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RE REGULATORY RECORD

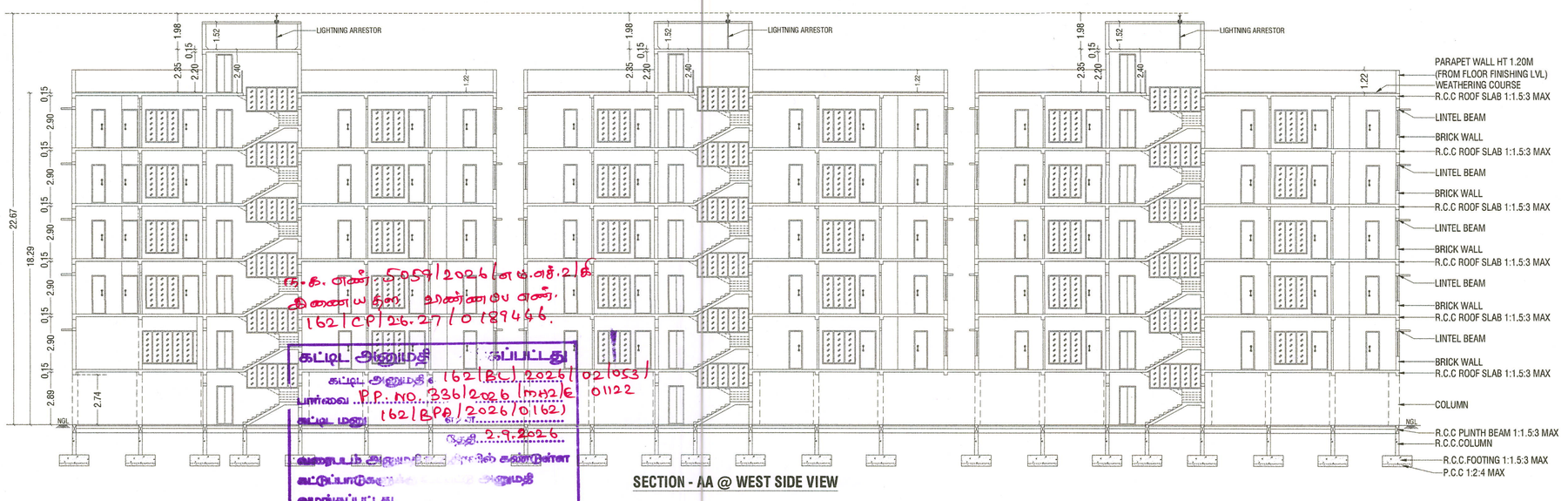
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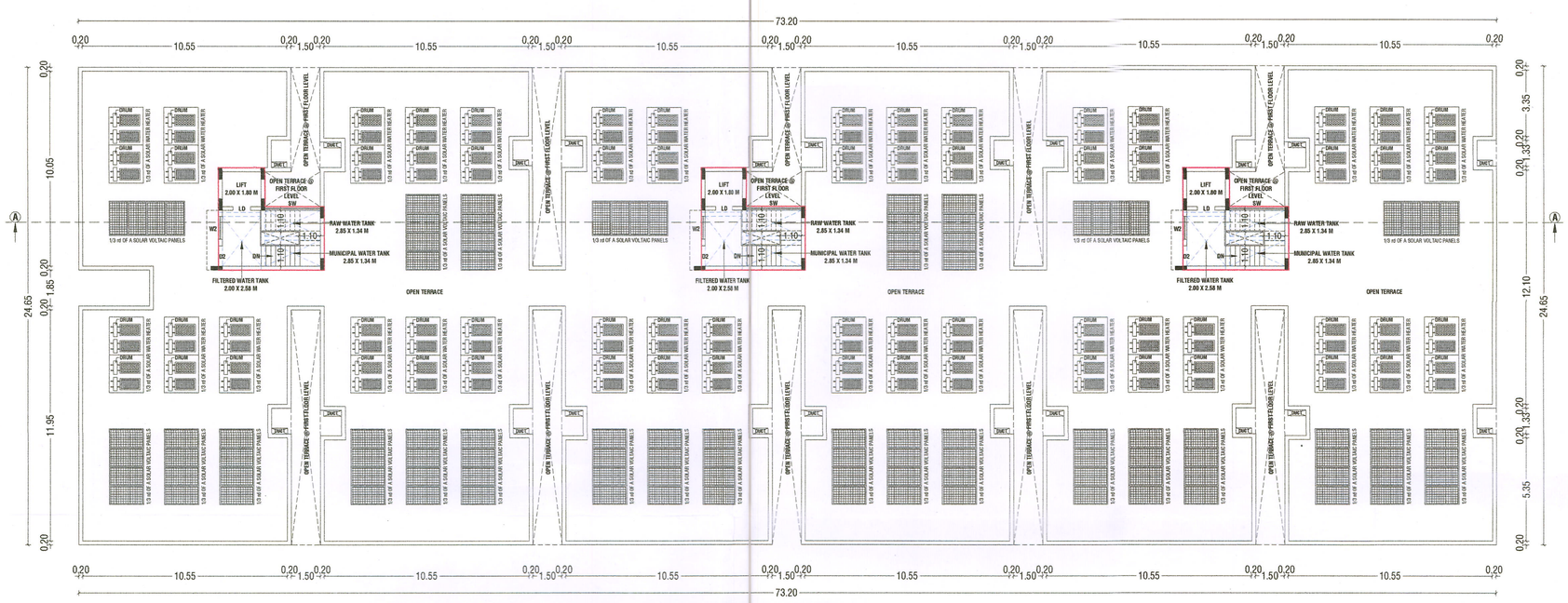
