Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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verified.realestate

DIGITALLY VERIFIED RECORD

0087/2026/MHBC

162/BPA/2026/00601

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2026/01/068/00712

பார்வை: 2244/2026/MHBC

கட்டிட வரி எண்: 162/BP25-26/0243571

தேதி: 15/05/2026

வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுமானத்துக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

15/05/2026

9.43

SHEET NO :01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF (BASEMENT-1,STILT + 5 FLOORS) COMMERCIAL BUILDING IN T.S.NO:483,BLOCK NO:21,WARD NO : K-SANGANOOR ,SANGANOOR VILLAGE, COIMBATORE CORPORATION, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

2041 MASTER PLAN USE : COMMERCIAL

SCALE : 1 : 100

ALL DIMENSION ARE IN METERS.

TYPE :
SITE PLAN,BSMNT F-1+SF+ FF+SF+TF+FF+FF PLANS

AREA DETAILS :

AS PER DOCUMENT - 696.76 Sq.m
AS PER SITE - 696.84 Sq.m
AS PER FMB - 720.00 Sq.m

DESCRIPTION	FSI (Sq.m)	NON- FSI (Sq.m)	TOTAL (Sq.m)
Basement Floor-1		365.20	365.20
Stilt Floor	27.95	337.25	365.20
First Floor	365.20	----	365.20
Second Floor	365.20	----	365.20
Third Floor	365.20	----	365.20
Fourth Floor	365.20	----	365.20
Fifth Floor	365.20	----	365.20
Head Room	-----	25.13	25.13
TOTAL AREA	1853.95	727.58	2581.53

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (1853.95/696.76) = 2.66 > 2.0

PREMIUM FSI = 0.66

HEIGHT OF BUILDING = 18.28 M

JOINERY DETAILS :-

SL. NO.	DESCRIPTION	SYM	DIMENSION
1	DOOR	D	0.91 X 2.13
2	DOOR	D1	0.76 X 2.13
3	DOOR	D2	1.52 X 2.13
4	LIFT DOOR	LD	1.20 X 2.13
5	WINDOW	W	1.83 X 1.83
5	VENTILAOR	V	0.91 X 0.61
6	LIFT DOOR	LD	1.20 X 2.13
7	ROLLING SHUTTER	RS	3.00 X 2.13

ONLINE APPLICATION NO : SWP/BPA/697463/2025/TCP

L.P/C.L.P.A NO : 147/2026

PLANNING PERMISSION NO : 184/2026

PARKING DETAILS	REQUIRED	PROVIDED
Total Four Wheeler Parking	15 No's	15 No's
Total Two Wheeler Parking	60 No's	60 No's

REFERENCE :
SITE BOUNDARY AS PER SITE
SITE BOUNDARY AS PER FMB
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVEWAY

REFERENCE:-
EMERGENCY ALARM : ● EA
FIRE EXTINGUSHER : ● FE

For SUKRA PROPERTY DEVELOPERS (P) LTD
DIRECTOR

APPLICANT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Engineer /Grade -I
CMDA-RE/GRI/2022/08/392
Thilakranjith19@gmail.com, 9486112301

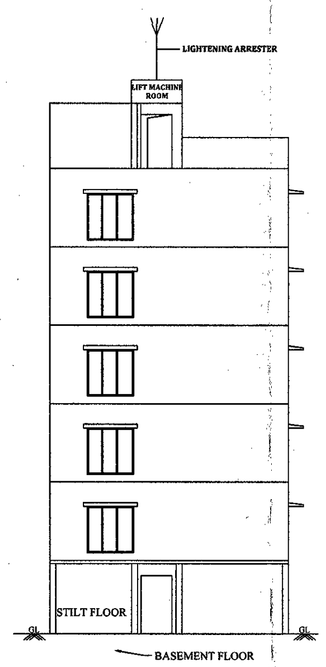
REGISTERED ENGINEER

R.UMASHANKAR, M.E.
CONSTRUCTION ENGINEER (CE)
COIMBATORE LPA/CE/19/04/017
ad, S.B.COLONY, CBE-11.

