Verified RealEstate™

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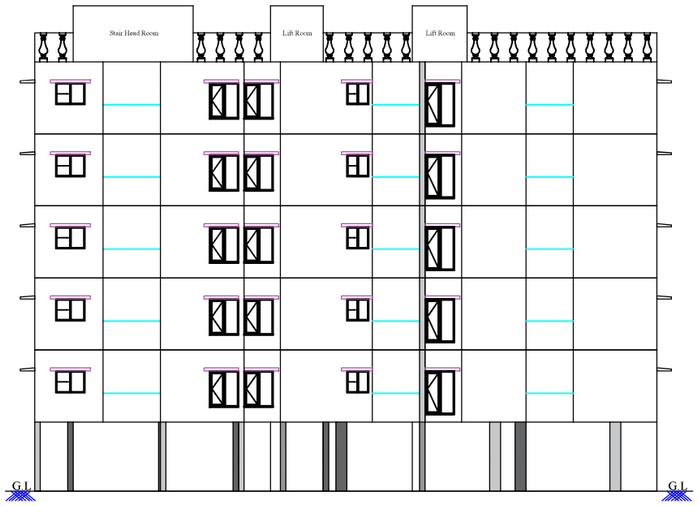
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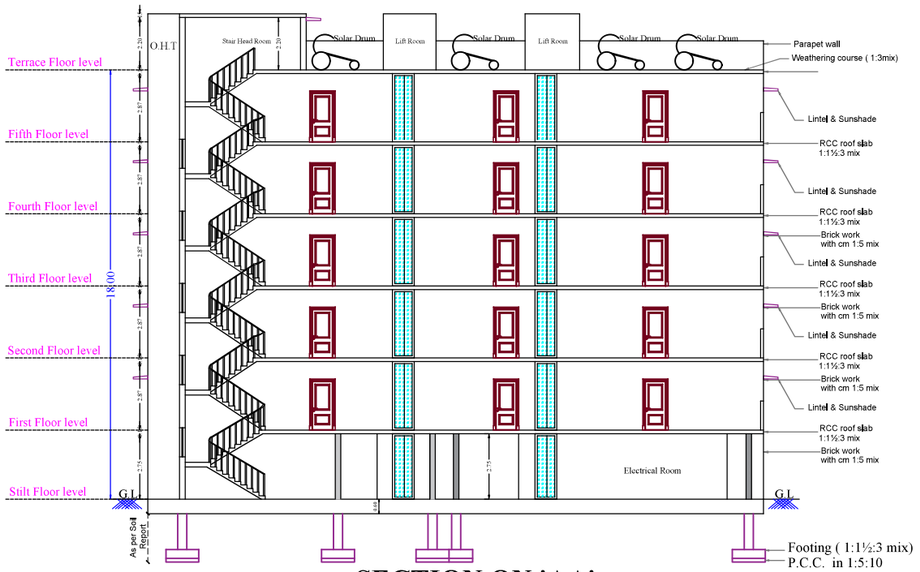
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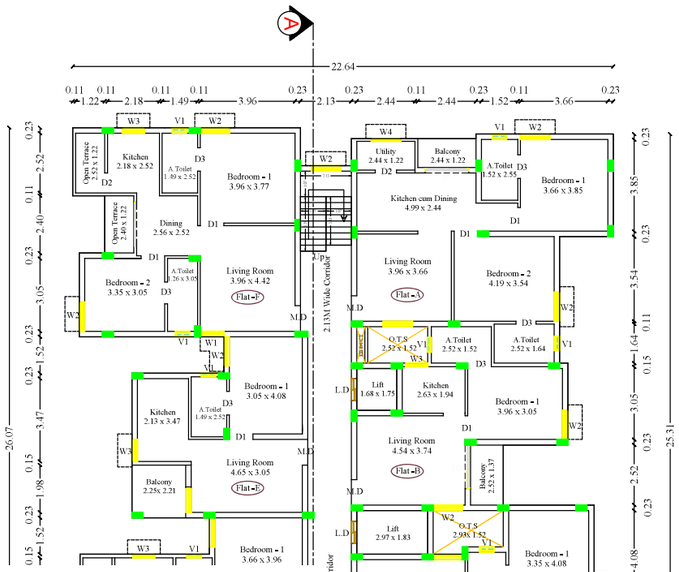
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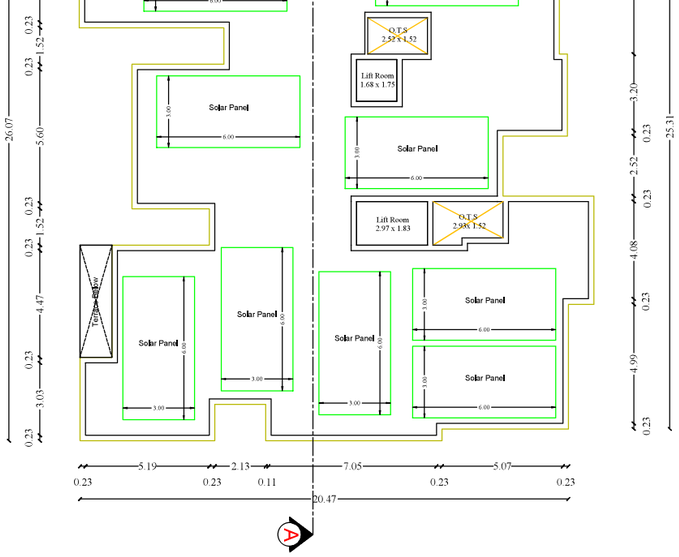