hello@verified.realestate
+91 9996 12 9996
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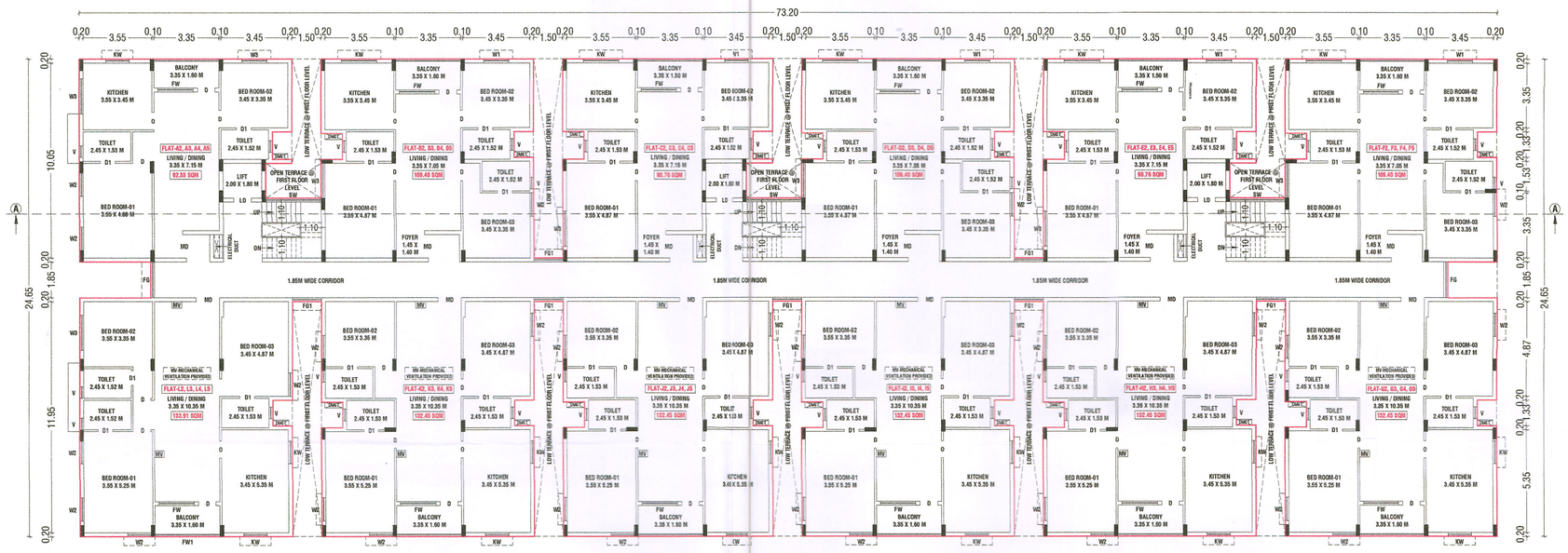
SECTION - AA @ WEST SIDE VIEW



