Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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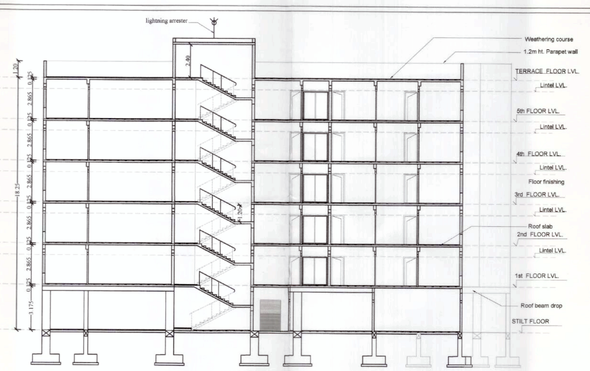
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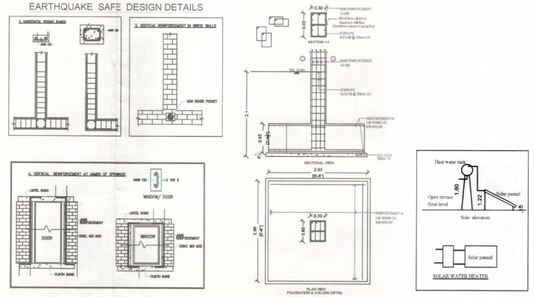
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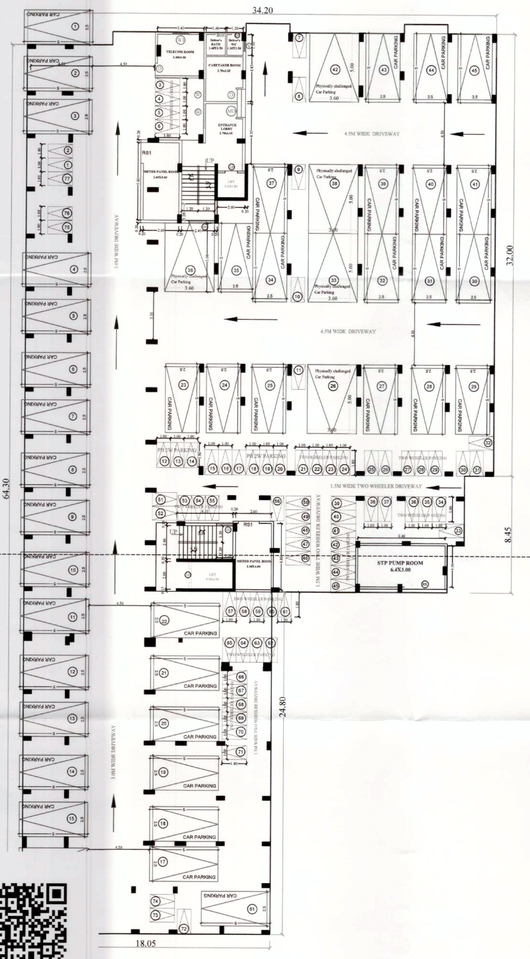


