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

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

DIGITALLY VERIFIED RECORD

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

PROPOSED AMENITIES

(MAJESTIC CITY, S.F.NO-307/1B, 309/2A,2B,2C,2D1, 309/3A,3B,3C IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.)

As given in brochure,

S.No.	Items
1	24hrs Security & Surveillance
2	Branded Elevators
3	Backup for common areas and elevators
4	Sewage treatment plant
5	Branded vitrified floor tiles for dwelling units
6	Branded sanitary and CP fittings
7	Branded modular switches & sockets
8	Security features with CCTV cameras
9	Smart home features for individual dwelling units
10	Entrance waiting lobby
11	Kids play area.
12	Indoor Gym.
13	Gazebo seatings

For TNCD LLP

Designated Partner

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

PROJECT DETAILS:

(MAJESTIC CITY, S.F.NO-307/1B, 309/2A,2B,2C,2D1, 309/3A,3B,3C
IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.)

<table>
<tr><td>1</td><td>Project Name</td><td>MAJESTIC CITY</td></tr>
<tr><td>2</td><td>S.F. No</td><td>S.F.NO-307/1B, 309/2A,2B,2C,2D1, 309/3A,3B,3C,</td></tr>
<tr><td>3</td><td>Plot extent /area (As/ document)</td><td>2911.30 sqm (As per Document Area)</td></tr>
<tr><td>4</td><td>Project Description</td><td>Stilt +5 floor Combination of conventional framed structure, walls and columns of 1BHK,2BHK and 3BHK type units.</td></tr>
<tr><td>5</td><td>Dwelling unit (D.U) details</td><td>
<table>
<tr><td colspan="6">MAJESTIC CITY
S.F.NO-307/1B, 309/2A,2B,2C,2D1, 309/3A,3B,3C In VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION</td></tr>
<tr><td colspan="6">FLOOR AREA STATEMENT</td></tr>
<tr><td>1 .0</td><td colspan="2">TOTAL FLOOR AREA FOR WHICH REGISTRATION IS REQUIRED</td><td colspan="3">Total FSI area 7545.58 Sqm.
TOTAL BUILT UP AREA 9350.08 Sqm.</td></tr>
<tr><td>2. 0</td><td rowspan="3">RESIDENTIAL</td><td rowspan="2">Block</td><td colspan="3">CATEGORY ABSTRACT (as/ HUD - GO-198)</td></tr>
<tr><td>EWS (DU- C.A above 25 up to - 50 sqm)</td><td>LIG (D.U -C. A above 50 up to 75 sqm)</td><td>MIG-I (D.U -C. A above 75 sqm upto 90 sqm)</td></tr>
<tr><td>2.1</td><td>N. A</td><td>20 Nos - 1BHK+1T</td><td>50 Nos – 2BHK+2T</td><td>30 Nos - 3BHK+2T</td></tr>
<tr><td></td><td>TOTAL</td><td></td><td colspan="2">100 Nos</td></tr>
<tr><td>2.2</td><td>COMMERCIAL</td><td></td><td colspan="3">N. A</td></tr>
<tr><td colspan="6">DU- Dwelling unit / LIG - lower income group /MIG-I – Middle income group/ BHK - bedroom hall & Kitchen / T - Toilet comprising water closet and bathing facility/ C.A - Carpet Area</td></tr>
</table>
</td></tr>
<tr><td>6</td><td>Parking Details</td><td>Scooter parking -77 no's
Car parking – 61 no's</td></tr>
<tr><td>7</td><td>Total Carpet area</td><td>5555.55 Sqm.</td></tr>
<tr><td>8</td><td>Total Open area</td><td>1105.07 Sqm.</td></tr>
<tr><td>9</td><td>Total covered area</td><td>1806.23 Sqm.</td></tr>
<tr><td>10</td><td>Area allocated for parking covered</td><td>1747.85 Sqm.</td></tr>
</table>

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

For TNCD LLP

Designated Partner

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

PROPOSED FACILITIES

(MAJESTIC CITY, S.F.NO's -307/1B, 309/2A,2B,2C,2D1, 309/3A,3B,3C IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.)

Firefighting.