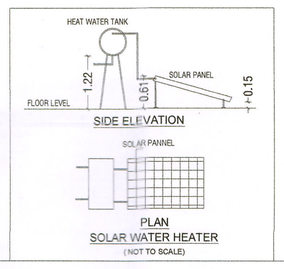
FRONT ELEVATION @ SOUTH SIDE VIEW

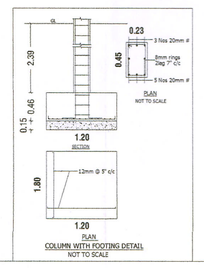


TERRACE FLOOR PLAN

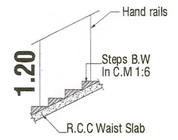


TYPICAL - SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.97
TREAD : 0.28
RISE : 0.16

DETAIL BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (58 DWELLINGS UNIT) BUILDING IN OLD S.F NOS. 58/1, NEW T.S NO.14/3, WARD NO.AF(32), BLOCK NO.18 AT UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:200
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0849542/2026

APPLICANT NAME: M/S.SANBRIX LLP, REPRESENTED BY ITS GENERAL MANAGER, MR.M.SUBRAMANIAM,(POWER AGENT) AND FIVE OTHERS

NOTE :-

MASTER PLAN 2041 LAND USE
UPPILIPALAYAM VILLAGE - COMMERCIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3035.00 Sqm	0.75 Acre
AREA OF SITE AS PER DOCUMENT	=	3035.00 Sqm	0.75 Acre

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	19.19	1833.11	1852.30
2	FIRST FLOOR	1600.80	1.08	1601.88
3	SECOND FLOOR	1599.37	1.08	1600.45
4	THIRD FLOOR	1599.37	1.08	1600.45
5	FOURTH FLOOR	1599.37	1.08	1600.45
6	FIFTH FLOOR	1599.37	1.08	1600.45
7	TERRACE FLOOR	---	119.50	119.50
	TOTAL AREA	8017.47	1958.01	9975.48

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	0.90 X 2.13
D	DOOR	0.90 X 2.13
D1	DOOR	0.75 X 2.13
D2	DOOR	1.05 X 2.13
LD	LIFT DOOR	0.90 X 2.13
O	OPEN	0.90 X 2.13
W	WINDOW	1.50 X 1.37
W1	WINDOW	1.30 X 1.37
W2	WINDOW	1.20 X 1.37
W3	WINDOW	1.83 X 1.37
W4	WINDOW	1.07 X 1.83
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	3.35 X 1.83
FG	FIXED WINDOW	1.85 X 1.83
FG1	FIXED WINDOW	1.50 X 1.83
SW	STAIRCASE WINDOW	2.85 X 1.37
KW	KITCHEN WINDOW	1.83 X 1.37
KW1	KITCHEN WINDOW	1.20 X 1.07
V	VENTILATOR	0.60 X 0.90

06/08/26
Dr. P.D.ARUMAIRAJ, ME.,Ph.D.,FIGS.IE
GEOTECHNICAL ENGINEER
COIMBATORE LPA / GTE / 006 / 2024
Mob : 99942 55322
REGISTERED GEOTECH ENGINEER

06/08/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

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Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
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REGISTERED STRUCTURAL ENGINEER

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Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

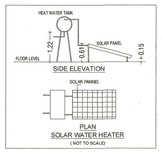
For SANBRIX LLP
GENERAL MANAGER
OWNER / APPLICANT

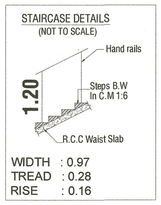
SHEET NO : 02/02

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண் 162/BC/2026/02053/01122
பார்வை PP.NO. 336/2026/மஊ2/E
கட்டிட மனு 162/BPA/2026/01162 நாள் 2.9.2026
மேற்படி விண்ணப்பத்தில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
அலுவலர்களுக்காக
கோயம்புத்தூர் மாநகராட்சி

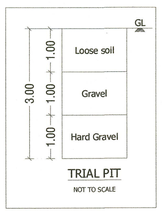
ச.க. எண் 5059/2026/எ4.எச்.2/கி
திணையத்தில் விண்ணப்ப எண்.
162/CP/26-27/01189466.

