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RE REGULATORY RECORD

RERA Document

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

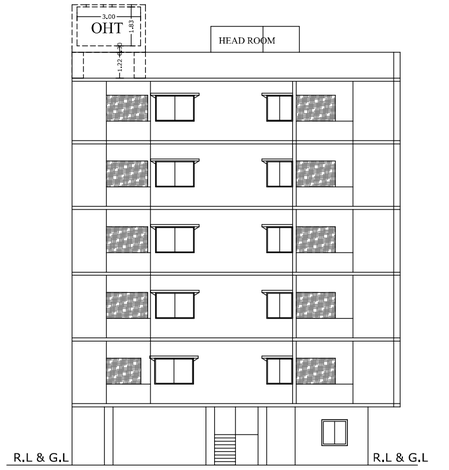
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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

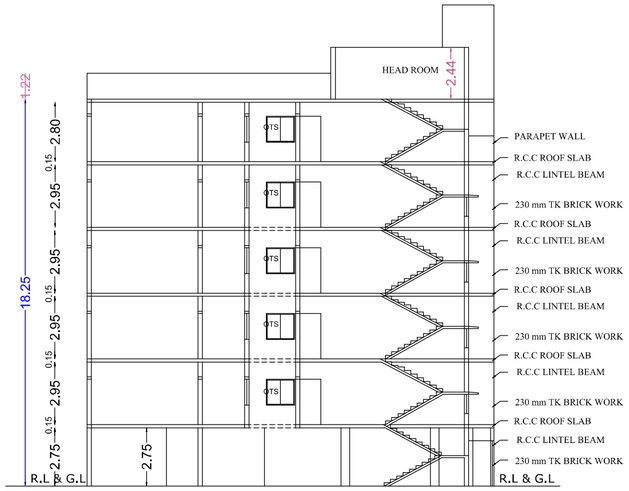
PLAN SHOWING THE DEMOLISHED AND RE -CONSTRUCTION O F RESIDENTIAL APARTMENTS BUILDING IN OLD S.NO:11/627, NEW T.S.NO: 627, PLOT.NO:627, D.NO:48-49, S.WARD: K -SANGANOOR ,S.BLOCK : 24, TATABAD 6th STREET, COIMBATORE TOWN, COIMBATORE TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT .

MASTER PLAN LAND USE: RESIDENTIAL

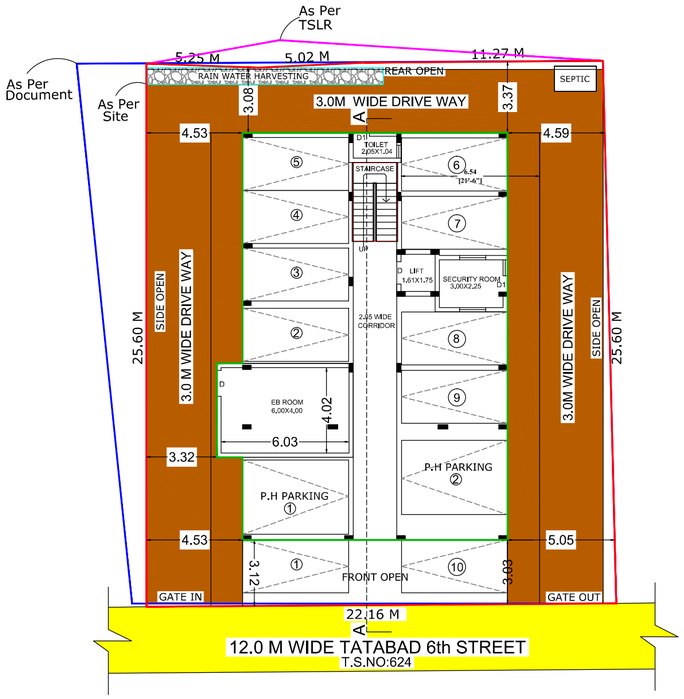
(SCALE 1:100)



