Verified RealEstate™

RE REGULATORY RECORD

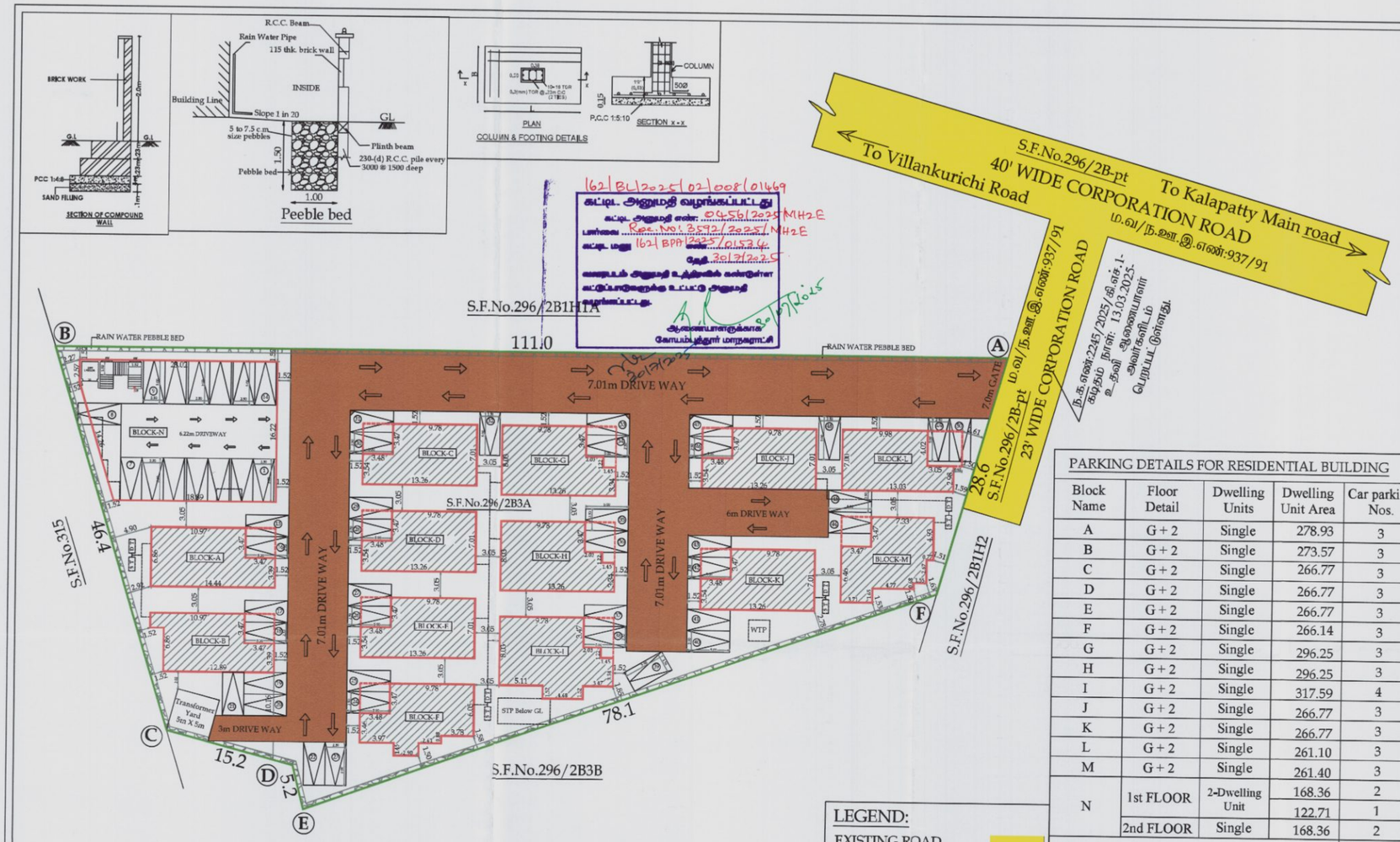
RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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+91 9996 12 9996
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SITE PLAN	Sheet No - 1/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BUILDING IN S.F.No: 296/2B3A, OF KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

MASTER PLAN USAGE : RESIDENTIAL

M/s.Ravimurugaa Construction Private Limited.

SCALE - 1:400

N

NOTE :
ALL DIMENSIONS ARE IN METERS

ONLINE APPLICATION NO : SWP/BPA/533695/2025

AREA DETAILS

DOCUMENT AREA	: 4260.00 Sqm (or) 1.05¼-Acres
PLR/ FMB AREA	: 4260.00 Sqm
SUPER IMPOSED PLOT AREA	: 4131.83 Sqm
SITE EXTENT (A, B, C, D, E, F)	: 4131.83 Sqm

PARKING DETAILS FOR RESIDENTIAL BUILDING

Block Name	Floor Detail	Dwelling Units	Dwelling Unit Area	Car parking Nos.
A	G + 2	Single	278.93	3
B	G + 2	Single	273.57	3
C	G + 2	Single	266.77	3
D	G + 2	Single	266.77	3
E	G + 2	Single	266.77	3
F	G + 2	Single	266.14	3
G	G + 2	Single	296.25	3
H	G + 2	Single	296.25	3
I	G + 2	Single	317.59	4
J	G + 2	Single	266.77	3
K	G + 2	Single	266.77	3
L	G + 2	Single	261.10	3
M	G + 2	Single	261.40	3
N	1st FLOOR	2-Dwelling Unit	168.36	2
			122.71	1
	2nd FLOOR	Single	168.36	2
TOTAL No. OF DWELLING UNITS : 16 Nos.				45
VISITORS PARKING 10 % : 5 Nos.(CAR PARKING INCLUDING (CAR PARKING SLOT SIZE - 2.50m X 5.00m)				

PARKING DETAILS	
VEHICLE	CAR
REQUIRED	50 - Nos
PROVIDED	50 - Nos

PROPOSED APPROVED AREA	FSI	NON FSI	TOTAL
BLOCK A	291.00	19.05	310.05
BLOCK B	273.57	21.11	294.68
BLOCK C	278.85	19.15	298.00
BLOCK D	278.85	19.15	298.00
BLOCK E	278.85	19.15	298.00
BLOCK F	278.22	18.30	296.52
BLOCK G	310.05	20.30	330.35
BLOCK H	310.05	20.30	330.35
BLOCK I	331.44	20.30	351.74
BLOCK J	278.85	19.15	298.00
BLOCK K	278.85	19.15	298.00
BLOCK L	274.48	21.04	295.52
BLOCK M	273.47	27.16	300.63
BLOCK N	869.14	381.56	1250.70
TOTAL AREA	4605.67	644.87	5250.54

