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OMR Thoraipakkam,
Chennai 600 097, India

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SITE PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT SF. NO: 433/1B1, 433/1A2B & 432/1B3B, KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

CONCURRENCE ISSUED NO: SWP/BPA/010516/2023
DATE : 02/12/23

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

ONLINE APPLICATION NO: SWP/BPA/400348/2024

B.P/DTCP No: 262 / 2025

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	2773.00	0.6852
AS PER FMB & PATTA	2773.00	0.6852
AS PER SUPERIMPOSED AREA	2733.00	0.6753

AREA DETAILS - BLOCK 1

FLOOR DETAILS	FSI (Sq.m)	NON FSI (Sq.m)	TOT BUA	TOT NO OF DWELLINGS
BASEMENT FLOOR	-	780.41	780.41	-
STILT FLOOR	-	638.99	638.99	-
FIRST FLOOR	638.99	-	638.99	4
SECOND FLOOR	638.99	-	638.99	4
THIRED FLOOR	638.99	-	638.99	4
FOURTH FLOOR	638.99	-	638.99	4
FIFTH FLOOR	638.99	-	638.99	4
TERRACE FLOOR	-	35.12	35.12	-
TOTAL	3194.95	1454.52	4649.47	20

AREA DETAILS - BLOCK 2

FLOOR DETAILS	FSI (Sq.m)	NON FSI (Sq.m)	TOT BUA	NO OF DWELLINGS
BASEMENT FLOOR	-	872.34	872.34	-
STILT FLOOR	-	775.29	775.29	-
FIRST FLOOR	775.29	-	775.29	5
SECOND FLOOR	775.29	-	775.29	5
THIRED FLOOR	775.29	-	775.29	5
FOURTH FLOOR	775.29	-	775.29	5
FIFTH FLOOR	775.29	-	775.29	5
TERRACE FLOOR	-	35.12	35.12	-
SWIMMING POOL	-	150.99	150.99	-
TOTAL	3876.45	1833.74	5710.19	25

BLOCK TYPE	FSI	NON FSI	TOT BUA	NO OF DWELLINGS
BLOCK 1	3194.95	1454.52	4649.47	20
BLOCK 2	3876.45	1833.74	5710.19	25
SECURITY ROOM	-	6.25	6.25	-
COMMON TOILET	1.86		1.86	-
TRANSFORMER ROOM 1	28.81	-	28.81	-
TRANSFORMER ROOM 2	28.81	-	28.81	-
GRAND TOTAL	**7130.88**	**3294.51**	**10425.39**	**45**

CALCULATION :-

ALLOWABLE PREMIUM (FSI) - 2.60

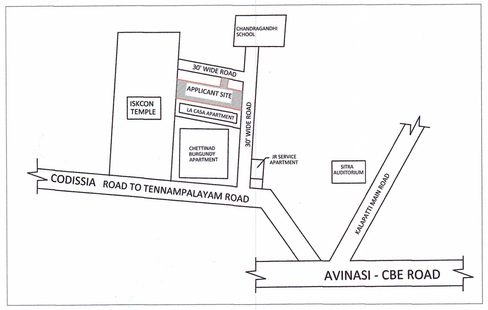
FLOOR SPACE INDEX (FSI) - $\frac{7130.88}{2733.00}$ = 2.60

TYPE	DISCRIPTION	SIZE IN METER
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.80 X 2.13
W	WINDOW	1.20 X 1.22
W1	WINDOW 1	0.69 X 1.22
W2	WINDOW 2	1.52 X 1.22
V	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	0.91 X 0.91
RS	ROLLING SHUTTER	3.05 X 3.05