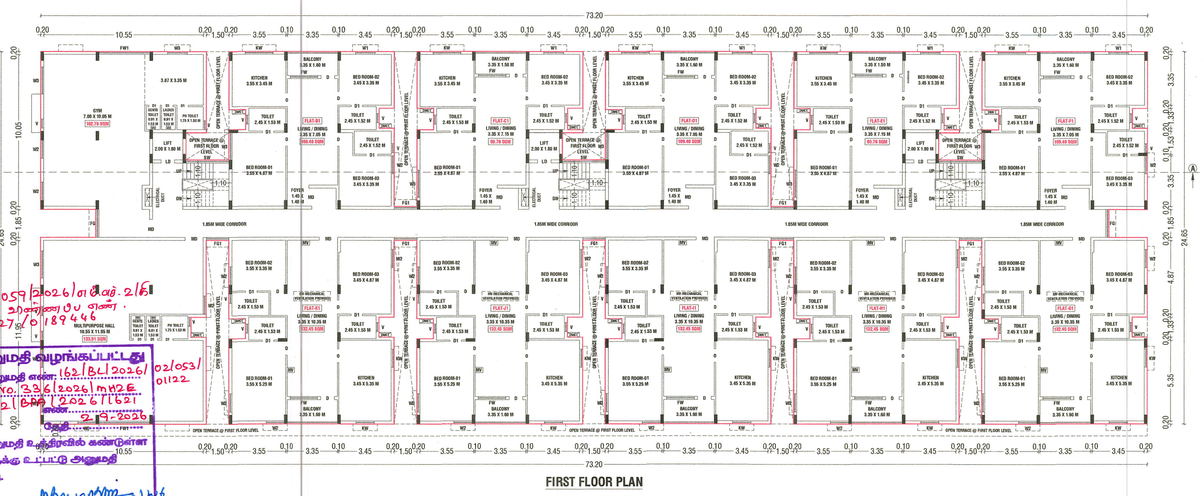
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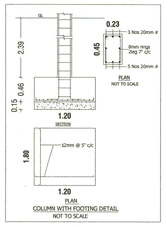


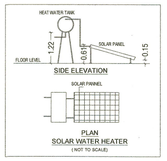


FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA



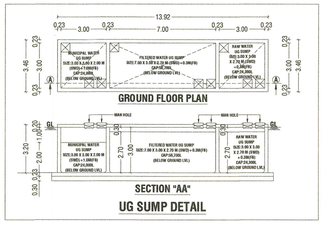


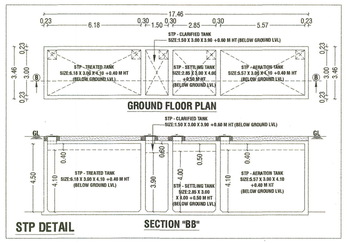




COLOUR INDEX:-

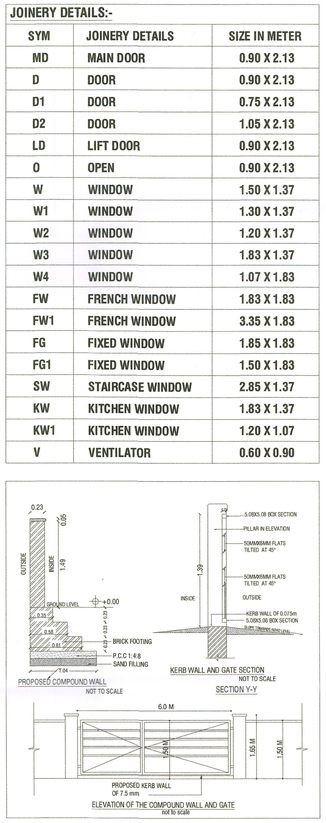
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
AS PER FILED BOUNDARY	:	





JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	0.90 X 2.13
D	DOOR	0.90 X 2.13
D1	DOOR	0.75 X 2.13
D2	DOOR	1.05 X 2.13
LD	LIFT DOOR	0.90 X 2.13
O	OPEN	0.90 X 2.13
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W1	WINDOW	1.30 X 1.37
W2	WINDOW	1.20 X 1.37
W3	WINDOW	1.83 X 1.37
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KW	KITCHEN WINDOW	1.83 X 1.37
KW1	KITCHEN WINDOW	1.20 X 1.07
V	VENTILATOR	0.60 X 0.90



SITE AND DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (58 DWELLINGS UNIT) BUILDING IN OLD S.F NOS. 58/1, NEW T.S NO.14/3, WARD NO.AF(32), BLOCK NO.18 AT UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:200
RESIDENTIAL APARTMENT BUILDING

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ONLINE APPLICATION NO: SWP/BPA/0849542/2026

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NOTE :-

MASTER PLAN 2041 LAND USE
UPPILIPALAYAM VILLAGE - COMMERCIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3035.00 Sqm	0.75 Acre
AREA OF SITE AS PER DOCUMENT	=	3035.00 Sqm	0.75 Acre

OSR DETAILS:-

OSR AREA = 3035.00 Sqm X 10% = 303.50 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	19.19	1833.11	1852.30
2	FIRST FLOOR	1600.80	1.08	1601.88
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5	FOURTH FLOOR	1599.37	1.08	1600.45
6	FIFTH FLOOR	1599.37	1.08	1600.45
7	TERRACE FLOOR	---	119.50	119.50
	TOTAL AREA	8017.47	1958.01	9975.48

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (8017.47 / 3035.00) = 2.641 < 2.80

2.641 < 2.80, THEREFORE 0.641 PREMIUM FSI

BUILDING HEIGHT:-

BUILDING HEIGHT = 18.29 Mt

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
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* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

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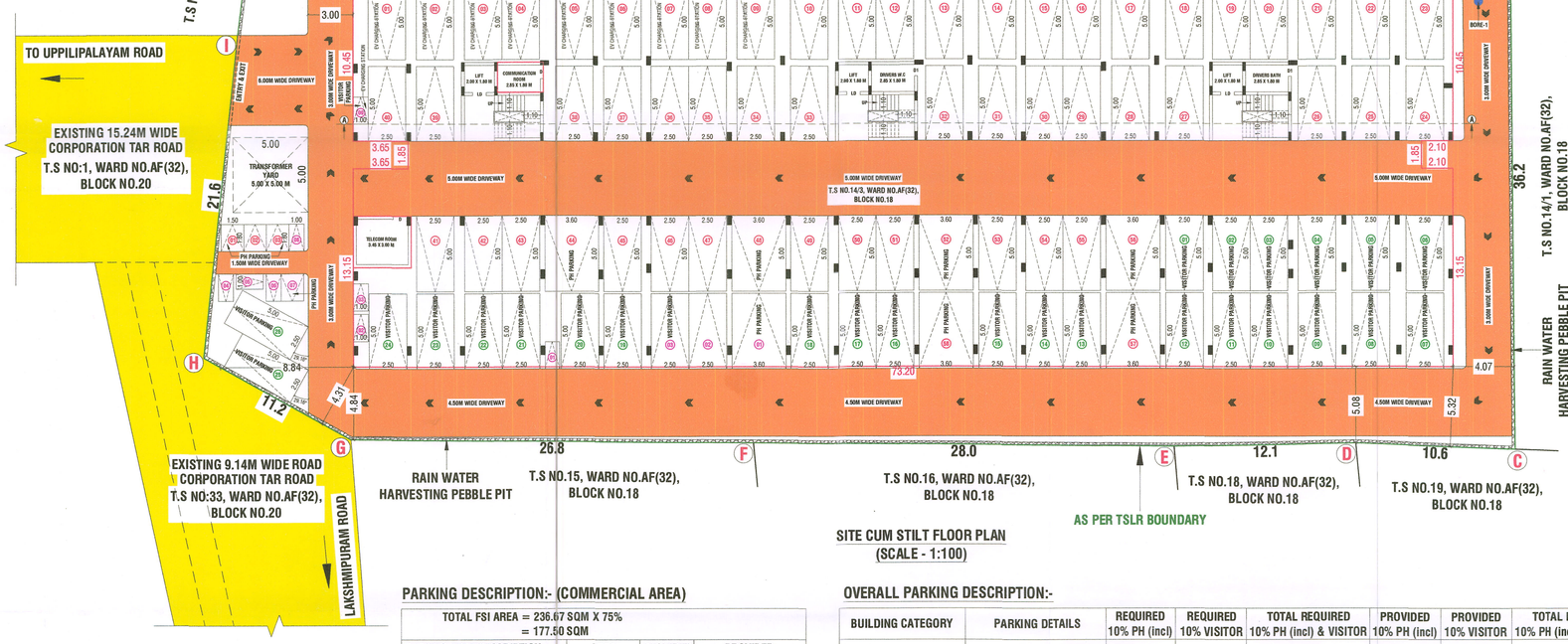
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GEOTECHNICAL ENGINEER
COIMBATORE LPA / GTE / 006 / 2024
Mob : 99942 55322
REGISTERED GEOTECH ENGINEER