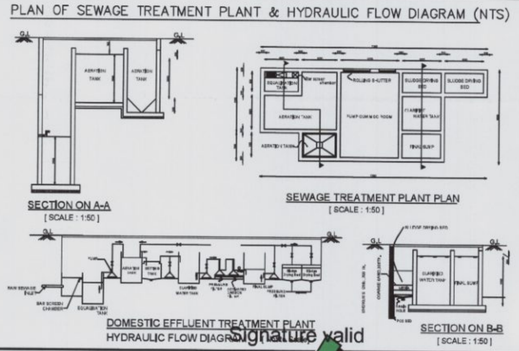
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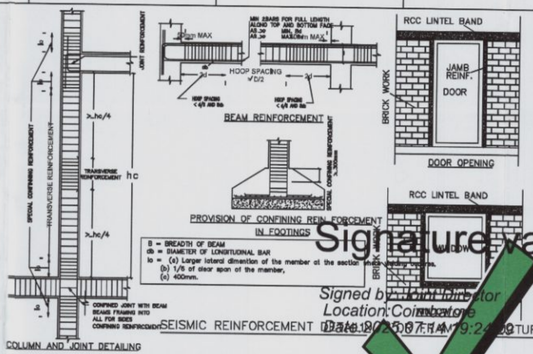
BUILDING HEIGHT = 10.96m

LEGEND:
- EXISTING ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- PEBBLE BED

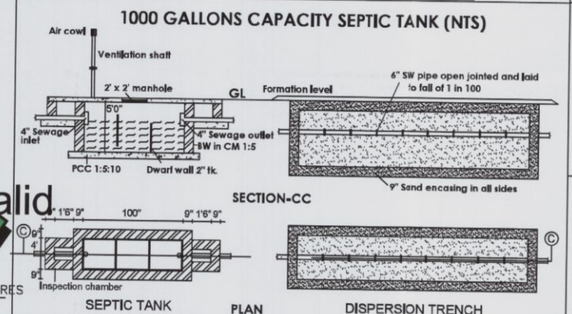
- FIRE EXTINGUISHER
- MULTY TYPE

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)





1000 GALLONS CAPACITY SEPTIC TANK (NTS)



Signature valid
Signed by: Director
Location: null
Date: 2025.07.07 [illegible]

Signature valid
Signed by: Director
Location: Coimbatore
Date: 19/03/2025 07:11:49 PM

R.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/043/024
16A1, ANNA STATUE TO HUZUR ROAD, BEHIND TAJ VIVANTA, COIMBATORE - 641018

CONSTRUCTION ENGINEER

For Ravimurugaa Construction Private Limited
Director

APPLICANT.

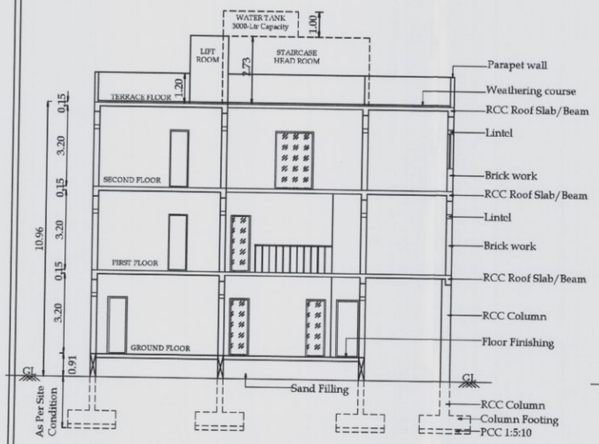
PREYADARSHI. S
REG.No: SE-I/904/2021/GR-II(SE)
16A1, Huzur Road, Anna Statue, Behind Taj Vivanta,Coimbatore-641 018.
Ph: 98430 09974
E-MAIL:info@rmsge.com

STRUCTURAL.

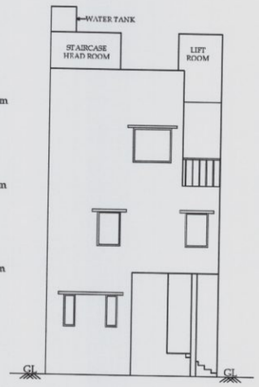
S. NAGAPRASAD, BE.,
Engineer Grade - II (SE),
Coimbatore LPA/RE/GR-II/002/2024,
16A2, Anna Statue to Hosur Road, Behind Taj Vivanta, Coimbatore-18, Ph: 0422 4274945.

LBS/ENGINEERS

Block - A

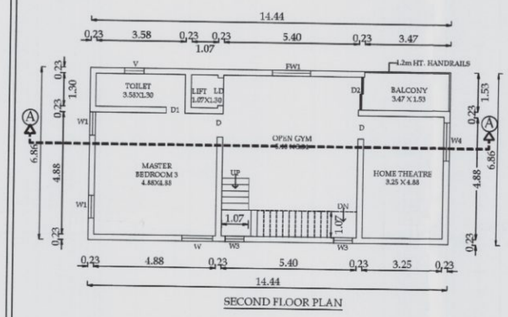


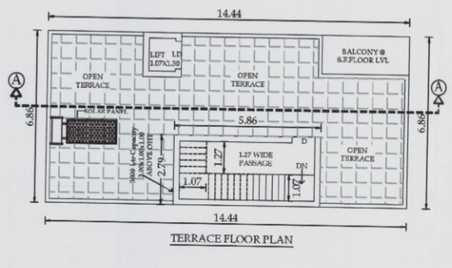
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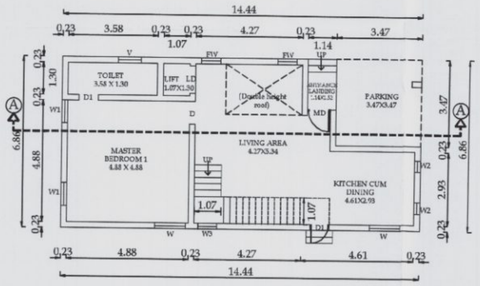