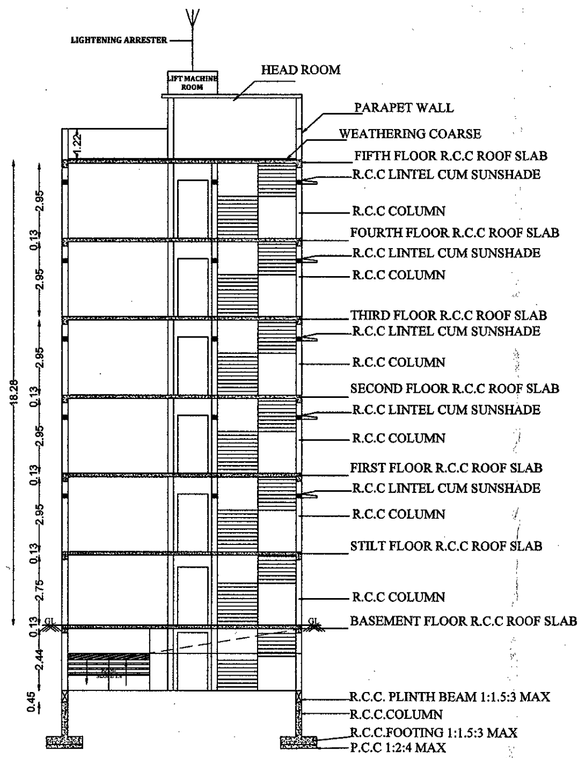
REGISTERED CONSTRUCTION ENGINEER

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-1/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
Edayarpalayam (Post), Coimbatore - 641 025.
Tamilnadu - India.