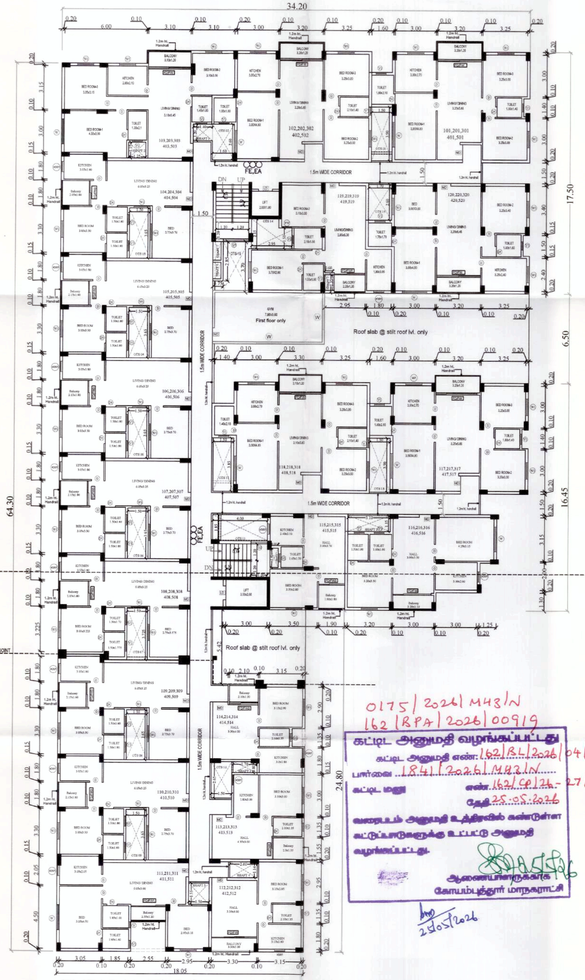
NORTH ELEVATION

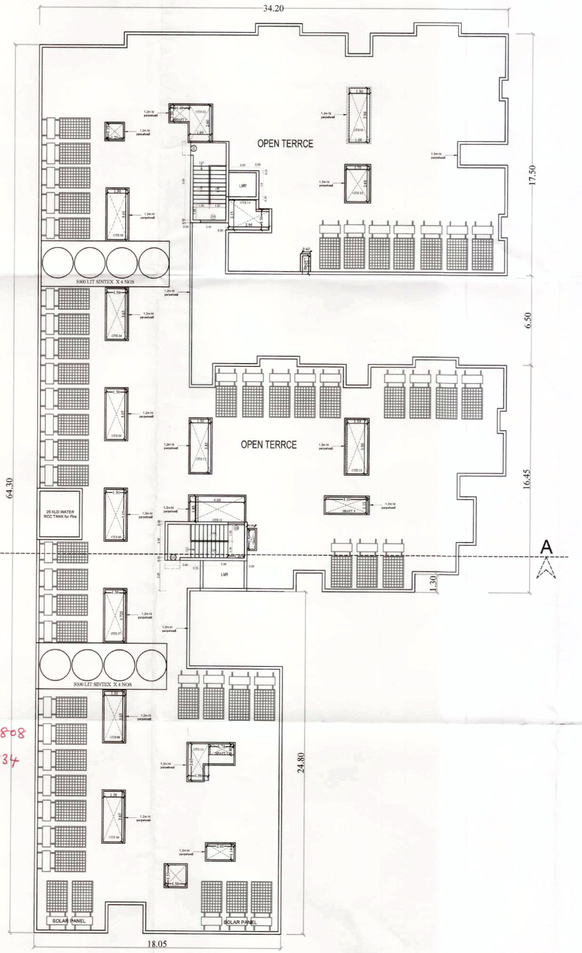


SECTION - AA'









0175/2026/MH3/N
162/BPA/2026/00919
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BPA/2026/04/013/00808
பார்வை: 184/2026/MH3/N
கட்டட மதிப்பு எண்: 162/CP/26-27/00649344
தேதி: 25.05.2026
மேலாய்வு அலுவலர்
கோயம்புத்தூர் மாநகராட்சி
25/05/2026

.T FLOOR PLAN

TYPICAL FLOOR PLAN (1st,2nd,3rd,4th,5th floor)

TERRACE FLOOR PLAN

PLAN SHOWING THE REVISION APPROVAL FOR AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.NO-307/1B,307/1C3, 309/3A,3B,3C, 309/2A,2B,2C,2D1 IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: RESIDENTIAL USE (S.F.No: 307/1B,309/3A,3B,3C, 309/2A,2B,2C,2D1)

LAND USE AS PER MASTER PLAN - 2041: INSTITUTIONAL USE (S.F.No: 307/1C3)