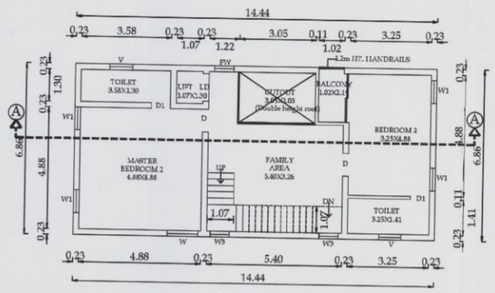
ELEVATION

JOINERY DETAILS		
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
LD	Lift Door	1.07 x 2.13
W	Window	1.22 x 1.37
W1	Window	0.91 x 1.37
W2	Window	0.46 x 1.37
W3	Window	0.76 x 1.37
W4	Window	1.52 x 1.37
FW	French Window	0.76 x 2.13
FW1	French Window	1.40 x 2.13
V	Ventilator	0.91 x 0.61

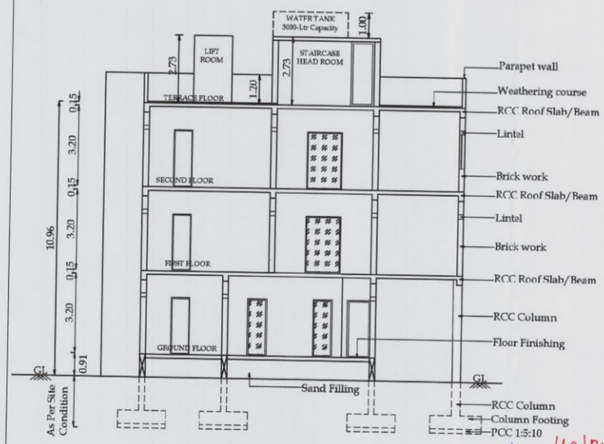




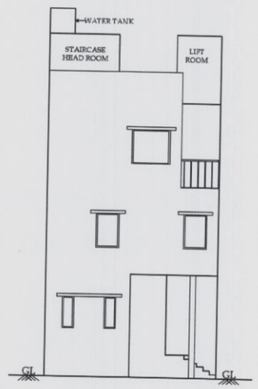




Block - B

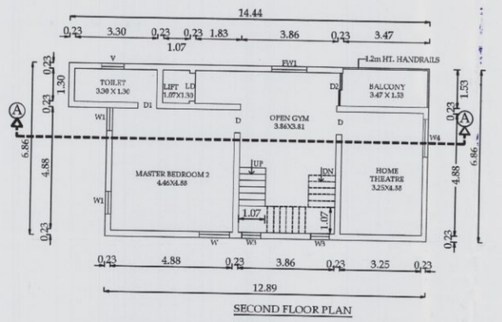


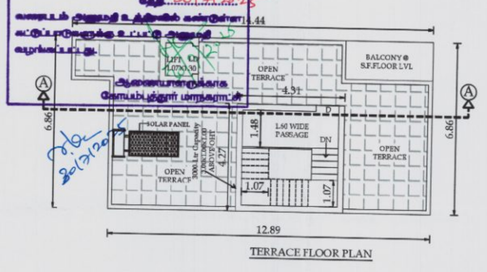
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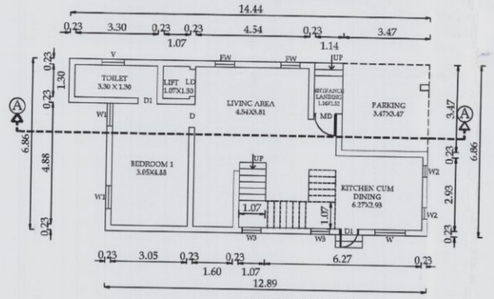


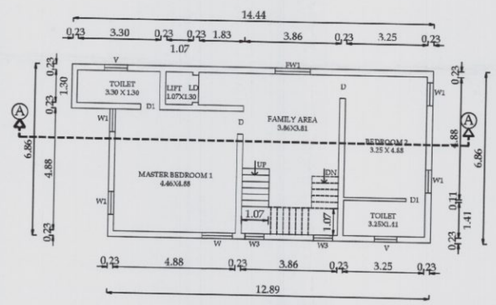
ELEVATION

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FW	French Window	0.76 x 2.13
FW1	French Window	1.40 x 2.13
V	Ventilator	0.91 x 0.61









NSTRUCTION
T BUILDING
TY WEST
'ALUK,
)IMBATORE

ivate Limited.
A/533695/2025

AREADETAILS

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area	Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
BLOCK - A	FLOOR-GROUND	99.06	-	99.06	BLOCK - B	FLOOR-GROUND	91.19	-	91.19
	FLOOR01	92.88	-	92.88		FLOOR01	91.19	-	91.19
	FLOOR02	99.06	-	99.06		FLOOR02	91.19	-	91.19
	TERRACE FLOOR	19.05	19.05	-		TERRACE FLOOR	21.11	21.11	-
TOTAL AREA		310.05	19.05	291.00	TOTAL AREA		294.68	21.11	273.57

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

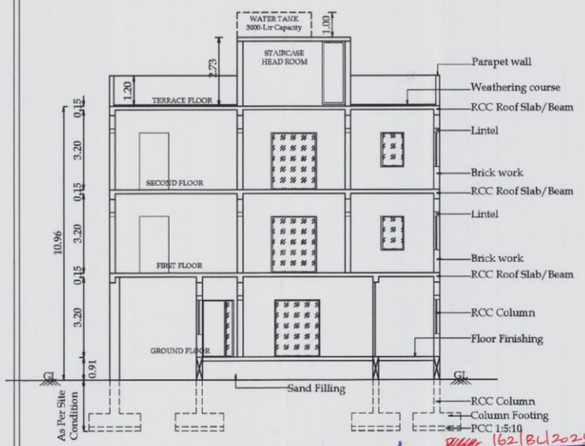
APPLICANT.