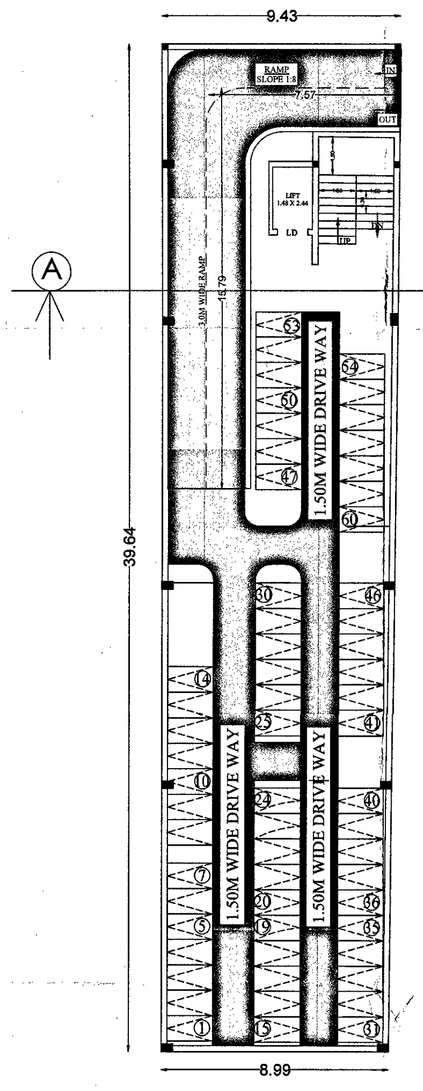
REGISTERED STRUCTURAL ENGINEER



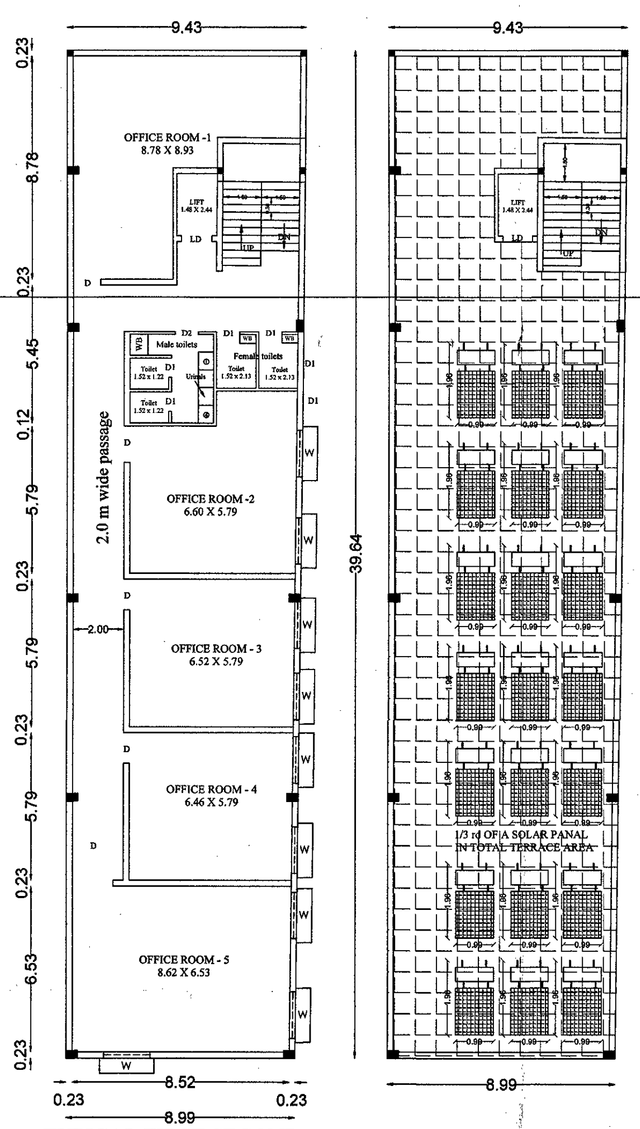
FRONT ELEVATION



SECTION (A-A')

