Verified RealEstate™

RE REGULATORY RECORD

RERA Document

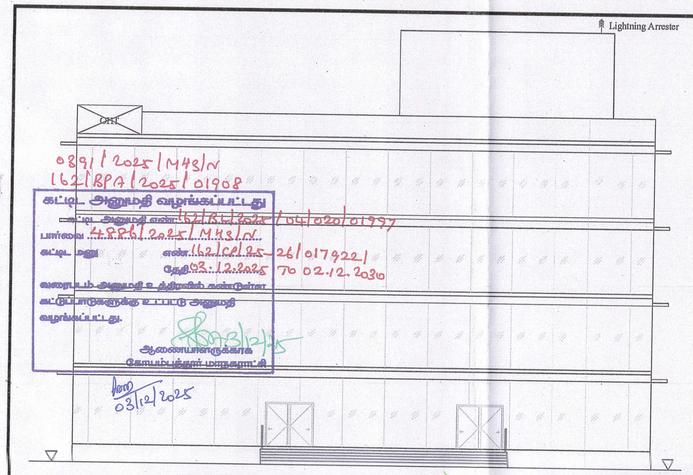
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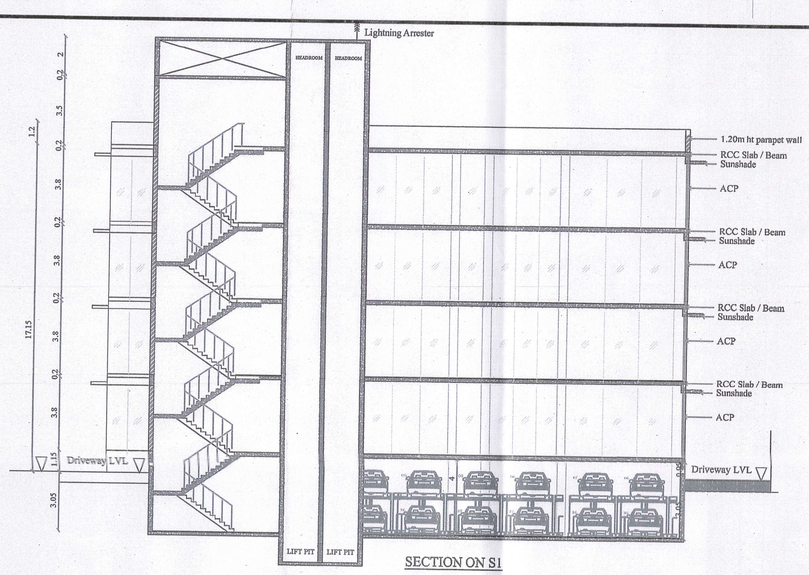
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

