Verified RealEstate™

RE REGULATORY RECORD

RERA Document

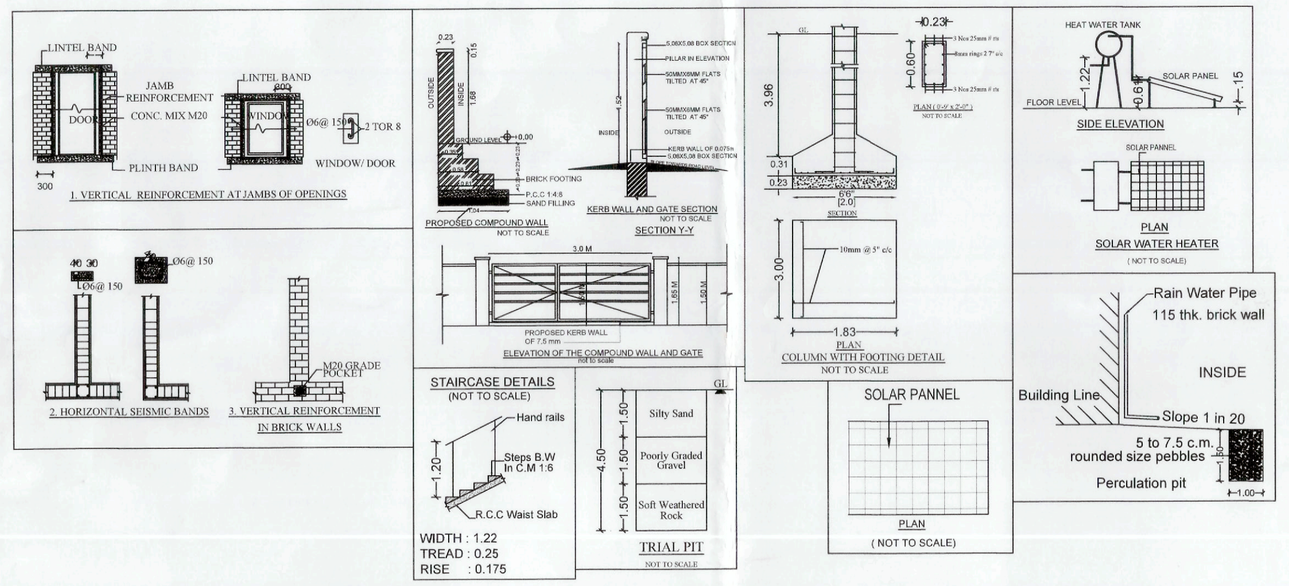
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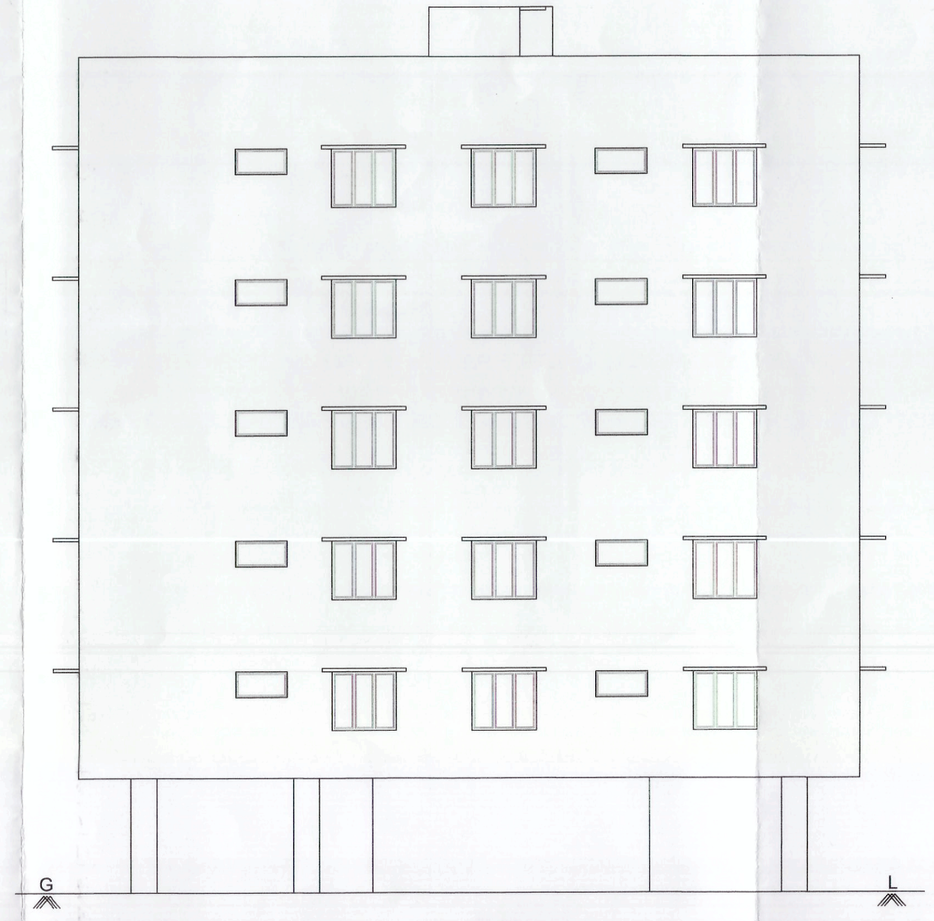
