Verified RealEstate™

RE REGULATORY RECORD

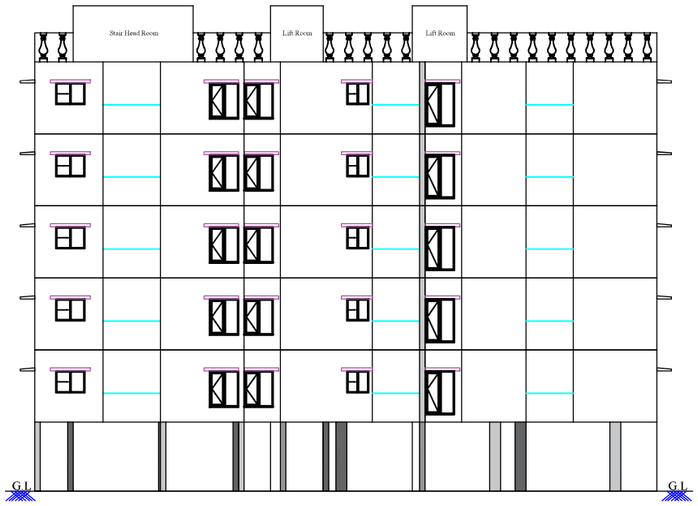
# RERA Document

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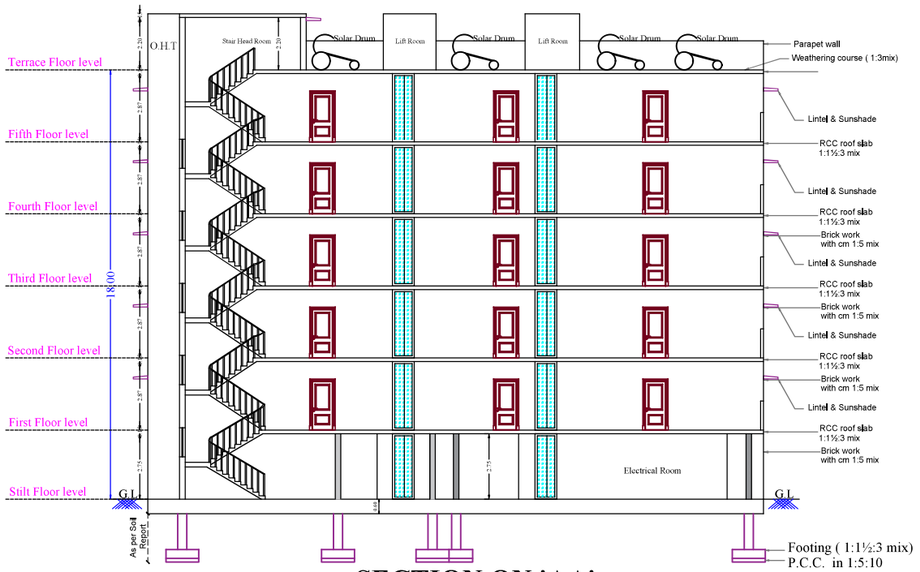
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Chennai 600 097, India