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/04/2024
19A1, ANNA STATUE TO HUZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018
CONSTRUCTION ENGINEER

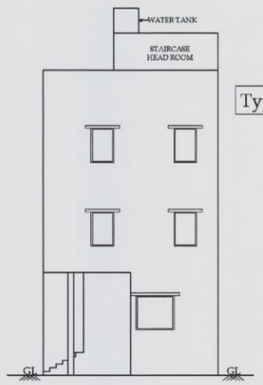
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PH: 98430 09974
E-MAIL:info@vmagp.com
STRUCTURAL

S. NAGAPRASAD, BE.,
Engineer Grade - II (SE),
Coimbatore LPA/ME/08-II/802/2024,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, PH: 0422 4274945.
LBS/ENGINEERS

Typical Block - C, D, E, J, K

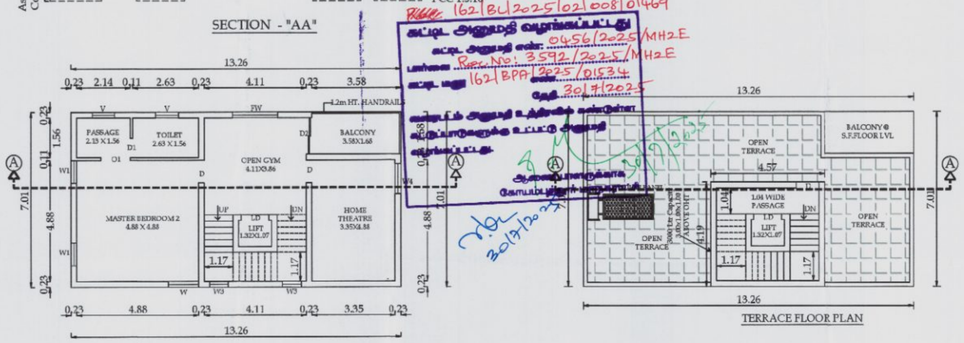


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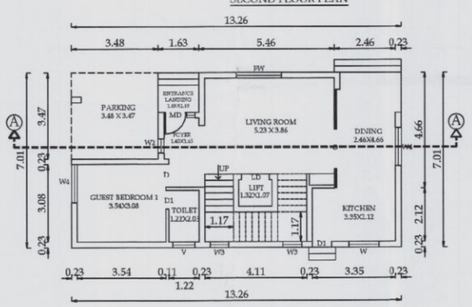
ELEVATION

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FW	French Window	1.83 x 2.13
V	Ventilator	0.91 x 0.61

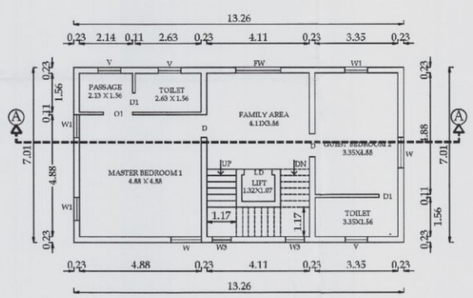


SECOND FLOOR PLAN

TERRACE FLOOR PLAN

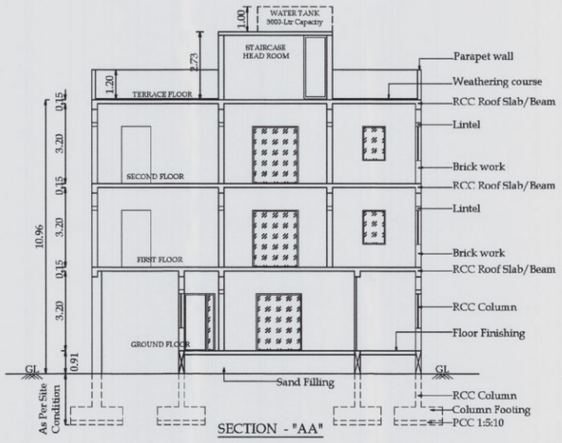


GROUND FLOOR PLAN

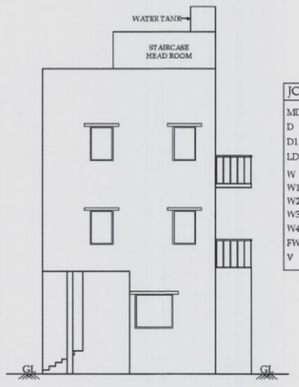


FIRST FLOOR PLAN

Block - F

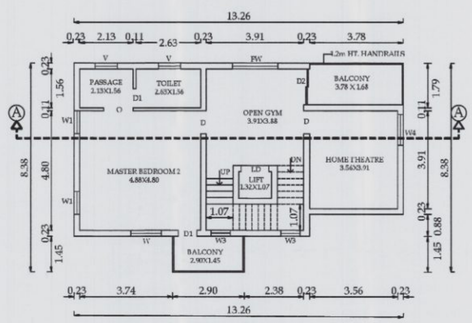


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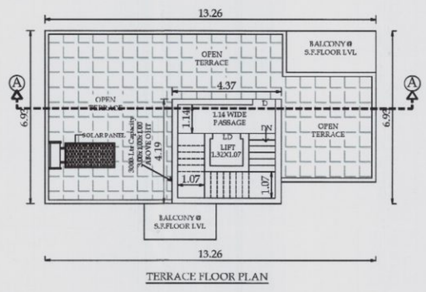


ELEVATION

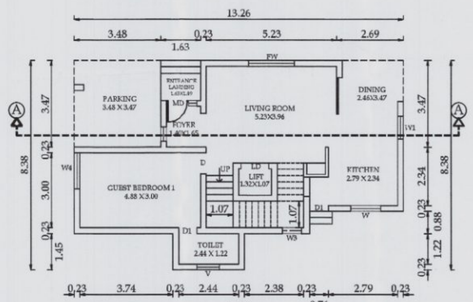
JOINERY DETAILS		
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
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W4	Window	1.52 x 1.37
FW	French Window	1.83 x 2.13
V	Ventilator	0.91 x 0.61



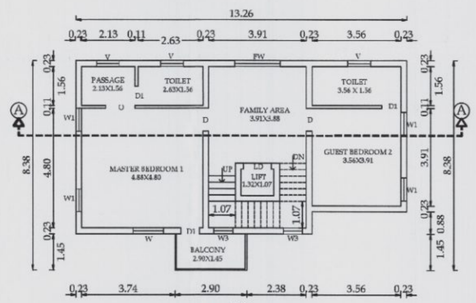
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BUILDING IN S.F.No: 296/2B3A, OF KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

M/s.Ravimurugaa Construction Private Limited.

ONLINE APPLICATION NO : SWP/BPA/533695/2025

AREA DETAILS

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area	Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
TYPICAL BLOCK - C, D, E, J, K	FLOOR-GROUND	92.95	-	92.95	BLOCK - F	FLOOR-GROUND	92.74	-	92.74
	FLOOR01	92.95	-	92.95		FLOOR01	92.74	-	92.74
	FLOOR02	92.95	-	92.95		FLOOR02	92.74	-	92.74
	TERRACE FLOOR	19.15	19.15	-		TERRACE FLOOR	18.30	18.30	-
TOTAL AREA		298.00	19.15	278.85	TOTAL AREA		296.52	18.30	278.22

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

For Ravimurugaa Construction Private Limited
Director

APPLICANT.

