Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



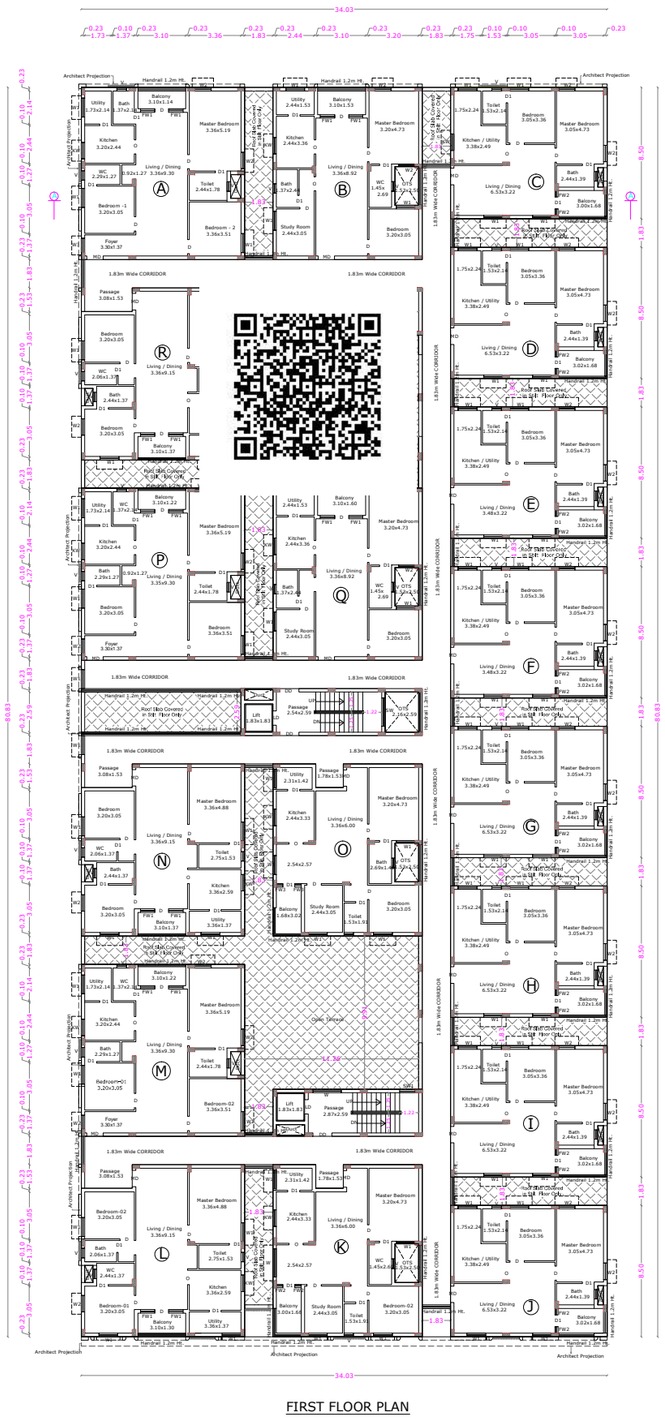
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.No : 92/1B2, 92/1C1B, 92/2B, AT VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBTORE CORPORATION.

VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100

APPLICATION NUMBER
SWP/BPA/133443/2024

N





SHEET NO : 1

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	----	2750.71	2750.71
FIRST FLOOR	2194.53	----	2194.53
SECOND FLOOR	2194.53	----	2194.53
THIRD FLOOR	2194.53	----	2194.53
FOURTH FLOOR	2194.53	----	2194.53
FIFTH FLOOR	2194.53	----	2194.53
TERRACE FLOOR	---	87.37	87.37
TOTAL all Floors	10972.65	2838.08	13810.73

TOTAL F.S.I. AREA	10972.65 Sqm
NUMBER OF DWELLINGS	90 Nos.
HEIGHT OF THE BUILDING	18.30M

* All Dimensions are in metre.

