Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

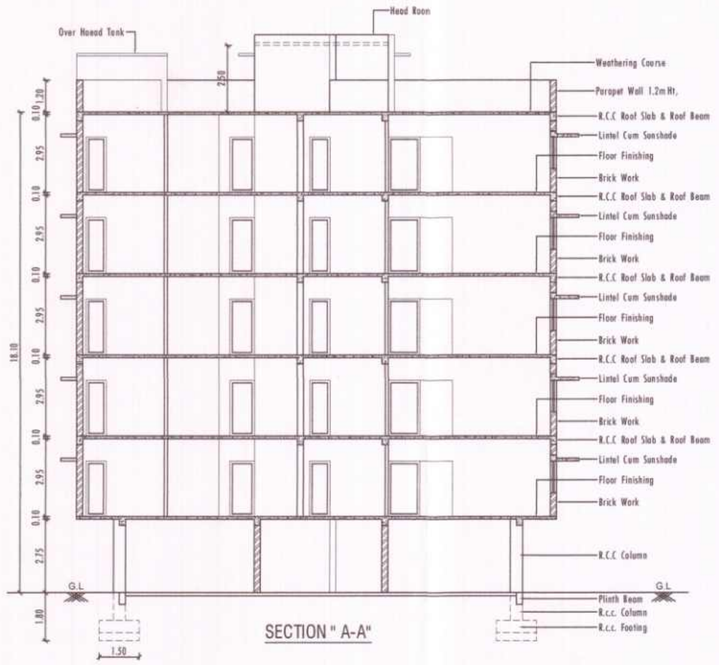
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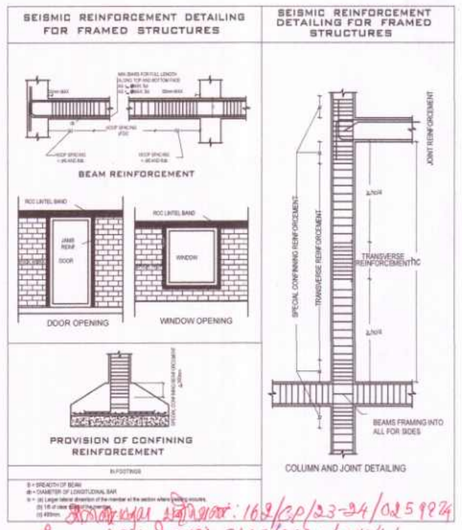
PLAN SHOWING THE PROPOSED STILT + 5 FLOORS R.C.C. RESIDENTIAL APARTMENT BUILDING WITH RECONSTITUTION OF SITE Nos. 9 & 10 IN S.F.No. 232 / 1B4, AT BALAJI NAGAR, VADAVALLI VILLAGE, PERUR TALUK, WEST ZONE, COIMBATORE CORPORATION.

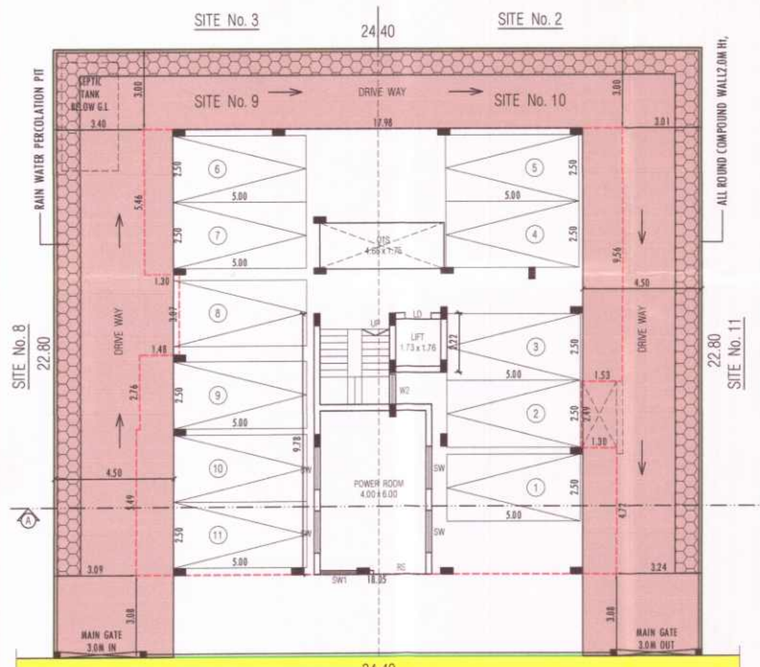


ELEVATION

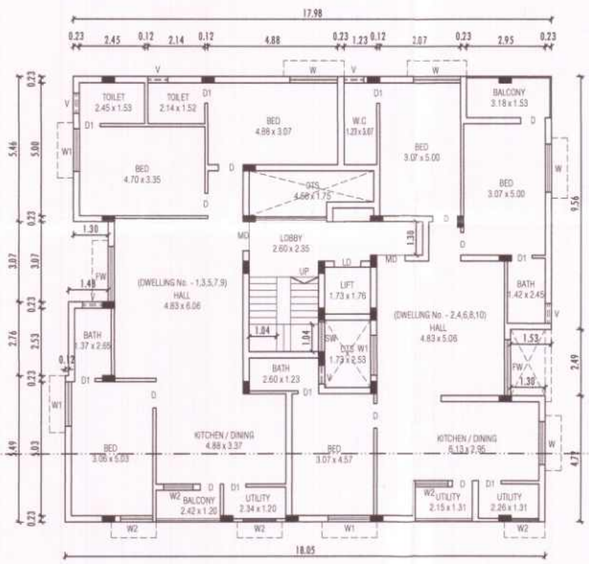


SECTION " A-A"