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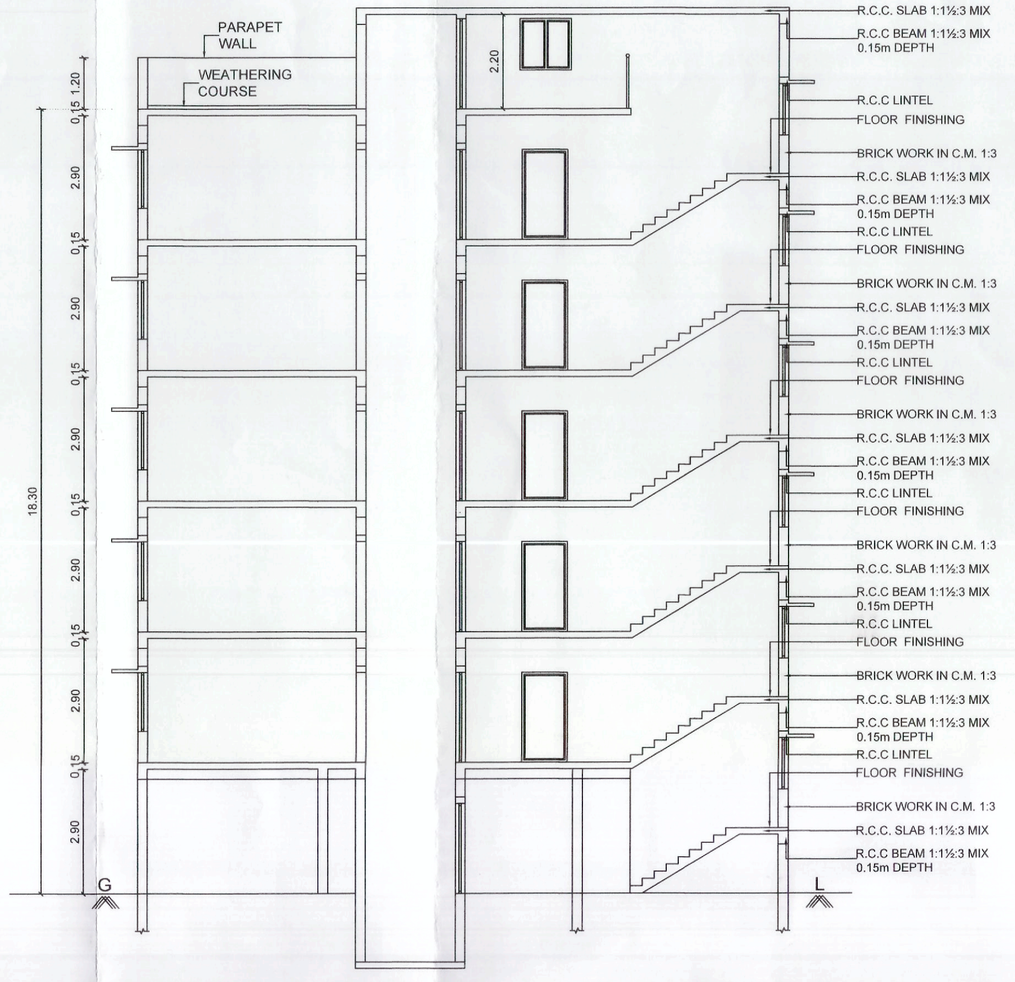
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3/350/2 Mettukuppam,
