILDINGS IN T.S.No : 2 / 2, WARD No : 28, BLOCK No : 52, S.F.No :513/B1 part, 489/1 pt, 2 pt & 3 pt, RAMANATHAPURAM VILLAGE , COIMBATORE CORPORATION.
Singanallur DD plan no : 21

SITE AREA DETAILS

AREA OF THE SITE (As per TSLR)	3487.00 Sq m
AREA OF THE SITE (As per Document)	3490.80 Sq m
AREA OF THE SITE (As per Super Imposed 'A to J')	3362.80 Sq m

BUILDING AREA DETAILS :

BLOCK 1	Total Built Up	Non Fsi Area		Fsi Area
		Parking	Ots+Du	Residential
AREA OF STILT FLOOR	951.56	951.56	----	----
AREA OF FIRST FLOOR	951.56	----	57.88	893.68
AREA OF SECOND FLOOR	951.56	----	57.88	893.68
AREA OF THIRD FLOOR	951.56	----	57.88	893.68
AREA OF FOURTH FLOOR	951.56	----	57.88	893.68
AREA OF FIFTH FLOOR	951.48	----	57.88	893.68
AREA OF TERRACE FLOOR	48.24	48.24	----	----
TOTAL BUILT UP AREA	5757.60	999.80	289.40	4468.40

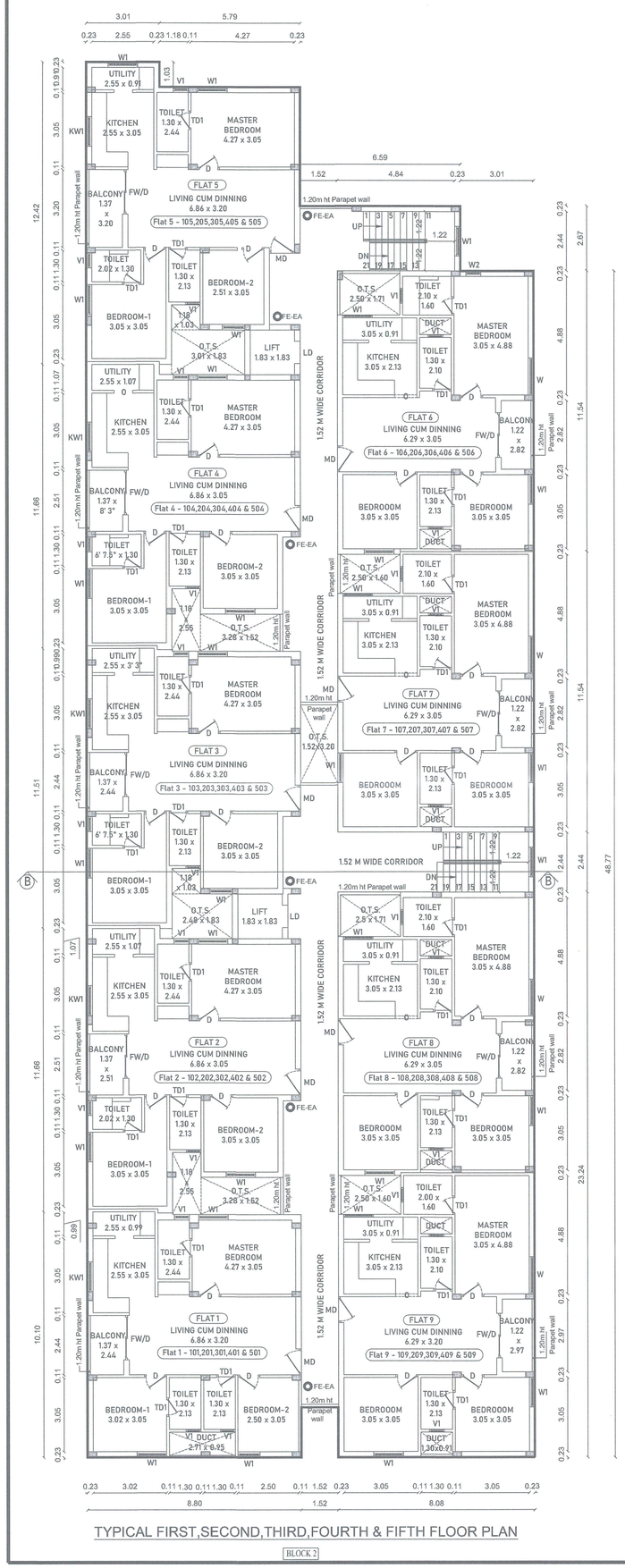
BLOCK - 2	Total Built Up	Non Fsi Area		Fsi Area
		Parking	Ots+Du	Residential
AREA OF STILT FLOOR	981.46	981.46	----	----
AREA OF FIRST FLOOR	981.46	----	60.15	921.31
AREA OF SECOND FLOOR	981.46		60.15	921.31
AREA OF THIRD FLOOR	981.46		60.15	921.31
AREA OF FOURTH FLOOR	981.46		60.15	921.31
AREA OF FIFTH FLOOR	981.46		60.15	921.31
AREA OF TERRACE FLOOR	46.08	46.08	----	----
TOTAL BUILT UP AREA	5934.84	1027.54	300.75	4606.55

