Verified RealEstate™

RE REGULATORY RECORD

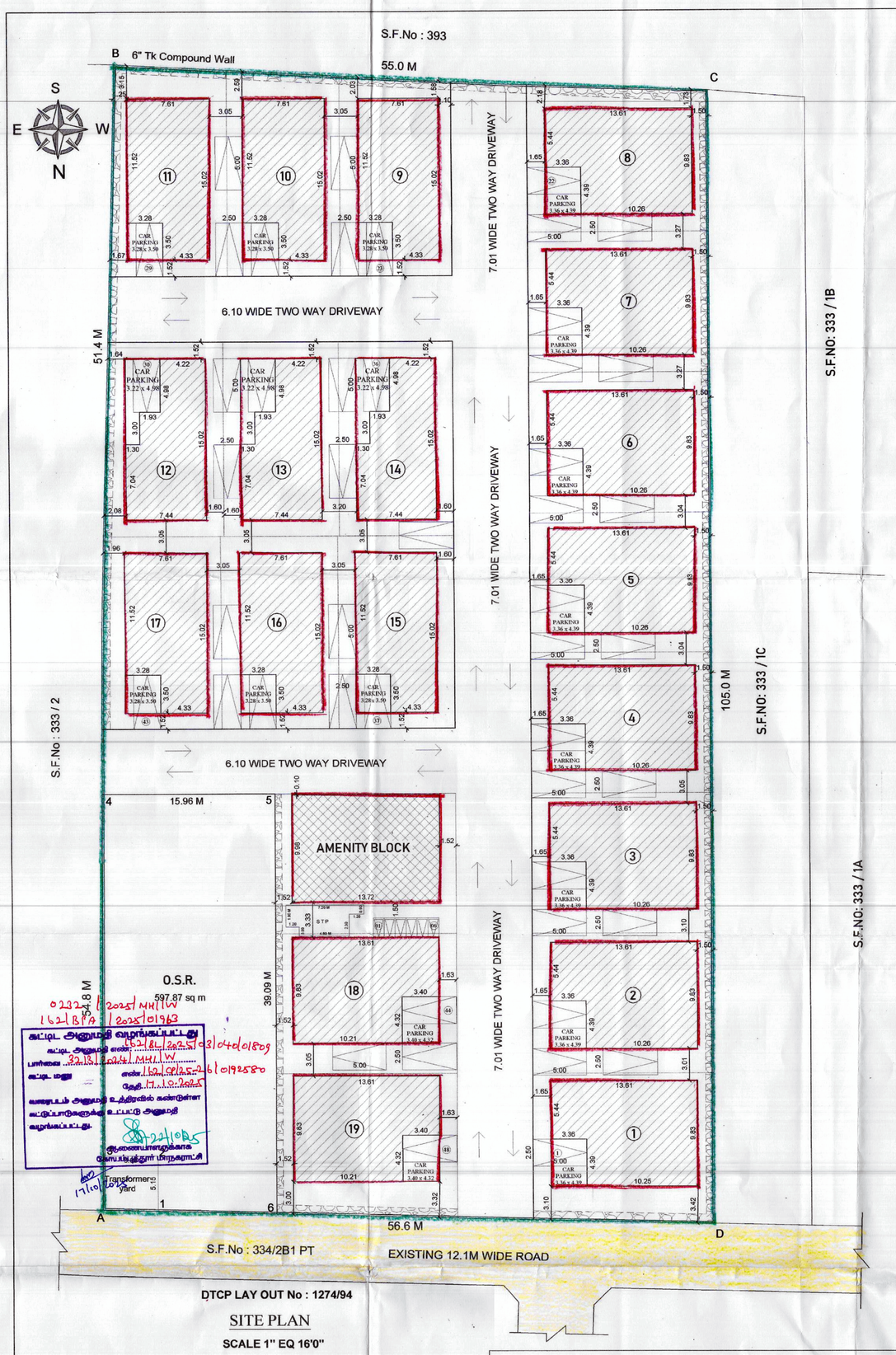
RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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



PLAN SHOWING THE PROPOSED GROUP HOUSE BUILDING IN S.F.No : 333 / 1D , VEERAKERALAM VILLAGE, COIMBATORE CORPORATION.