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/043/2024
19A1, ANNA STATUE TO HUJUR ROAD,
BEHIND TAJ VIVANTA,
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CONSTRUCTION ENGINEER

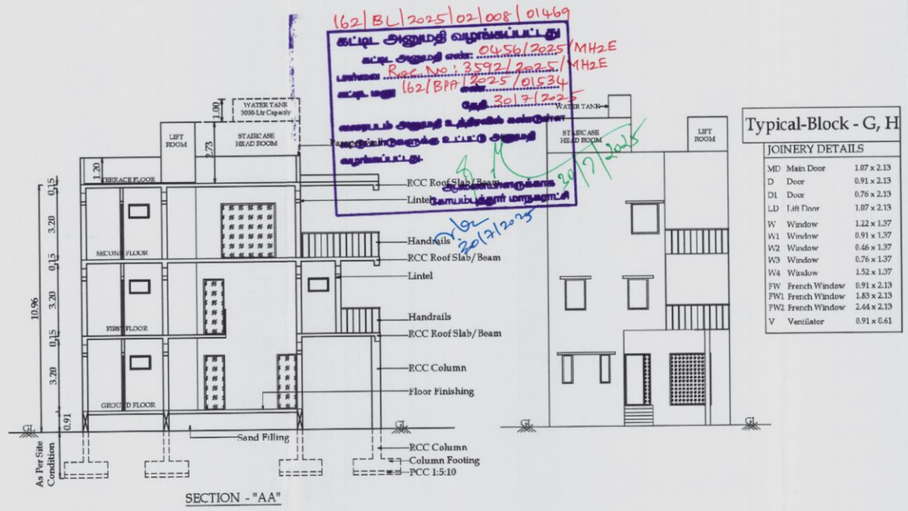
PREYADARSHI. S
REG.No: SE-I/004/2021/GR-II(SE)
16A2, Huzur Road, Anna Statue,
Behind Taj Vivanta, Coimbatore-641 018.
PH: 98430 09974
E-MAIL:info@nmsgrr.com

STRUCTURAL

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Coimbatore LPA/MB/CR-1/2022/2024,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, PH: 0422 4274945.

LBS/ENGINEERS

SHEET NO - 4/6

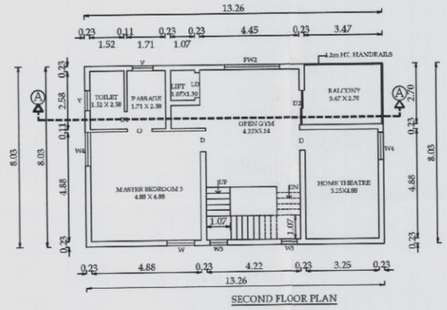


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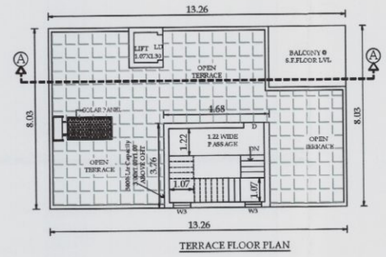
Typical-Block - G, H

JOINERY DETAILS

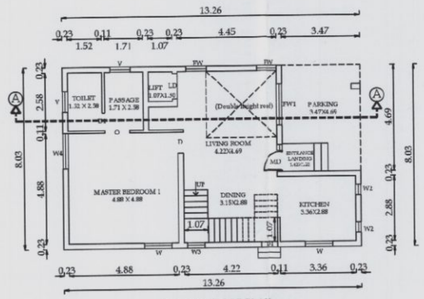
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FW	French Window	0.91 x 2.13
FW1	French Window	1.83 x 2.13
FW2	French Window	2.44 x 2.13
V	Ventilator	0.91 x 0.61



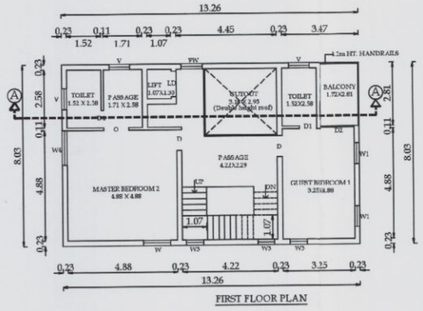
SECOND FLOOR PLAN



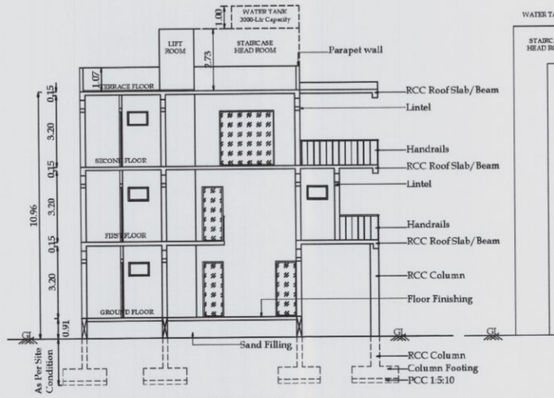
TERRACE FLOOR PLAN



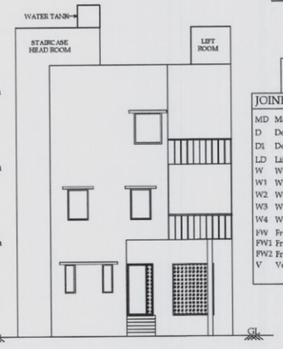
GROUND FLOOR PLAN



FIRST FLOOR PLAN



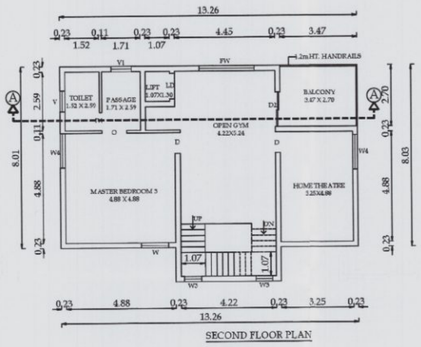
SECTION - "AA"



