Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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North Side Elevation

Section on AB

Fifth Floor Plan

Terrace Floor Plan

Typical Floor Plan
(First, Second, Third & Fourth Floor Plan)

Site cum Stilt Floor Plan

Sewage Treatment Plant Plan

Site and Detailed Plan Showing the Proposed Construction of Residential Building Affordable Housing (Gym, Indoor Play Area, Yoga room, Association room, Multi Purpose hall) Comprised in S.F.No.47/2A1 of Kalapatti (west) Village, Coimbatore North Taluk, Coimbatore District and Corporation - East Zone

(Kalapatti Detailed Development Plan No. 1)

Land Use : Commercial Zone

Applicant Name:

M/s. Premier Developers represented by its Partner G. Aravind

Scale - 1:100

Online Application No. SWP/BPA/0506823/2025

Note: All Dimensions are in Meter

Site Area Details:

As per document - 1659.27 Sq.mt

As per patta - 1660.00 Sq.mt

Proposed Building Area Details

S.No.	Floors	FSI (Sq.mt)	Non FSI (Sq.mt)	Total Area (Sq.mt)
1	Stilt	0.00	1028.93	1028.93
2	First	965.04	63.89	1028.93
3	Second	965.04	63.89	1028.93
4	Third	965.04	63.89	1028.93
5	Fourth	965.04	63.89	1028.93
6	Fifth	965.04	63.89	1028.93
7	Terrace (Head room)	0.00	39.36	39.36
	Total	4825.20	1387.74	6212.94

FSI Calculation:

Floor Space Index = 4825.20 / 1659.27
= 2.91

Permissible F.S.I = 2.0 = 2.91>2.0

Premium F.S.I = 2.91- 2.0 = 0.91

Height of the Building = 18.30m

Joinery Details

Symbol	Description	Metre
MD	Main Door	1.07 X 2.13
DD1	Double Door	1.52 x 2.13
D1	Door	0.91 X 2.13
D2	Toilet Door	0.76 x 2.13
FD	French Door	2.44 x 2.13
O1	Opening	0.91 x 2.13
LD1	Lift Door-1	0.91 x 2.13
LD2	Lift Door-2	0.91 x 2.13
LD3	Lift Door-3	0.91 x 2.13
W1	Window	1.22 X 1.37
W2	Window	1.22 x 1.68
W3	Window	1.22 x 1.22
KW	Kitchen Window	1.22 X 1.14
GW	Glass window	9.04 x 3.05
V	Ventilator	0.61 X 0.91
RS	Rolling Shutter	2.44 X 2.13
EF	Exhaust fan	0.76 X 0.61
FG	Fixed Glass	

Dwelling Units and Parking Details

Floor	Dwelling Unit	Dwelling unit area in Sq.mt	Car Parking (Annexure-IV) Required	Car Parking (Annexure-IV) Provided	Two wheeler (Annexure-IV) Required	Two wheeler (Annexure-IV) Provided
First, Second, Third, Fourth & Fifth	A2	70.30	15	15	5	5
	A3	67.95			5	5
	A4	69.90			5	5
	A5	69.41			5	5
	A6	70.56			5	5
	A7	73.77			5	5
	B1	41.01	0	0	5	5
	B2	41.15			5	5
	B3	37.56			5	5
	B4	36.87			5	5
First, Second, Third, Fourth	A1	67.77	2	2	4	4
	A9	89.27	5	5	0	0
Visitors Parking			2	3	6	10
Total			24	25	60	64

Total number of dwelling unit - 58 Nos

B.P / DTCP No : 301 / 2025

Reference:
Site Boundary -
Proposed Building -
Existing Road -
Driveway -

Physically Special Person Parking Details

Description	Required	Provided	Total
Car Parking	2	2	2
Two wheeler Parking	6	6	6

Sump Details

Trial Pit (NTS)

For Premier Developers
Partner
Applicant

ARAVINDHKUMAR R P M.ARCH
COA No: CA/2014/66533
Architect

Er. S. JAGADEESWARAN M.Sc.(Tech), M.E.,FIE, CHARTERED ENGINEER (M-187600/2) REGISTERED STRUCTURAL ENGINEER
ASSO. M. AMIE
91 B, OLD SAMY NAGAR, PUDUPALAYAM
Registered Structural Engineer

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS.,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/1010/2014
GEOVISION INDIA PRIVATE LIMITED
G.No.48, M.No.21, 6th Street, K.K.Pudur,
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+919003144488, E-mail: geovision123@gmail.com
Registered Geo-technical Engineer

Er. S. NANDHINI, B.E.Civil.,
Registered Construction Engineer,
Reg. No: CLP/ACE/042/2024,
No: 5, Annamalaiyar Layout,
Nanjundapuram, Kovilpalayam - 641 026.
Mobile: 9080165905.
Registered Construction 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

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.