Verified RealEstate™

RE REGULATORY RECORD

RERA Document

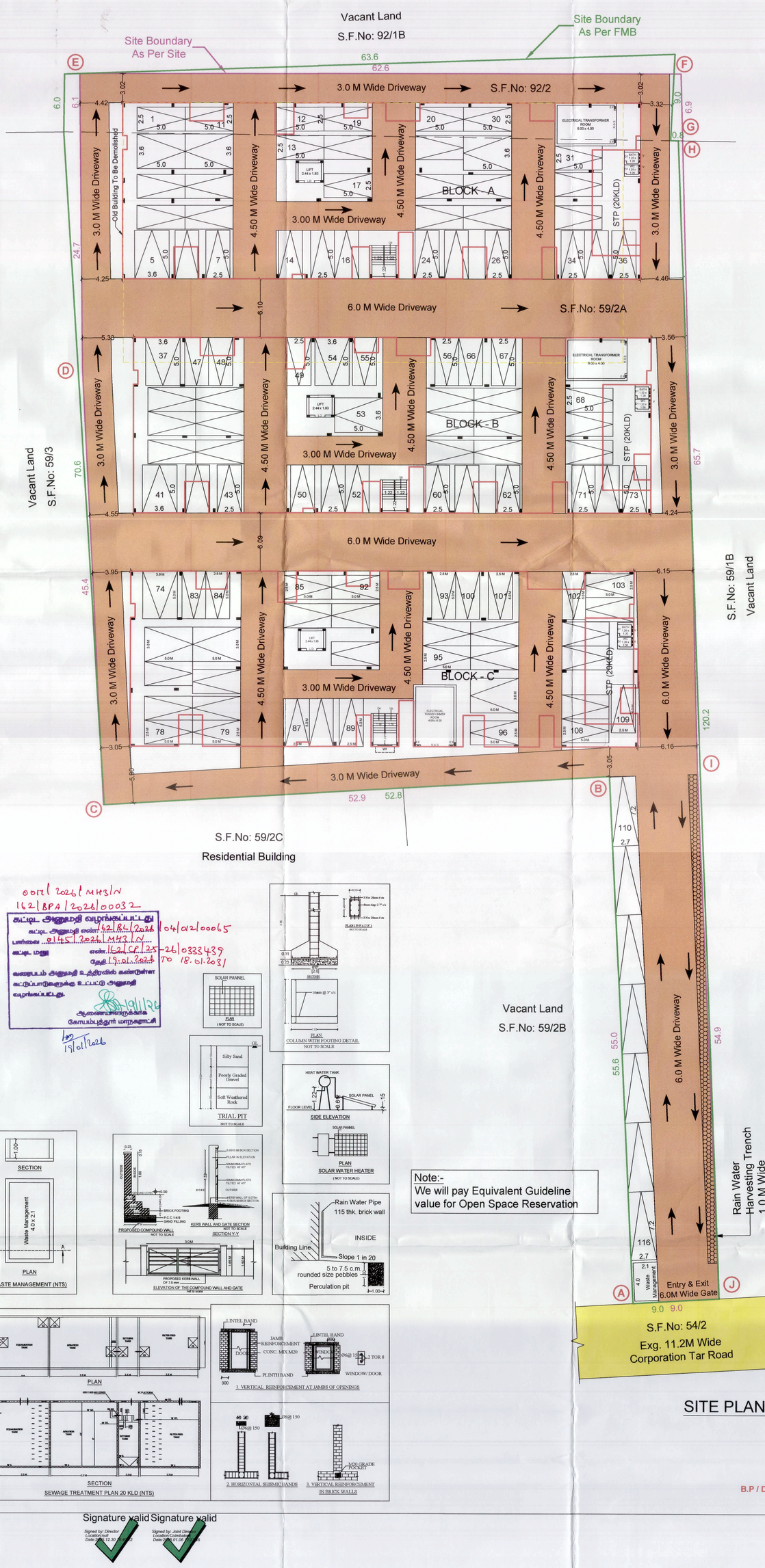
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Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

SHEET No : 1 / 4



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDINGS IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 200

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT	- 5179.98 Sq.M.
AS PER PATTA	- 5185.00 Sq.M.