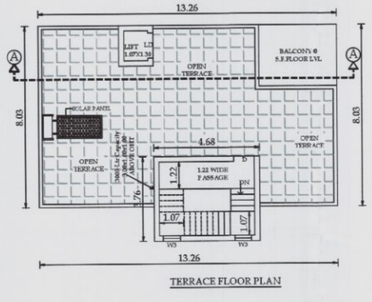
Block - I

JOINERY DETAILS

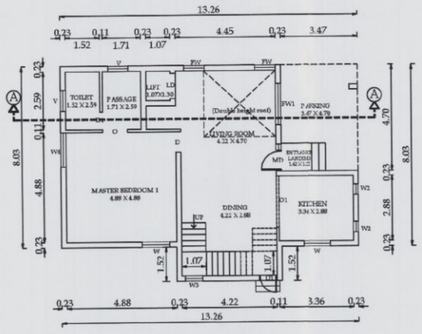
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
LD	Lift Door	1.07 x 2.13
W	Window	1.22 x 1.37
W1	Window	0.91 x 1.37
W2	Window	0.46 x 1.37
W3	Window	0.76 x 1.37
W4	Window	1.52 x 1.37
FW	French Window	0.91 x 2.13
FW1	French Window	1.83 x 2.13
FW2	French Window	2.44 x 2.13
V	Ventilator	0.91 x 0.61



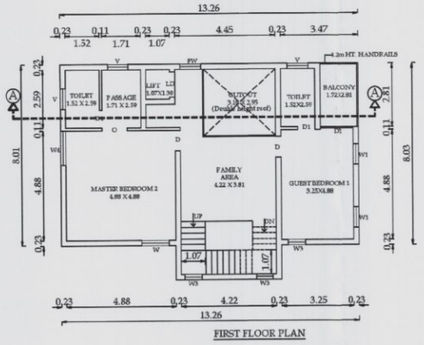
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BUILDING IN S.F.No: 296/2B3A, OF KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

M/s.Ravimurugaa Construction Private Limited.

ONLINE APPLICATION NO : SWP/BPA/533695/2025

AREA DETAILS

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
TYPICAL BLOCK - G, H	FLOOR-GROUND	106.48	-	106.48
	FLOOR01	97.09	-	97.09
	FLOOR02	106.48	-	106.48
	TERRACE FLOOR	20.30	20.30	-
	TOTAL AREA	330.35	20.30	310.05

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
BLOCK - I	FLOOR-GROUND	113.61	-	113.61
	FLOOR01	104.22	-	104.22
	FLOOR02	113.61	-	113.61
	TERRACE FLOOR	20.30	20.30	-
	TOTAL AREA	351.74	20.30	331.44

SCALE - 1:100

NOTE:
ALL DIMENSIONS ARE IN METERS

N

for Ravimurugaa Constructions Private Limited
Director

APPLICANT.

S.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/643/2024
19A1, ANNA STATUE TO HUZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018

CONSTRUCTION ENGINEER

PRIYADARSHINI. S
KCE/LNC/ER-1004/M/2021/GR-I/361
A6A1, Huzur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 99130 69974
e-mail:cbe.lbs@gmail.com

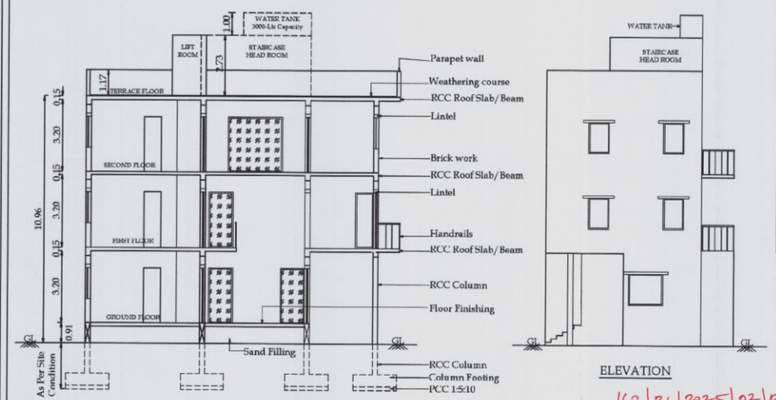
STRUCTURAL

S. NAGAPRASAD, BE.,
Engineer Grade - I (NE),
Coimbatore LPA/RG/B-1/662/2024,
19A2,No: 19, Anna Statue to Huzur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422-4274945.

LBS/ENGINEERS

2

SHEET NO - 5/6



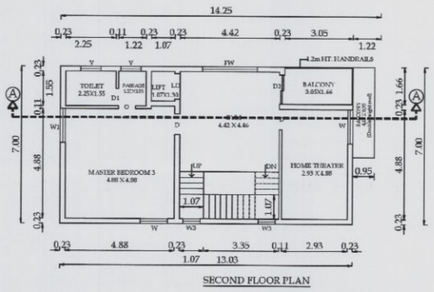
SECTION - "AA"

ELEVATION

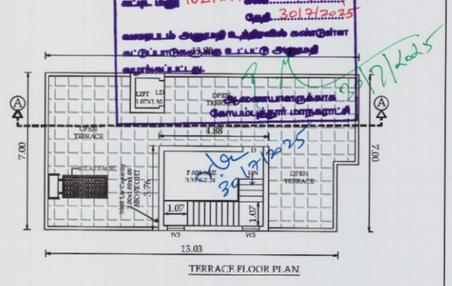
Block - L

JOINERY DETAILS

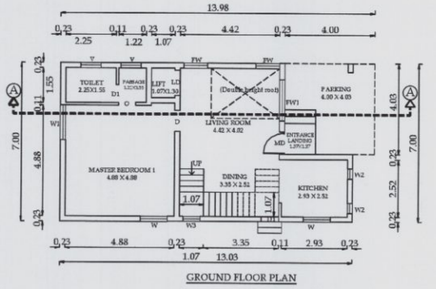
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
LD	Lift Door	1.07 x 2.13
W	Window	1.22 x 1.37
W1	Window	0.91 x 1.37
W2	Window	0.46 x 1.37
W3	Window	0.76 x 1.37
W4	Window	1.52 x 1.37
FW	French Window	1.07 x 2.13
FW1	French Window	1.83 x 2.13
FW2	French Window	2.44 x 2.13
V	Ventilator	0.91 x 0.61