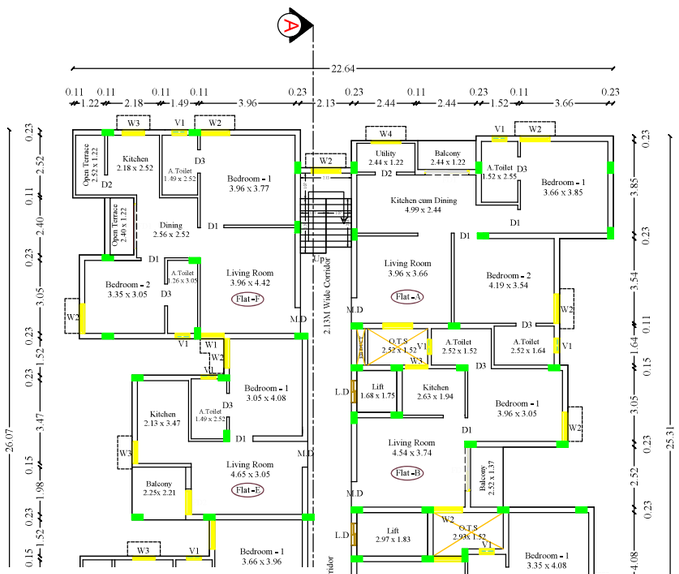
hello@verified.realestate
+91 9996 12 9996
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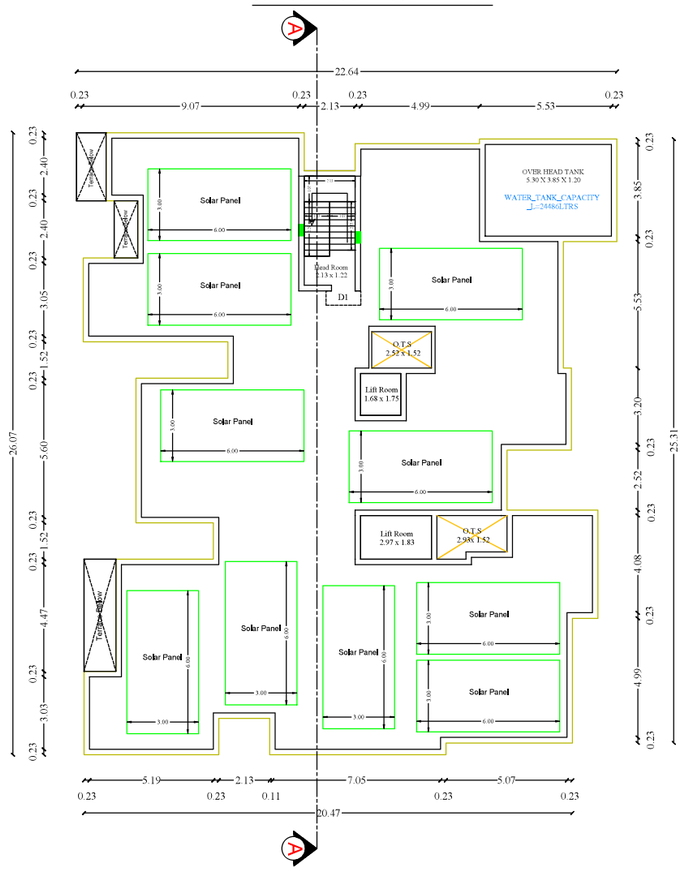



## ELEVATION ON EAST SIDE




## SECTION ON 'AA'




## TERRACE FLOOR PLAN

### 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 |

Sheet No: 02/02

PLAN SHOWING THE (REVISED PLAN) SITE AMALGAMATION OF SITE NO:3 WEST, 4, 5, 14, 15, 16 WEST AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/2A2, 144/2A3, 144/2A4, 144/2A5, 144/2A10, 144/2A11, 144/2A12, 144/2A13, 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/581078/2025

N

### PROPOSED SITE AREA DETAILS

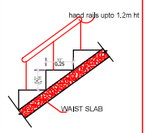
| S.F.NO/VILLAGE | AS PER DOCUMENT | | AS PER FMB & PATTA |
|---|---|---|---|
| 144/2A2, 144/2A3, 144/2A4, 144/2A5, 144/2A10, 144/2A11, 144/2A12, 144/2A13 - Madampatty | Area in Acres | Area in Sqm | Area in sqm |
| | 0.235 | 951.87 | 952 |

| 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 |

STAIRCASE DETAILS :




| | In CM |
|---|---|
| Flight Width | 107 |
| Tread | 25 |
| Rise | 16 |

Dr. V. JOHNPAUL. B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, 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),MIGS,MISTE., GEOTECHNICAL ENGINEER CLPA REGN. No: CLPA/GTE/19/03/001 GEODESIGN INDIA PRIVATE LIMITED Q.No.40, M.No.29, 8th Street, K.K.Pudur, Coimbatore - 641 038.

Geotech. Engineer

P.KATHIRAVAN,B.Arch.,M.Tech.,PH.D., REGISTERED ARCHITECT, CA / 2504 / 23 /091 S K ASSOCIATES 2/3, 1st Floor, Vinayagar Kovil Street, Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect

Applicant

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

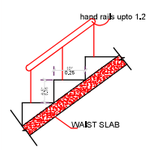
## EXISTING APPROVAL DETAIL:

LP/CLPA NO: 134/2025

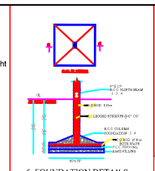
PLANNING PERMISSION NO: 170/2025

| 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 |



5. FOUNDATION DETAILS

MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

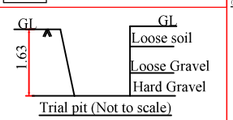
Existing Road

Proposed Building

Proposed Site Boundary

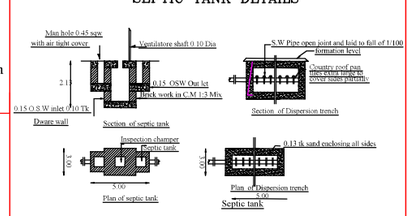
Rainwater Harvesting Trench

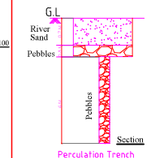
Subdivision Lines

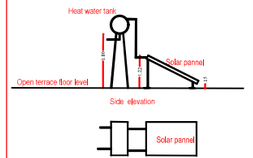



Trial pit (Not to scale)

SEPTIC TANK DETAILS




SOLAR WATER HEATER

PLAN SHOWING THE (REVISED PLAN) SITE AMALGAMATION OF SITE NO:3 WEST, 4, 5, 14, 15, 16 WEST AND PROPOSED AFFORDABLE RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH & TERRACE FLOOR IN S.F.NO: 144/2A2, 144/2A3, 144/2A4, 144/2A5, 144/2A10, 144/2A11, 144/2A12, 144/2A13, MADAMPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT AND CORPORATION.

Land Use: Agriculture SPF No:88/2021

வட்டாட்சியர் வழங்கியுள்ள Regularisation ந.க.எண்:1041/2020/ஆ3 நாள்:26.09.2022

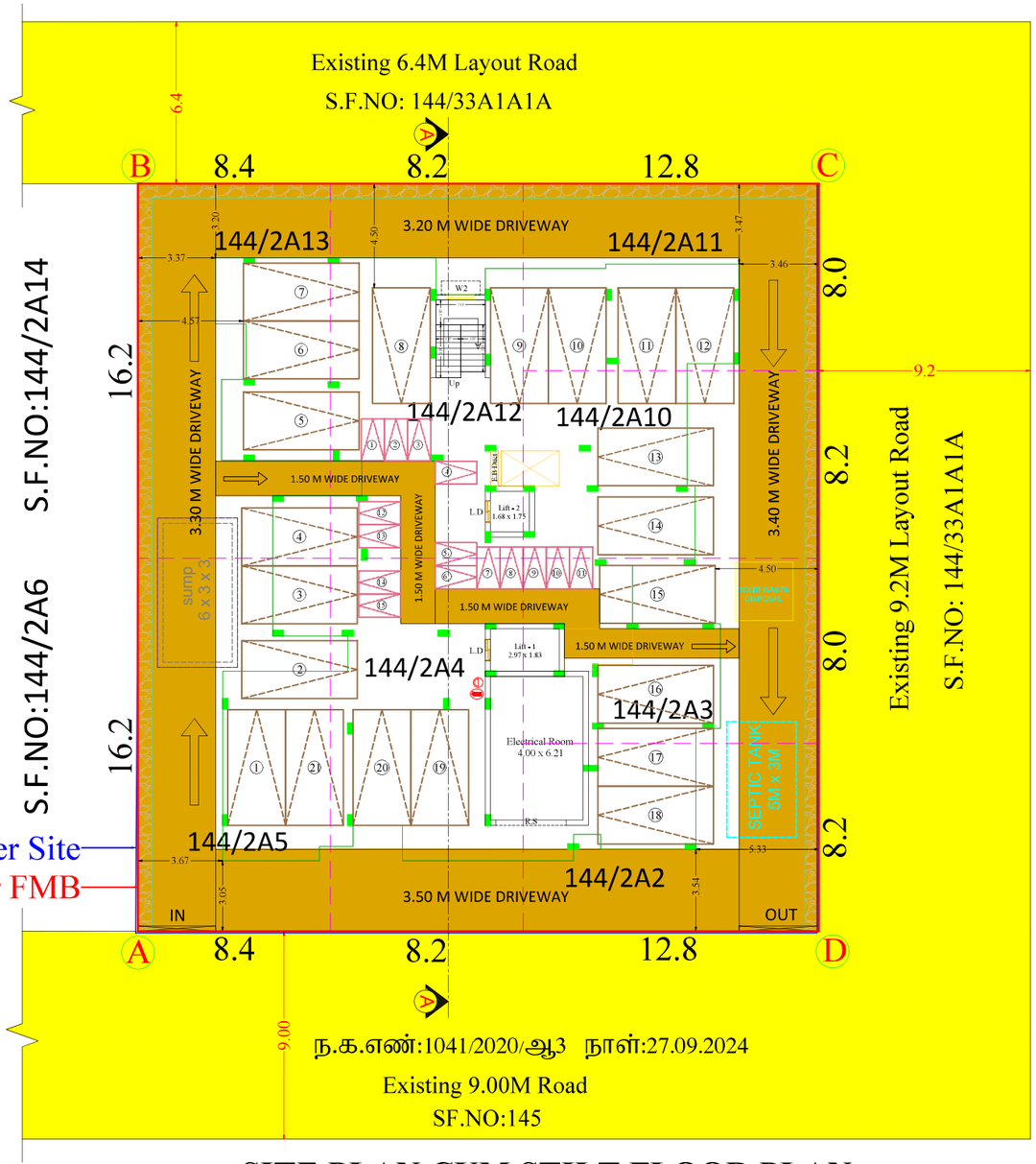
APPLICANT NAME: Sinduja POA S.Karthikeyan & N.Elamathi POA T.Karuvelamaridurai