VeeraKeralam DD Plan no : 04

AREA DETAILS:	SQM
AREA OF THE SITE	
As per FMB	5799.63
As per Document	5829.59

DESCRIPTION	Dwelling Unit Area in Sq m	Typical Units in Sq m	Total FSI Area in Sq m
TYPICAL BLOCKS : 1 To 8			
AREA OF GROUND FLOOR	133.78	133.78 x 8	1070.24
AREA OF FIRST FLOOR	94.58	94.58 x 8	756.64
BUILT UP AREA	228.36	---	1826.88
TYPICAL BLOCKS : 9,10,11,15,16 & 17			
AREA OF GROUND FLOOR	114.31	114.31 x 6	685.86
AREA OF FIRST FLOOR	85.71	85.71 x 6	514.26
BUILT UP AREA	200.02	---	1200.12
TYPICAL BLOCKS : 12,13 & 14			
AREA OF GROUND FLOOR	111.72	111.72 x 3	335.16
AREA OF FIRST FLOOR	74.24	74.24 x 3	222.72
BUILT UP AREA	185.96	---	557.88
TYPICAL BLOCKS : 18 & 19			
AREA OF GROUND FLOOR	133.78	133.78 x 2	267.56
AREA OF FIRST FLOOR	96.66	96.66 x 2	193.32
BUILT UP AREA	230.44	---	460.88
BLOCK 20 : AMENITY BLOCK			
AREA OF GROUND FLOOR	136.85	---	136.85
AREA OF FIRST FLOOR	136.85	---	136.85
AREA OF SECOND FLOOR	136.85	---	136.85
BUILT UP AREA	410.55	---	410.55
TOTAL BUILT UP AREA	4456.31	---	4456.31

F.S.I.CALCULATIONS : TOTAL BUILT-UP AREA / SITE AREA = 4456.31 / 5799.63 = 0.768

OSR DETAILS :

Required 579.96 Sq m < **597.87 sqm (Provide)**

Description	Dwelling Unit's	CAR PARKING		TWO WHEELER	
		Required	Provided	Required	Provided
150 - 225 Sq.m	09 No's	18 No's	18 No's	4 No's	6 No's
225 - 300 Sq.m	10 No's	30 No's	30 No's		
TOTAL	19 No's	48 No's	48 No's	4 No's	6 No's

NOTE : ALL DIMENSIONS ARE IN METRE

TOTAL NUMBER OF DWELLING UNITS : 19 No's + 1 Amenity block

SCALE 1 : 200

For SREE LAKSHMI VENKATESWARA & CO

APPLICANT

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE I.PA/REGR-1/1595
REGISTERED ENGINEER GRA
205, Alagesan Road, Saibaba Co
Coimbatore - 641 011

STRUCTURAL ENGINEER

MANIKANDAN ILANGO B.ARCH
MCoA No: CA/2008/29059

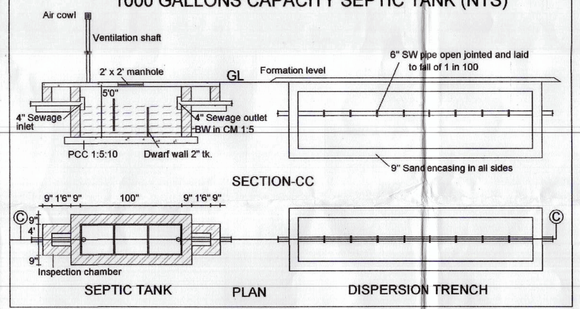
ARCHITECT

Dr. R. RAGUPATHY BE.,
Ph.D., M.I.E., F.I.V.
Consulting Civil Engineer & Contractor & Liv
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
Coimbatore - 641 043, Cell: 91-97902 33332
LIC No. GBR/LSV/2019 LPA/RE/GR-II/19/01/1008

REGISTERED ENGINEER

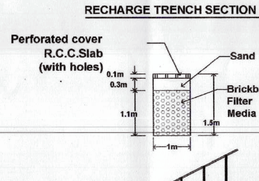
SHEET NO : 1

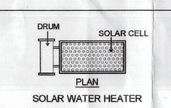
1000 GALLONS CAPACITY SEPTIC TANK (NTS)



