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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

162/BA/2025/02/050/01195

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 285/2025/MH2E

பணிகள் Rec.No.: 2549/2025/MH2E

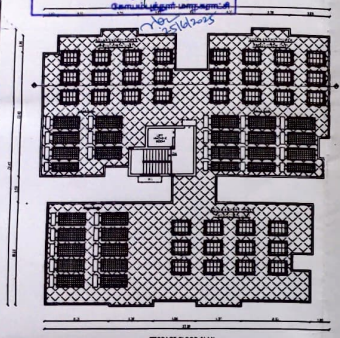
கட்டிட வரி 162/BA/2025/01239

செலுத்தப்பட்டது 25/02/2025

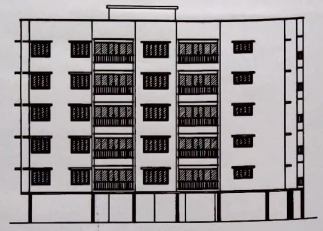
வளர்ப்பு அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக/
செயல்அலுவல் பணி அலுவலர்

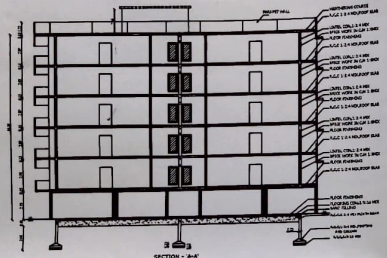
Non 25/02/2025



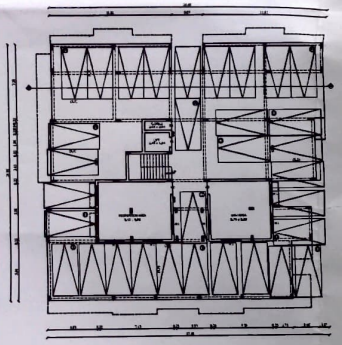
TERRACE FLOOR PLAN



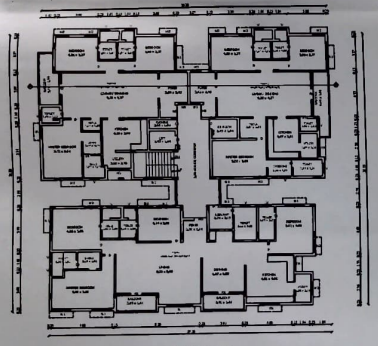
FRONT ELEVATION



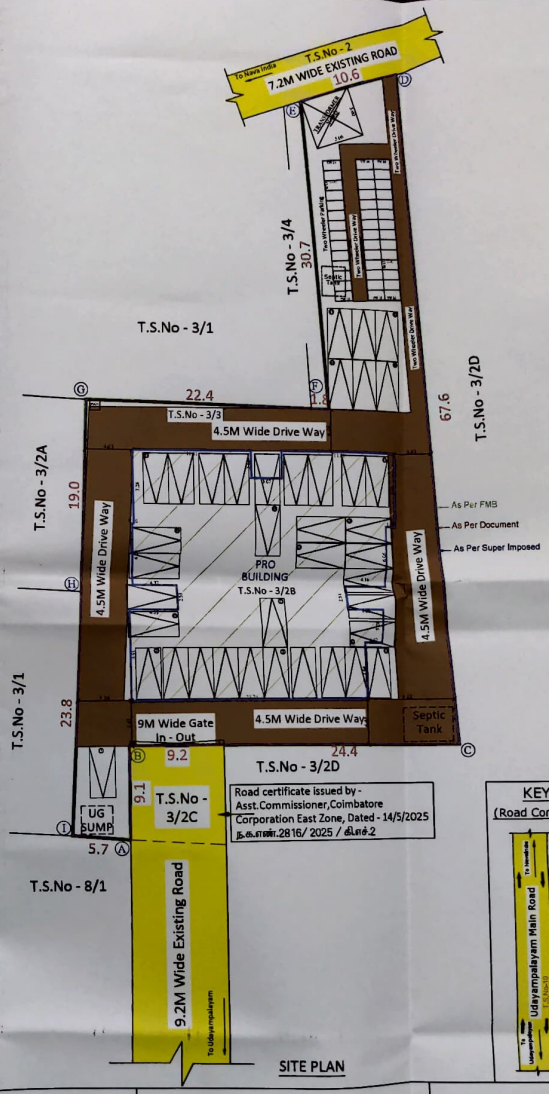
SECTION - AA'