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.07 x 2.40
LD	LIFT DOOR	0.92 x 2.40
DD	DOOR	1.22 x 2.40
D	DOOR	0.92 x 2.40
D1	DOOR	0.76 x 2.40
D2	DOOR	1.83 x 2.40
W	WINDOW	1.83 x 1.50
W1	WINDOW	1.22 x 1.50
W2	WINDOW	1.07 x 1.50
W3	WINDOW	0.92 x 1.50
W4	WINDOW	0.61 x 1.50
FW1	FRENCH WINDOW	0.93 x 2.40
FW2	FRENCH WINDOW	0.42 x 2.40
KW	KITCHEN WINDOW	1.07 x 1.22
SW	STAIR WINDOW	1.83 x 1.80
SW1	STAIR WINDOW	1.00 x 1.80
V	VENTILATOR	0.61 x 0.90

FLAT	FSI Area SQM	Non FSIArea SQM	Total Area SQM
A	116.67	----	116.67
B	103.71	----	103.71
C	85.74	----	85.74
D	85.74	----	85.74
E	85.74	----	85.74
F	85.74	----	85.74
G	85.74	----	85.74
H	85.74	----	85.74
I	85.74	----	85.74
J	85.74	----	85.74
K	101.00	----	101.00
L	112.08	----	112.08
M	116.67	----	116.67
N	112.08	----	112.08
O	101.00	----	101.00
P	116.67	----	116.67
Q	103.69	----	103.69
R	112.08	----	112.08
Common Area	412.96	----	412.96
TOTAL	2194.53	----	2194.53

S. Kadirvel

Er. S. KADIRVEL, B.E.,M.Sc.(REV)., M.I.E.,F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-I/F10/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012