RAIN WATER HARVESTING

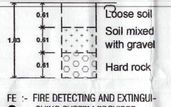
RECHARGE TRENCH SECTION

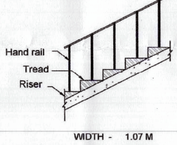




SOLAR WATER HEATER DETAIL (NTS)
(PROVIDED ON THE TERRACE)

TRIAL PIT





FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

WIDTH - 1.07 M
TREAD - 0.25 M
RISE - 0.19 M
HAND RAILS - 1.20 M .HT

STAIR-CASE DETAILS
(NOT TO SCALE)

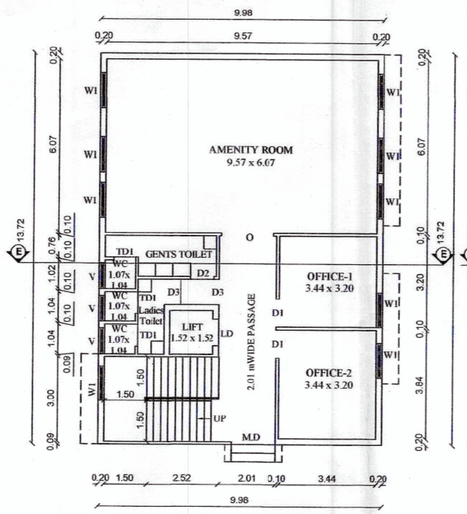
LEGEND

Existing Road

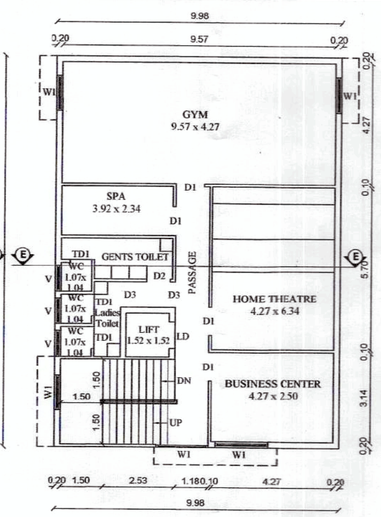
Proposed Drive W

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.04.03 17:31:07

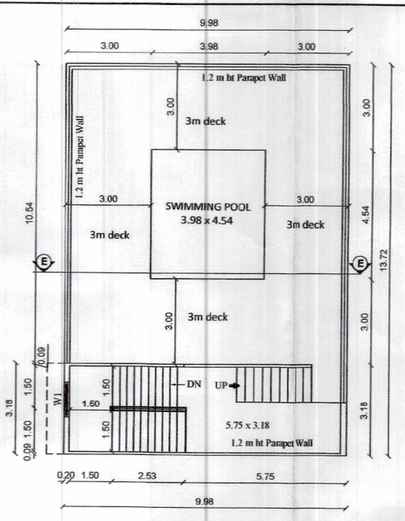
Document certified by Ganesan.
Signed By: Ganesan
Date: 2023/10/17 10:00:54



GROUND FLOOR PLAN
AMENITY BLOCK

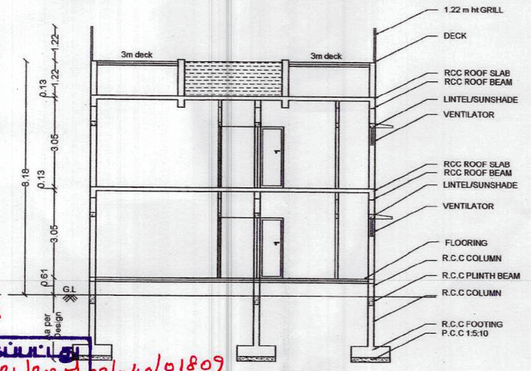


FIRST FLOOR PLAN
AMENITY BLOCK



SECOND FLOOR PLAN
AMENITY BLOCK





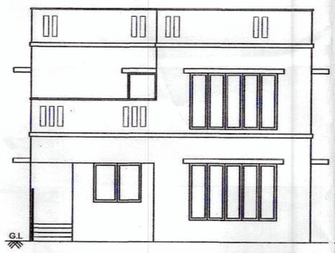
SECTION ON 'EE'