PREVIOUSLY APPROVED APPLICATION NUMBER:SWP/BPA/711030/2025 P.P.No: 179/2026, B.P/DTCP No: 136/2026

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

N
SCALE 1:100

SCHEDULE OF JOINERY		MITRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
D3	DOOR	1.10 x 2.10
D1/V	DOOR/VENTILATOR	0.75 x 2.10/ 0.75x0.75
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.35x 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 1.50x 2.10
FD/FW2	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 1.35x 2.10
FD/FW3	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 1.05x 2.10
FD/FW4	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.30/ 0.80x 2.30
LD	LIFT DOOR	1.00 x 2.10
O	OPEN	0.75 x 2.10
O1	OPEN	1.85 x 1.50
O2	OPEN	1.20 x 1.50
FW	FRENCH WINDOW	0.75 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.45 x 1.20
V1	VENTILATOR	0.75 x 0.75
RS	ROLLING SHUTTER	2.40 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm"					USAGE (nos/FSI)
		FSI (50%)	NON FSI	FSI	TOTAL SQ.M	NO OF UNIT	
1	STILT FLOOR	1836.23	1747.85	58.38	1836.23		Staircase, Lift,& Parking
2	FIRST FLOOR	1613.32	91.08	1522.24	1522.24	20	
3	SECOND FLOOR	1582.32	91.08	1491.24	1491.24	20	
4	THIRD FLOOR	1582.32	91.08	1491.24	1491.24	20	
5	FOURTH FLOOR	1582.32	91.08	1491.24	1491.24	20	
6	FIFTH FLOOR	1582.32	91.08	1491.24	1491.24	20	
7	TERRACE FLOOR (HEAD ROOM)			50.40	50.40		Staircase
8	WATCHMEN ROOM			6.25	6.25		
9	TOTAL AREA	9748.83	455.40	1804.50	7545.58	9550.08	100 units

INDIVIDUAL UNIT AREA (with Balcony)

Flat no	Area	Nos	Flat no	Area	Nos
101,201 301,401,501	84.40 sqm	5 no	111,211 311,411,511	64.12 sqm	5 no
102,202 302,402,502	83.72 sqm	5 no	112,212 312,412,512	41.24 sqm	5 no
103,203 303,403,503	80.10 sqm	5 no	113,213 313,413,513	39.23 sqm	5 no
104,204 304,404,504	64.12 sqm	5 no	114,214 314,414,514	39.43 sqm	5 no
105,205 305,405,505	64.12 sqm	5 no	115,215 315,415,515	39.93 sqm	5 no
106,206 306,406,506	64.12 sqm	5 no	116,216 316,416,516	65.32 sqm	5 no
107,207 307,407,507	64.12 sqm	5 no	117,217 317,417,517	84.77 sqm	5 no
108,208 308,408,508	64.51 sqm	5 no	118,218 318,418,518	83.99 sqm	5 no
109,209 309,409,509	64.93 sqm	5 no	119,219 319,419,519	63.32 sqm	5 no
110,210 310,410,510	64.12 sqm	5 no	120,220 320,420,520	83.02 sqm	5 no