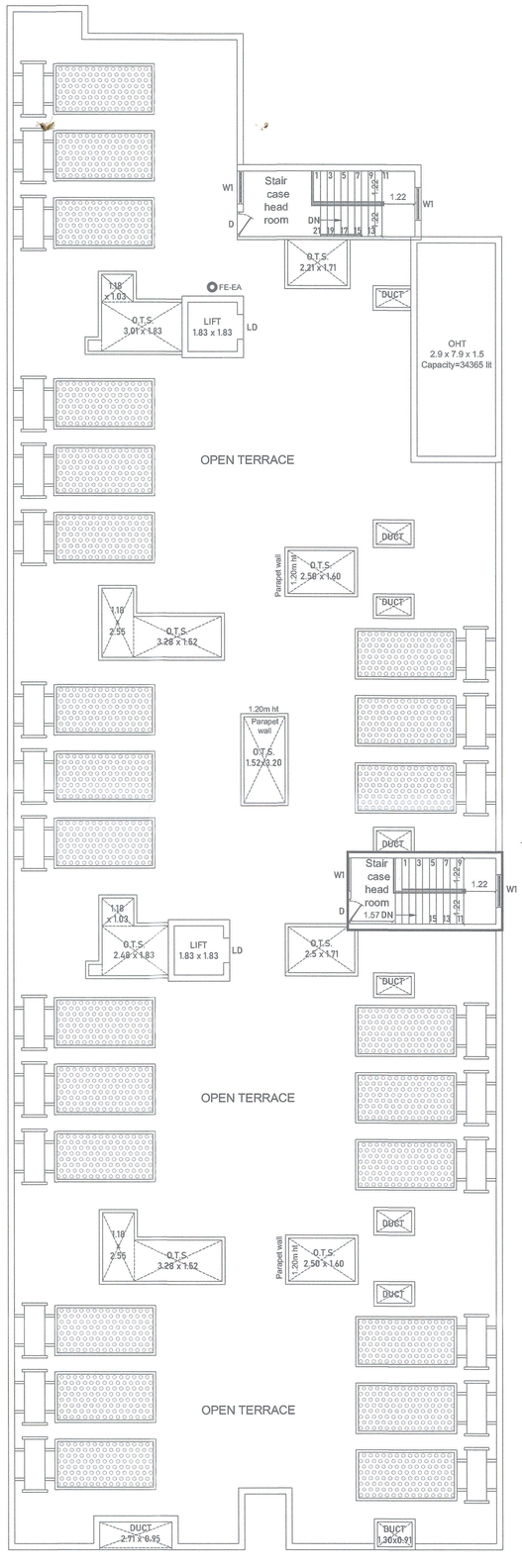
FSI $\frac{9074.95}{3487.00} = 2.60$

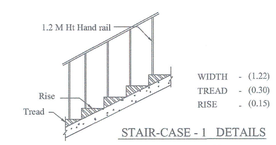
SITE PLAN

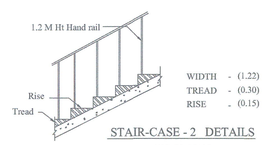
SHEET No : 1 / 3

Signature valid
Signed by: Director
Location: null
Date: 20.01.42.00
Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 20.01.23
B.P / DTCP NO 1 / 2024