0232 | 2025 | MHI | W
162 | BPA | 2025 | 01963

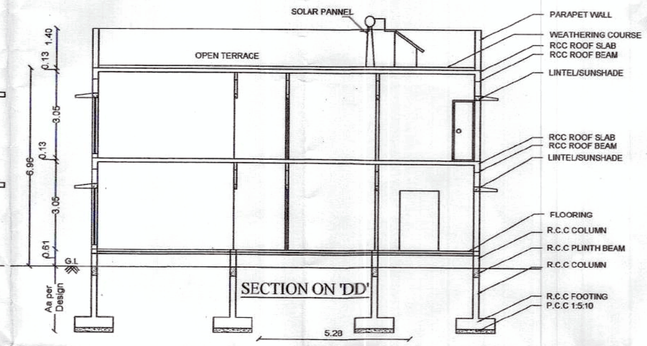
கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2025 | 03/040/01809
பணிகளை 3213/2024/MHI/W
எண்.162/CP/25-26/0192580
தேதி 17.10.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுபாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.

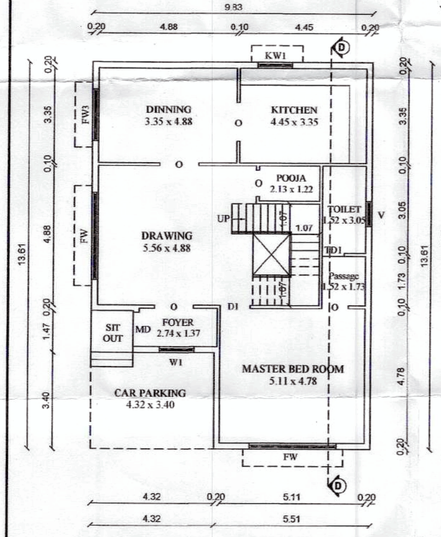
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி



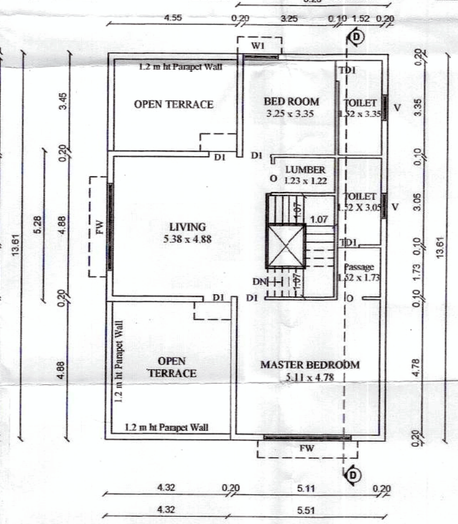
TYPICAL ELEVATION



SECTION ON 'DD'