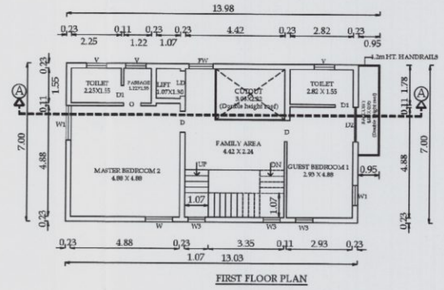
SECOND FLOOR PLAN



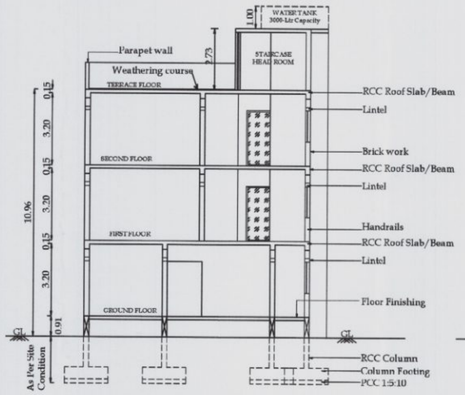
TERRACE FLOOR PLAN



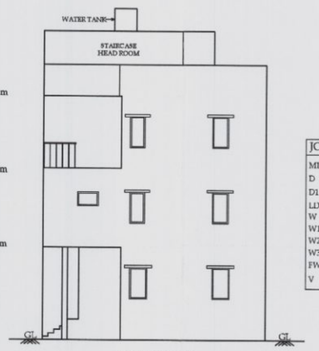
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION - "AA"

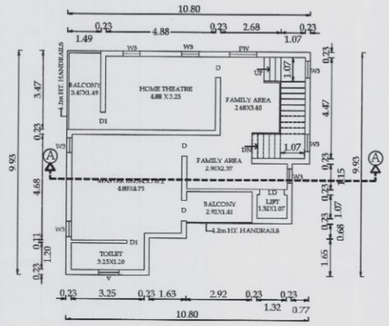


ELEVATION

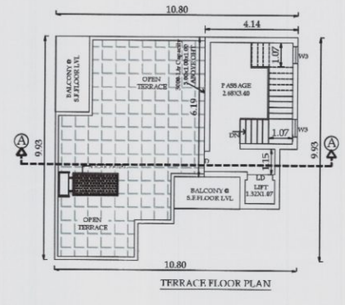
Block - M

JOINERY DETAILS

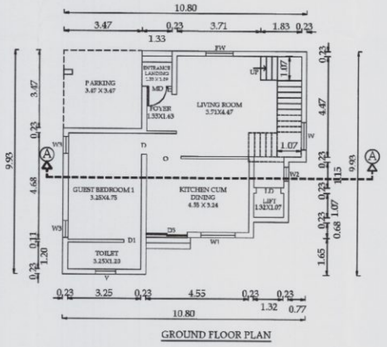
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
LD	Lift Door	1.07 x 2.13
W	Window	1.22 x 1.37
W1	Window	1.52 x 1.37
W2	Window	0.46 x 1.37
W3	Window	0.76 x 1.37
FW	French Window	1.22 x 2.13
V	Ventilator	0.91 x 0.61



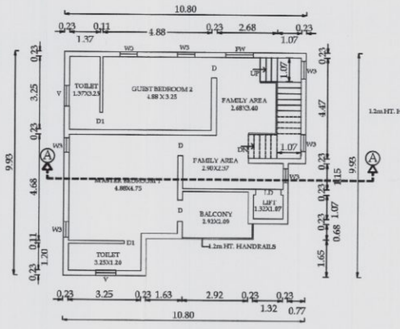
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BUILDING IN S.F.No: 296/2B3A, OF KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

M/s.Ravimurugaa Construction Private Limited.

ONLINE APPLICATION NO : SWP/BPA/533695/2025

AREA DETAILS

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
BLOCK - L	FLOOR-GROUND	95.03	-	95.03
	FLOOR01	88.25	-	88.25
	FLOOR02	91.20	-	91.20
	TERRACE FLOOR	21.04	21.04	-
TOTAL AREA		295.52	21.04	274.48

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
BLOCK - M	FLOOR-GROUND	91.87	-	91.87
	FLOOR01	91.87	-	91.87
	FLOOR02	89.73	-	89.73
	TERRACE FLOOR	27.16	27.16	-
TOTAL AREA		300.63	27.16	273.47

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

For Ravimurugaa Construction Private Limited
Director

APPLICANT.

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CO/04/2024
19A1, ANNA STATUE TO HAZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018

CONSTRUCTION ENGINEER

PREYADARSHI. S
REG.No: SP-1/3147/2021-CBE
19A1, Honour Statue to Anna Statue,
Behind Taj Vivanta, Coimbatore-641 018.
PH: 98430 99974
e-MAIL:info@snsagy.com

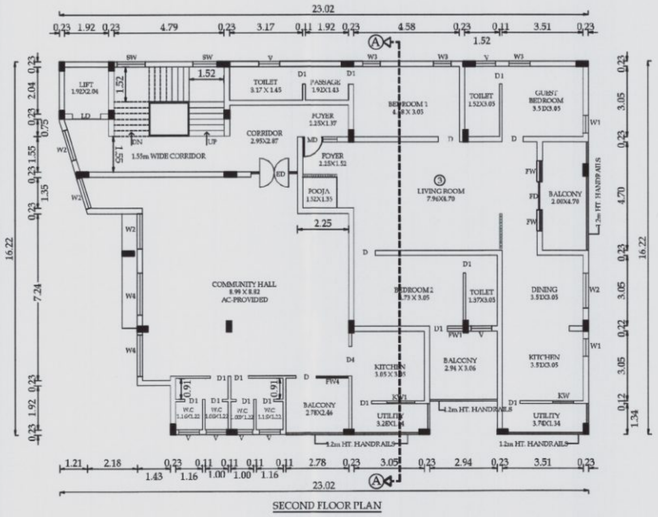
STRUCTURAL

S. NAGAPRASAD, BE.,
Engineer Grade - II (SE)
Coimbatore LPA/CO/08-1/2007/2024
19A2, Anna Statue to Hasur Road,
Behind Taj Vivanta,
Coimbatore-18, PH: 0422 4274949.