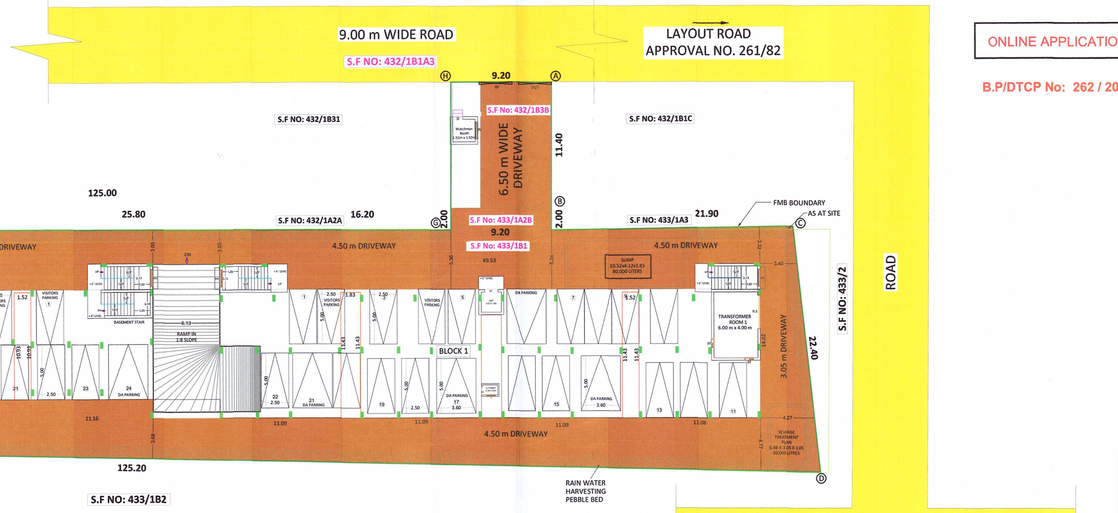
BLOCK TYPE	DWELLING UNITS	DWELLING AREA
BLOCK 1 TYPICAL 1 TO 5 FLOORS	UNIT - 01	129.26
	UNIT - 02	129.26
	UNIT - 03	129.26
	UNIT - 04	129.26
BLOCK 2 TYPICAL 1 TO 5 FLOORS	UNIT - 01	124.62
	UNIT - 02	124.62
	UNIT - 03	124.62
	UNIT - 04	124.62
	UNIT - 05	124.62

TOTAL NO OF DWELLINGS IN BLOCK 1 & 2 - 45 NOS

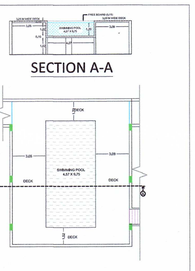
NOTES: MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER NECESSARY