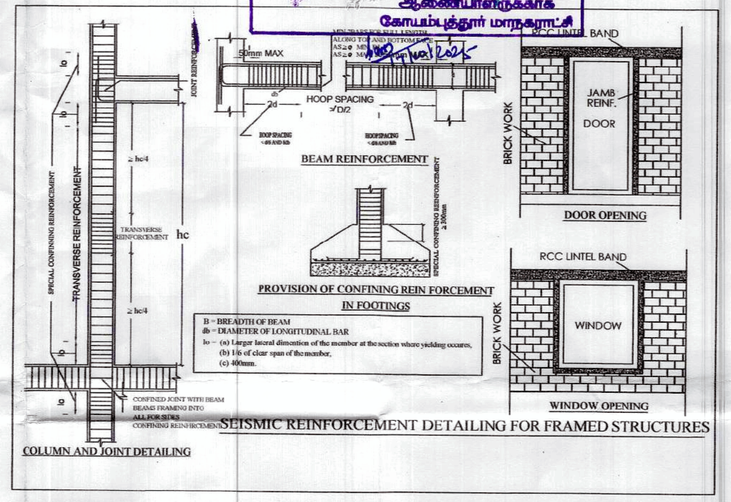


TYPICAL GROUND FLOOR
BLOCK - 18 & 19



TYPICAL FIRST FLOOR
BLOCK - 18 & 19

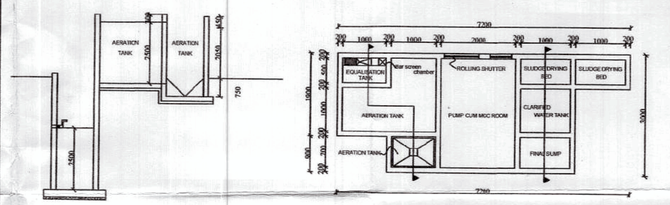




COLUMN AND JOINT DETAILING

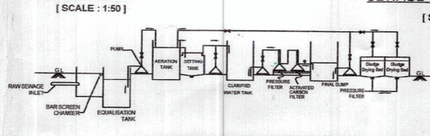
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

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

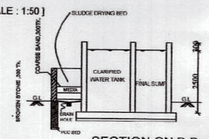


SECTION ON A-A
[SCALE : 1:50]

SEWAGE TREATMENT PLANT PLAN
[SCALE : 1:50]



DOMESTIC EFFLUENT TREATMENT PLANT
HYDRAULIC FLOW DIAGRAM [Not to Scale]



SECTION ON B-B
[SCALE : 1:50]

PLAN SHOWING THE PROPOSED GROUP HOUSE BUILDING IN S.F.No : 333 / 1D , VEERAKERALAM VILLAGE, COIMBATORE CORPORATION. VEERAKERALAM DD PLAN : 04

JOINERY DETAILS		METRE
MD	MAIN DOOR	1.22 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.51
W1	WINDOW	1.22 x 1.51
FW	FRENCH WINDOW	3.05 x 1.98
KW1	KITCHEN WINDOW	1.22 x 1.07
O	OPEN	1.07 x 2.10
V	VENTILATOR	0.91 x 0.61
V	VENTILATOR	0.68 x 0.61

FE :- FIRE DETECTING AND EXTINGUI-
O SHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

For SREE LAKSHMI VENKATESWARA & CO

Partner
APPLICANT

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LFA/REIGR-II/1...
REGISTERED ENGINEER GRADE - I
205, Alagesan Road, Saibaba Colony,
Coimbatore - 641 011

STRUCTURAL ENGINEER

M. ARANGANAN ILANGO B.ARCH
COA No: CA/2006/39059

ARCHITECT

P.SANGUPTHAY B.E.,
Consulting Civil Engineer & Contractor & Lic
No.58, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 39332
LRS No. CBE/BLP-2019 LRA/RE/GR-II/19/04/808

REGISTERED ENGINEER

SHEET NO : 3

0232/2025/MHI/W
162/BPA/2025/01963

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BA/2025/03/040/01809
மாற்றம் 7212/2024/MHI/W
கட்டிட பணி எண்: 162/CP/25-26/01925&0
தேதி: 17.10.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
அலுவலர்/உதவி இயக்குநர்
கோவை குடும்ப மாநகராட்சி

PLAN SHOWING THE PROPOSED GROUP HOUSE BUILDING IN S.F.No : 333 / 1D , VEERAKERALAM VILLAGE, COIMBATORE CORPORATION.

VEERAKERALAM DD PLAN : 04

JOINERY DETAILS		METRE
MD	MAIN DOOR	1.22 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
TD1	TOILET DOOR 1	0.76 x 2.10
W	WINDOW	1.83 x 1.51
W1	WINDOW 1	1.22 x 1.51
W2	WINDOW 2	0.99 x 1.51
FW	FRENCH WINDOW	3.05 x 1.98
KW1	KITCHEN WINDOW	1.22 x 1.07
O	OPEN	1.07 x 2.10
V	VENTILATOR	0.91 x 0.61
V	VENTILATOR	0.68 x 0.61

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

For SREE LAKSHMI VENKATESWARA & CO.