ELEVATION ON EAST SIDE



SECTION ON 'AA'

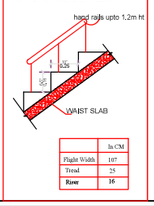




TERRACE FLOOR PLAN

FLOOR PLAN

STAIRCASE DETAILS :



	In CM
Flight Width	107
Tread	25
Rise	16

Sheet No: 02/02

PLAN SHOWING THE (REVISED PLAN) SITE AMALGAMATION OF SITE NO:1, 2, 3 EAST, 16 EAST, 17, 18 AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/2A6, 144/2A7, 144/2A8, 144/2A9, 144/2A14, 144/2A15, 144/2A16, 144/2A17, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

Land Use: Agriculture SPF No:88/2021

வட்டார வளர்ச்சி அலுவலர் Regularisation ந.க.எண்:1041/2020/அ3 நாள்:26.09.2022

APPLICANT NAME: Sinduja POA S.Karthikeyan &
N.Elamathi POA T.Karuvelamaridurai

All Dimensions are in Metre

Scale: 1:200

Online Application No:SWP/BPA/581882/2025

N

PROPOSED SITE AREA DETAILS

S.F.NO/VILLAGE	AS PER DOCUMENT		AS PER FMB & PATTA
144/2A6, 144/2A7, 144/2A8, 144/2A9, 144/2A14, 144/2A15, 144/2A16, 144/2A17 - Madampatty	Area in Acres	Area in Sqm	Area in sqm
	0.266	1076.60	1080

Building Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	29.75	461.31	491.06	Parking, Electrical Transformer Room
Area of the First Floor	482.54	--	482.54	06 Dwelling
Area of the Second Floor	482.54	--	482.54	06 Dwelling
Area of the Third Floor	482.54	--	482.54	06 Dwelling
Area of the Fourth Floor	482.54	--	482.54	06 Dwelling
Area of the Fifth Floor	469.78	--	469.78	06 Dwelling
Area of the Terrace Floor	--	50.41	50.41	Head Room,OHT
TOTAL	2429.69	511.72	2941.41	30 Dwelling

INDIVIDUAL FLAT AREA

FLAT NAME	FLOOR - 1 to 4	FLOOR - 5
A	83.39	83.39
B	49.06	49.06
C	82.27	82.27
D	78.04	72.02
E	49.90	49.90
F	79.06	72.32
Common Area	60.82	60.82

JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door 1	0.99 x 2.14
D2 - Door 2	0.91 x 2.14
D3 - Door 3	0.78 x 2.14
F.D 1 - Fixed Door 1	1.83 x 2.14
F.D 2 - Fixed Door 2	0.99 x 2.14
W1 - Window 1	1.22 x 1.83
W2 - Window 2	1.22 x 1.52
W3 - Window 3	0.91 x 0.91
W4 - Window 4	1.22 x 0.91
V1 - Ventilator 1	0.61 x 0.91
L.D - Lift door	0.91 x 2.87
R.S - Rolling Shutter	3.05 x 2.75

Applicant

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIOS, MICI, MIOV,
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/032/2024
3/358, Arul Jothi Nagar, Karanampettai,
Palladam, Tirupur - 641 401.