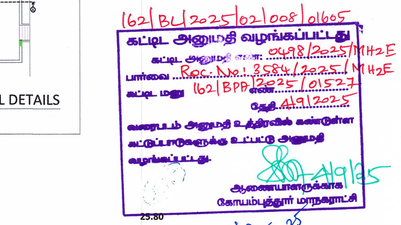
KEY PLAN

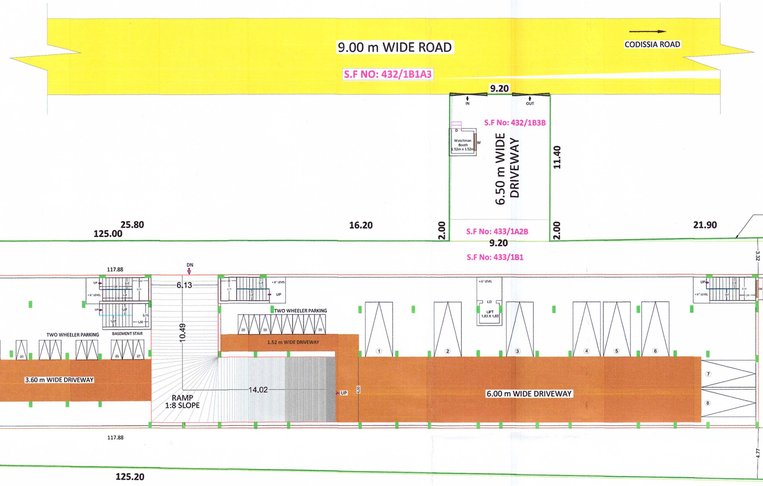


SITE CUM STILT FLOOR PLAN

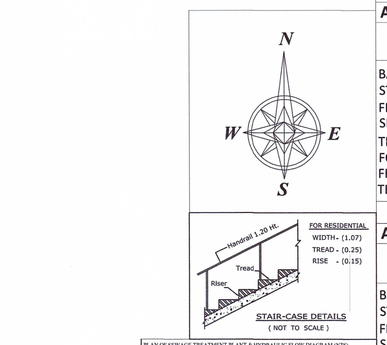


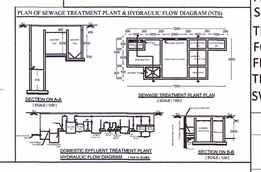
SWIMMING POOL DETAILS

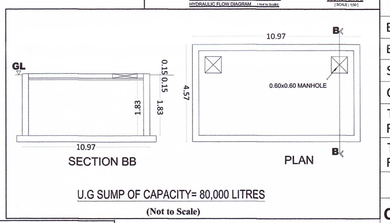




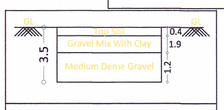
BASEMENT FLOOR PLAN

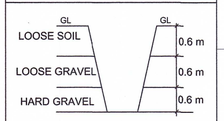




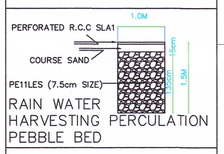


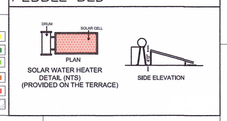
U.G SUMP OF CAPACITY= 80,000 LITRES
(Not to Scale)



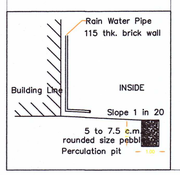


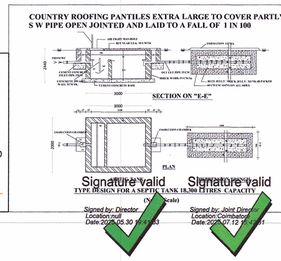
TRIAL PIT DETAIL (NTS)





REFERENCE:
- EXISTING ROAD
- FMB BOUNDARY
- AS AT SITE BOUNDARY
- DRIVE WAY
- PROPOSED BUILDING
- PEBBLE BED





PARKING DETAILS - BLOCK 2

DWELLING AREA	No of Dwellings	No of two wheelers		No of Cars	
		Required Including PH	Provided Including PH	Required Including PH	Provided Including PH
ABOVE 50 UPTO75 SQ.MTRS	-	-	-	-	-
ABOVE 75 SQ.MTRS	25	-	-	25	25
VISITORS PARKING 10%		-	12	3	3
TOTAL NO OF PARKING		-	12	28	28

PARKING DETAILS - BLOCK 1

DWELLING AREA	No of Dwellings	No of two wheelers		No of Cars	
		Required Including PH	Provided Including PH	Required Including PH	Provided Including PH
ABOVE 50 UPTO75 SQ.MTRS	-	-	-	-	-
ABOVE 75 UPTO 100 SQ.MTRS	20	-	-	20	20
VISITORS PARKING 10%		-	6	2	6
		-	6	22	26

For Sakthi Constructions India Pvt Ltd
V.I.L.
Director
APPLICANT

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers. 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED ENGINEER

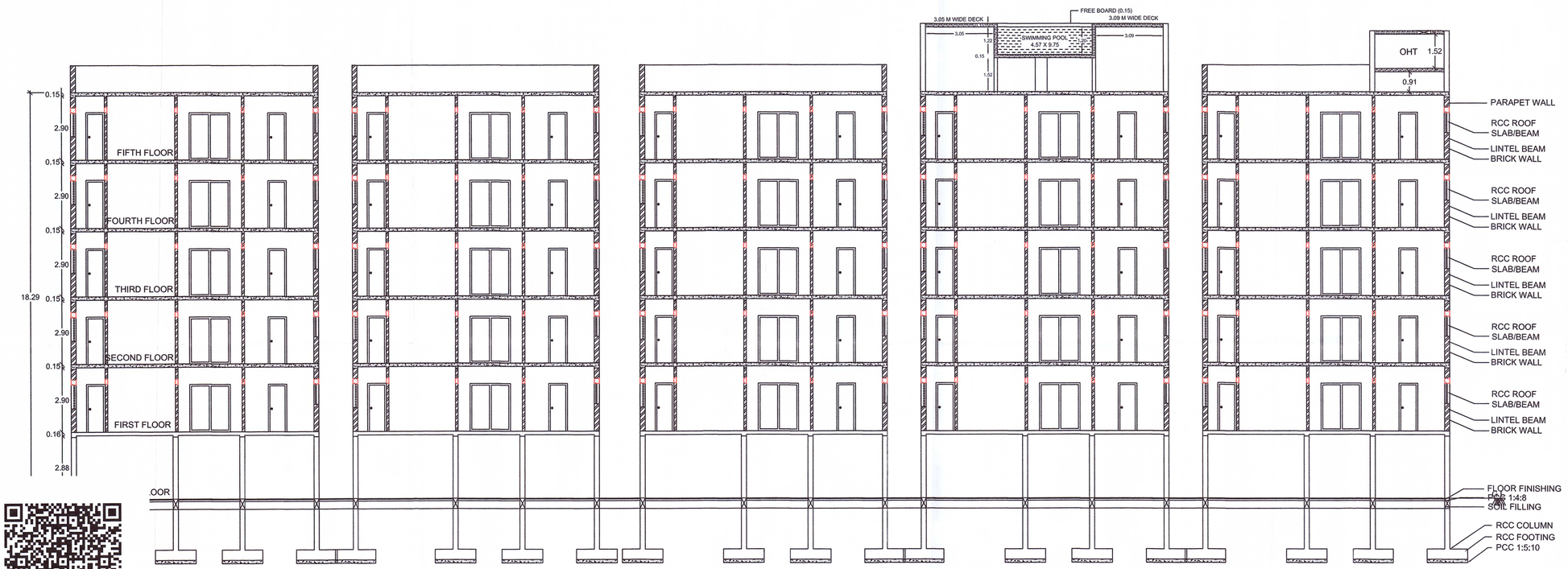
Er. M.RAGGUL. B.E.,CIVIL.,
Registered Construction Engineer,
Reg.No: Coimbatore LPA/CE/19/09/115
Plot No: 5, 9th Cross Extn., New Thillai Nagar,
Vadavalli, Coimbatore - 641 041.
REGISTERED CONSTRUCTION ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
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REGISTERED STRUCTURAL ENGINEER