APPLICANT

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LICENCE/GR-I/[illegible]/05
REGISTERED ENGINEER CERTIFICATE
205, Alagesan Road, Saibaba Colony,
Coimbatore - 641 011

STRUCTURAL ENGINEER

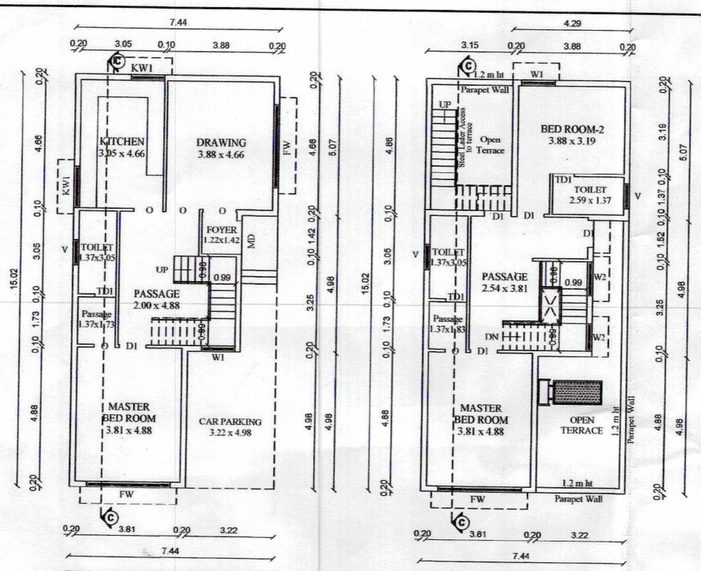
RAMKANDAN ILANGO B.ARCH
MCOA No: CA/2009/09956

ARCHITECT

[illegible] RAGUPATHY B.E.,
Consulting Civil Engineer & Contractor & Ltd
No.54, 1st Floor, Bharathi Park 7th Cross, West [illegible] Bank,
GCT, Coimbatore - 641 002. Cell: 91 97907 33332
LBS No. GBELI/EP/2019 LFA/RC/GA 0/19/AA/009