1) 2 no's of fire extinguishers ABC rated place with markings in proximity to staircases of 4 kg capacity each on each floor Additional CO2 extinguisher place at every meter panel areas (i. e. 2 nos total) plus fire sand buckets near transformer housed within site.
2) 1 No Fire tank on terrace in RCC / GFRP Material with booster pump, supply via down comer with hose reel drum on every floor level throw fire hydrant shaft on every floor.
3) 2 Nos fire hydrant shaft with down comer is as per NBC.

Drinking water Supply:

1) Provision for Metro water storage in separate tank & aqua guard point will be given in the kitchen nearby sink.
2) Bore Well for ground water available at site to cater for potable water supply needs

Solid Waste Management:

1) SOLID: 2 X (2 sets of 200-liter bins) located commonly for segregation of waste at source and easy access for collection by waste management wing of corporation
2) LIQUID: Grey and Black water from individual Dwelling units are discharged into an FEBR or SBR type Sewage treatment plant of 75 KLD as per working model attached of same in STP details section. The Treated water is used for car wash and landscape within site and OSR garden.

Emergency Evacuation Services:

1) The building comprises of Two set of stairwells per block and are provided within the Regulated distance of not more than 22.5 meters travel distance from each dwelling unit as per FIRE REQUIRMENTS of local authority and NBC.

Use of Renewable Energy:

1) Solar panels will be provided in terrace as per approval plan.

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

For TNCD LLP

Designated Partner

SOIL EXPLORATION REPORT

For

M/s. TNCD LLP

MAJESTIC CITY

Ref: GEO – G - 162 - 2025-26

Date:07.11.2025-10.11.2025

PROJECT NAME

SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR COIMBATORE DISTRICT – 641029.

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE..,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

GEODESIGN INDIA PRIVATE LIMITED®

(An ISO 9001 : 2015 Certified Company)

Soil Investigations, SPT Test, DTH, Diamond core drilling, & Grouting works

Old no – 40 , New no – 29 , 8th street , K.K.Pudur, Coimbatore - 38

Ph. 0422 4202452 Mobile : 90433 – 44488

E - mail: geodesign123@gmail.com , Web : www.geodesign.co.in

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For TNCD LLP

Designated Partner

Dr. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE..,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

1. INTRODUCTION

1.1. PURPOSE AND SCOPE

Geotechnical site investigation work for "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029." The primary purpose of our investigation is to obtain data to develop foundation design recommendations for the above work. At, first instance, Four boreholes were bored at site. Client's representatives selected the locations of borings. To accomplish these purposes, the following tasks were performed:

1. Detailed soil borings were done up to stratum to explore the sub surface stratigraphy and obtain soil samples for testing. Field and laboratory tests were conducted to evaluate the index and engineering properties of the soils
2. Engineering analysis was performed to develop foundation design information for proposed structure.

1.2. THE SITE

"SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

2. FIELD INVESTIGATIONS

2.1. ROTARY BORING

Rotary drilling technique was adapted using Calyx machine in this field. In this method, boring is effected by the cutting action of a rotating bit that is kept in firm contact with the bottom of the hole. The bit is attached to the lower end of a hollow drill rod that is rotated by a suitable chuck. Drilling mud (usually Bentonite) is continuously forced down the hollow drill rods. The mud returning upwards though the annular space between the drill rods and the side of the hold bring the cutting to the surface.

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

2.2. STANDARD PENETRATION TEST

It is now most commonly used in site test. The test measures the penetration resistance of the split spoon sampler, when it is driven into the soil, at the bottom of a borehole in a standard manner. The N-value, which is the number of blow required to achieve 300mm penetration of the soil, indicates the relative density of sand or gravel, the consistency of other soil such as silts or clays and the strength of weak rocks. The test is described in IS 2131 - 1981. The split spoon sampler is attached to stiff drill rod and lowered to the bottom of the bore hold. A standard blow consists of dropping a mass of 63.5kg free fall through 750 mm on to an donut hammer at the top of the rods and ensuing that this amount of dynamic energy is transferred to the sampler as much as possible.

The number of blows required to achieve each 150mm penetration is recorded for a fall penetration of 450mm. The initial 150mm penetration is referred to as seating drive and the blows required for this penetration are not considered as this zone is in disturbed soil. The next 300mm of penetration is referred to as the test drive and the number of blows required to achieve this fully is termed the penetration resistance or N-value.