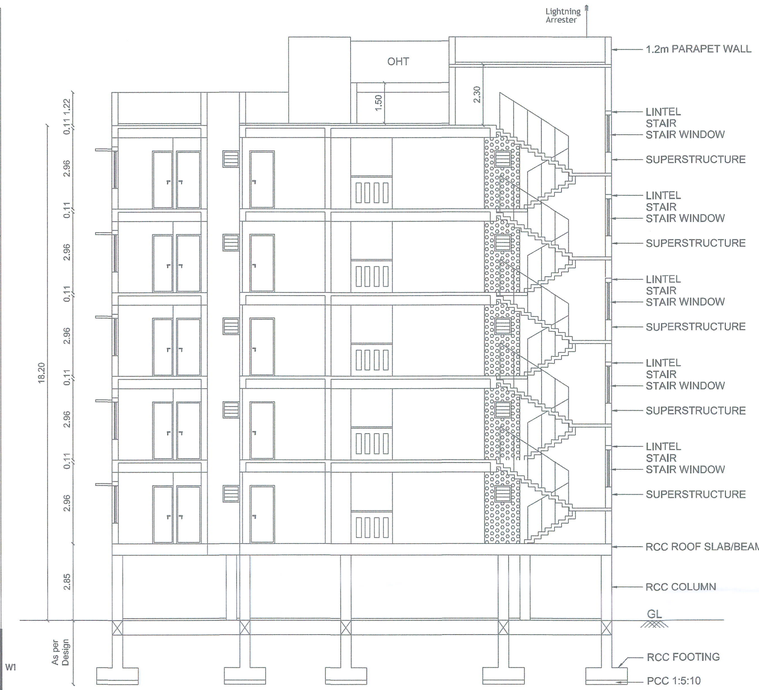


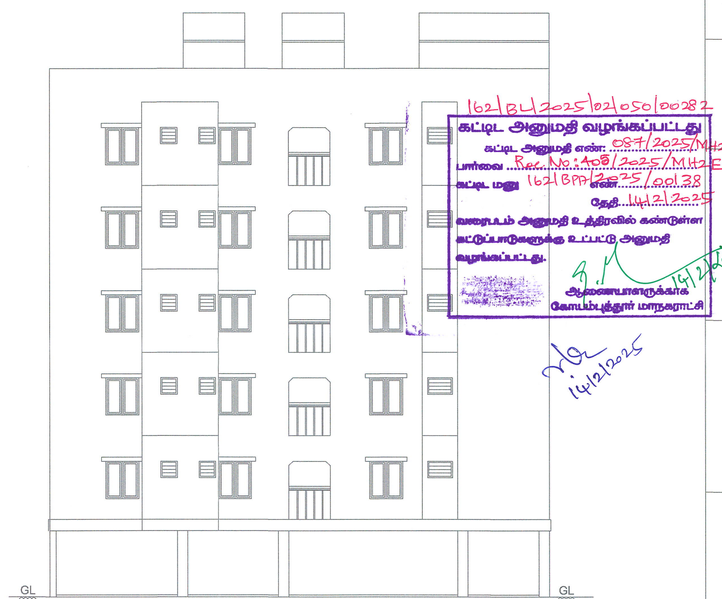












B.P / DTCP No : 604 / 2024

BLOCK - 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 2 (STILIT + 5 FLOOR Housing Residential units) BUILDINGS T.S.No : 2 / 2, WARD No : 28, BLOCK No :52, S.F.No :513/B1pt,489/1pt, 2pt & 3pt, SOWRIPALAYAM ROAD, RAMANATHAPURAM VILLAGE COIMBATORE CORPORATION. Singanallur DD plan no : 21