Structural Engineer

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer

Er. K.P. VETRISELVAN, M.E.,(GEOTECH)MISS,MISTE...,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, M.No.29, 6th Street, K.K.Pudur,
Coimbatore - 641 038.

Geotech. Engineer

P.KATHIRAVAN, B.Arch., M.Tech., Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 23 /085
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnsamy Nagar, Coimbatore-641045.

Engineer (or) Architect

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

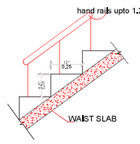
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LP/CLPA NO:159/2025

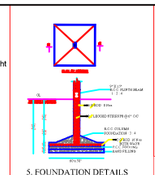
PLANNING PERMISSION NO: 198/2025

Building Area Details (Existing Approval)	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)	Total (sqm)	Usage
Area of the Stilt Floor	29.75	461.31	491.06	Parking, Electrical Transformer Room
Area of the First Floor	482.54	--	482.54	06 Dwelling
Area of the Second Floor	482.54	--	482.54	06 Dwelling
Area of the Third Floor	482.54	--	482.54	06 Dwelling
Area of the Fourth Floor	482.54	--	482.54	06 Dwelling
Area of the Terrace Floor	--	50.41	50.41	Head Room,OHT
TOTAL	1959.91	511.72	2471.63	24 Dwelling

STAIRCASE DETAILS :

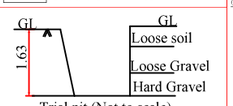


	In CM
Flight Width	107
Tread	25
Riser	16



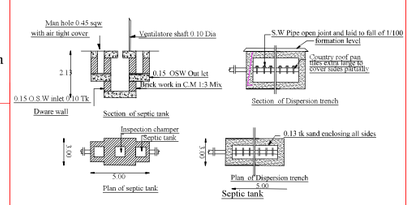
S. FOUNDATION DETAILS

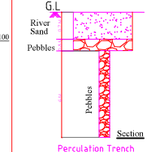
Existing Road
Proposed Building
Proposed Site Boundary
Rainwater Harvesting Trench
Subdivision Lines

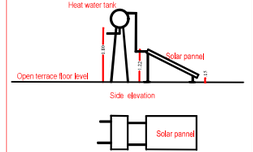


Trial pit (Not to scale)

SEPTIC TANK DETAILS







SOLAR WATER HEATER

PLAN SHOWING THE (REVISED PLAN) SITE AMALGAMATION OF SITE NO:1, 2, 3 EAST, 16 EAST, 17, 18 AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/2A6, 144/2A7, 144/2A8, 144/2A9, 144/2A14, 144/2A15, 144/2A16, 144/2A17, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