STILT FLOOR PLAN



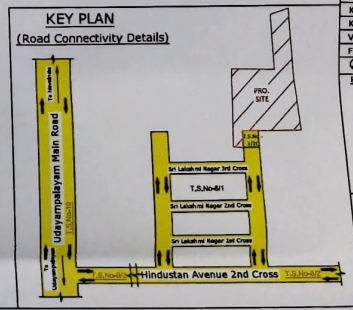
TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLOOR PLAN)



SITE PLAN

Road certificate issued by - Asst.Commissioner,Coimbatore Corporation East Zone, Dated - 14/5/2025 ந.க.எண்.2816/ 2025 / மண்.2

KEY PLAN
(Road Connectivity Details)



DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF APARTMENT BUILDING IN T.S.No-3/2B & 3/3, BLOCK No- 62,WARD No -AB , (OLD S.F.No - 551/1,2,552/ PT,553/1,2) SOWRIPALAYAM VILLAGE , COIMBATORE CORPORATION (EAST ZONE) , COIMBATORE DISTRICT.

SINGANALLUR DD PLAN NO - 20 | MASTER PLAN USE - RESIDENTIAL

ALL DIMENSIONS ARE IN METER
SCALE-1:100.
ONLINE APPLICATION NO : SWP/BPA/475361/2025

N

AREA DETAILS

DESCRIPTION	SQ.M
SITE AREA AS PER DOCUMENT	1639.00
SITE AREA AS PER FMB	1639.00
SUPER IMPOSED SITE AREA	1615.94
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILDING AREA DETAILS

Floor Name	Total F.S.I Area (in Sq.M)	Non FSI Area Covered Parking	Total Floor Area (in Sq.M)
Stilt Floor	100.35	503.43	603.78
First Floor	649.81	-	649.81
Second Floor	649.81	-	649.81
Third Floor	649.81	-	649.81
Fourth Floor	649.81	-	649.81
Fifth Floor	649.81	-	649.81
Terrace Floor	-	29.47	29.47
Total	3349.40	532.90	3882.30

FSI Calculation
Floor Space Index(FSI) - 3349.40 / 1639.00 = 2.043
Premium FSI = 1641 = 1.641 | Allowable Premium FSI

BUILDING HEIGHT - 18.18 M

DWELLING DETAILS -

Floor Name	Unit No	Unit Area
Typical Floor - 1,2,3,4,5	1	238.70
Typical Floor - 1,2,3,4,5	2	160.11
Typical Floor - 1,2,3,4,5	3	159.84

NOTE -
- All Measurements are in Meters
- All areas Compound Wall Provided
- Sump & Septic Tank Provided.
- Rain water Percolation Trench Provided

PARKING DETAILS -

Description	Required	Provided
Car	39 Nos	39 Nos
Two Wheeler	00 Nos	42 Nos

PARKING CALCULATION -
- Floor Area Above 75 sq.m - 1 Car Space For Every 75 sq.m.