BUILDING AREA DETAILS :- In Sq.M.

FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
BLOCK - B (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
BLOCK - C (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	862.79	891.61
FIRST FLOOR	864.25	27.36	891.61
SECOND FLOOR	864.25	27.36	891.61
THIRD FLOOR	864.25	27.36	891.61
FOURTH FLOOR	864.25	27.36	891.61
FIFTH FLOOR	864.25	27.36	891.61
HEAD ROOM	-	27.63	27.63
TOTAL BUILTUP AREA	13231.01	3132.12	16363.13

TOTAL NUMBER OF DWELLINGS = 105 Nos.

FLOOR SPACE INDEX:-

FSI = $\frac{13231.01}{5179.98}$ = 2.554 > 2.000

PREMIUM FSI = 2.572 - 2.000 = 0.554 (2871.05 Sq.M)

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd. Including PH	Provd. Including PH	Reqd. Including PH	Provd. Including PH
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	105	-	-	105	105
Visitor's Parking 10%	-	-	-	11	11
Total No. Of Parkings	-	-	-	116	116

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- BUILDING TO BE DEMOLISHED

ONLINE APPLICATION NO: SWP/BPA/704489/2025

29/12/2025
For DHIYA FOUNDATION PVT. LTD.
T. A. Malathi
29/12/2025
MANAGING DIRECTOR

LAND OWNER / APPLICANT

29/12/2025
Dr. K.P. VETRISELVA, B.E., (GEOTECH), M.I.G.S., M.I.S.T.E.,
REGIONAL ENGINEER
GUNADE Be CONSTRUCTIONS
GEOTECH SOIL PRIVATE LIMITED
G.S.M.E. E.N.G. M. Inst. I.E.(I) Mem.
Coimbatore - 641028.
+91 95 000 44481, E-mail: geotechpvt@gmail.com

REGISTERED GEOTECHNICAL ENGINEER

29/12/2025
Er. N. DEEPAK, B.E.,
Registered Construction Engineer (CE)
Reg No: CRE I/PA/CE/0032/2020
Coimbatore - 35.
Mobile : 9003898639

REGISTERED CONSTRUCTION ENGINEER

29/12/2025
R. GOVINDARAJ M.E (Struct)., AIME., APM.,
CHARTERED ENG-Add: 107710-3.
DTCP Structural Eng-SE/GR-01/01/2025
IBBI Rgd Valuer IBBI-RV/02/2022/14589
No : 14, SS Nagar Extension, KPN Garden,
Kongu Main Road, Tirupur - 641 607
Phone : 8056865613

REGISTERED STRUCTURAL ENGINEER

29/12/2025
Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CW/ DTCP/02/09-12/02/2021
APEL ASSOCIATES
B5-G, 1st Floor, Kanuja Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER

Note:-
We will pay Equivalent Guideline value for Open Space Reservation

B.P / DTCP No: 681 / 2025

0001/2026/MH3/N
162/BPA/2026/00032
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BL/2026/04/02/00065
பார்வை: 2145/2026/MH3/N
கட்டட மறு எண்: 162/CP/25-26/0333439
தேதி: 19.01.2026 TO 18.01.2031
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணைப்படி/அதிகாரம் பெற்றவர்
19/1/26
19/01/2026

Signature valid
Signed by: Director
Location: null
Date: 19.01.2026 12:30

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 19.01.2026 17:00

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

SHEET No : 2 / 4

BLOCK - A

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			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	682.33	27.36	909.69
SECOND FLOOR	682.33	27.36	909.69
THIRD FLOOR	682.33	27.36	909.69
FOURTH FLOOR	682.33	27.36	909.69
FIFTH FLOOR	682.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
TOTAL BUILTUP AREA	4440.47	1052.45	5492.92