For SANBRIX LLP
GENERAL MANAGER
OWNER / APPLICANT

SHEET NO : 01/02



PARKING DESCRIPTION:- (COMMERCIAL AREA)

TOTAL FSI AREA = 236.67 SQM X 75% = 177.50 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	177.50 SQM / 100 SQM	02 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	177.50 SQM / 25 SQM	08 NOS	09 NOS (INCLUDE 10% PH + 10% VISITOR PARKING

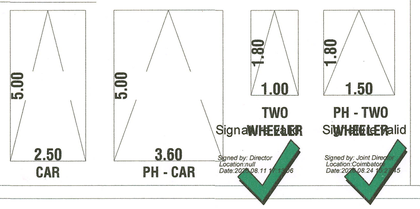
OVERALL PARKING DESCRIPTION:-

BUILDING CATEGORY	PARKING DETAILS	REQUIRED 10% PH (incl)	REQUIRED 10% VISITOR	TOTAL REQUIRED 10% PH (incl) & VISITOR	PROVIDED 10% PH (incl)	PROVIDED 10% VISITOR	TOTAL PROVIDED 10% PH (incl) & VISITOR
RESIDENTIAL	NO OF TOTAL CAR PARKING	58 NOS	06 NOS	63 NOS	58 NOS	26 NOS	84 NOS
	NO OF TOTAL TW PARKING	06 NOS	NA	06 NOS	06 NOS	NA	06 NOS
COMMERCIAL	NO OF TOTAL CAR PARKING	02 NOS	01 NOS	03 NOS	02 NOS	01 NOS	03 NOS
	NO OF TOTAL TW PARKING	08 NOS	01 NOS	09 NOS	08 NOS	01 NOS	09 NOS

DWELLING AREA & PARKING DESCRIPTION:- (RESIDENTIAL AREA)

S.NO & FLOOR NAME		01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		--	B1	C1	D1	E1	F1	A2	B2	C2	D2	E2	F2	A3	B3	C3	D3	E3	F3	A4	B4	C4	D4	E4	F4	A5	B5	C5	D5	E5	F5	
		--	109.40	90.76	109.40	90.76	109.40	92.33	109.40	90.76	109.40	90.76	109.40	92.33	109.40	90.76	109.40	90.76	109.40	92.33	109.40	90.76	109.40	90.76	109.40	92.33	109.40	90.76	109.40	90.76	109.40	58 FLAT
		G1	H1	I1	J1	K1	--	G2	H2	I2	J2	K2	L2	G3	H3	I3	J3	K3	L3	G4	H4	I4	J4	K4	L4	G5	H5	I5	J5	K5	L5	6764.81
		132.45	132.45	132.45	132.45	132.45	--	132.45	132.45	132.45	132.45	132.45	133.91	132.45	132.45	132.45	132.45	132.45	133.91	132.45	132.45	132.45	132.45	132.45	133.91	132.45	132.45	132.45	132.45	132.45	133.91	
NO'S OF PARKING REQUIRED	CAR	--	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	58
		01	01	01	01	01	--	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	06																														06
NO'S OF PARKING PROVIDED	CAR	58																														58
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	26																														26

PARKING SIZES:



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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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.