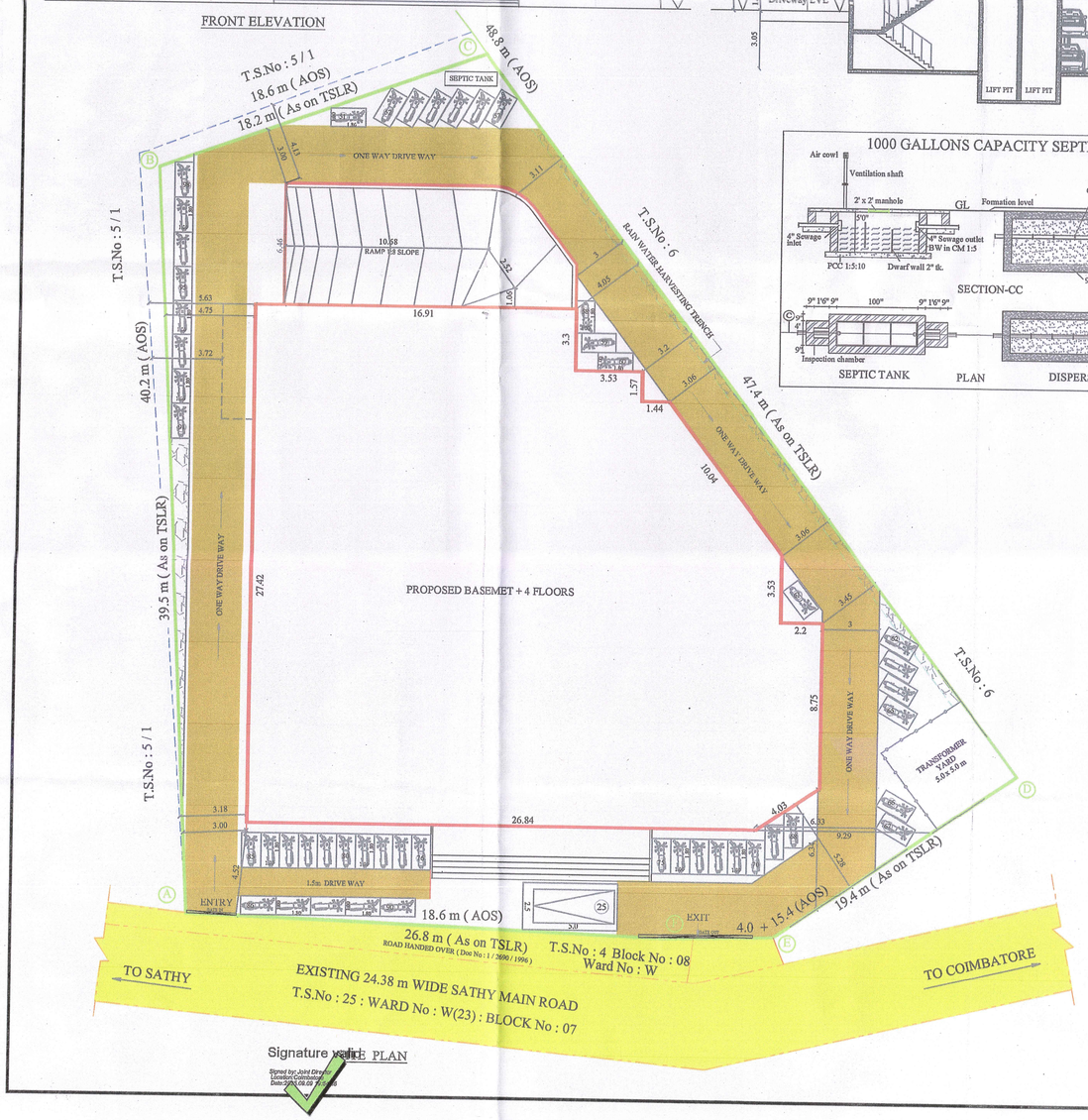
DIGITALLY VERIFIED RECORD

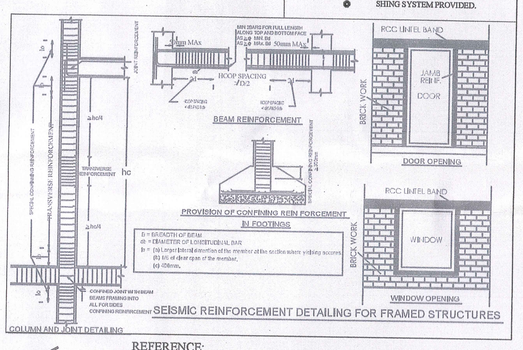


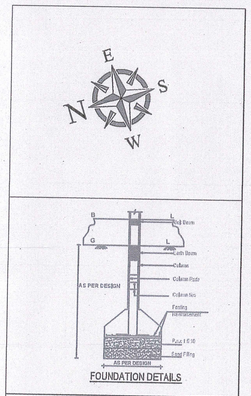
FRONT BLEVATION

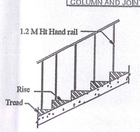


SECTION ON S1





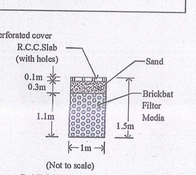




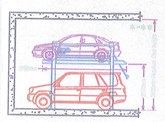
STAIR-CASE - 1 & 2 DETAILS
(NOT TO SCALE)