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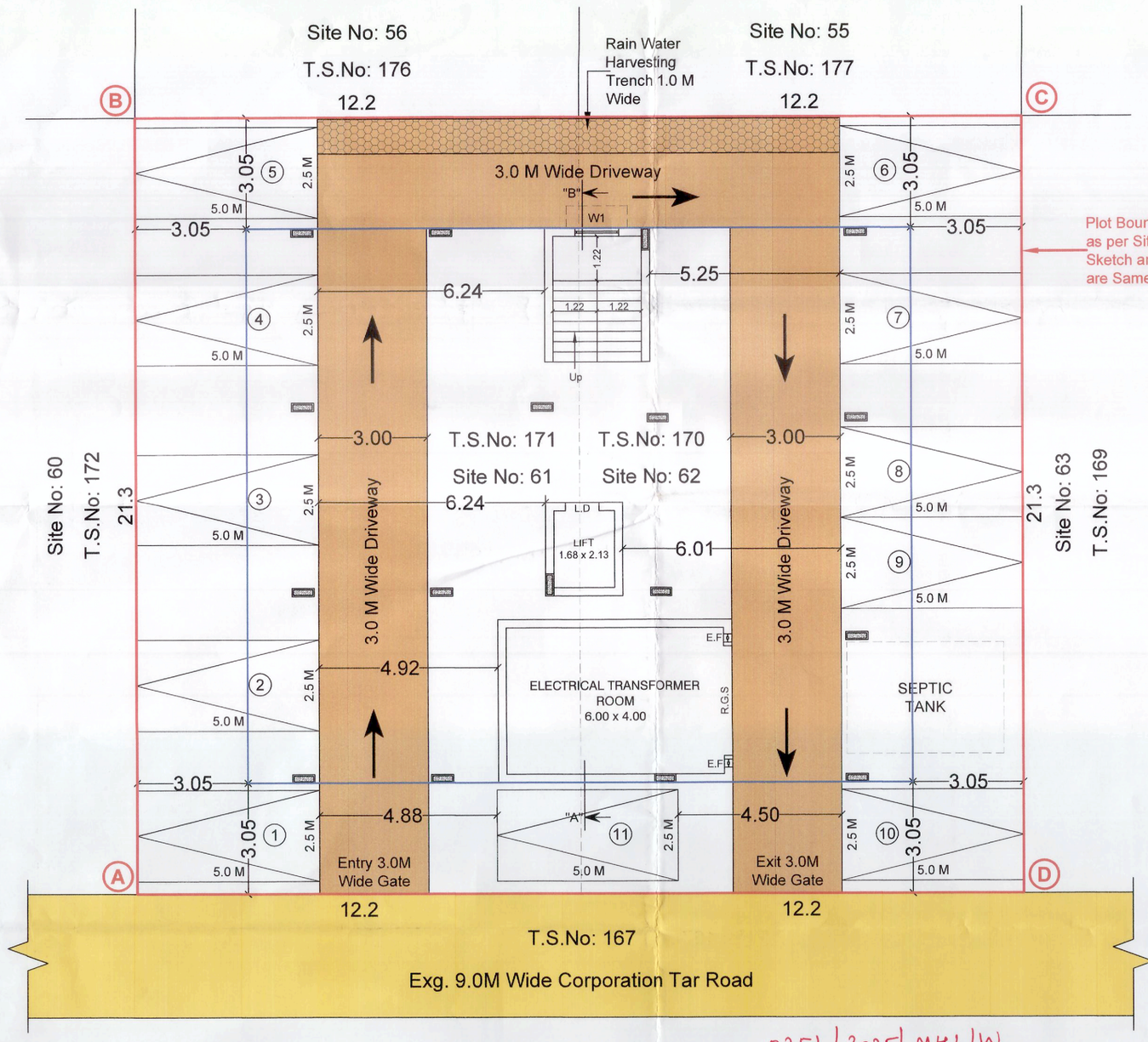
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DIGITALLY VERIFIED RECORD



