Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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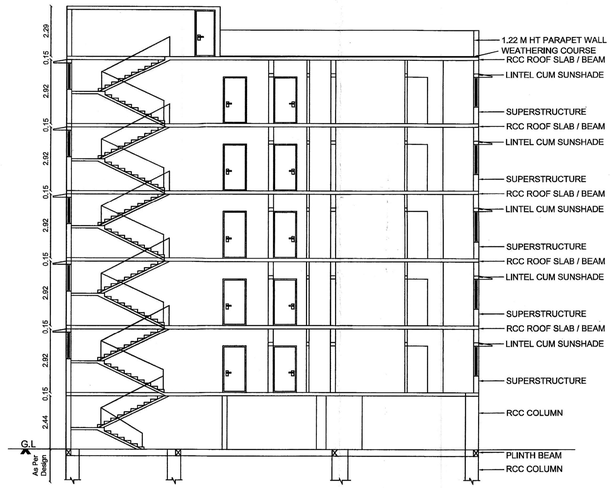
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

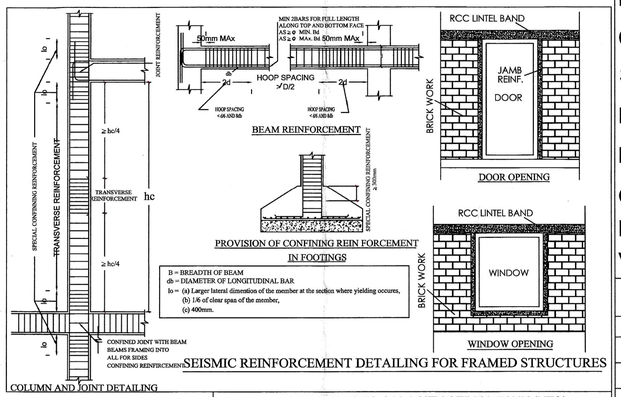
hello@verified.realestate
+91 9996 12 9996
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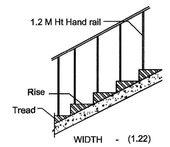
EAST SIDE ELEVATION



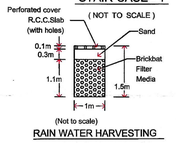
SECTION 'AA'



SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



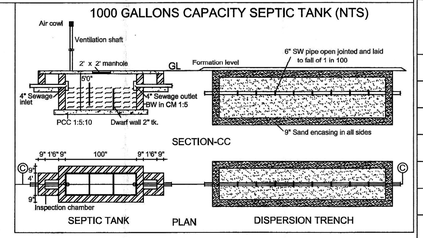
STAIR-CASE - 1



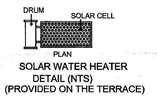
(Not to scale)

RAIN WATER HARVESTING

RECHARGE TRENCH SECTION



FE :- FIRE DETECTING AND E x TINGUI-
SHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKTS PROVIDED.



SOLAR WATER HEATER
DETAIL (NTS)
(PROVIDED ON THE TERRACE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , TYPICAL FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT IN T.S.No : 69, BLOCK : 07, WARD: Q-SANGANOOR, OLD S.F.NO: 311 PT, SITE No:1, MANIAM KALIAPPAN STREET, SANGANOOR VILLAGE ,COIMBATORE CORPORATION.

SITE AREA DETAILS :

	AREA DETAILS
AREA OF SITE AS ON TSLR	602.50 Sq.m
AREA DETAILS AS PER SITE	602.50 Sq.m

FLOORWISE BREAKUP	Total Built Up	Non Fsi Area		Fsi Area
		Parking	S+C+L+T	Residential
AREA OF STILT FLOOR	338.10	309.29	-----	28.81 (EB)
AREA OF FIRST FLOOR	338.10	-----	37.18	300.92
AREA OF SECOND FLOOR	338.10	-----	37.18	300.92
AREA OF THIRD FLOOR	338.10	-----	37.18	300.92
AREA OF FOURTH FLOOR	338.10	-----	37.18	300.92
AREA OF FIFTH FLOOR	338.10	-----	37.18	300.92
AREA OF TERRACE FLOOR	27.55	-----	27.55	-----
TOTAL BUILT UP AREA	2056.15	309.29	213.45	1533.41

FSI : $\frac{1533.41}{602.50}$ = 2.54 (Primium FSI Provided)

PARKING STANDARDS AS PER TNCDBR 2019 - Corporation areas

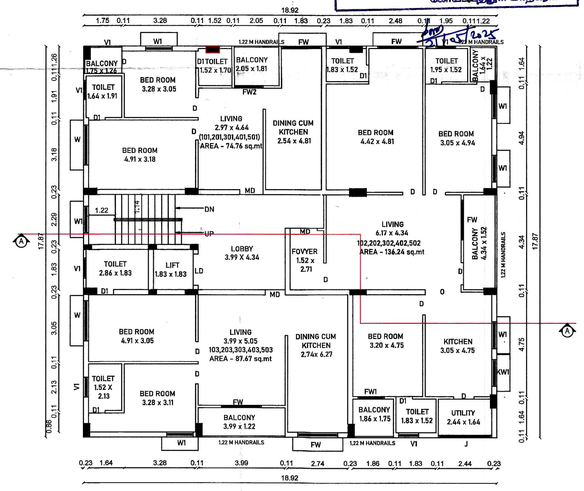
DESCRIPTION	CORPORATION NORMS
Residential Building	
a . Floor area above 75 sq.m	- 1 car space for every 75 sq m
b . Floor area below 75 sq.m	- 1 car space for every 2 Dwelling units
b . Visitors parking 10 %	