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	1.22x2.14	4'0"x7'0"
D	Door	0.91x2.14	3'0"x7'0"
D1	Door	0.76x2.14	2'6"x7'0"
W	Window	2.44x1.83	8'0"x6'0"
W1	Window	1.83x1.52	6'0"x5'0"
W2	Window	1.22x1.52	4'0"x5'0"
W3	Window	0.91x1.83	3'0"x6'0"
KW	Kitchen Window	1.83x1.07	3'0"x3'6"
KW1	Kitchen Window	0.76x1.22	2'6"x4'0"
V	Ventilator	0.91x0.61	3'0"x2'0"
FD	French Door		

FE - Fire Extinguisher
EA - Emergency Alarm

REFERENCE
- Existing Road
- Site Boundary As Per FMB
- Site Boundary As Per Document
- Site Boundary As Per Super Imposed
- Proposed Building
- Drive Way
- RWH

GANESH KUMAR . J
APPLICANT

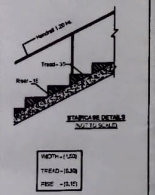
(COIMBATORE LPA/RA/Gr-I/19/04/018)
REGISTERED ARCHITECT

(Coimbatore District/SE/GR-11/05/2025)
STRUCTURAL ENGINEER

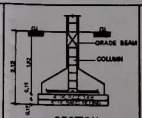
(Coimbatore District/CE/04/2025)
REGISTERED ENGINEER

E-Signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

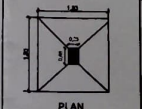




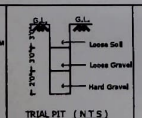
STAIRCASE DETAILS



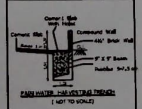
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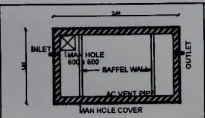
PLAN
FOUNDATION DETAIL

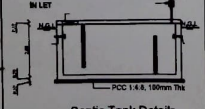


TRIAL PIT (N.T.S)

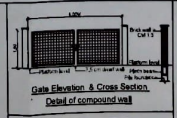


PARKING AREA-RAIN WATER TRENCH
(NOT TO SCALE)

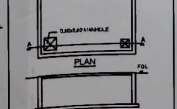




Septic Tank Details

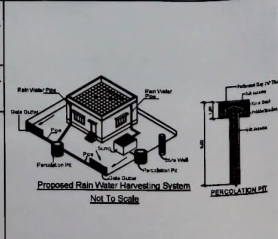


Gate Elevation & Cross Section
Detail of compound wall



PLAN

SECTION - AA
U.G. SUMP



Proposed Rain Water Harvesting System
Not To Scale

L.P/CLPA.NO.269/2025

PLANNING PERMISSION NO : PP . No. 325 /2025

(This Planning Permission is valid for a period of 8years from e-sign)

ONLINE APPLICATION NO: SWP/BPA/475361/2025

Signature valid

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF APARTMENT BUILDING IN T.S.No-3/2B & 3/3, BLOCK No- 62,WARD No -AB , (OLD S.F.No - 551/1,2,552/ PT,553/1,2) SOWRIPALAYAM VILLAGE , COIMBATORE CORPORATION (EAST ZONE) , COIMBATORE DISTRICT.

SINGANALLUR DD PLAN NO - 20	MASTER PLAN USE - RESIDENTIAL
ALL DIMENSIONS ARE IN METER SCALE - 1:100 ONLINE APPLICATION NO : SWP/BPA/4753361/2025	N

AREA DETAILS

DESCRIPTION	SQ.M
SITE AREA AS PER DOCUMENT	1639.00
SITE AREA AS PER FMB	1639.00
SUPER IMPOSED SITE AREA	1615.94

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

PROPOSED BUILDING AREA DETAILS

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Total	3349.40	532.90	3882.30

FSI Calculation
Floor Space Index (FSI) - 3349.40 / 1639.00 = 2.043
Premium FSI = 2.043 < 2.60 (Allowable Premium FSI)

BUILDING HEIGHT - 18.19 M

DWELLING DETAILS:-

Floor Name	Unit No	Unit Area
Typical Floor - 1,2,3,4,5	1	238.70
Typical Floor - 1,2,3,4,5	2	160.11
Typical Floor - 1,2,3,4,5	3	159.84

PARKING CALCULATION :-
- Floor Area Above 75 sq.m - 1 Car Space For Every 75 sq.m.