No. Of Dwellings in Block - A = 35

JOINERY DETAILS :- Mm/m

R.C.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
O	OPEN	1.00 X 2.10
L.D	LIFT DOOR	1.07 X 2.10
PW	FIXED WINDOW	2.40 X 1.80
PW1	FIXED WINDOW	1.80 X 1.80
W	WINDOW	1.50 X 1.80
W1	WINDOW	1.50 X 1.30
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR	0.72 X 0.90

LAND OWNER / APPLICANT

For BERYA FOUNDATION PVT. LTD.,

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

PROPOSED BUILDING

BLOCK - A - DWELLING AREA DETAILS

S.No	FLOOR	DWELLING NO. & AREA IN SQ.M					
1	FIRST FLOOR	A 129.05	B 130.83	C 130.69	D 76.53	E 96.74	F 96.81
2	SECOND FLOOR	A 129.05	B 130.83	C 130.69	D 76.53	E 96.74	F 96.81
3	THIRD FLOOR	A 129.05	B 130.83	C 130.69	D 76.53	E 96.74	F 96.81
4	FOURTH FLOOR	A 129.05	B 130.83	C 130.69	D 76.53	E 96.74	F 96.81
5	FIFTH FLOOR	A 129.05	B 130.83	C 130.69	D 76.53	E 96.74	F 96.81
		G 90.33	G 90.33	G 90.33		G 90.33	

BLOCK A - STILT FLOOR PLAN

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

BLOCK A - TERRACE FLOOR PLAN

BLOCK A - SECTION "AA"

BLOCK A - ELEVATION

NOTE:-
1. Mechanical Ventilation to be Provided where ever necessary
2. G.O.139 M.A.W.S Dated - 04.2019 Amendment - IV Part - I (I) - 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

0017 | 2024 | MHS/N
162/BPA/2024/00632.
Approved subject to the conditions mentioned in the Lr.No. Dtd: 13-01-2024 | 0333639
Architect
Structural Engineer
Approved Plan is valid for three years from the date of approval.
Approved plan should be displayed at the site during the execution of the work.
Any deviation from the approved plan will be viewed seriously and action will be taken.
Developer
Owner
Commencement Certificate is valid for one year from the date of issue.
Occupancy certificate should be obtained before occupying the building.

REGISTERED ENGINEER

B. A. WALTER JEFF VAAZ B.E.
(M.E.(Hons))
Flat No. 402, Vaishnavi Residency - 12
JNTU, HYDERABAD
Ph No. 9849012345
Email : walterjeff@gmail.com

REGISTERED STRUCTURAL ENGINEER

K. VENKATESWARLU, M.E., M.I.E.
(STP Number-A-2 (Private)) - 4444 , etc.,
No. 1, G Block, Sree Nilayam Apartments,
Opp. Bus Depot, Dilsukh Nagar, Hyderabad-500 060.
Phone : 24078421

REGISTERED CONSTRUCTION ENGINEER

B. Sc. DEGREE, B.E.
Registered Construction Engineer (RCE)
Diploma in Civil Engineering
Diploma in Architecture
Mobile : 9999999999

REGISTERED GEOTECHNICAL ENGINEER

B.E# ENGINEERING COLLEGE,
Registered Geotechnical Engineer (RGE)
Diploma in Civil Engineering
Diploma in Architecture
Mobile : 9999999999

LAND OWNER / APPLICANT

For SHREYA FOUNDATIONS PVT. LTD.
Authorised Signatory

PROPOSED BUILDING
BLOCK - B, DWELLING AREA DETAILS

S.No.	FLOOR	DWELLING NO.-A AREA IN SQ.M
1	FIRST FLOOR	A 129.05
		B 130.83
		C 130.69
		D 76.53
		E 96.74
		F 96.81
		G 90.33
2	SECOND FLOOR	A 129.05
		B 130.83
		C 130.69
		D 76.53
		E 96.74
		F 96.81
		G 90.33
3	THIRD FLOOR	A 129.05
		B 130.83
		C 130.69
		D 76.53
		E 96.74
		F 96.81
		G 90.33
4	FOURTH FLOOR	A 129.05
		B 130.83
		C 130.69
		D 76.53
		E 96.74
		F 96.81
		G 90.33
5	FIFTH FLOOR	A 129.05
		B 130.83
		C 130.69
		D 76.53
		E 96.74
		F 96.81
		G 90.33