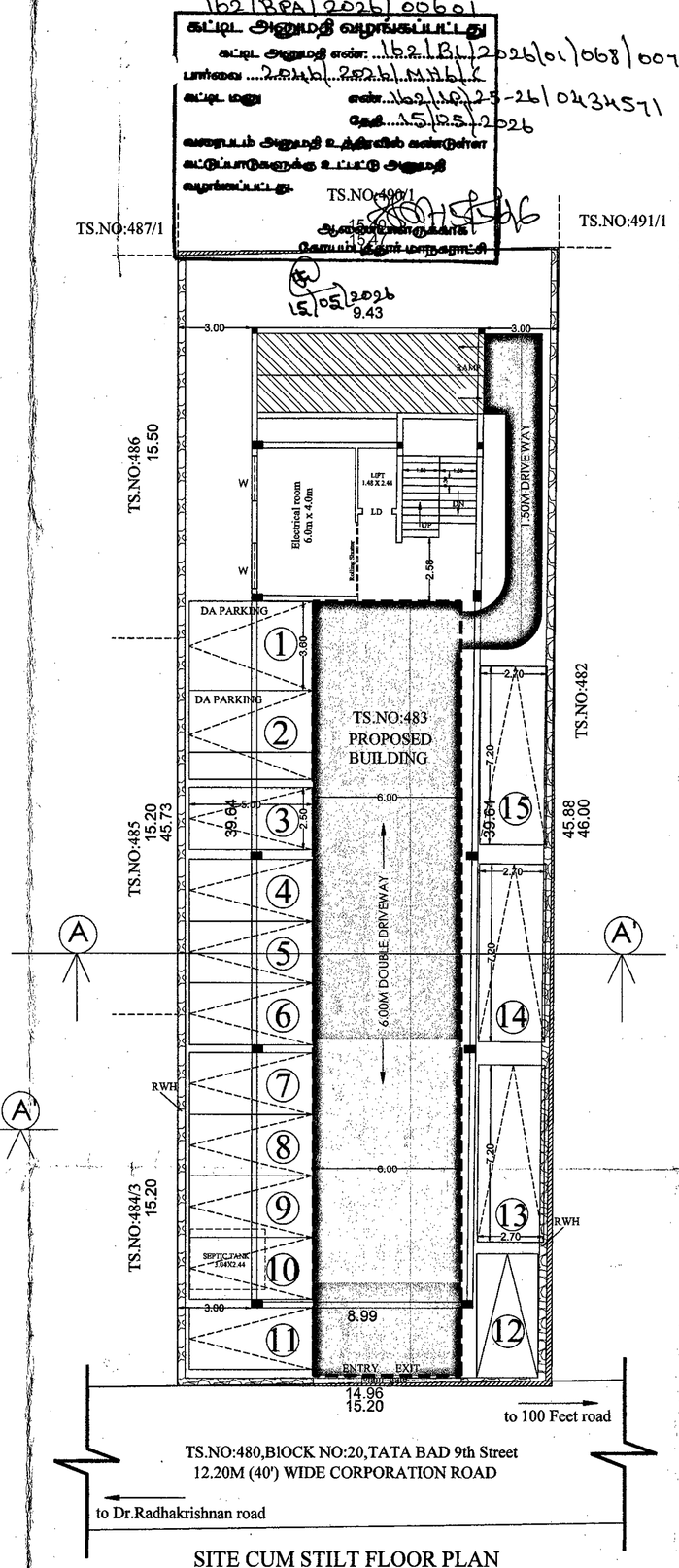


BASEMENT FLOOR PLAN

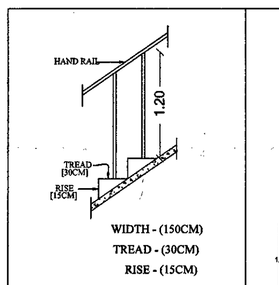


TYPICAL FIRST,SECOND, THIRD,FOURTH & FIFTH FLOOR PLAN

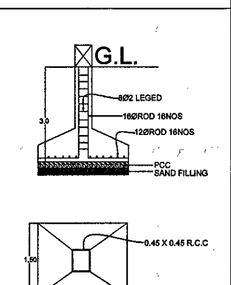
TERRACE FLOOR PLAN



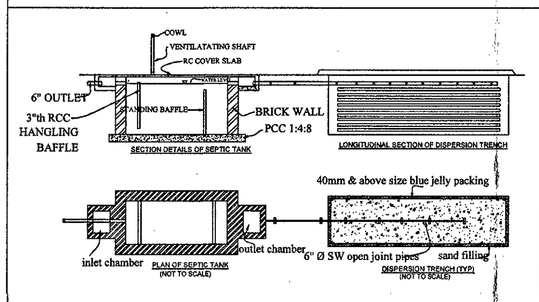
SITE CUM STILT FLOOR PLAN



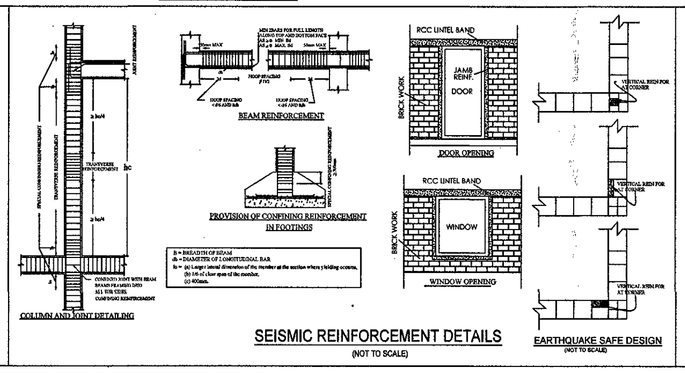
STAIRCASE DETAILS
NOT TO SCALE



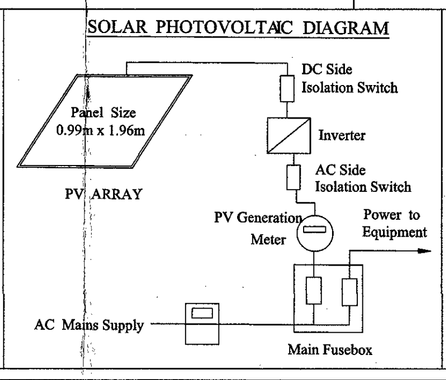
FOUNDATION DETAILS
(NOT TO SCALE)

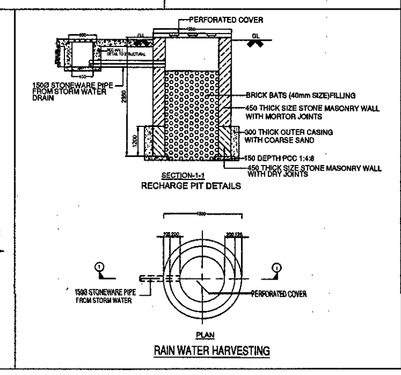


SEPTIC TANK DETAIL
NOT TO SCALE



SEISMIC REINFORCEMENT DETAILS
(NOT TO SCALE)





Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2026.03.17

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.