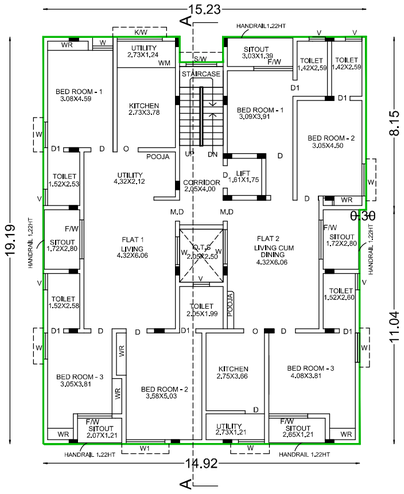
ELEVATION



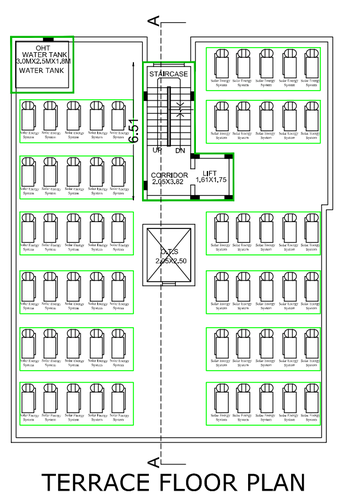
SECTION ON "AA"



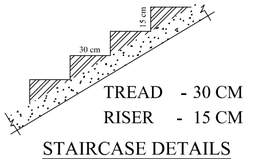
SITE / STILT FLOOR PLAN



TYPICAL FIRST TO FIFTH FLOOR PLAN

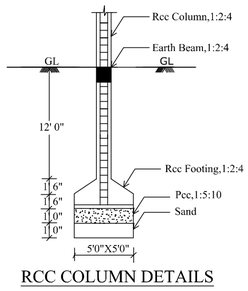


TERRACE FLOOR PLAN

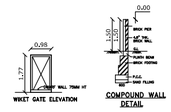


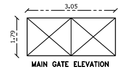
TREAD - 30 CM
RISER - 15 CM

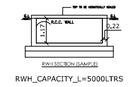
STAIRCASE DETAILS

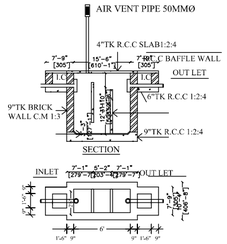


RCC COLUMN DETAILS



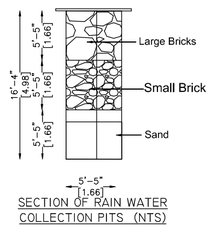






SEPTIC TANK DETAILS

SCALE 1"=8'0"



SECTION OF RAIN WATER COLLECTION PITS (NTS)

N

SITE AREA DETAILS		
AS PER DOCUMENT AREA	-	610.65 SQ.M
AS PER TSLR/PATTA AREA	-	581.00 SQ.M
AS PER SUPER IMPOSED AREA (AS PER SITE AREA)	-	558.00 SQ.M

JOINERY DETAILS			REFERENCE:
M.D	MAIN DOOR	1.00 x 2.10	SITE BOUNDARY - (As Per Site)
D	DOOR	1.00 x 2.10	SITE BOUNDARY - (As Per Document)
D1	DOOR	0.76 x 2.00	SITE BOUNDARY - (As Per TSLR)
W1	WINDOW	1.83 x 1.75	EXISTING ROAD -
W	WINDOW	1.22 x 1.22	DRIVE -
FW	FRENCH WINDOW	1.83 x 2.14	PROPOSED - BUILDING
KW	KITCHEN WINDOW	2.14 x 1.22	
RS	ROLLING SHUTTER	4.00 x 2.14	
V	VENTILATOR	0.60 x 0.90	