0017 | 2021 | Mar | W
167 | BPA | 2021 | 8008 2
Approved subject to the enclosed
Note-1 to 5 & 7 to 12
Note-6 Approval for 18.01.2022
upto 17.01.2024 vide
Lr.No. 0233/439
Commissioner

BLOCK B - STILT FLOOR PLAN

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

BLOCK B - TERRACE FLOOR PLAN

BLOCK B - SECTION ON 'BB'

BLOCK B - ELEVATION

NOTE:
1. Mechanical Ventilation to be Provided where ever necessary
2. G.O.119 M.A.&.M.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

JOINERY DETAILS :-

		Metre
R.S.J.	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
O	OPEN	1.00 X 2.10
L.D	LIFT DOOR	1.07 X 2.10
FW	FRENCH WINDOW	2.40 X 1.80
FW1	FRENCH WINDOW	1.80 X 1.80
W	WINDOW	1.50 X 1.80
W1	WINDOW	1.50 X 1.20
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR	0.72 X 0.90

No. Of Dwellings in Block - B = 35

BLOCK - B			
FLOOR NAME	F.S.I. Area	Non F.S.I. Area	Total Area
	In Sq.M		
STILT FLOOR	282.82	887.44	916.66
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
TOTAL BUILT-UP AREA	4440.47	1052.45	5492.92

BUILDING AREA DETAILS :-

BLOCK - B

All Dimensions are in Meter

SCALE 1 : 100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BULIDING IN S.F.No. 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SHEET No : 3 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

BLOCK - C

All Dimensions are in Meter

N

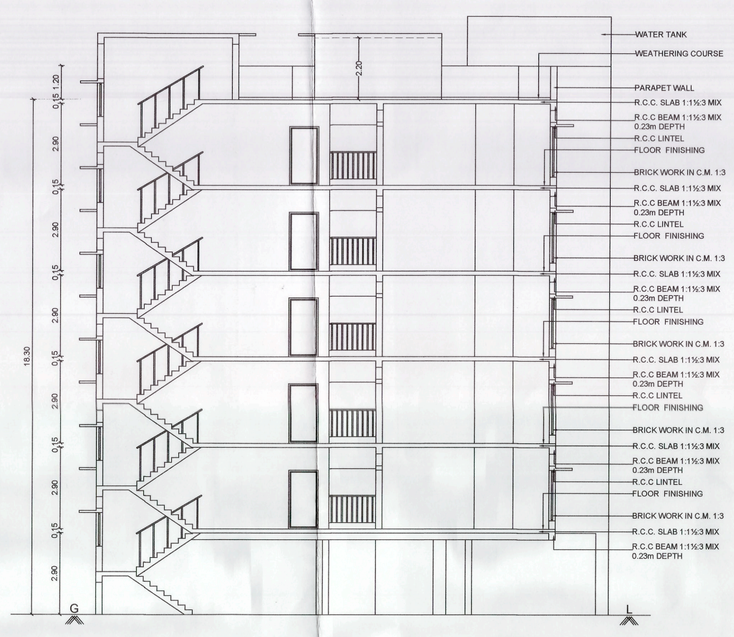
BUILDING AREA DETAILS :-	In Sq.M		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - C			
STILT FLOOR	28.82	862.79	891.61
FIRST FLOOR	864.25	27.36	891.61
SECOND FLOOR	864.25	27.36	891.61
THIRD FLOOR	864.25	27.36	891.61
FOURTH FLOOR	864.25	27.36	891.61
FIFTH FLOOR	864.25	27.36	891.61
HEAD ROOM	-	27.63	27.63
TOTAL BUILTUP AREA	4350.07	1027.22	5377.29