2.3. SAMPLING

Soil samples were collected through Split spoon and rock core sample were collected through single tube core barrel.

3. LABORATORY TESTS

The operations to be performed in the laboratory depend upon the type of the nature of data required for the problem at hand. In case of cohesionless material, like sand, the laboratory tests are usually minimum and the design parameters are worked out from field test data such as form SPT- N value, Core resistance and plate load test data.

In the case of cohesive soils, the programme of laboratory testing can vary from carrying out simple tests such as unconfined tests to comprehensive study of soil behaviour using triaxial shear tests and consolidation tests.

Following laboratory tests are conducted.

For Cohesion & cohesionless soil

a) Specific gravity
b) Sieve analysis
c) Atterberg's limits
d) Natural moisture content.

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).M.IGS.MISTE..,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

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4. FOUNDATION ANALYSIS

4.1 Soil Profile

The profile of the area as observed in the bore hole is given in the chart. The water level is observed far below. The soil layer up to 14.00m depth POORLY GRADED GRAVEL was obtained.

4.2 Safe Bearing Capacity

The bearing capacity of granular soil depends upon the unit weight and angle of internal friction of the soil. These two properties of granular soils are determined by standard penetration tests.

The allowable bearing pressure based on tolerable settlement has been established empirically by Terzaghi and Peck, 1948 and may be expressed by the equation.

Safe bearing capacity (SBC) = $3.5\ (N-3)\ \{(B+0.3)/2B\}^2 \times R_W \times F_D + P$

Where

N = Corrected N value N1

B = Width of Foundation = constant 1

RW = Water Correction = constant 0.5

FD = Depth of Factor = constant 1

P = Over Burden Pressure

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

GEODESIGN INDIA PRIVATE LIMITED COIMBATORE

5. RECOMMENDATION

For the site, "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029." The borehole investigation was conducted and SBC was determined.

- In this site, up to 14.00m, POORLY GRADED GRAVEL is obtained.

BOREHOLE NO.	2.5m SBC in T/m^2	3.5m SBC in T/m^2	4.5m SBC in T/m^2	5.5m SBC in T/m^2
1	36.50	37.20	19.41	37.12
2	30.58	37.20	37.90	38.60
3	19.49	29.06	37.90	38.60
4	9.88	32.76	36.42	38.60

- The detailed SBC is mentioned in Page No's – 12 - 15.

Er.K.P.VETRISELVAN.,M.E(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER

For TNCD LLP

Designated Partner

Er.K.P. VETRISELVAN, M.E(GEOTECH), MICS, MISTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-3564)

S.NO	TITLE	ENGINEER'S NAME	SIGNATURE
1	Field Engineer	Er.V.K.Aswin	
2	Lab testing	Er.S.Lingam	
3	Report prepared by	Er.M.Ranjitha	
4	Corrected by	Er.A.Sindhuja	
5	Checked by	Er.D.Ranjini	
6	Approved by	Er.K.P.Vetriselvan	

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. NO: CLPA/TE/VAN/2024
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
9150024448, E-mail: geodesign.1@gmail.com

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6. REFERENCES

1. **IS: 6403-1981** – Indian Standard Code of Practice for Determination of Bearing Capacity Of Shallow Foundation

2. **IS: 1892-2021** - Indian Standard Code of Practice for Subsurface Investigation for Foundations

3. **IS: 2131-1981** - Indian Standard Method for Standard Penetration Test for Soils

4. **IS: 8009 (Part 1) - 1976** - Indian Standard Code of Practice for Calculation of Settlements of Foundations

5. **IS: 2720 (Part-2) - 1973** - Indian Standard Methods of Test for Soils, Determination of Water Content

6. **IS: 2720 (Part-4) - 1985** - Indian Standard Methods of Test for Soils, Grain Size Analysis

7. **IS: 2720 (Part-5) – 1985** - Indian Standard Method of Test for Soils, Determination of Liquid and Plastic Limit

8. **IS: 2720 (Part-3/Sec-1)1980** - Indian Standard Methods of Test for Soils, Determination of Specific Gravity.