REGISTERED ENGINEER

BLOCK 1 TO 17 — SHEET NO : 2

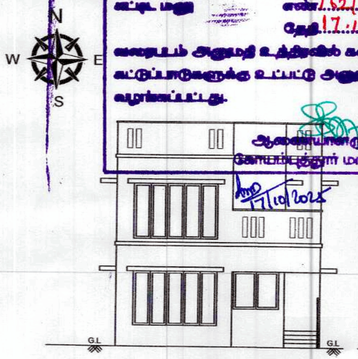


TYPICAL GROUND FLOOR

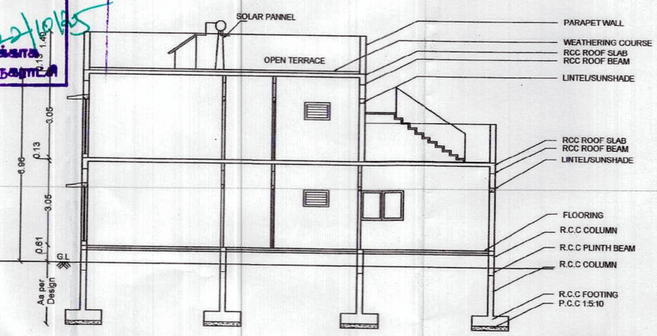
BLOCK - 12,13 & 14

TYPICAL FIRST FLOOR

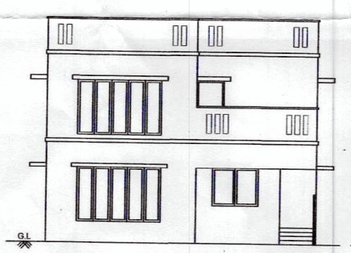
BLOCK - 12,13 & 14



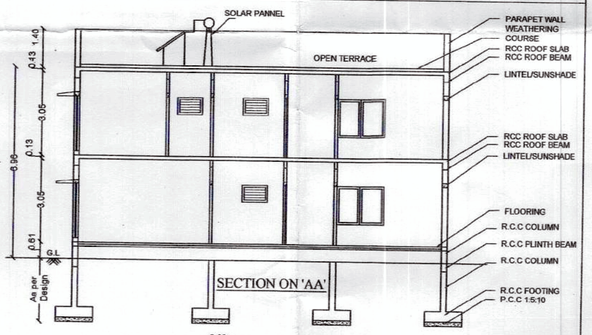
TYPICAL ELEVATION



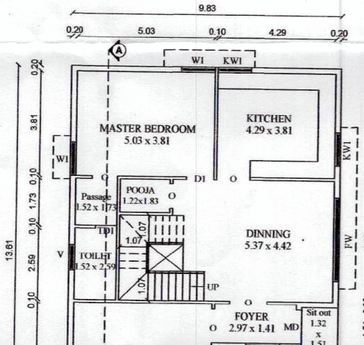
SECTION ON 'CC'



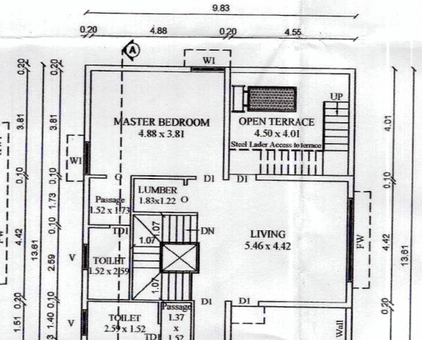
TYPICAL ELEVATION - BLOCK - 1 TO 8



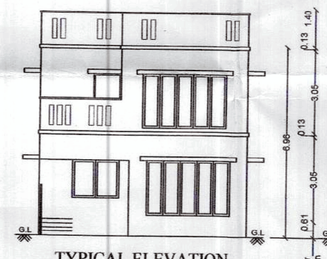
SECTION ON 'AA'



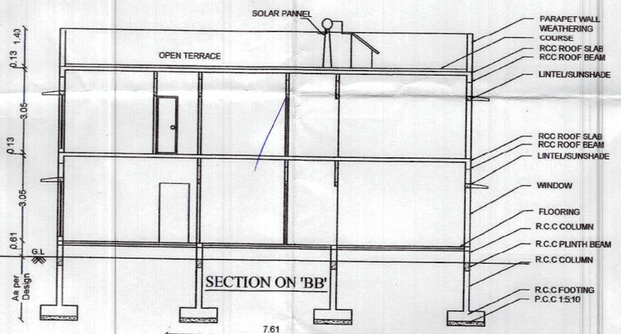
TYPICAL GROUND FLOOR - BLOCK - 1 TO 8



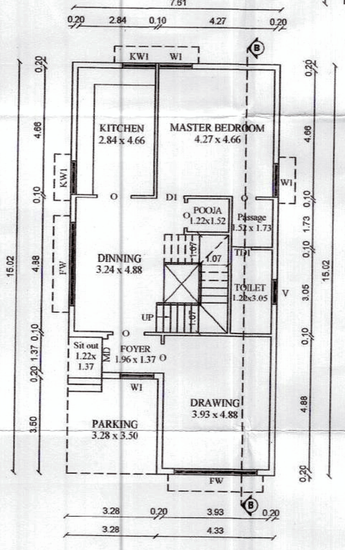
TYPICAL FIRST FLOOR - BLOCK - 1 TO 8



TYPICAL ELEVATION

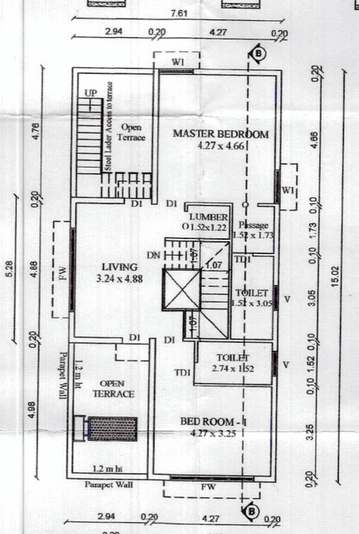


SECTION ON 'BB'



TYPICAL GROUND FLOOR

BLOCK - 9,10,11,15,16 & 17



TYPICAL FIRST FLOOR

BLOCK - 9,10,11,15,16 & 17

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.