Description	Required	Provided
Car	39 Nos	39 Nos
Two Wheeler	00 Nos	42 Nos

NOTE :-
- All Measurements area in Meters.
- All round Compound Wall Provided.
- Sump & Septic Tank Provided.
- Rain water Percolation Trench Provided.

PARKING DETAILS:-

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	1.22x2.14	4'0"x7'0"
D	Door	0.91x2.14	3'0"x7'0"
D1	Door	0.76x2.14	2'6"x7'0"
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W3	Window	0.91x1.83	3'0"x6'0"
KW	Kitchen Window	1.83x1.07	3'0"x3'6"
KW1	Kitchen Window	0.76x1.22	2'6"x4'0"
V	Ventilator	0.91x0.61	3'0"x2'0"
FD	French Door		

FE - Fire Extinguisher EA - Emergency Alarm

REFERENCE:
- Existing Road
- Site Boundary As Per FMB
- Site Boundary As Per Document
- Site Boundary As Per Super Imposed
- Proposed Building
- Drive Way
- RWH

GANESH KUMAR . J — APPLICANT

Ar.V.SRINATH
Reg. No. Coimbatore LPA/RA/GR-I/19/04/018
EMPHORA ASSOCIATES
No. 7, Thangammal Nandhana Post, Coimbatore-641 014
Ph: 9486141272
E-mail: emphoraassoaates@gmail.com
(COIMBATORE LPA/RA/Gr-I/19/04/018) — REGISTERED ARCHITECT

Er. S.YUVARAJ, B.E(Civil),M.E(Struct.Engg),M.I.S.T.E,M.I.E.(I),M.I.T.A.M.E.,
Regn.No.: Coimbatore/SE/GR-II/04/2025
Address: Ashwathi Road, R.G.Pudur, Chinnyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/SE/GR-11/05/2025) — STRUCTURAL ENGINEER

Er. S.YUVARAJ, B.E(Civil),M.E(Struct.Engg),M.I.S.T.E,M.I.E.(I),M.I.T.A.M.E.,
Regn.No.: Coimbatore/CE/-04/2025
Address: Ashwathi Road, R.G.Pudur, Chinnyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/CE/04/2025) — REGISTERED ENGINEER

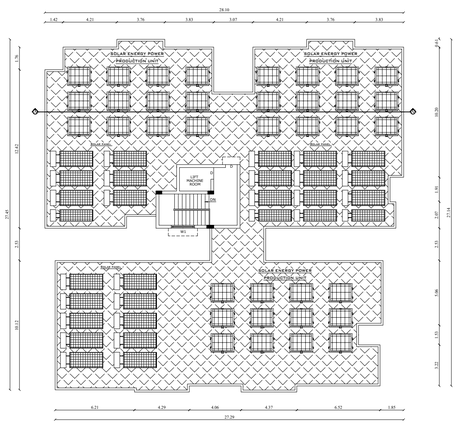
E-Signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

L.P/CLPA NO.269/2025

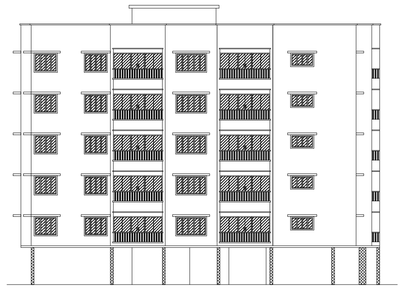
PLANNING PERMISSION NO : PP . No. 325 /2025

(This Planning Permission is valid for a period of 8years from e-sign)