NORTH SIDE ELEVATION



SECTION A-A

1621BL2025162100801605
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 0498/2025/MHZE
பார்வை P.Rc. No: 3584/2025/MHZE
கட்டிட எண் 162/BP/2025/01527
தேதி 04/12/2025
வரைபட அனுமதி உத்தரவின் வண்ணம்
கட்டுமானத்திற்கு உரிய அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
செயற்பொறியாளர்
04/12/2025

ONLINE APPLICATION NO: SWP/BPA/400348/2024

PLAN SHOWING THE AND PROPOSED RESIDENTIAL APARTMENT SF. NO: 433/1B1, 433/1A2B & 432/1B3B KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

CONCURRENCE ISSUED NO: SWP/BPA/010516/2023
DATE : 02/12/23

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	2773.00	0.6852
AS PER FMB & PATTA	2773.00	0.6852
AS PER SUPERIMPOSED AREA	2733.00	0.6753

BLOCK 2

NAME	DISCRIPTION	SIZE IN METER
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.80 X 2.13
O	OPEN	0.80 X 2.13
O1	OPEN 1	0.91 X 2.13
W	WINDOW	1.20 X 1.22
W1	WINDOW 1	1.07 X 1.22
W2	WINDOW 2	1.52 X 1.22
W3	WINDOW 3	0.91 X 2.05
FW	FRENCH WINDOW	3.05 X 1.83
RW1	FRENCH WINDOW 1	1.22 X 1.83
V	VENTILATOR	1.22 X 1.22
		0.91 X 0.91