No. Of Dwellings in Block - C = 35

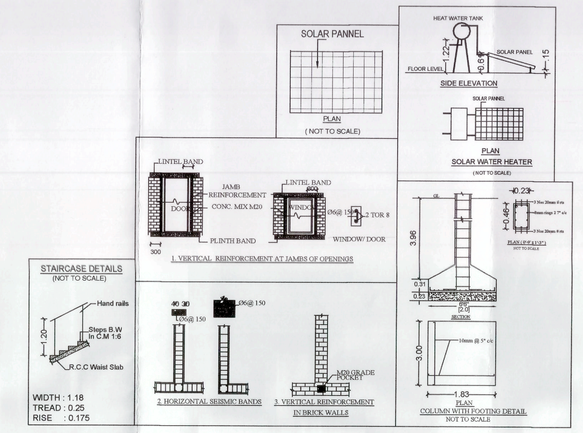
JOINERY DETAILS :-

		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
FW	FRENCH WINDOW	2.40 x 1.80
FW1	FRENCH WINDOW	1.80 x 1.80
W	WINDOW	1.50 x 1.80
W1	WINDOW	1.50 x 1.20
V	VENTILATOR	0.90 x 0.60
V1	VENTILATOR	0.72 x 0.90

BLOCK C - ELEVATION

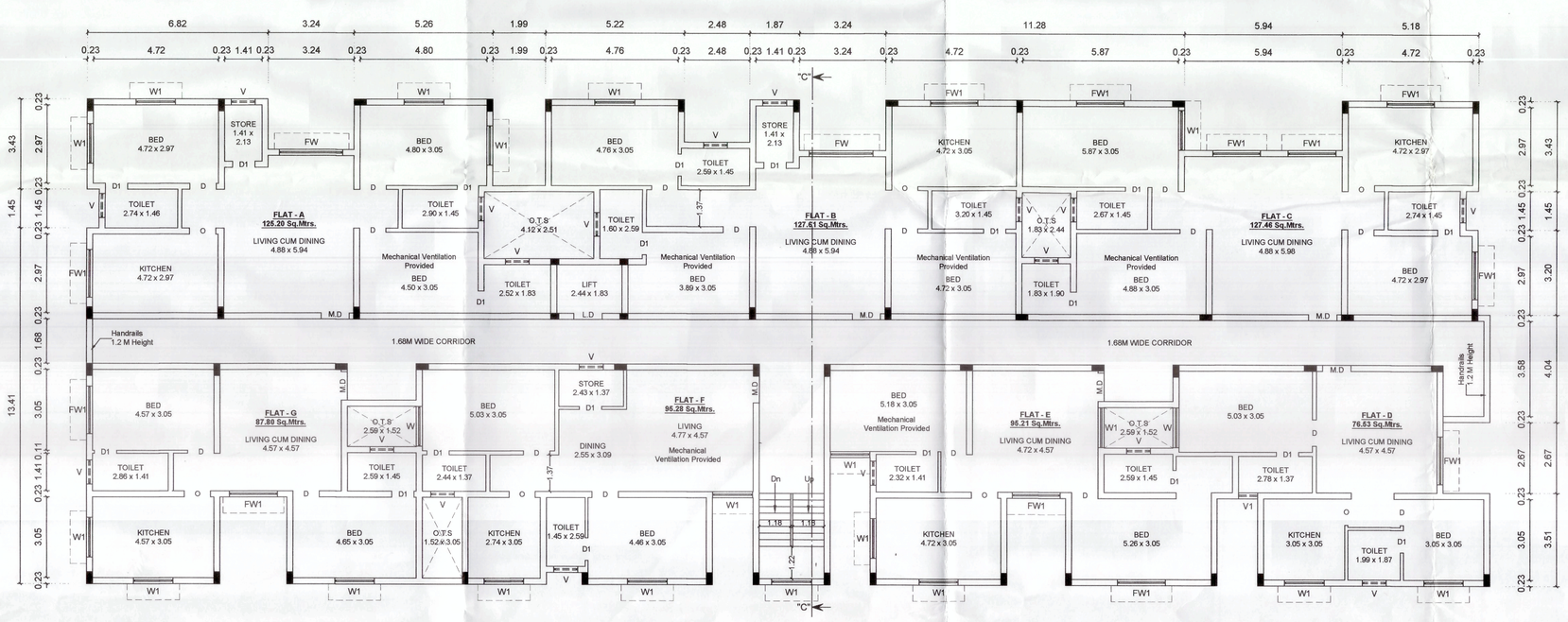


BLOCK C - SECTION ON "CC"