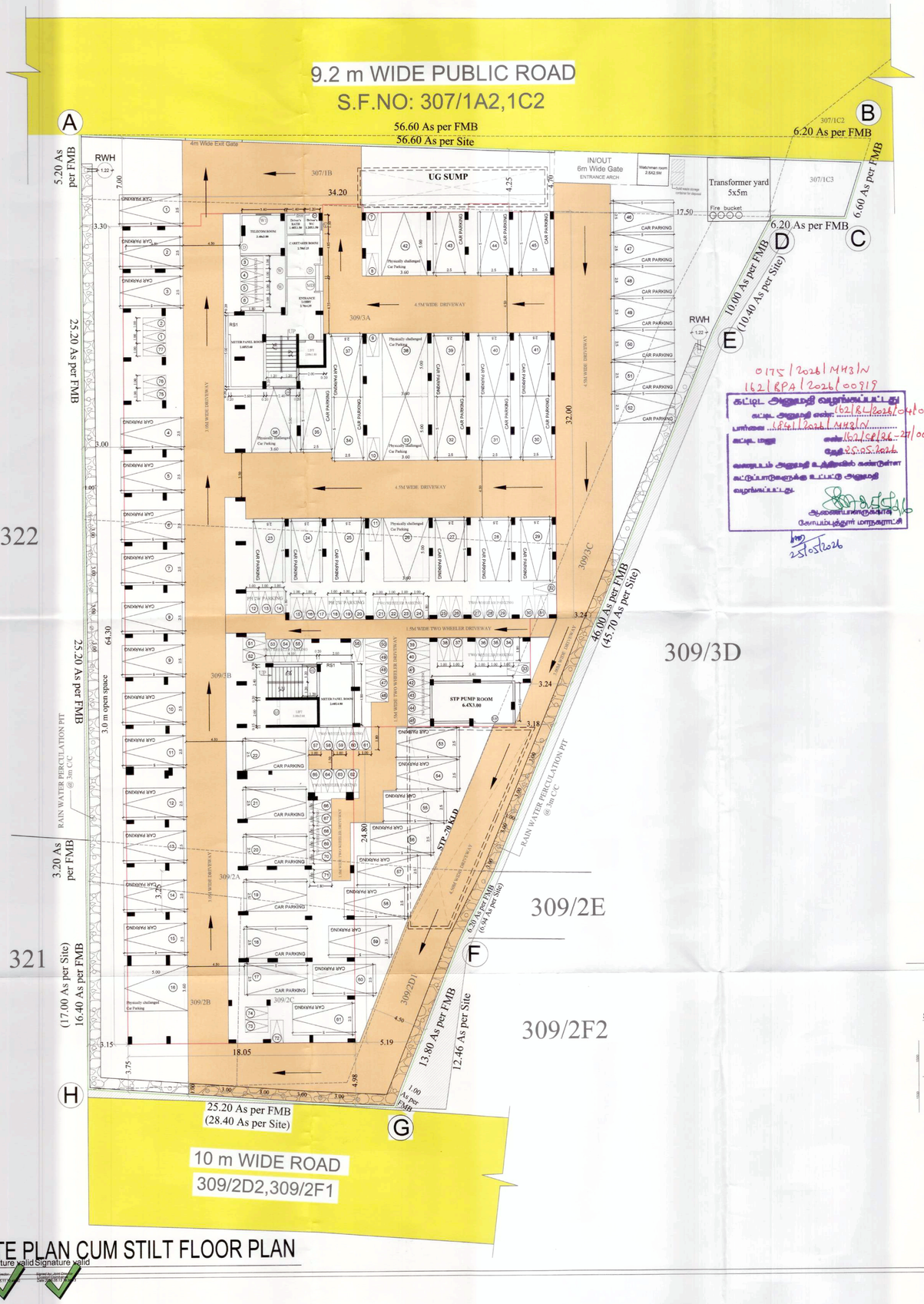
25 Sqm to 50 Sqm flat - 20 nos
50 Sqm to 75 Sqm flat - 30 nos
75 Sqm to 90 Sqm flat - 30 nos
TOTAL NOS OF DWELLING - 100 UNIT

For TNCD LLP
Designated Partner
APPLICANT

Ar. PREETON VARGHESE
IGBO No. CA/2008/43873
Coimbatore LPA/RA/GB-I/1934/019
ARCHITECT

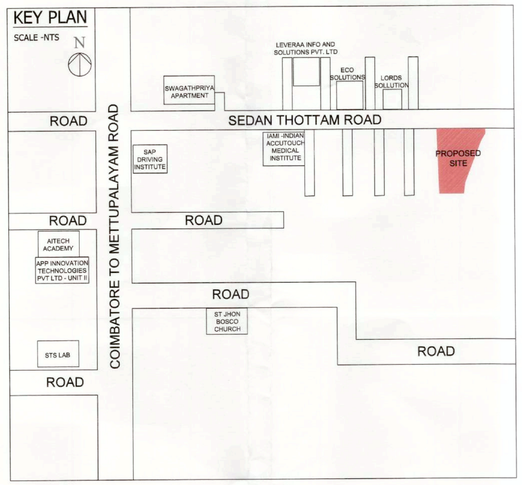
LS JAYADEVAN B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F129987),
CMDA/DE,GA/LSA/1019/2012
No 1, Jawahar Nagar, Salem P.O.,
Coimbatore - 641 043.
STRUCTURAL ENGINEER

SCALE : 1 :100
SHEET NO :2of3



SITE PLAN CUM STILT FLOOR PLAN

Signature valid Signature valid



0175/2026/MH3/N
162/BPA/2026/00919

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டட அனுமதி எண்: 162/BL/2026/041013/00808

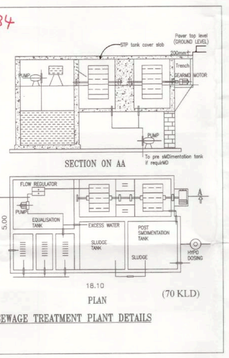
பார்வை ...1841/2026/MH3/N.....