AREA DETAILS

SITE EXTENT - 558.00 Sq.m

Descriptions	Total Build up Area	Deduction Ots & Duct	FSI	Non FSI
Area of the Stilt Floor	245.20	---	28.47	216.73
Area of the First Floor	286.47	5.12	281.35	---
Area of the Second Floor	286.47	5.12	281.35	---
Area of the Third Floor	286.47	5.12	281.35	---
Area of the Fourth Floor	286.47	5.12	281.35	---
Area of the Fifth Floor	286.47	5.12	281.35	---
Head Room Area	19.97	---	---	19.97
OHT Area	7.71	---	---	7.71
Total Area	1705.23	25.60	1435.22	244.41

FLOOR SPACE INDEX = $\frac{1435.22}{558.00}$ = 2.57 < 2.6
(Allowable Premium FSI 30%)

Dwelling Area (First floor to Fifth floor)

Unit - 1 = 134.52 sq.m
Unit - 2 = 126.89 sq.m
Total Dwelling Area = 261.41 sq.m

No. of Dwelling units — 010 Nos
No. of Car Parking Required (Included Visiters & P.H) — 11 Nos
No. of Car Parking Provided (Included Visiters & P.H) — 12 Nos

FE FIRE EXTINGUISHER TO BE PROVIDED
FA FIRE ALARM TO BE PROVIDED
FE EXHAUST FANS TO BE PROVIDED

OFFICE USE

ONLINE APPLICATION NO: SWP/BPA/765220/2026
SITE APPROVAL LP/CLPA NO: 246/2026
PLANNING PERMISSION NO: 313/2026

Er. R. SUBRAMANIAN, B.E.,(M.E).,
L.B No: MCRE3089
CHARTERED ENGINEER AM 166655-2
RCE 2021 / 03 / 001
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2A North Krishnan Kovil Street,
North Masi Street, Madurai - 625001,
Mobile: 98421-58110

CONSTRUCTION ENGINEER

Er. R. SUBRAMANIAN B.E.,(Civil)., M.E(Struct)
L.B.S. No: MCRE 3089
CHARTERED ENGINEER AM-166655-2
Registration No.: 61/2022
Structural Engineer - (SE) / Grade-II
ramusubramanian.r@gmail.com
4/792, Annai Veedhi, Anna Nagar
Madurai - 625 020. Mobile: 98421-58110

STRUCTURAL ENGINEER

Mrs. S.SUGANDHI
Mr. S.SIVARAMAKRISHNAN @ SRIRAM
Mr. S.RAJAGOPALUN (POWER AGENT TO SUGANDHI)
Mrs. S.CHITKALALALITHA (POWER AGENT TO SUGANDHI)