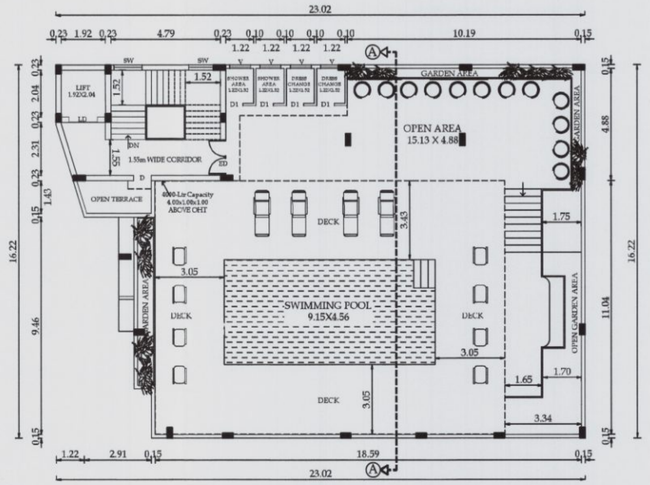
LBS/ENGINEERS

SHEET NO - 6/6

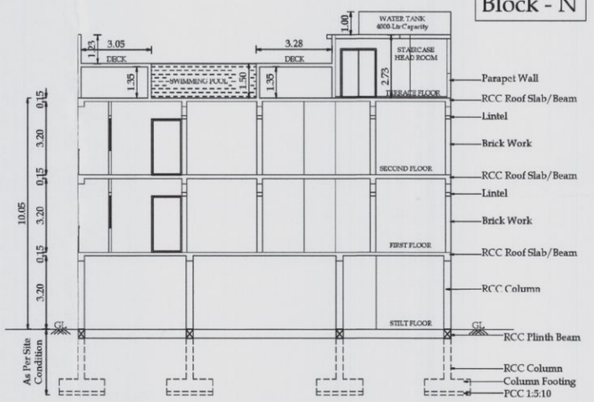
Block - N



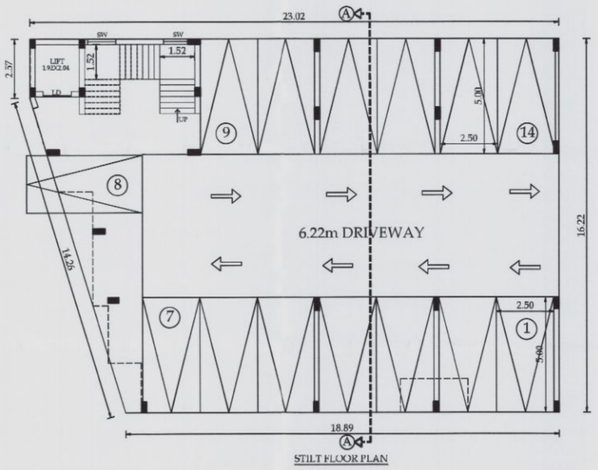
SECOND FLOOR PLAN



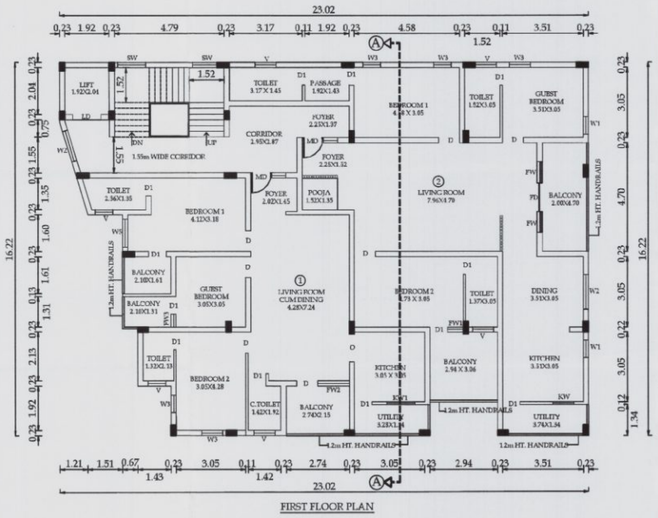
TERRACE FLOOR PLAN



SECTION - "AA"



STILT FLOOR PLAN



FIRST FLOOR PLAN



ELEVATION

162/BL/2025/02/008/01469

அப்ரூவ்டு அனுமதி வழங்கப்பட்டது

அப்ரூவ்டு அனுமதி எண்: 0456/2025/MHzE

பார்வை ... Rec. No: 3592/2025/MHzE

அப்ரூவ்டு மனு 162/BPP/2025/01534

தேதி: 30/7/2025

வழங்கப்பட்ட அனுமதி உத்தரவின் அடிப்படையில் வழங்கப்பட்டது.

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

30/7/2025

JOINERY DETAILS

MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
FD	French Door	1.22 x 2.13
LD	Lift Door	1.22 x 2.13
W1	Window	0.76 x 1.37
W2	Window	1.52 x 1.83
W3	Window	0.91 x 1.37
W4	Window	1.83 x 1.83
W5	Window	1.22 x 1.52
KW	Kitchen Window	0.91 x 1.37
KW1	Kitchen Window	1.52 x 1.37
FW	French Window	0.91 x 2.13
FW1	French Window	0.69 x 3.20
FW2	French Window	1.37 x 3.20
FW3	French Window	0.55 x 3.20
V	Ventilator	0.91 x 0.61

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BUILDING IN S.F.No: 296/2B3A, OF KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

M/s.Ravimurugaa Construction Private Limited.

ONLINE APPLICATION NO : SWP/BPA/533695/2025

AREA DETAILS

Typical Block Name	Floor Name	Total Buildup Area	Residential Non FSI	Residential FSI Area
BLOCK - N	FLOOR-STILT	345.26	345.26	-
	FLOOR01	334.38	-	334.38
	FLOOR02	331.07	-	331.07
	TERRACE FLOOR HEAD ROOM, SWIMMING POOL, TOILET	239.99	36.30	203.69
	TOTAL AREA	1250.70	381.56	869.14

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

for Ravimurugaa Construction Private Limited
Director

APPLICANT.

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/TA/3/2004
18A1, ANNA STATUE TO HUZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018

CONSTRUCTION ENGINEER

PRIYADARSHI. S
REG.No: SE-I/2004/2013/GR-II/SE/
18A1, Huzur Road, Anna Statue,
Behind Taj Vivanta, Coimbatore-641 018.
Ph: 99430 09074
E-MAIL:info@mmagh.com

STRUCTURAL

S. NAGAPRASAD, BE.,
Engineer Grade - II (NC),
Coimbatore LPA/92/GR-II/002/2024,
18A3, Anna Statue to Huzur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422-4274945.

LBS/ENGINEERS

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

Verified RealEstate
3/350/2 Mettukuppam,
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.