Land Use: Agriculture SPF No:88/2021

வீட்டுமனை வளர்ச்சி அனுமதி Regularisation ந.க.எண்:1041/2020/ஆ3 நாள்:26.09.2022

APPLICANT NAME: Sinduja POA S.Karthikeyan & N.Elamathi POA T.Karuvelamaridurai

All Dimensions are in Metre

Scale: 1:200

Online Application No:SWP/BPA/581882/2025

N

PROPOSED SITE AREA DETAILS

S.F.NO/VILLAGE	AS PER DOCUMENT		AS PER FMB & PATTA
	Area in Acres	Area in Sqm	Area in sqm
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Area of the Third Floor	482.54	--	482.54	06 Dwelling
Area of the Fourth Floor	482.54	--	482.54	06 Dwelling
Area of the Fifth Floor	469.78	--	469.78	06 Dwelling
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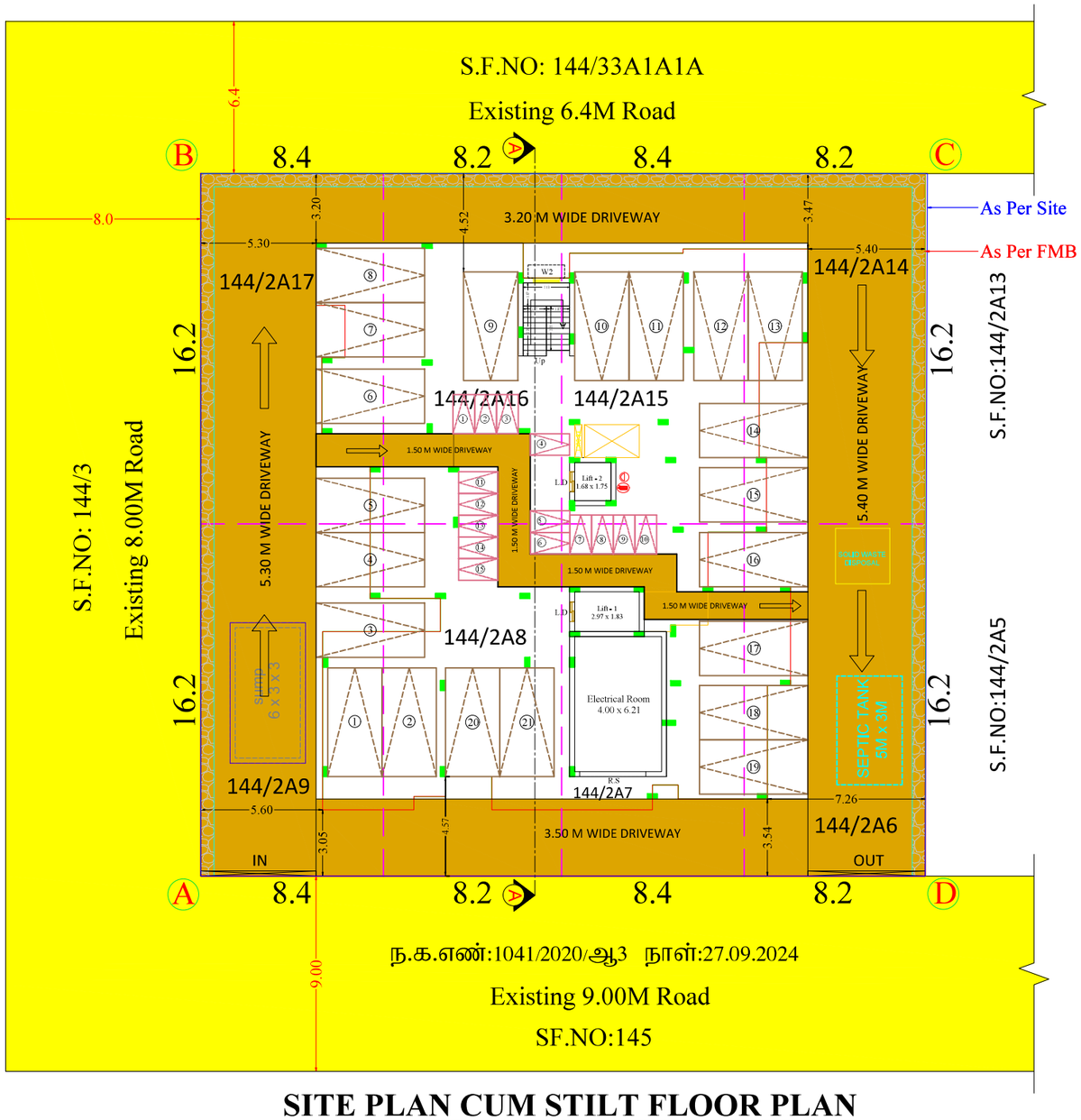
Parking Detail

Description	No. of Dwelling	Required parking		Provided parking	
		Two wheeler	Car	Two wheeler	Car
Floor area less than 50 sqm	10 Nos.	10 Nos.	---	10 Nos.	--
Floor area 50 sq.m to 75 sq.m	2 Nos.	2 Nos.	1 Nos.	02 Nos.	01 Nos.
Floor area Above 75 sq.m	18 Nos.	---	18 Nos.	---	18 Nos.
Visitors parking	---	2 Nos.	2 Nos.	03 Nos.	2 Nos.
Total	30 Nos.	14 Nos.	21 Nos.	15 Nos.	21 Nos.