All Dimensions are in Metre

Scale: 1:200

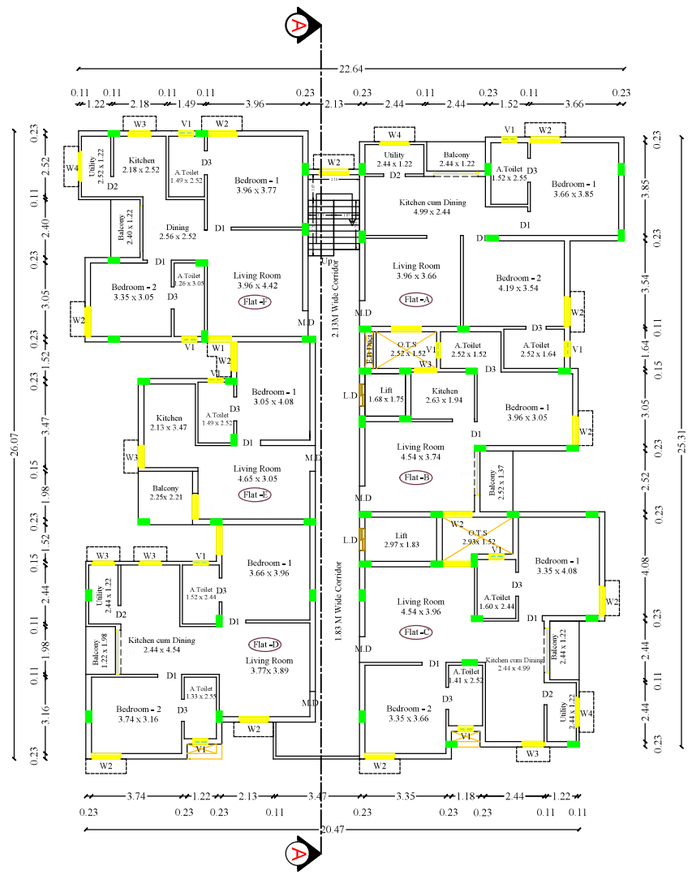
Online Application No:SWP/BPA/581078/2025

N




நக.எண்:1041/2020/ஆ3 நாள்:27.09.2024

## SITE PLAN CUM STILT FLOOR PLAN




TYPICAL FLOOR PLAN (FIRST FLOOR TO FOURTH FLOOR)

## PROPOSED SITE AREA DETAILS

| S.F.NO/VILLAGE | AS PER DOCUMENT | | AS PER FMB & PATTA |
|---|---|---|---|
| 144/2A2, 144/2A3, 144/2A4, 144/2A5, 144/2A10, 144/2A11, 144/2A12, 144/2A13 - Madampatty | Area in Acres | Area in Sqm | Area in sqm |
| | 0.235 | 951.87 | 952 |

| Building Area Details | F.S.I AREA (sqm) | NON F.S.I AREA (sqm) | Total (sqm) | Usage |
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| 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 |

### 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 / 951.87 = 2.55

### 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 |

LP/CLPA NO:134/2025

PLANNING PERMISSION NO: 433/2025

Applicant

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.07.21 10:56:39

Signature valid
Dr. V. JOHNPAUL
Signed by: Village Panchayat President
Date: 2025.08.01 16:27:08

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.TECH.), MISS.MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, M.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 1981
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

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
**hello@verified.realestate**
+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.