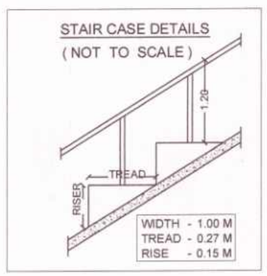


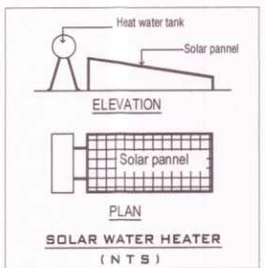


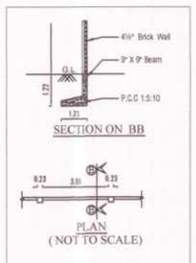
SITE PLAN / STILT FLOOR PLAN
(RECONSTITUTION OF SITE Nos. 9 & 10)

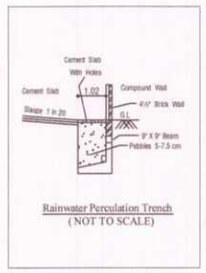


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH)

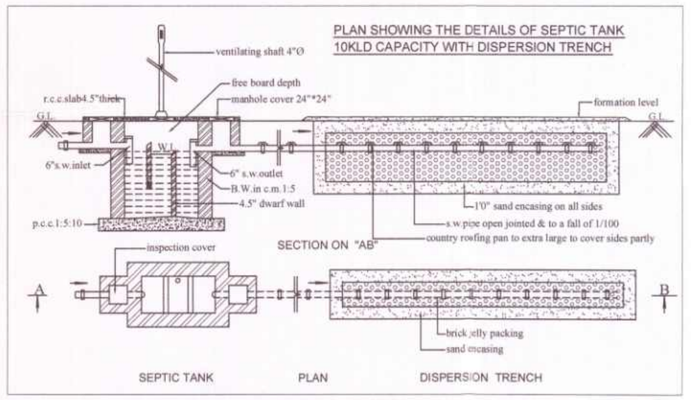








DWELLING UNIT AREA DETAIL		
FLOOR	DWELLING UNIT	AREA IN SQ.M
FIRST FLOOR	1	130.12
	2	130.33
SECOND FLOOR	3	130.12
	4	130.33
THIRD FLOOR	5	130.12
	6	130.33
FOURTH FLOOR	7	130.12
	8	130.33
FIFTH FLOOR	9	130.12
	10	130.33



SITE AREA DETAILS	IN SQ.M
SITE AREA AS PER DOCUMENTS	557.41
SITE AREA AS PER PATTA	557.00
SITE AREA AS PER	557.33

BUILDING AREA DETAILS

FLOOR NAME	FSI AREA IN SQM.	DEDUCTION AREA IN SQM.	TOTAL AREA IN SQM.
STILT FLOOR	28.41	266.47	294.88
FIRST FLOOR	283.34	11.53	294.87
SECOND FLOOR	283.34	11.53	294.87
THIRD FLOOR	283.34	11.53	294.87
FOURTH FLOOR	283.34	11.53	294.87
FIFTH FLOOR	283.34	11.53	294.87
TERRACE FLOOR	–	24.12	24.12
TOTAL	1445.11	348.24	1793.35

FSI AREA (WITH PREMIUM FSI) - $\frac{1445.11}{557.00}$ = 2.594

SCHEDULE OF JOINERY		IN METER
MD	MAIN DOOR	1.06 x 2.13
D	DOOR	1.00 x 2.13
D1	DOOR	0.75 x 2.13
LD	LIFT DOOR	1.00 x 2.13
FW	FRENCH WINDOW	2.10 x 1.80
W	WINDOW	2.44 x 1.37
SW1	STEEL WINDOW	1.60 x 1.37
SW1	STEEL WINDOW	1.38 x 1.37
W1	WINDOW	1.83 x 1.37
V	VENTILATOR	0.79 x 0.60

PARKING DETAILS		
PARKING NAME	REQUIRED	PROVIDED
CAR	11	11

REFERENCE :

- Site Boundry -
- Proposed Building -
- Drive Way -
- Existing Road -

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " M "

N

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BP/23-24/0259824
பார்வை 6.2.2024 : 143/2024/MH/W
கட்டிடமனு எண்: 143/2024/003824/008823
தேதி: 19/03/2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது
19/3/2024 MH

Applicant

S.A.BRUNOVASANTH (B.E.(Civil) M.E (Struct)
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Cell : 9940909316
Coimbatore LPA/32/GR-I/2023-2024
Structural Engineer

E. THANGAPATHI. C
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Singanallur (Po), Coimbatore-641 005.
Cell : 93422 66676
CBE L PA/E/CR Registered Engineer

ONLINE APPLICATION No. - SWP/BPA/008855/2023
SWP / SITE APPROVAL / L.P / CLPA No. 372 / 2023
SWP / PLANNING PERMISSION No. 421 / 2023

கி. கௌதமி
அளவர் / உதவி வரைவாளர்

Document certified by Rajagur R

கோ. பாலமுருகன்
வரைவாளர் நிலை - III

ந. கிரிஜா
மேற்பார்வையாளர் வரைவாளர் நிலை - III

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.