கட்டட பணி எண்: 162/SE/26-27/00649334

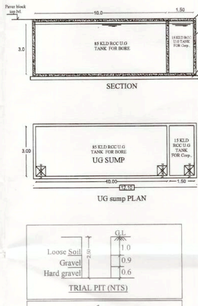
மேற்படி அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

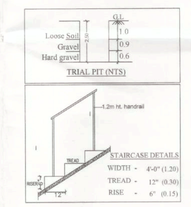
ஆணையாளருக்காக
செயற்பொறியாளர்

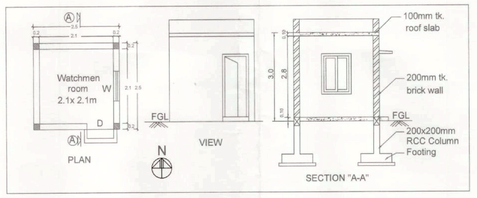
25/05/2026

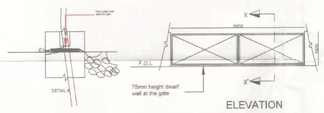


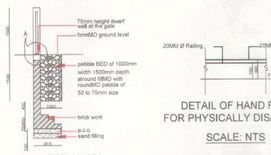
SEWAGE TREATMENT PLANT DETAILS













PLAN SHOWING THE REVISION APPROVAL FOR AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.NO-307/1B,307/1C3, 309/3A,3B,3C, 309/2A,2B,2C,2D1 IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

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APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARM PROVIDED.

○○○ SAND BUCKETS PROVIDED.

COLOUR INDEX

EXISTING ROAD -

SITE BOUNDARY -

PROPOSMD BUILDING -

RAINWATER HARVESTING -

FIRE HYDRANT - ⊙

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1. As At Site	33,776.68	3137.93
2. AS PER FMB or PATTA	31,495.46	2926.00
3. AS PER DOCUMENT	31,337.23	2911.30

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FLOOR AREA	DEDUCTIONS (STAIR)	NON FSI	FSI	TOTAL AREA	NO OF UNITS	USAGE (non FSI)
1	STILT FLOOR	1806.23		1747.85	58.38	1806.23		Staircase, Lift & Parking
2	FIRST FLOOR	1613.32	91.08		1522.24	1522.24	20	
3	SECOND FLOOR	1582.32	91.08		1491.24	1491.24	20	
4	THERD FLOOR	1582.32	91.08		1491.24	1491.24	20	
5	FOURTH FLOOR	1582.32	91.08		1491.24	1491.24	20	
6	FIFTH FLOOR	1582.32	91.08		1491.24	1491.24	20	
7	TERRACE FLOOR (HEAD ROOM)			50.40		50.40		Staircase
8	WATCHMEN ROOM			6.25		6.25		
9	TOTAL AREA	9748.83	455.40	1804.50	7545.58	9350.08	100 unit	

$$FSI = \frac{\text{Total FSI area}}{\text{Plot area}} = \frac{7545.58}{2911.30} = 2.591 \text{ (Premium FSI Provided)}$$

TOTAL NUMBERS OF DWELLING - 100 UNITS

PARKING DETAIL:-

Parking category	UNITS	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	20	20	--
50 Sqm to 75 Sqm flat	50	50	25
75 Sqm to 150 Sqm flat	30	--	30
Visitors parking of 10%		07	06
Total Requied parking		77	61
Provided Parking		77	61

For TNCD LLP

Designated Partner

APPLICANT

As PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/CIR-1/19/04/019

ARCHITECT

Dr.S.JAYAGOPAL B.E.M.Tech., Ph.D.,FIE.
Chartered Engineer (F12987)
CMDA/SE/GR-I/2019/25/117
No: 1, Jawahar Nagar, SAHS P.O.,
Coimbatore - 641 043.

STRUCTURAL ENGINEER

SCALE : 1 :100

SHEET NO :3of3

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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