STRUCTURAL ENGINEER

For ESHANYA CONSTRUCTIONS
Partners

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-I / 19 / 03 / 002

LBS/ REGISTERED ENGINEER

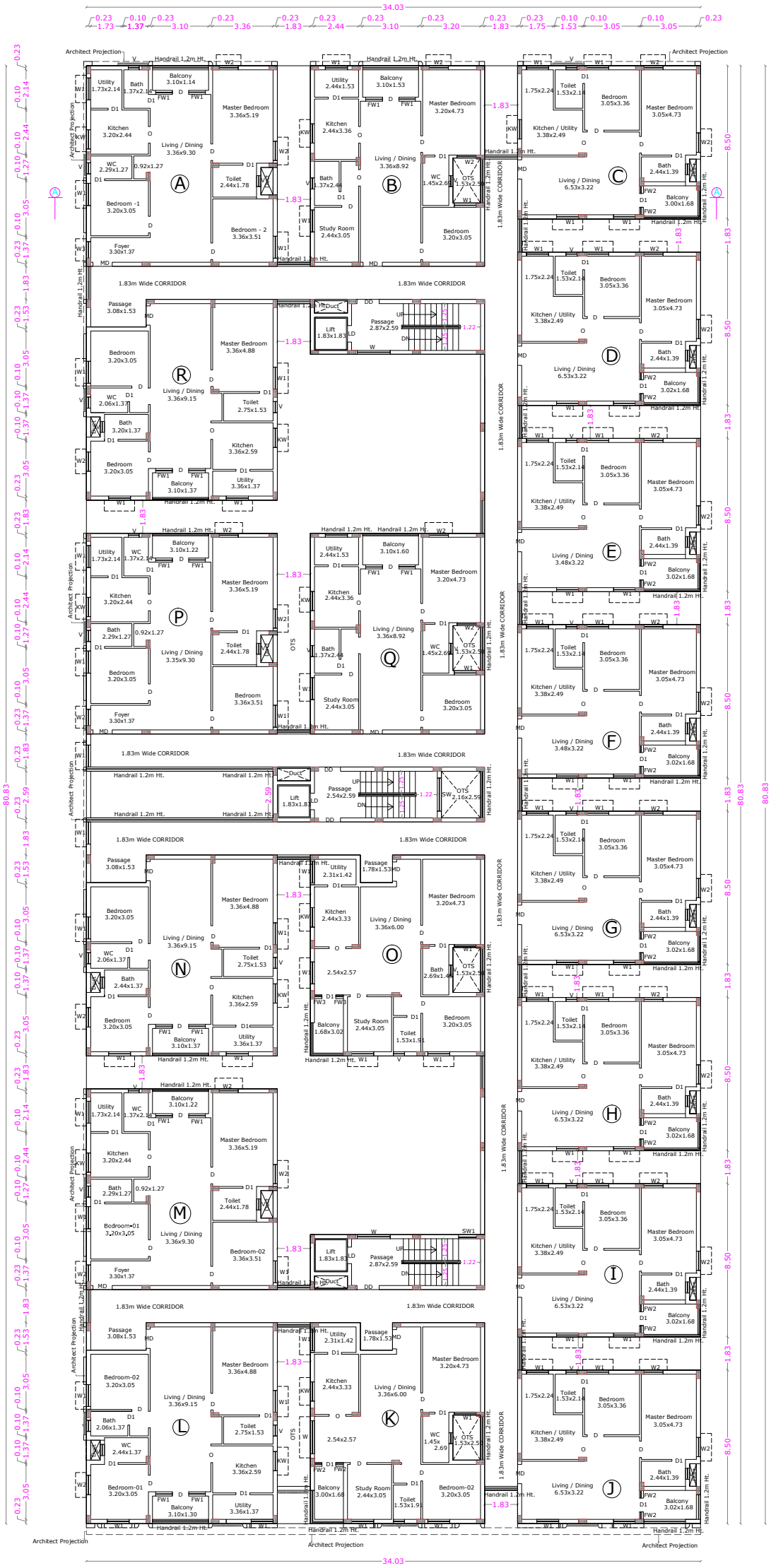
SHEET NO : 2