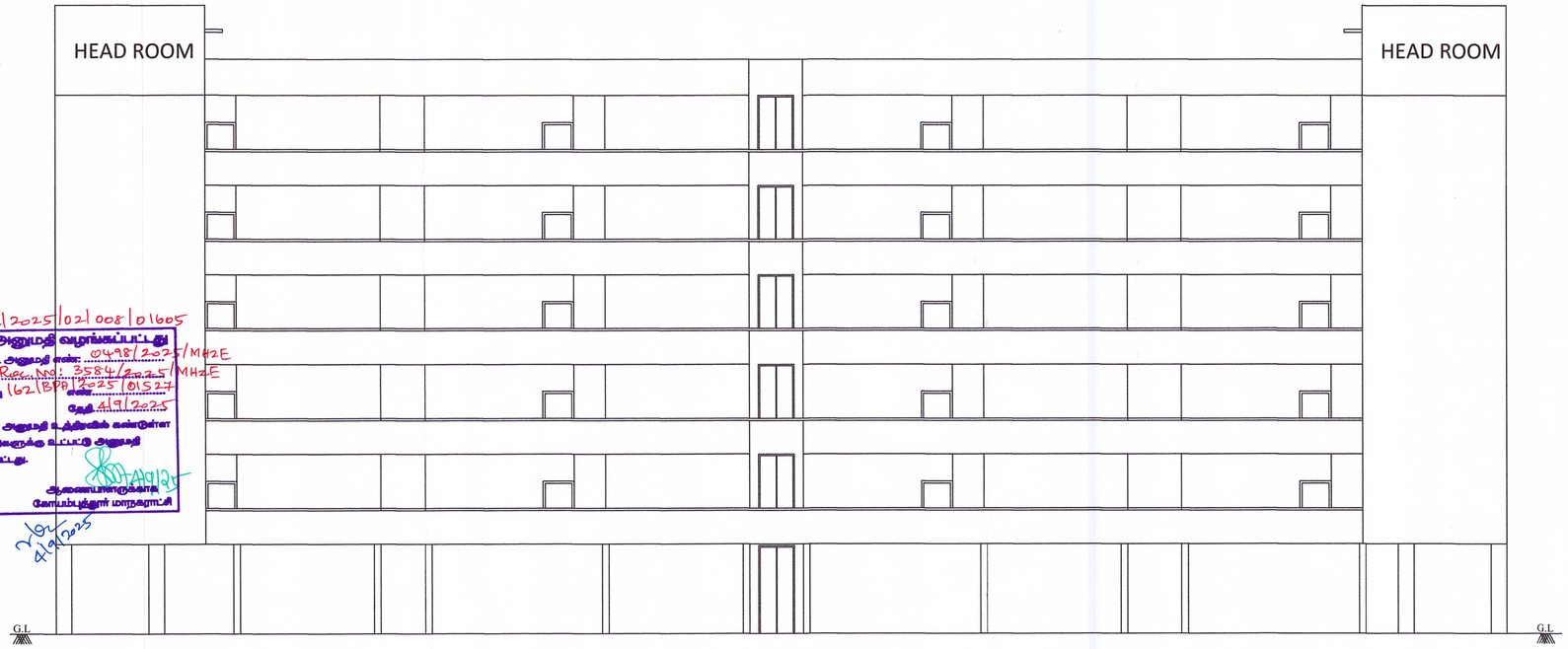
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REGISTERED GEOTECH ENGINEER

For Sakthi Constructions India Pvt Ltd
Director
APPLICANT

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Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED STRUCTURAL ENGINEER



162/BL/2025/021008/01605
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 0498/2025/MH2E
பார்வை: Rec.No: 3584/2025/MH2E
கட்டட மதி 162/BPD/2025/01527 எண்:
தேதி: 4/9/2025
மனைப்பட அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
உதவி இயக்குநர்
நகரமைப்புத் பிரிவு
4/9/2025

NORTH SIDE ELEVATION



SECTION A-A

ONLINE APPLICATION NO: SWP/BPA/400348/2024



PLAN SHOWING THE AND PROPOSED RESIDENTIAL APARTMENT SF. NO: 433/1B1, 433/1A2B & 432/1B3B KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

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DATE : 02/12/23

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AS PER SUPERIMPOSED AREA	2733.00	0.6753

BLOCK 1

NAME	DISCRIPTION	SIZE IN METER
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.80 X 2.13
O	OPEN	0.80 X 2.13
O1	OPEN 1	0.91 X 2.13
W	WINDOW	1.20 X 1.22
W1	WINDOW 1	1.07 X 1.22
W2	WINDOW 2	1.52 X 1.22
W3	WINDOW 3	0.91 X 2.05
FW	FRENCH WINDOW	3.05 X 1.83
FW1	FRENCH WINDOW 1	2.51 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.22
V	VENTILATOR	0.91 X 0.91