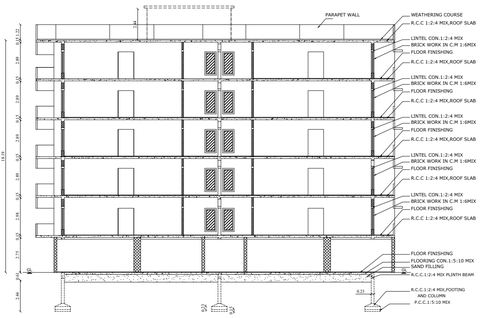
ONLINE APPLICATION NO: SWP/BPA/475361/2025



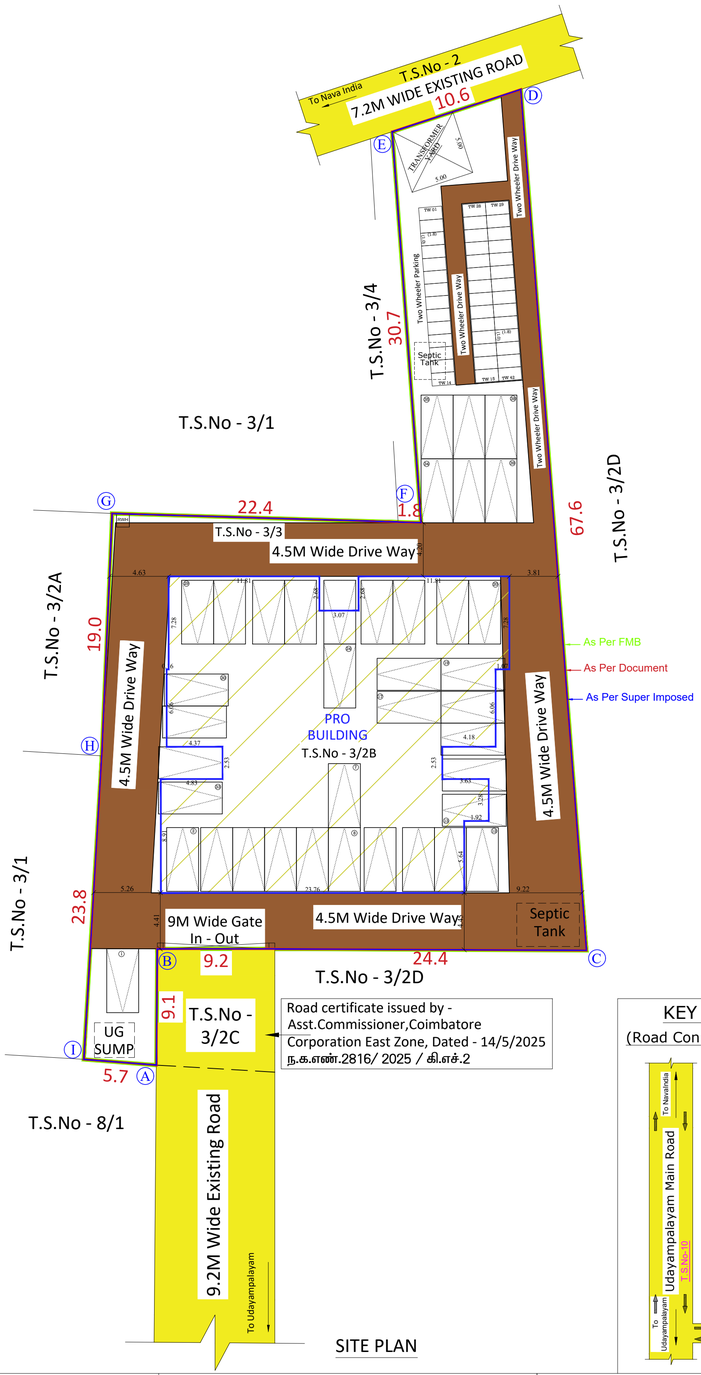
TERRACE FLOOR PLAN



FRONT ELEVATION



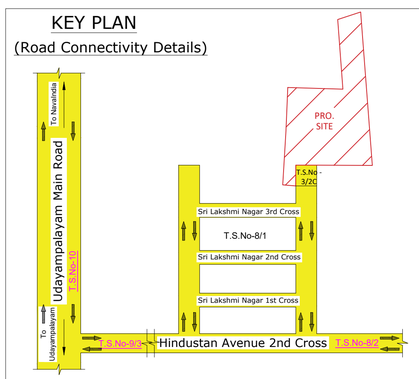
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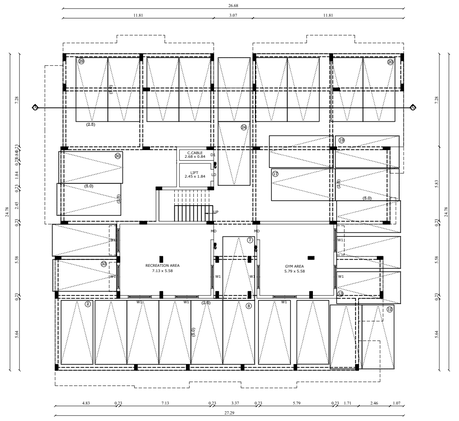


SITE PLAN

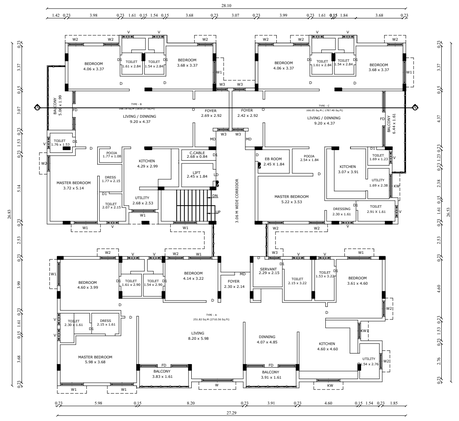
Road certificate issued by - Asst.Commissioner,Coimbatore Corporation East Zone, Dated - 14/5/2025 ந.க.எ.எ6000.2816/ 2025 / தி.எ6.எ.2

KEY PLAN
(Road Connectivity Details)





STILT FLOOR PLAN

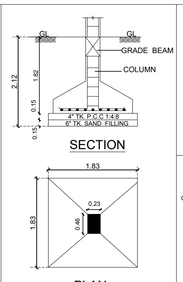


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLOOR PLAN)



STAIRCASE DETAILS