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.No : 92/1B2, 92/1C1B, 92/2B, AT VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBTORE CORPORATION.

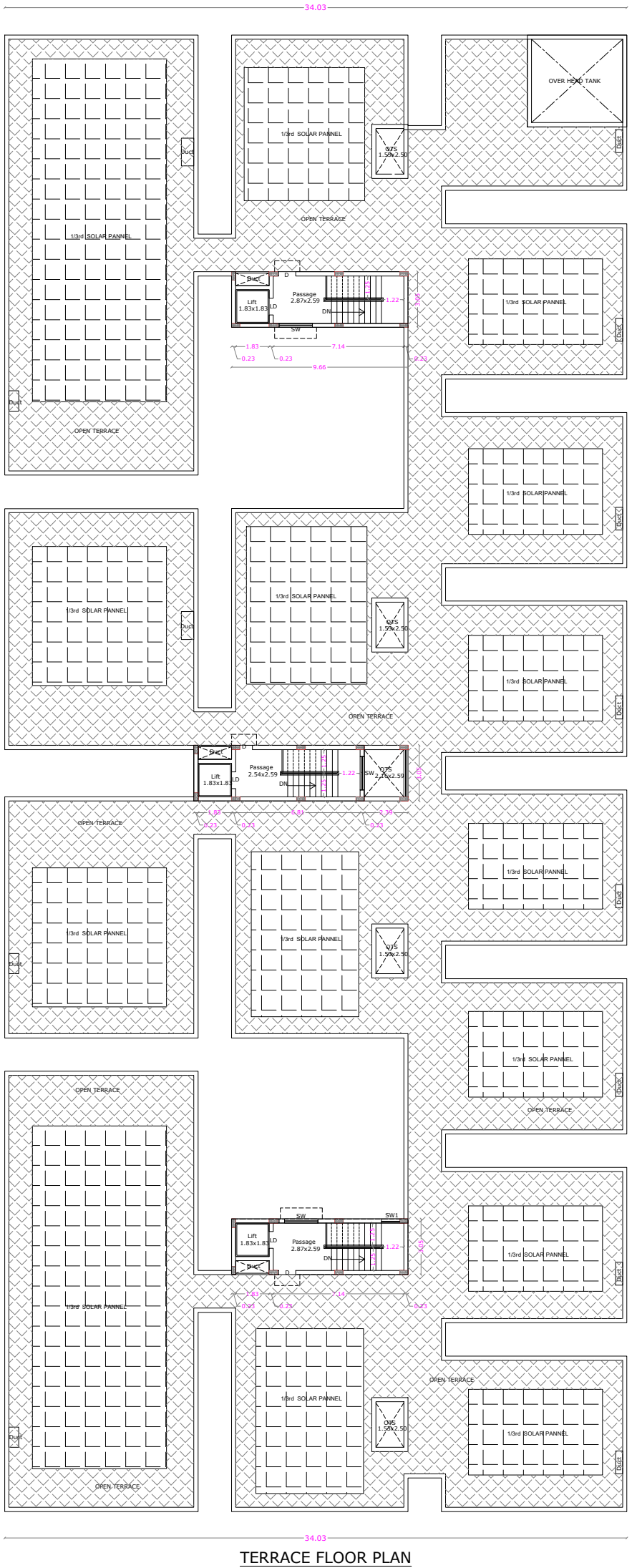
VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100