Description	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
Residential (5 Floors x 2 Nos = 10 Nos) +(1 Car Parking for every 2 Dwelling = 2 nos)	12 Nos	12 Nos	06 nos	06 nos
Visitors parking 10%	2 Nos	2 Nos	NA	07 nos
TOTAL	14 Nos	14 Nos	NA	13 nos

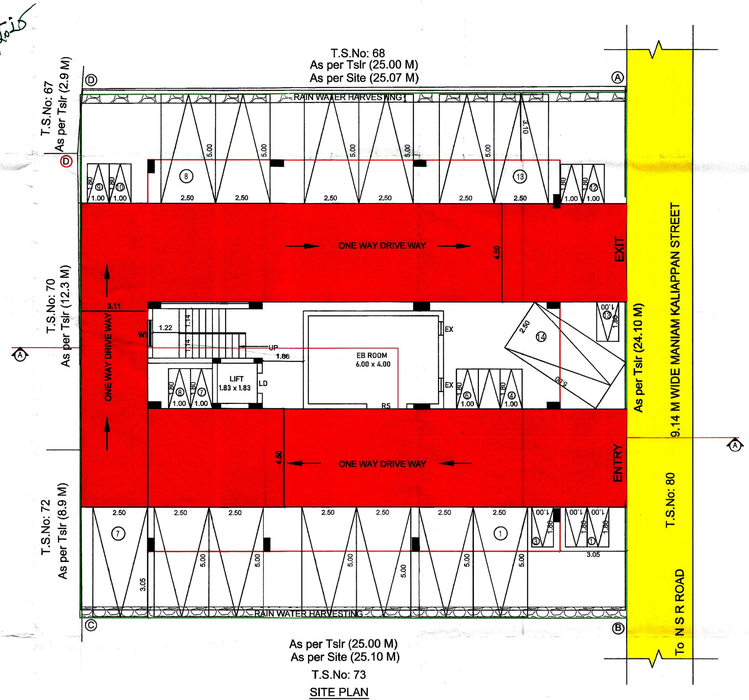
NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

TOTAL NO's DWELLINGS : = 5 x 3 = 15 Nos

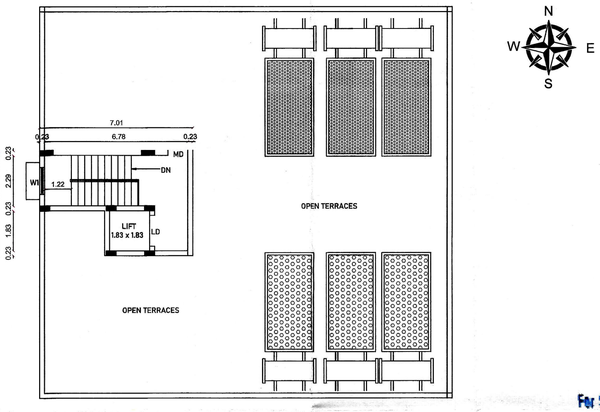


TYPICAL FIRST, SECOND, THIRD
FOURTH, FIFTH FLOOR PLAN



As per Tslr (25.00 M)
As per Site (25.10 M)
T.S.No: 73

SITE PLAN



TERRACE FLOOR PLAN

N
W
E
S

REFERENCE:

SITE

PROPOSED BUILDING

AREA OF THE DWELLING UNITs	PLINTH AREA
Dwelling - 101,201,301,401 & 501	74.76 Sq m
Dwelling - 102,202,302,402 & 502	138.34 Sq m
Dwelling - 103,203,303,403 & 503	84.60 Sq m

TOTAL NO's DWELLINGS : 5 x 3 = 15 Nos

JOINERRY DETAILS

MD	- MAIN DOOR	1.07 x 2.10	W - WINDOW		1.83 x 1.37
D	- BED ROOM DOOR	1.00 x 2.10	W1 - WINDOW		1.22 x 1.37
D1	- DOOR	0.76 x 2.10	KW1 - KITCHEN WINDOW		1.22 x 1.07
LD	- LIFT DOOR	0.96 x 2.10	V - VENTILATOR		0.91 x 0.61
O	- OPEN	1.22 x 2.10	J - JOLLY		2.00 x 0.61
FW1 / D	- FRENCH WINDOW/DOOR	1.22 x 2.00			
FW	- FRENCH WINDOW	1.83 x 1.83			
FW2	- FRENCH WINDOW	1.31 x 1.83			

CERTIFICATE :

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

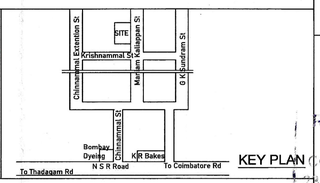
PLANNING PERMISSION :

ONLINE APPLIATION No : SWP / BPA / 457558 / 2025

SITE BOUNDARY SHOWN AS 'A To D'

PLANNING PERMISSION No : 205 / 2025

L.P./C.L.P.A. No: 165/2025



KEY PLAN

U.Bharathi
Draughtsman -III

J. Guruprasath
Architectural / Planning Assistant

For SUKRA PROPERTY DEVELOPERS (P) LTD.

ARULMOZHI VARMAN

APPLICANT

Er. R. LOGANATHAN M.E., (Struct.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/19/04/933

STRUCTURAL ENGINEER

P. UMASHANKAR, M.E. (Cons. Engg.)
REGISTERED ENGINEER (GR-I) No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
COIMBATORE LPA/SE/GR-I/19/04/044 SCT, Coimbatore - 641 043, Cell: 91-97902 33332
249, N.S.R Road, S.B COLONY, CBE-11. BIS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

CONSTRUCTION ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs

REGISTERED ENGINEER

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.04.09 [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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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.