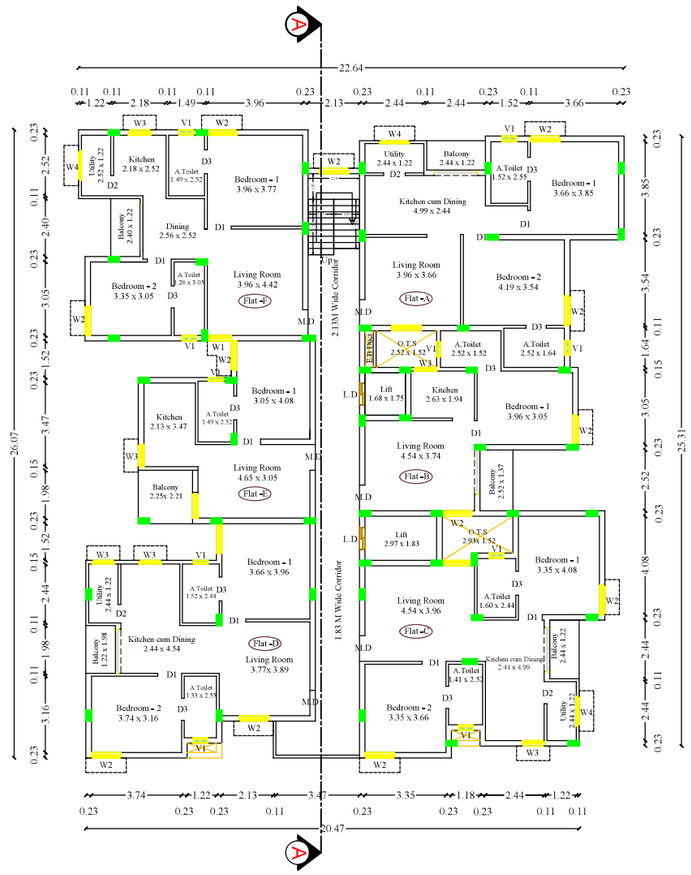
FLOOR SPACE INDEX = Proposed FSI area / Proposed site area = 2429.69 / 1076.60 = 2.26

JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door 1	0.99 x 2.14
D2 - Door 2	0.91 x 2.14
D3 - Door 3	0.78 x 2.14
F.D 1 - Fixed Door 1	1.83 x 2.14
F.D 2 - Fixed Door 2	0.99 x 2.14
W1 - Window 1	1.22 x 1.83
W2 - Window 2	1.22 x 1.52
W3 - Window 3	0.91 x 0.91
W4 - Window 4	1.22 x 0.91
V1 - Ventilator 1	0.61 x 0.91
L.D - Lift door	0.91 x 2.87
R.S - Rolling Shutter	3.05 x 2.75



SITE PLAN CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN (FIRST FLOOR TO FOURTH FLOOR)

LP/CLPA NO:159/2025

PLANNING PERMISSION NO:432/2025

Applicant

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.07.21 10:41:11

Signature valid
Signed by: Village Panchayat President
Location: Coimbatore
Date: 2025.08.01 16:32:22

Dr. V. JOHNPAUL, B.Tech, M.E (Struct), Ph.D, AMIE, MISTE, Structural Engineer, Reg.No.SE/CR-1/0...2/358, Location: Coimbatore ...tai, Date: 2025.08.01 16:32:22

Structural Engineer

Dr. N.Balasundaram, M.E, Ph.D, Construction Engineer, Reg. No. LPA/CE/002/2024, 356, Nanjundapuram Road, Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer

Er. K.P. VETRISELVAN, M.E.,(G.E.OTECH) MISS.MISTE., GEOTECHNICAL ENGINEER, CLPA REGN. No: CLPA/GTE/19/03/001, GEODESIGN INDIA PRIVATE LIMITED, D.No.40, N.No.29, 8th Street, K.K.Pudur, Coimbatore - 641 038.

Geotech. Engineer

P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D., REGISTERED ARCHITECT, CA/2004/33 '681, S K ASSOCIATES, 2/3, 1st Floor, Vinayagar Kovil Street, Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect

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

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

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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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hello@verified.realestate
+91 9996 12 9996

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