APPLICANT

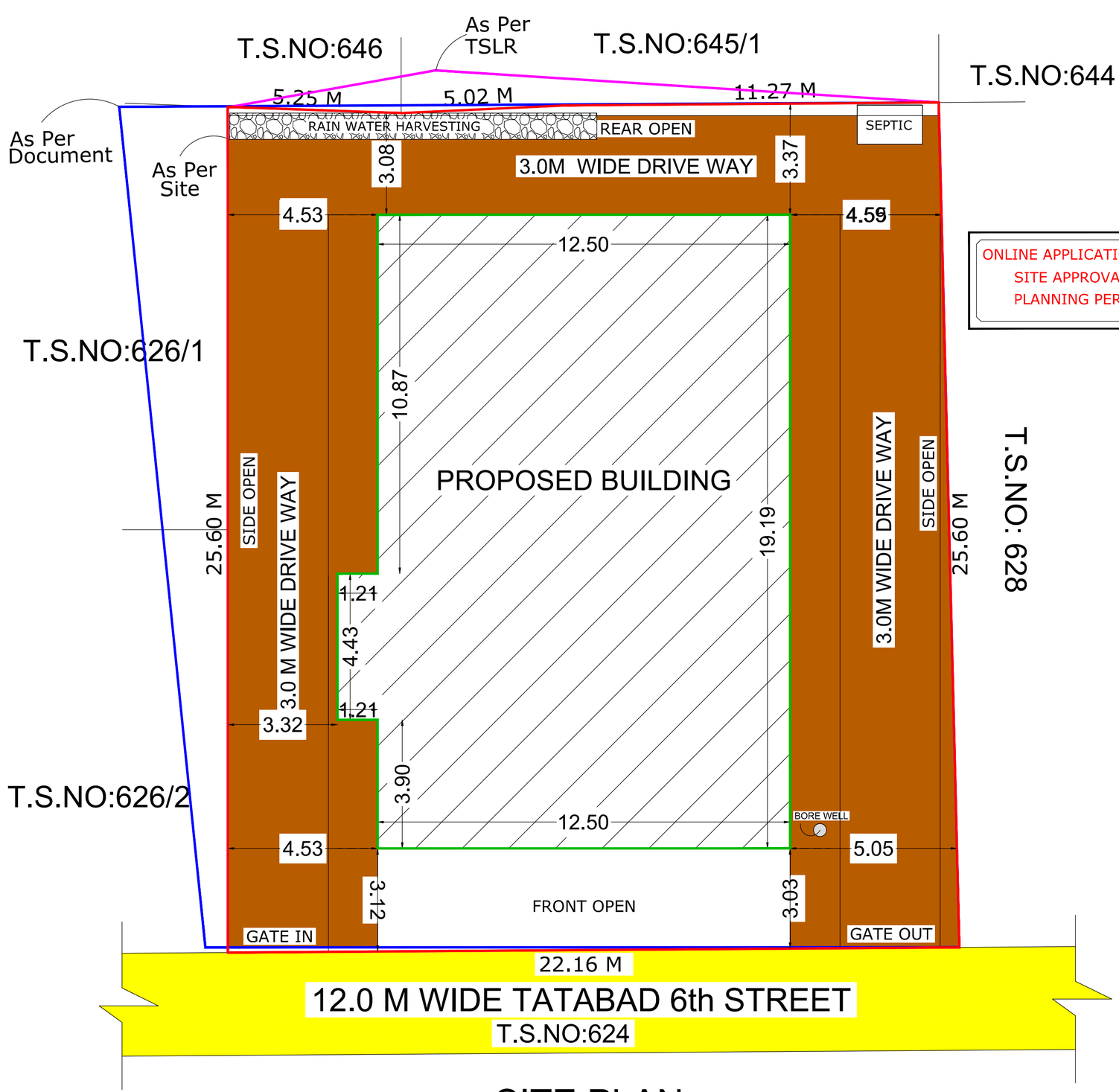
Er. A.BHUVANESHWARAN B.E.,
Licensed Builder & Consulting Engineer.
MDTCP Licensed No:RE 09/2021 (II)
MDU Corporation Licensed No.: RE 00032(II)
1/1, 1st Floor, Thirumukkulam North Street
Opp Navaneetha Krishnan Kovil, Thallakulam, Madurai-02
Ph: 8072046635, Email: bhuvancivil775@gmail.com

REG.,ENGINEER

SITE PLAN SHOWING THE PROPOSED DEMOLISHED AND RE -CONSTRUCTION OF RESIDENTIAL APARTMENTS BUILDING IN OLD S.NO:11/627,NEW T.S.NO: 627,PLOT.NO:627, D.NO:48-49,S.WARD:K -SANGANOOR,S.BLOCK:24,TATABAD 6th STREET, COIMBATORE TOWN,COIMBATORE TALUK,COIMBATORE CORPORATION, COIMBATORE DISTRICT .

MASTER PLAN LAND USE: RESIDENTIAL

(SCALE 1:100)



SITE PLAN

Signature valid

Signed by: Joint Director
Location: Coimbatore
Date: 04.11.2025

ONLINE APPLICATION NO: SWP/BPA/765220/2026
SITE APPROVAL LP/CLPA NO: 246/2026
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Ph: 8072046635, Email. bhuvancivil776@gmail.com
REG.,ENGINEER

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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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.