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.22 x 2.10
D - DOOR	0.91 x 2.10
TD1 - TOILETDOOR	0.76 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.52 x 1.37
W1 - WINDOW	1.22 x 1.37
W2 - WINDOW	0.61 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	0.91 x 1.07
KW1- KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.61 x 0.91

AREA OF THE DWELLING UNIT : BLOCK 2

Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	85.78 Sq m
Dwelling - 102,202,302,402 & 502	89.27 Sq m
Dwelling - 103,203,303,403 & 503	89.65 Sq m
Dwelling - 104,204,304,404 & 504	89.27 Sq m
Dwelling - 105,205,305,405 & 505	89.76 Sq m
Dwelling - 106,206,306,406 & 506	86.93 Sq m
Dwelling - 107,207,307,407 & 507	86.93 Sq m
Dwelling - 108,208,308,408 & 508	86.93 Sq m
Dwelling - 109,209,309,409 & 509	89.20 Sq m

BLOCK - 2

Total Number of Dwellings = (9 x 5) = 45 Nos

EASTERN SPINNERS (I) LTD

APPLICANT

ARCHITECT

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Email : saistructuraldesigns@gmail.com

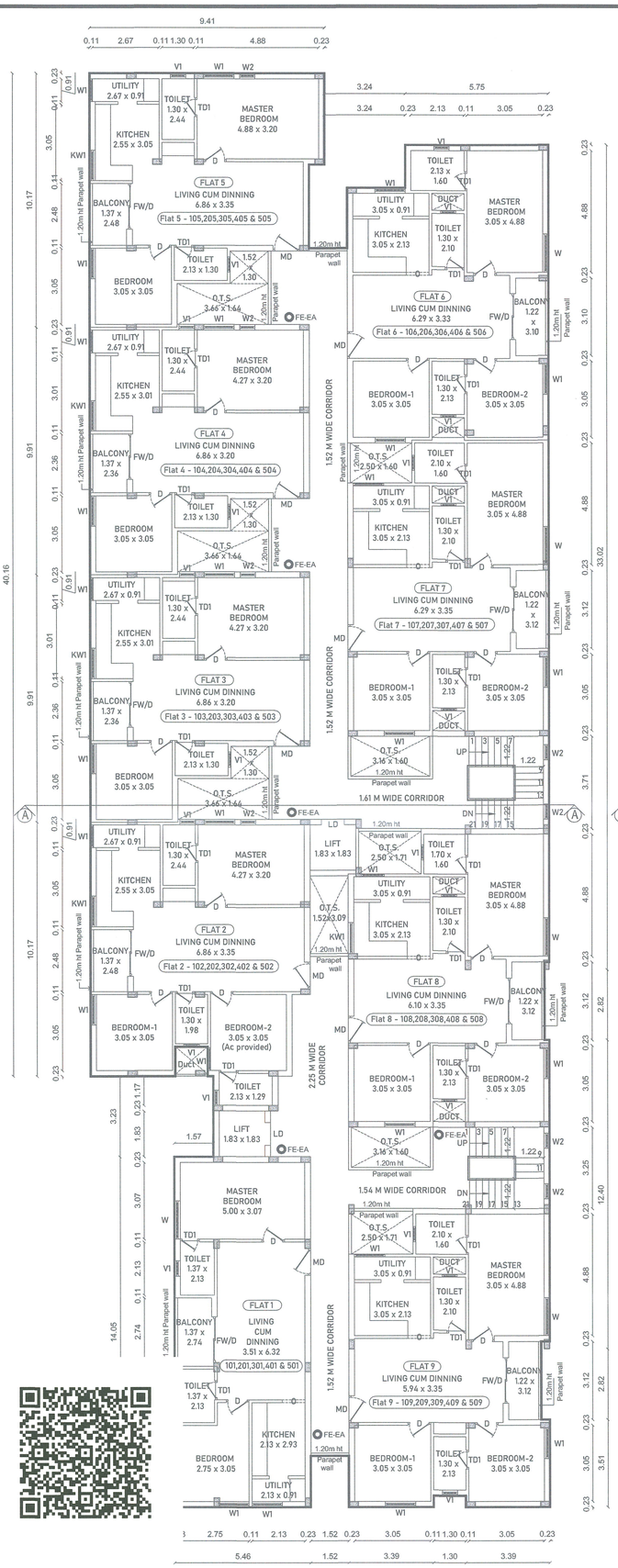
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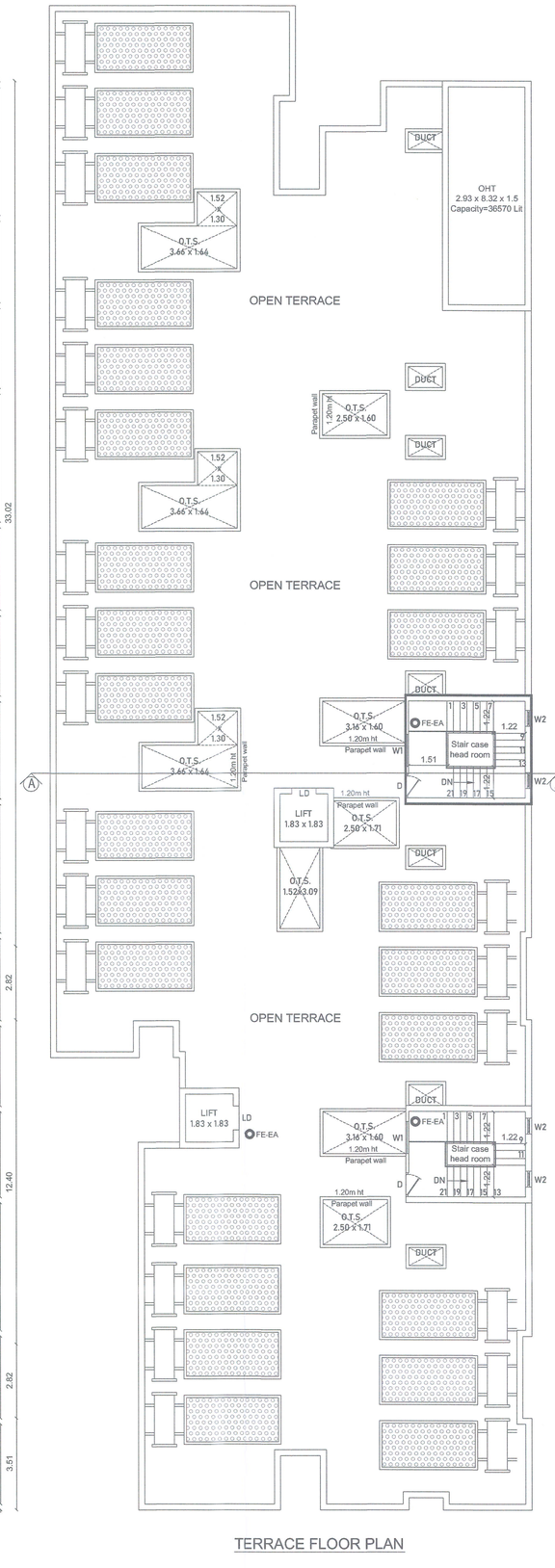
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Etc
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97102 33332
LIS No. GRII/057.2019 EPA/RE/GR II/19/01/008