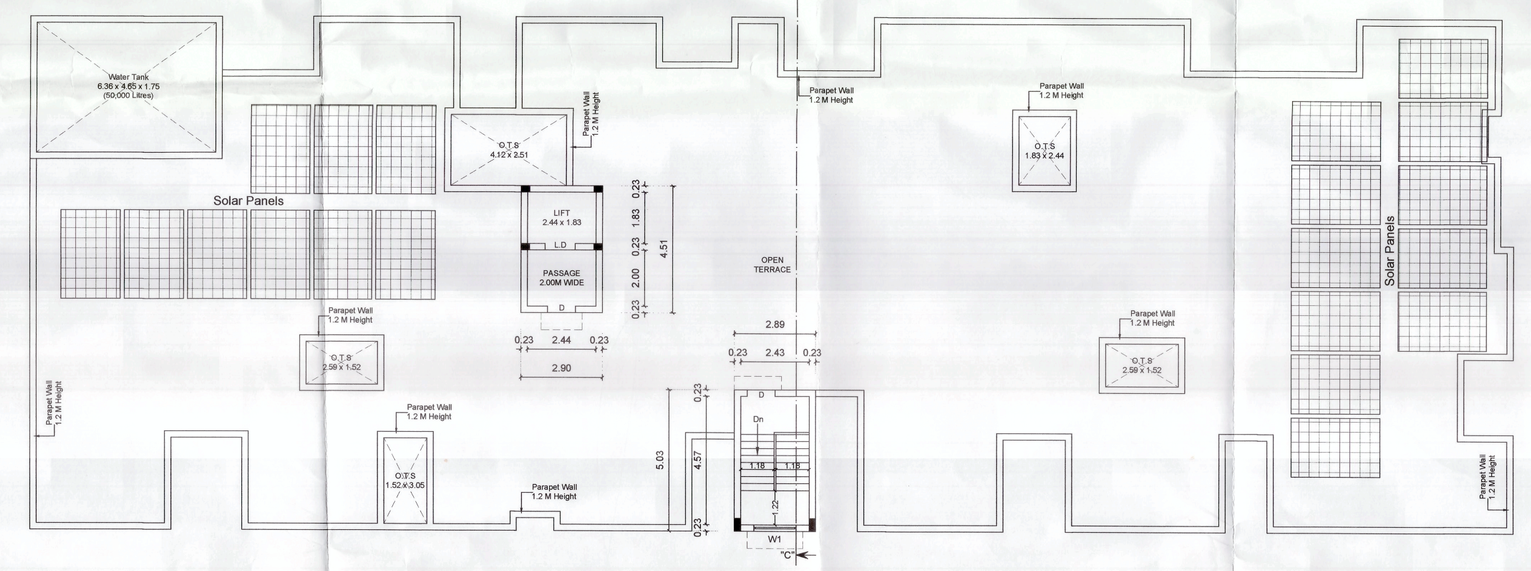


NOTE:-

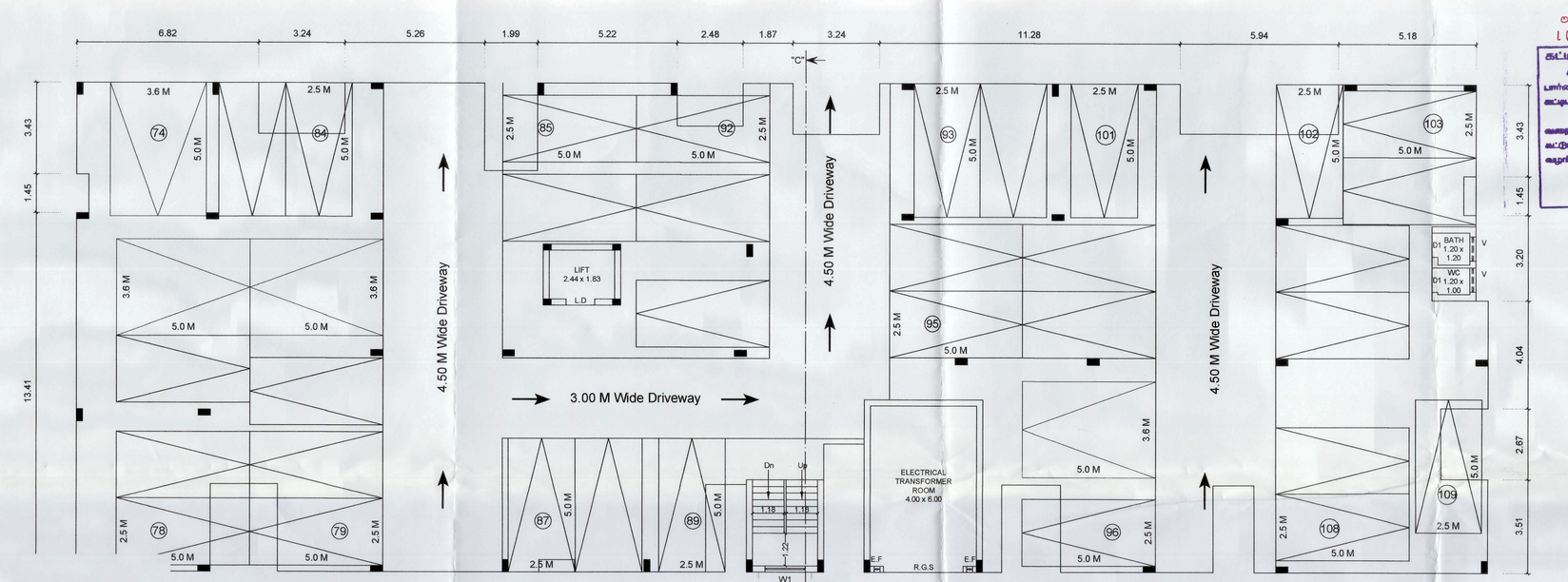
1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.18 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - I (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds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



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



BLOCK C - TERRACE FLOOR PLAN



BLOCK C - STILT FLOOR PLAN

0017/2024/MHS/N
162/RPA/2024/00032

PROPOSED BUILDING BLOCK - C - DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
2	SECOND FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
3	THIRD FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
4	FOURTH FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
5	FIFTH FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80

For DIVYA FOUNDATIONS PVT. LTD.
T.A. Mukundh
MANAGING DIRECTOR

LAND OWNER / APPLICANT

T.V.T. MOHANRAJ, B.E., (FOUNDATION ENGINEER)
Mobile : 9994
Email : geomohan@yahoo.com

REGISTERED GEOTECHNICAL ENGINEER

Er. M. SRIDHAR, B.E.,
Registered Construction Engineer (IRE)
Reg. No. CMC/CON/0000000
Coimbatore - 35.
Mobile : 9999999999

REGISTERED CONSTRUCTION ENGINEER

R. GOWRISHAN, M.E (Struct. Engg.),
CHARTERED ENGINEER
Structural Eng (IE(I)-A)/1/2023
Structural Eng (IE(I)-M)/1/2023
No.1, N. M. Nagar Extension, (Off) Hallidon,
Singa Hole Road, Tirupur - 641 607
Phone : 9500429613

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAO, B.E.
Reg. No. CMC/CON/0000000
ARCHITECTS
Coimbatore - 35.
Mobile : 9999999999

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.