REFERENCE:

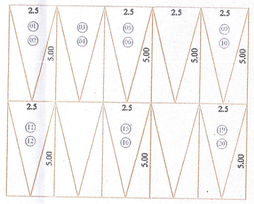
- SITE BOUNDARY(A-F)
- BASEMENT FLOOR
- AS ON SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- DRIVE WAY



RAIN WATER HARVESTING
RECHARGE TRENCH SECTION



SECTION



Stack Parking Plan

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE CORPORATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT, GROUND + 3 FLOORS COMMERCIAL OFFICE BUILDING IN T.S.No : 5 / 4, BLOCK No : 8 WARD No: W(23) , GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION,
GANAPATHY D.D.PLAN No: 3

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION No : SWP / BPA / 566710 / 2025

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	1449.0
	SITE AREA AS PER FMB	1449.0
	SUPER IMPOSED SITE AREA (ABCDEFA)	1450.5
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I PARKING	Non F.S.I H Room	Total Covered Area (Sq.m)
1)	BASEMENT FLOOR	---	817.45	---	817.45
2)	GROUD FLOOR AREA	714.56	---	---	714.56
3)	FIRST FLOOR AREA	714.56	---	---	714.56
4)	SECOND FLOOR AREA	714.56	---	---	714.56
5)	THIRD FLOOR AREA	714.56	---	---	714.56
6)	TERRACE FLOOR AREA	---	---	113.61	113.61
	TOTAL AREA IN Sq m	= 2858.24	+ 817.45	+ 113.61	= 3789.30 Sq.m

F.S.I = 2858.24 / 1449.0 = 1.97 < 2.0

DESCRIPTION	Car Parking Required	Car Parking Provided	Two Wheeler Required	Two Wheeler Provided
OFFICE (2961.48 x 75%) = (2220.95 / 100 Sq m) + (Visitor's parking 10%)	22 + 10% 24 No's	25 No's	89 + 10% 98 No's	98 No's

BUILDING PERMISSION No : BP/CLPA No : 493 / 2025

PLANNING PERMISSION No : 583 / 2025

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

APPLICANT :

PROFESSIONAL DETAILS BASED ON FORM C

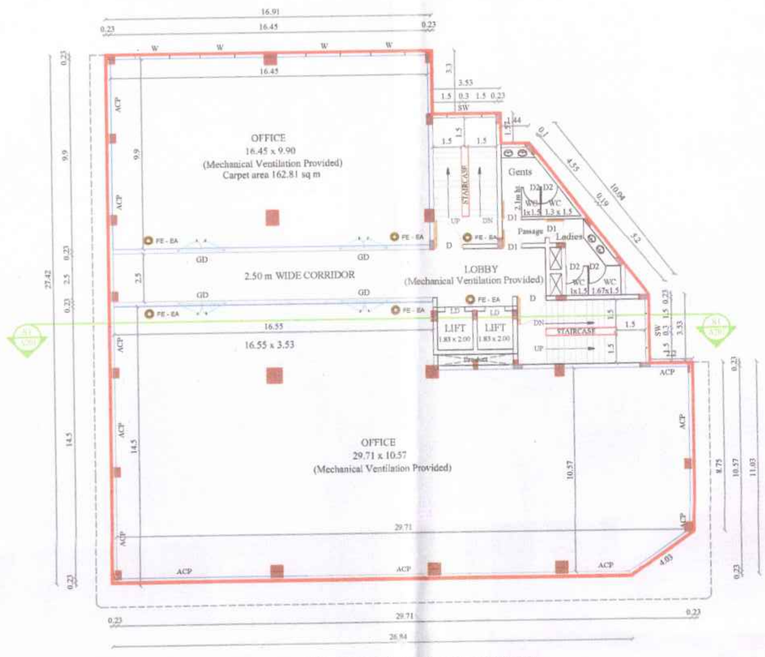
CHARTERED ENGINEER (INDIA) AM-74054
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarojini Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