(NOT TO SCALE)

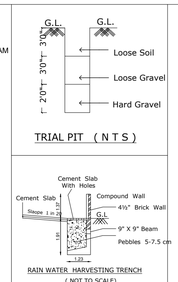
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TREAD - (0.30)	
RISE - (0.15)	



SECTION

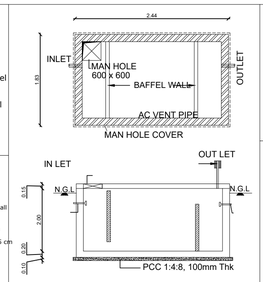
PLAN

FOUNDATION DETAIL

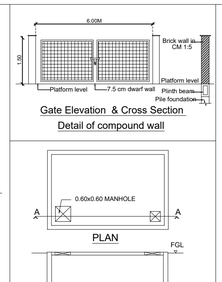


TRIAL PIT (N T S)

RAIN WATER HARVESTING TRENCH
(NOT TO SCALE)

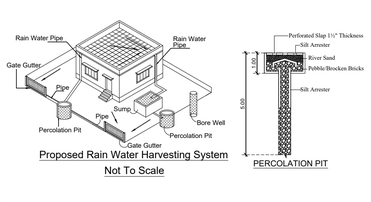


Septic Tank Details



Gate Elevation & Cross Section
Detail of compound wall

U.G. SUMP



Proposed Rain Water Harvesting System
Not To Scale

PERCOLATION PIT

Signature Not Verified
Signed by: Joint Director
Location: Coimbatore
Date:2025.06.07 17:41:06

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.