APPLICATION NUMBER
SWP/BPA/133443/2024

N



TYPICAL FLOOR PLAN
[SECOND,THIRD, FOURTH & FIFTH]



TERRACE FLOOR PLAN

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	----	2750.71	2750.71
FIRST FLOOR	2194.53	----	2194.53
SECOND FLOOR	2194.53	----	2194.53
THIRD FLOOR	2194.53	----	2194.53
FOURTH FLOOR	2194.53	----	2194.53
FIFTH FLOOR	2194.53	----	2194.53
TERRACE FLOOR	---	87.37	87.37
TOTAL all Floors	10972.65	2838.08	13810.73

TOTAL F.S.I. AREA	10972.65 Sqm
NUMBER OF DWELLINGS	90 Nos.
HEIGHT OF THE BUILDING	18.30M

* All Dimensions are in metre.

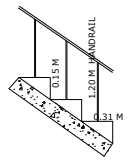
SCHEDULE OF JOINERY

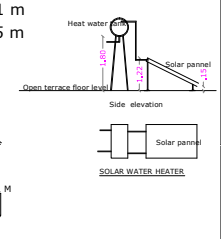
		METRE
MD	MAIN DOOR	1.07 x 2.40
LD	LIFT DOOR	0.92 x 2.40
DD	DOOR	1.22 x 2.40
D	DOOR	0.92 x 2.40
D1	DOOR	0.76 x 2.40
D2	DOOR	1.83 x 2.40
W	WINDOW	1.83 x 1.50
W1	WINDOW	1.22 x 1.50
W2	WINDOW	1.07 x 1.50
W3	WINDOW	0.92 x 1.50
W4	WINDOW	0.61 x 1.50
FW1	FRENCH WINDOW	0.93 x 2.40
FW2	FRENCH WINDOW	0.42 x 2.40
KW	KITCHEN WINDOW	1.07 x 1.22
SW	STAIR WINDOW	1.83 x 1.80
SW1	STAIR WINDOW	1.00 x 1.80
V	VENTILATOR	0.61 x 0.90

FLAT	FSI Area SQM	Non FSIArea SQM	Total Area SQM
A	116.67	----	116.67
B	103.71	----	103.71
C	85.74	----	85.74
D	85.74	----	85.74
E	85.74	----	85.74
F	85.74	----	85.74
G	85.74	----	85.74
H	85.74	----	85.74
I	85.74	----	85.74
J	85.74	----	85.74
K	101.00	----	101.00
L	112.08	----	112.08
M	116.67	----	116.67
N	112.08	----	112.08
O	101.00	----	101.00
P	116.67	----	116.67
Q	103.69	----	103.69
R	112.08	----	112.08
Common Area	412.96	----	412.96
TOTAL	2194.53	----	2194.53