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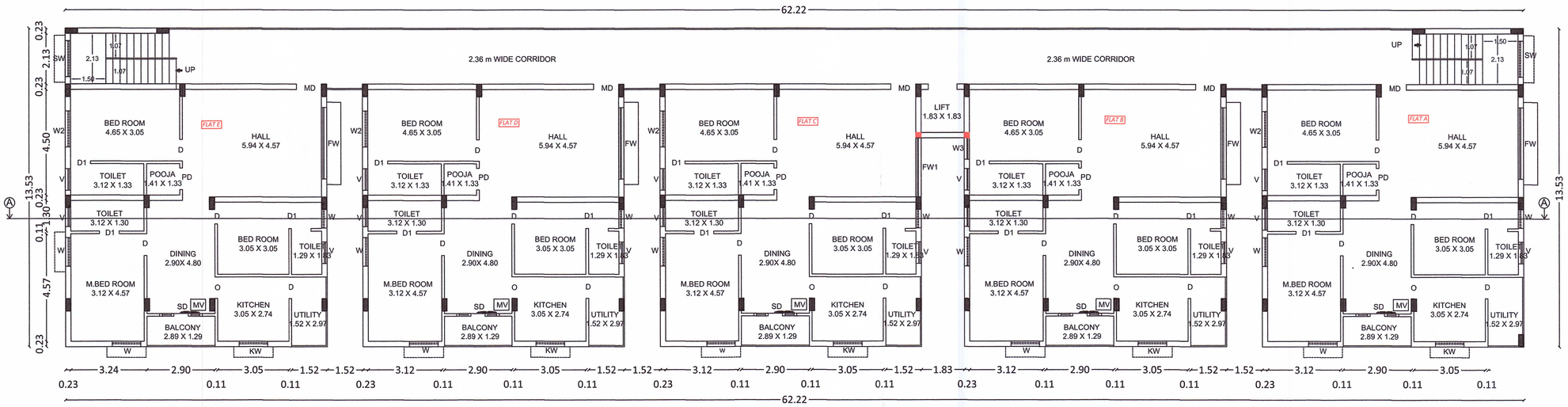
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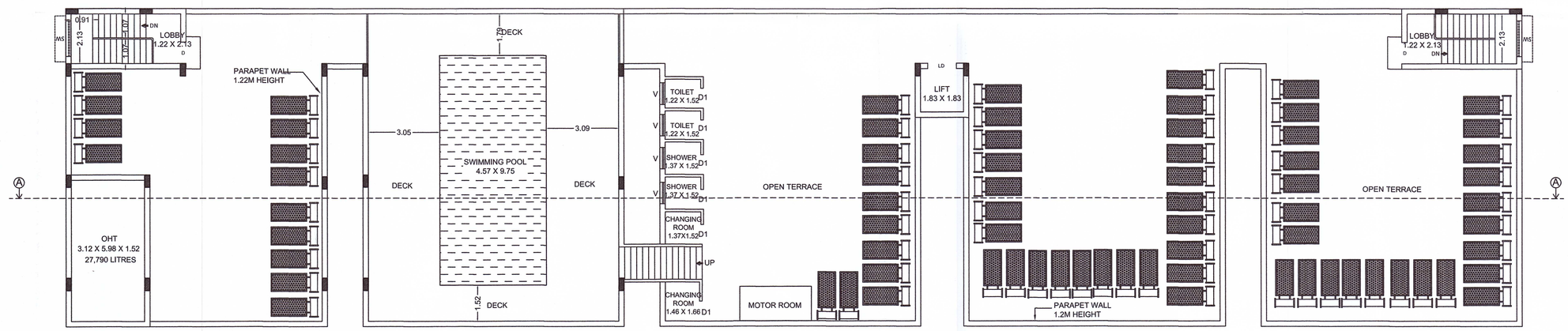
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REGISTERED STRUCTURAL ENGINEER



TYPICAL 1,2,3,4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

162/BL/2025/02/008/01665
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 04498/2025/MH2E
பார்வை Rec.No: 3584/2025/MH2E
கட்டிட மனு 162/BPA/2025/01527
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கட்டுமானங்களுக்கு மட்டும் அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
செயற்பொறியாளர்
4/9/2025

PARKING DETAILS - BLOCK 2

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ABOVE 75 SQ.MTRS	25	-	-	25	25
VISITORS PARKING 10%		-	12	3	3
TOTAL NO OF PARKING		-	12	28	28

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O1	OPEN 1	0.91 X 2.13
W	WINDOW	1.20 X 1.22
W1	WINDOW 1	1.07 X 1.22
W2	WINDOW 2	1.52 X 1.22
W3	WINDOW 3	0.91 X 2.05
FW	FRENCH WINDOW	3.05 X 1.83
FW1	FRENCH WINDOW 1	1.22 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.22
V	VENTILATOR	0.91 X 0.91