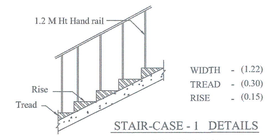
REGISTERED ENGINEER

BLOCK - 2 SHEET No : 3 / 3

2

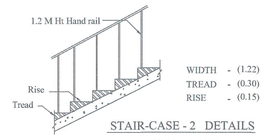






STAIR-CASE - 1 DETAILS

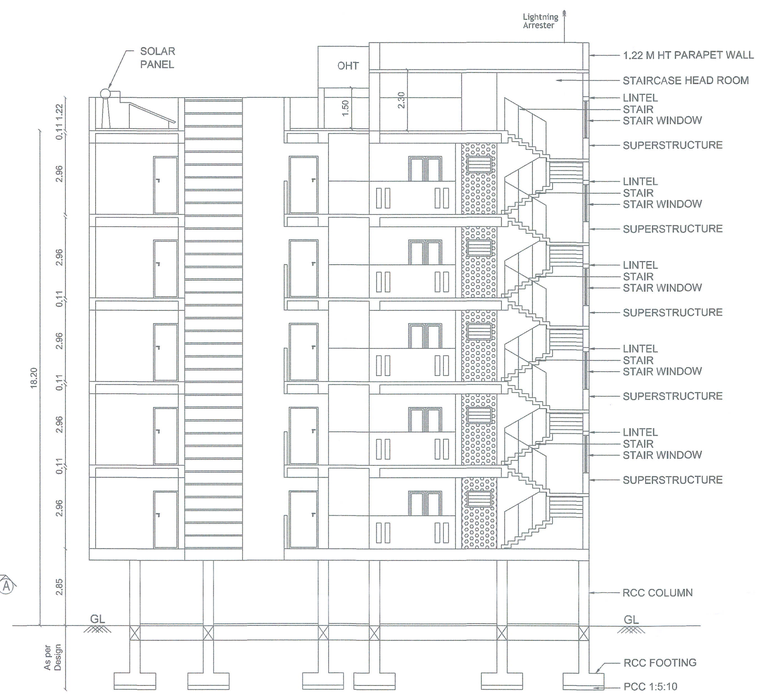
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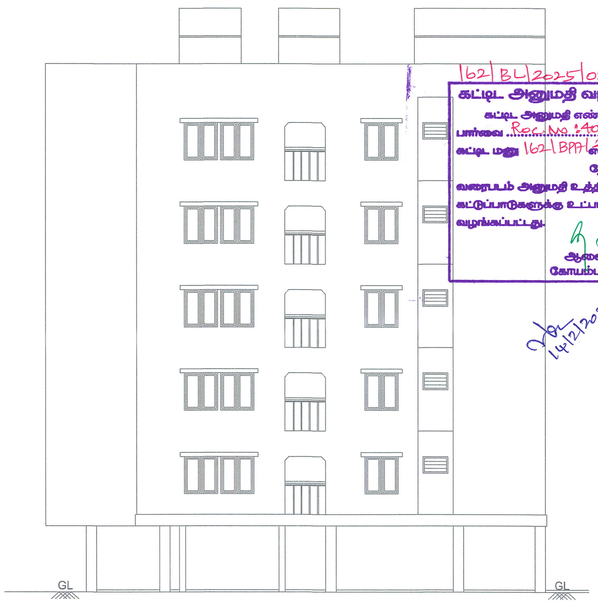
STAIR-CASE - 2 DETAILS

(NOT TO SCALE)





SECTION ON 'AA'



NORTH SIDE ELEVATION

162/BL/2025/02050/00282

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 087/2025/M42E

பார்வை : Rec.No.140/2025/M42E

கட்டிட மனு 162/BPP/எண்.2025/00138

தேதி.14/2/2025

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக

மேலாண்மாளர் மாநகராட்சி

14/2/2025

B.P / DTCP No : 604 / 2024

BLOCK - 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 1 (STILIT + 5 FLOOR Affordable Housing Residential units) BUILDINGS IN T.S.No : 2 / 2, WARD No : 28, BLOCK No :52,S.F.No :513/B1pt,489/1pt, 2pt & 3pt, SOWRIPALAYAM ROAD, RAMANATHAPURAM VILLAGE, COIMBATORE CORPORATION.
Singanallur DD plan no : 21

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Dwelling - 109,209,309,409 & 509	89.39 Sq m

BLOCK - 1

Total Number of Dwellings = (9 x 5) = 45 Nos

EASTERN SPINWELL LTD

APPLICANT

ARCHITECT

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COIMBATORE 641 004
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Email saistructuraldesigns@gmail.com

STRUCTURAL ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LSS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

BLOCK - 1 SHEET No : 2 / 3

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.