STAIRCASE DETAILS

WIDTH - 1.20 m
TREAD - 0.31 m
RISE - 0.15 m





STRUCTURAL ENGINEER

APPLICANT

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.No : 92/1B2, 92/1C1B, 92/2B, AT VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBTORE CORPORATION.

VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100

Parking Details.

Description Floor Area	No. Of Dwelling	Required Parking		Provided Parking	
		Two Wheeler	Car	Two Wheeler	Car
Floor Area 75 Sq.m To 150 Sq.m	90 Nos	--	90 Nos	--	90 Nos
TOTAL	90 Nos	--	90 Nos	--	90 Nos
Visitors Parking		--	10 Nos	--	10 Nos
NET TOTAL		--	100Nos	--	100Nos

APPLICATION NUMBER
SWP/BPA/133443/2024

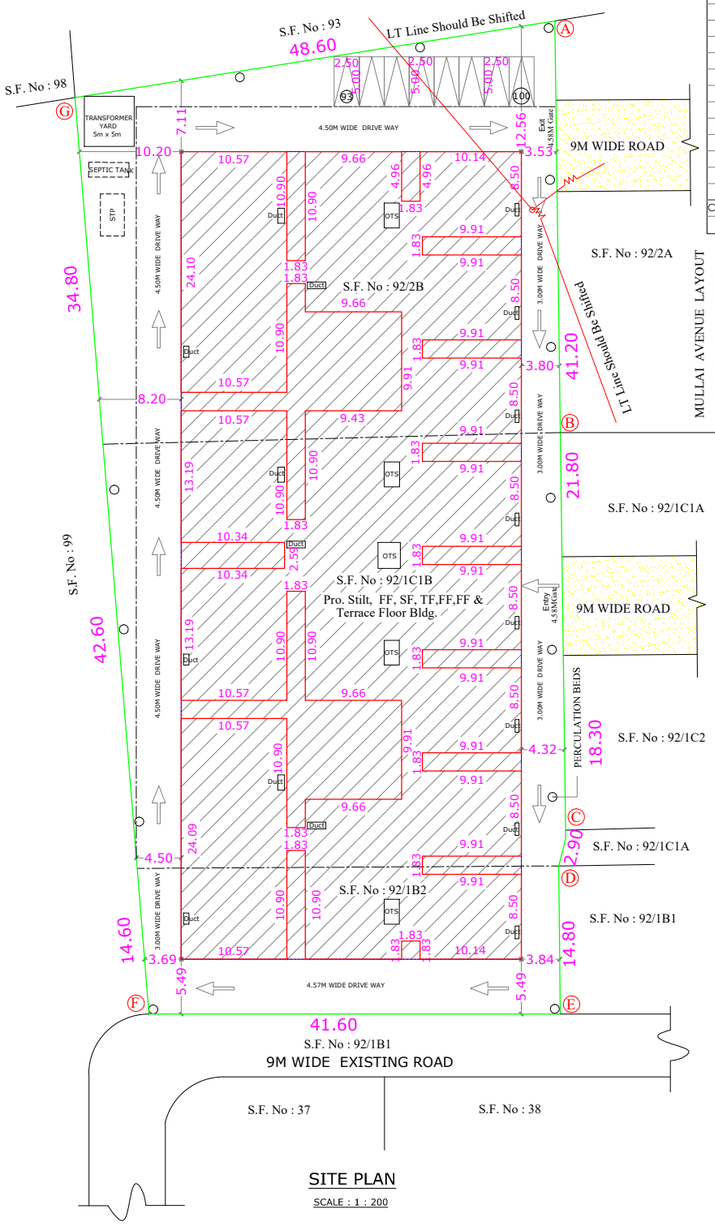
N



ELEVATION



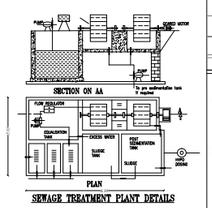
SECTION ON A A

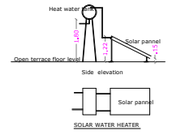


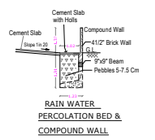
SITE PLAN

SCALE : 1 : 200

FLAT	FSI Area SQM	Non FSIArea SQM	Total Area SQM
A	116.67	----	116.67
B	103.71	----	103.71
C	85.74	----	85.74
D	85.74	----	85.74
E	85.74	----	85.74
F	85.74	----	85.74
G	85.74	----	85.74
H	85.74	----	85.74
I	85.74	----	85.74
J	85.74	----	85.74
K	101.00	----	101.00
L	112.08	----	112.08
M	116.67	----	116.67
N	112.08	----	112.08
O	101.00	----	101.00
P	116.67	----	116.67
Q	103.69	----	103.69
R	112.08	----	112.08
Common Area	412.96	----	412.96
TOTAL	2194.53	----	2194.53







REFERENCE

SHEET NO : 3

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	10972.65 / 4400.92	2.00 + 0.60	2.49

AREA STATEMENT

		SQM
AREA OF THE SITE	[As per Document] [1.0875 Acres]	4400.92
AREA OF THE SITE	[As per Patta] (A) - (G)	4412.00
AREA OF THE SITE	[Super Imposed Area]	4303.64

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	----	2750.71	2750.71
FIRST FLOOR	2194.53	----	2194.53
SECOND FLOOR	2194.53	----	2194.53
THIRD FLOOR	2194.53	----	2194.53
FOURTH FLOOR	2194.53	----	2194.53
FIFTH FLOOR	2194.53	----	2194.53
TERRACE FLOOR	---	87.37	87.37
TOTAL all Floors	10972.65	2838.08	13810.73

TOTAL F.S.I. AREA	10972.65 Sqm
NUMBER OF DWELLINGS	90 Nos.
HEIGHT OF THE BUILDING	18.30M

* All Dimensions are in metre.

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.07 x 2.40
LD	LIFT DOOR	0.92 x 2.40
DD	DOOR	1.22 x 2.40
D	DOOR	0.92 x 2.40
D1	DOOR	0.76 x 2.40
D2	DOOR	1.83 x 2.40
W	WINDOW	1.83 x 1.50
W1	WINDOW	1.22 x 1.50
W2	WINDOW	1.07 x 1.50
W3	WINDOW	0.92 x 1.50
W4	WINDOW	0.61 x 1.50
FW1	FRENCH WINDOW	0.93 x 2.40
FW2	FRENCH WINDOW	0.42 x 2.40
KW	KITCHEN WINDOW	1.07 x 1.22
SW	STAIR WINDOW	1.83 x 1.80
SW1	STAIR WINDOW	1.00 x 1.80
V	VENTILATOR	0.61 x 0.90

COLOUR INDEX

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
FIRE HYDRANT	-	⊙

E. S. KADIRVEL, B.E.,M.Sc.(SWH),M.I.E.,F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:-W-1/284/93, P-74/09
Ex.Dir. DR GRADE-I (RE) CSIC LPA/RE/DR-I/160/2011
STRUCTURAL ENGINEER GR-I (SE)
CSIC LPA/RE/GR-I/119/03/07
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, Coimbatore – 641 012.

STRUCTURAL ENGINEER

For ESHANYA CONSTRUCTIONS
Partners

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE/
GR-I/ 19 / 03 / 002

LBS/ REGISTERED ENGINEER

Signature valid
Signed by: Director
Location: null
Date: 2024.06.06

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2024.09.03



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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