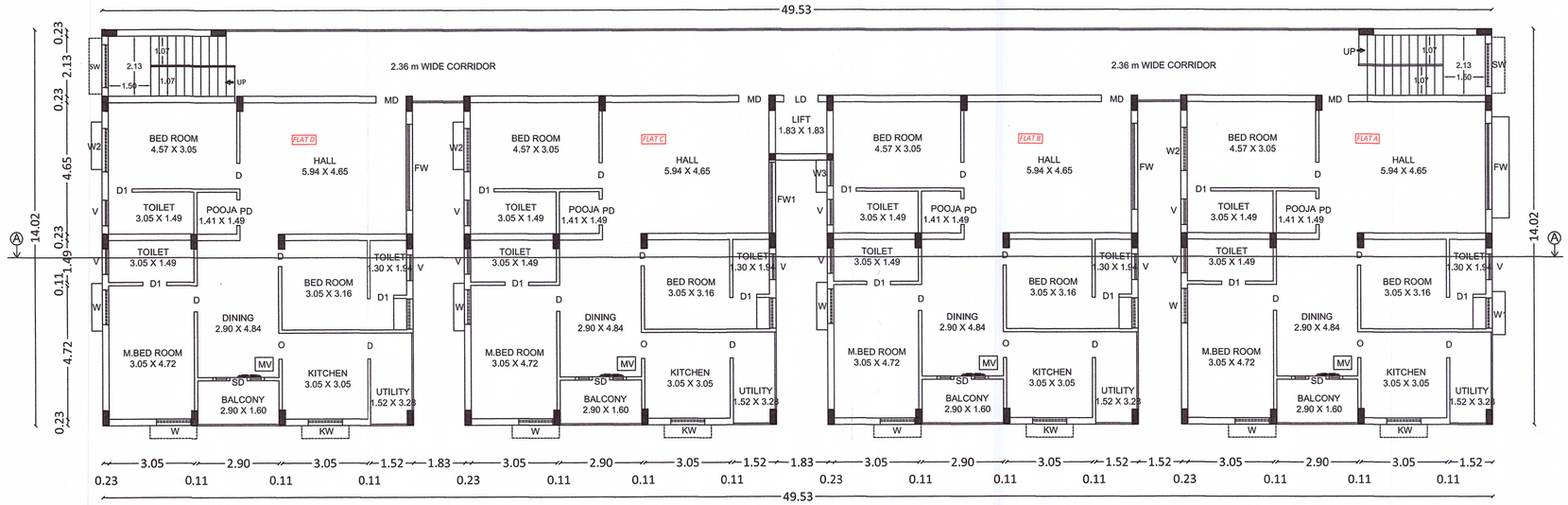
BLOCK TYPE	DWELLING UNITS	DWELLING AREA
BLOCK 2 TYPICAL 1 TO 5 FLOORS	UNIT - 1	124.62
	UNIT - 2	124.62
	UNIT - 3	124.62
	UNIT - 4	124.62
	UNIT - 5	124.62

TOTAL NO.OF DWELLING UNITS - 25 Nos

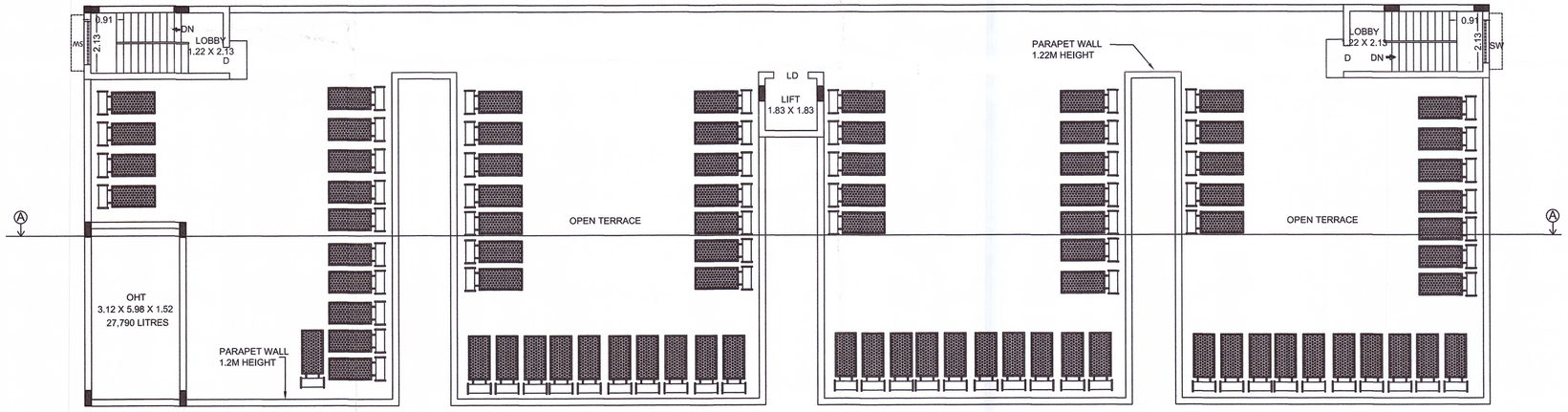
NOTES: MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER NECESSARY