STRUCTURAL ENGINEER :

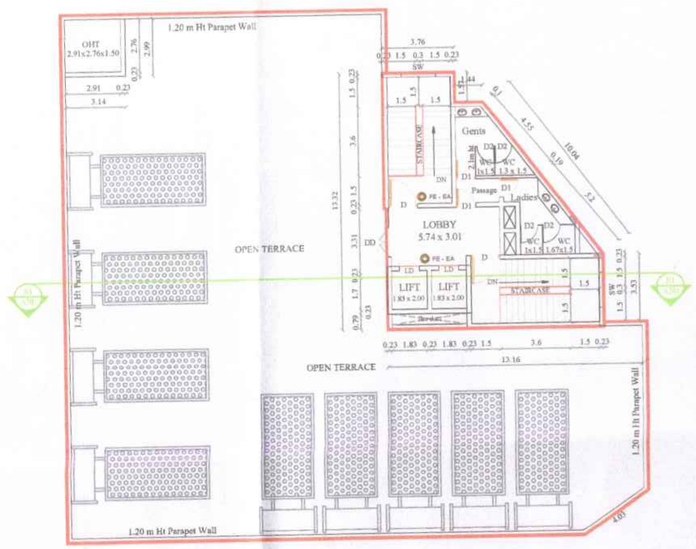
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Ltn
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 013,Cell: 91-97863 33333
LSB No : SB11.052.2010.LPA/RE/GR-II/011/2024

Er.R.RAGUPATHY
LPA / RE / GR - II / 011 / 2024
REGISTERED ENGINEER :