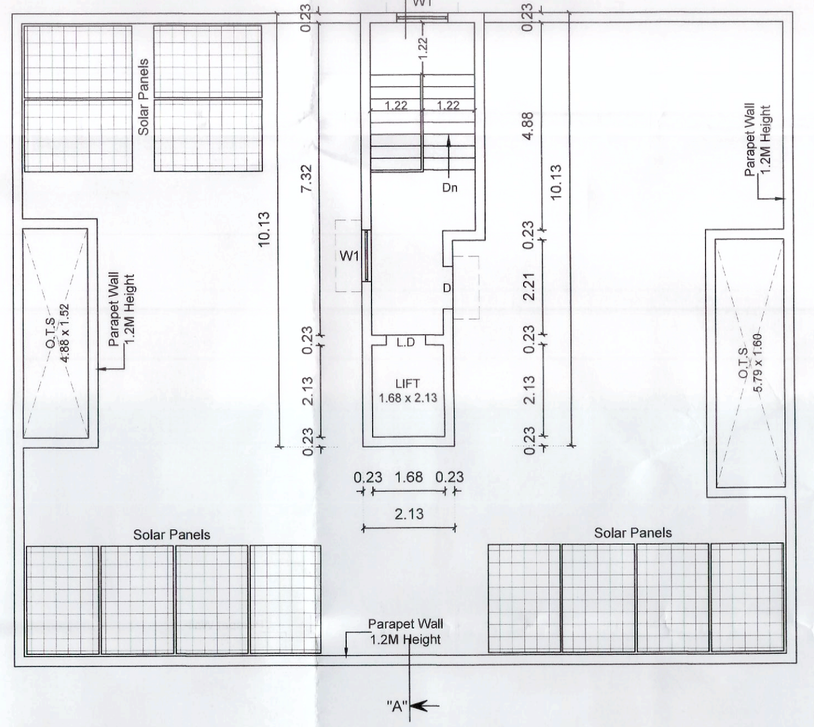






Plot Boundary and Measurements as per Site, as per Town Survey Sketch and as per Document are Same.

SITE CUM STILT FLOOR PLAN



JOINERY DETAILS:-		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	0.91 x 2.10
O	OPEN	0.99 x 2.10
W	WINDOW	1.50 x 1.37
W1	WINDOW	1.20 x 1.20
V	VENTILATOR	1.20 x 0.61
V1	VENTILATOR	0.91 x 0.61

PROPOSED BUILDING DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	119.19
		B	116.48
2	SECOND FLOOR	A	119.19
		B	116.48
3	THIRD FLOOR	A	119.19
		B	116.48
4	FOURTH FLOOR	A	119.19
		B	116.48
5	FIFTH FLOOR	A	119.19
		B	116.48

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

0251/2025/MH1/W
162/BPA/2025/02211
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BU/2025/03045/02020
பார்வை ... 5888/2025/MH1/W
கட்டட பிரிவு எண்: 162/CPI/25-26/0262599
தேதி 08.12.2025 TO 07.12.2030
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
உதவி இயக்குநர் (பயிற்சி)
கோயம்புத்தூர் மாநகராட்சி
08/12/2025

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.10.29

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD NO: Q(17), BLOCK No: 21, T.S.No: 170 & 171, OLD S.F.No: 283/2 PT, SITE No: 61 & 62, SANGANUR VILLAGE, WEST ZONE, COIMBATORE CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/676792/2025

REFERENCE:-
- SITE BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING

N

AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER DOCUMENT	520.26
SITE AREA AS PER TSS	532.00
SUPER IMPOSED SITE AREA	520.26
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	STILT FLOOR AREA	28.81	249.90	278.71
2)	FIRST FLOOR AREA	262.03	16.68	278.71
3)	SECOND FLOOR AREA	262.03	16.68	278.71
4)	THIRD FLOOR AREA	262.03	16.68	278.71
5)	FOURTH FLOOR AREA	262.03	16.68	278.71
6)	FIFTH FLOOR AREA	262.03	16.68	278.71
7)	HEAD ROOM AREA	-	25.69	25.69
	TOTAL BUILTUP AREA	1338.96	358.99	1697.95

FSI = 1338.96 / 520.26 = 2.574
PREMIUM FSI = 2.574 - 2.000 = 0.574
TOTAL NO. OF DWELLINGS = 10

Master Plan Land Use - Residential

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	1.Mr.S.RAVISHANKAR 2.Mr. ANTONY CHACKO C V 3.Mr. SHAJU VARGHESE CHITTILAPILLY VARGHESE 4.M/s. DHIYA FOUNDATION PVT. LTD. (POA)	1. 2. 3. 4. For DHIYA FOUNDATION PVT. LTD. TP Mahesh MANAGING DIRECTOR
REGISTERED ENGINEER	Er. A.WALTER JEFF MAX (CBE DTCP/RE/GR-II/02/2021)	29/10/2025
REGISTERED STRUCTURAL ENGINEER	Er. R.GOVINDARAJ (CBE DT/SE/GR-II/01/2025)	29/10/2025
REGISTERED CONSTRUCTION ENGINEER	Er. N.DEEPAK (CBE DTCP/CE/032/2024)	29/10/2025
REGISTERED GEOTECHNICAL ENGINEER	Er. K.P.VETRISELVAN (CBE LPA/GTE/009/2024)	29/10/2025

LP/CLPA No : 657/2025

PLANNING PERMISSION No : 765/2025

(This Planning Permission is valid for a period of 8years from e-sign)

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

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd. Including	Provd. Including	Reqd. Including	Provd. Including
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	10	-	-	10	10
Visitor's Parking 10%	-	-	-	1	1
Total No. Of Parkings	-	-	-	11	11

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
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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.