For Sakthi Constructions India Pvt Ltd
V. L.
Director
APPLICANT

REGISTERED ENGINEER



TYPICAL 1,2,3,4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

162/BL/2025/02008/01605
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 0498/2025/MH2E
பார்வை Rec. No. 2584/2025/MH2E
கட்டிட எண் 162/BPA/2025/01527
தேதி 4/9/2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
உதவி இயக்குநர்
செயல்முறை மாநகராட்சி
4/9/2025

PARKING DETAILS - BLOCK 1

ONLINE APPLICATION NO: SWP/BPA/400348/2024

DWELLING AREA	No of Dwellings	No of two wheelers		No of Cars	
		Required Including PH	Provided Including PH	Required Including PH	Provided Including PH
ABOVE 50 UPTO75 SQ.MTRS	-	-	-	-	-
ABOVE 75 UPTO 100 SQ.MTRS	20	-	-	20	20
VISITORS PARKING 10%		-	6	2	6
		-	6	22	26

Er. N.RAGGUL, B.E.,CIVIL.,
Registered Construction Engineer,
Reg.No: Coimbatore LPA/CE/19/09116
Plot No: 9, 9th Cross Extn., New Thilai Nagar,
Vadavalli, Coimbatore - 641 041.
REGISTERED CONSTRUCTION ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/005
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED STRUCTURAL ENGINEER

PLAN SHOWING THE AND PROPOSED RESIDENTIAL APARTMENT SF. NO: 433/1B1, 433/1A2B & 432/1B3B KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

CONCURENCE ISSUED NO: SWP/BPA/010516/2023
DATE : 02/12/23

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	2773.00	0.6852
AS PER FMB & PATTA	2773.00	0.6852
AS PER SUPERIMPOSED AREA	2733.00	0.6753

AREA DETAILS - BLOCK 1

FLOOR DETAILS	FSI	NON FSI	TOT BUA	TOT NO OF DWELLINGS
BASEMENT FLOOR	-	780.41	780.41	-
STILT FLOOR	-	638.99	638.99	-
FIRST FLOOR	638.99	-	638.99	4
SECOND FLOOR	638.99	-	638.99	4
THIRD FLOOR	638.99	-	638.99	4
FOURTH FLOOR	638.99	-	638.99	4
FIFTH FLOOR	638.99	-	638.99	4
TERRACE FLOOR	-	35.12	35.12	-
TOTAL	3194.95	1454.52	4649.47	20

TYPE	DISCRIPTION	SIZE IN METER
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.80 X 2.13
O	OPEN	0.80 X 2.13
O1	OPEN 1	0.91 X 2.13
W	WINDOW	1.20 X 1.22
W1	WINDOW 1	1.07 X 1.22
W2	WINDOW 2	1.52 X 1.22
W3	WINDOW 3	0.91 X 2.05
FW	FRENCH WINDOW	3.05 X 1.83
FW1	FRENCH WINDOW 1	2.51 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.22
V	VENTILATOR	0.91 X 0.91

BLOCK TYPE	DWELLING UNITS	DWELLING AREA
BLOCK 1 TYPICAL 1 TO 5 FLOORS	UNIT - 1	129.26
	UNIT - 2	129.26
	UNIT - 3	129.26
	UNIT - 4	129.26

TOTAL NO.OF DWELLING UNITS - 20 Nos

NOTES: MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER NECESSARY

For Sakthi Constructions India Pvt Ltd
V.L.
Director

APPLICANT

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
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.