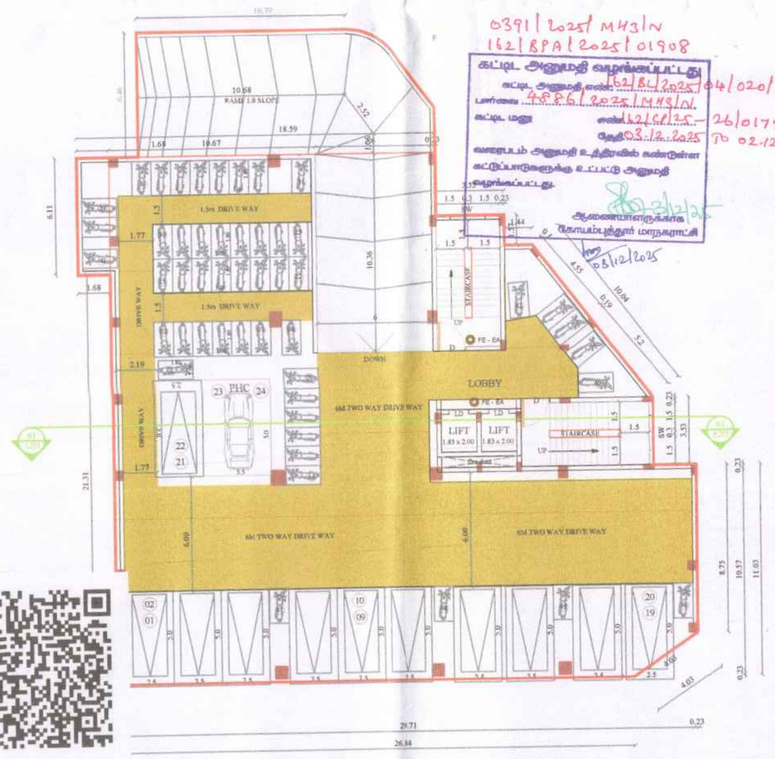
SHEET No : 1 / 2



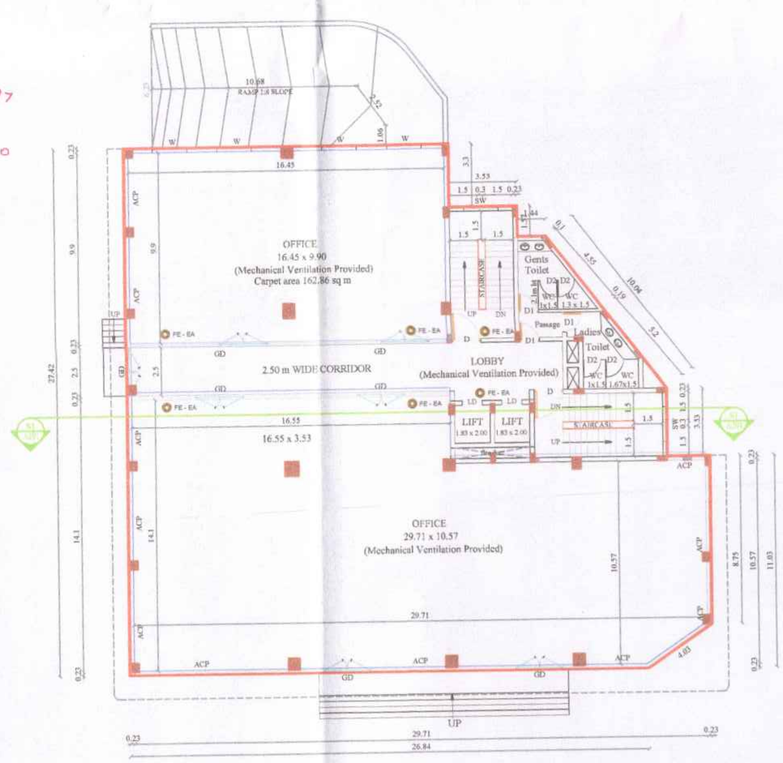
TYPICAL 1st, 2nd & 3rd FLOOR PLAN



TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

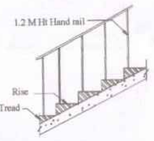
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE CORPORATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT, GROUND + 3 FLOORS COMMERCIAL OFFICE BUILDING IN T.S.No : 5 / 4, BLOCK No : 8 WARD No: W(23) ,GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, GANAPATHY D.D.PLAN No: 3

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION No : SWP / BPA / 566710 / 2025

JOINERY DETAILS

GD - GLASS DOOR	- 2.50 x 2.20
D - DOOR	- 1.50 x 2.00
D1 - MAIN DOOR	- 1.20 x 2.10
D2 - DOOR	- 0.76 x 2.00
LD - LIFT DOOR	- 1.00 x 2.30
W - WINDOW	- 1.80 x 1.37
SW - STAIR WINDOW	- 1.22 x 1.37
V - VENTILATOR	- 3.00 x 0.61
M.V - MECHANICAL VENTILATION	
ACP - ALCO PANEL WORKS	



WIDTH - (1.52)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 & 2 DETAILS
(NOT TO SCALE)

BUILDING PERMISSION No : BP/CLPA No : 493 / 2025

PLANNING PERMISSION No : 583 / 2025

8.9.2025

APPLICANT :

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER :

8/9/2025

CHARTERED ENGINEER (INDIA) AM-74954
PWD Class 1A Panel Approved Engineer
BP Arcade, 303, 3rd Floor, Sanganur Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 99430 76955.

REGISTERED ENGINEER :

8/9/2025

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
SCT, Coimbatore - 641 043,Cell: 91-97903 23332
LBS No : S/811/653.3/99/LPA/01/GR-II/011/2024

Er.R.RAGUPATHY
LPA / RE / GR - II / 011 / 2024

SHEET No : 2 / 2

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.