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

GEODESIGN INDIA PRIVATE LIMITED COIMBATORE

1

Bore Log

Ref: *GEO – G - 162 – 2025-26*

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

Soil Investigation done by: GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38

Type of Drilling: Rotary – Mud Circulation LOCATION – 1

G.W.T-Not met

Bore hole No. : 1

Date of commencement : 07.11.2025
Date of completion : 08.11.2025

Depth below G.L	Soil Profile	Description of Soil	Thickness of layer (m)	Standard penetration test data: Depth at which test is conducted	N – Value- Depth of penetration: 15cm	30cm	45cm	For 30cm	Relative density / Consistency	Graphical representation of penetration resistance
0.90		**Filling Soil**	**0.90**							
2.10		**Clayey Gravel**	**1.20**	1.50	8	12	18	30	Dense	
				2.50	26	38	50/3	>50	V. Dense	
				3.50	46	50/8	-	>50	V. Dense	
				4.50	8	9	16	25	Medium	
				5.50	20	23	25	48	Dense	
		Poorly Graded Gravel	**11.90**	7.00	50/11	-	-	>50	V. Dense	
				8.50	>50	-	-	>50	V. Dense	
				10.00	>50	-	-	>50	V. Dense	
				11.50	>50	-	-	>50	V. Dense	
				13.00	>50	-	-	>50	V. Dense	
14.00m		End of Bore hole		14.00	>50	-	-	>50	V. Dense	

Graphical representation of penetration resistance: 0 20 40 60 80 100

Contd...2

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

2

Bore Log

Ref: *GEO – G - 162 – 2025-26*

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

Soil Investigation done by: GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38

Type of Drilling: Rotary – Mud Circulation LOCATION – 2

G.W.T-Not met

Bore hole No. : 2

Date of commencement : 08.11.2025
Date of completion : 09.11.2025

Depth below G.L	Soil Profile	Description of Soil	Thickness of layer (m)	Standard penetration test data					Relative density / Consistency	Graphical representation of penetration resistance
				Depth at which test is conducted	N – Value- Depth of penetration					0 20 40 60 80 100
					15cm	30cm	45cm	For 30cm		
0.60		**Filling Soil**	**0.60**							
2.20		**Clayey Gravel**	**1.60**	1.50	10	14	17	31	Dense	
				2.50	15	18	24	42	Dense	
				3.50	44	50/6	-	>50	V. Dense	
				4.50	48	50/2	-	>50	V. Dense	
				5.50	50/11	-	-	>50	V. Dense	
		Poorly Graded Gravel	**11.80**	7.00	50/9	-	-	>50	V. Dense	
				8.50	>50	-	-	>50	V. Dense	
				10.00	>50	-	-	>50	V. Dense	
				11.50	>50	-	-	>50	V. Dense	
				13.00	>50	-	-	>50	V. Dense	
14.00m		End of Bore hole		14.00	>50	-	-	>50	V. Dense	

Contd...3

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN, M.E., (GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

3

Bore Log

Ref: *GEO – G - 162 – 2025-26*

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

Soil Investigation done by: GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38

Type of Drilling: Rotary – Mud Circulation LOCATION – 3

G.W.T-Not met

Bore hole No. : 3

Date of commencement : 09.11.2025
Date of completion : 09.11.2025

Depth below G.L	Soil Profile	Description of Soil	Thickness of layer (m)	Standard penetration test data: Depth at which test is conducted	N – Value- Depth of penetration: 15cm	30cm	45cm	For 30cm	Relative density / Consistency	Graphical representation of penetration resistance
0.80		**Filling Soil**	**0.80**							
2.20		**Clayey Gravel**	**1.40**	1.50	3	5	7	12	Medium	
				2.50	6	9	18	27	Medium	
				3.50	10	16	23	39	Dense	
				4.50	38	46	50/5	>50	V. Dense	
				5.50	50/8	-	-	>50	V. Dense	
		Poorly Graded Gravel	**11.80**	7.00	50/11	-	-	>50	V. Dense	
				8.50	>50	-	-	>50	V. Dense	
				10.00	>50	-	-	>50	V. Dense	
				11.50	>50	-	-	>50	V. Dense	
				13.00	>50	-	-	>50	V. Dense	
14.00m		End of Bore hole		14.00	>50	-	-	>50	V. Dense	

Graphical representation of penetration resistance: 0 20 40 60 80 100

Contd…4

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH),MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

4

Bore Log

Ref: *GEO – G - 162 – 2025-26*

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

Soil Investigation done by: GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38

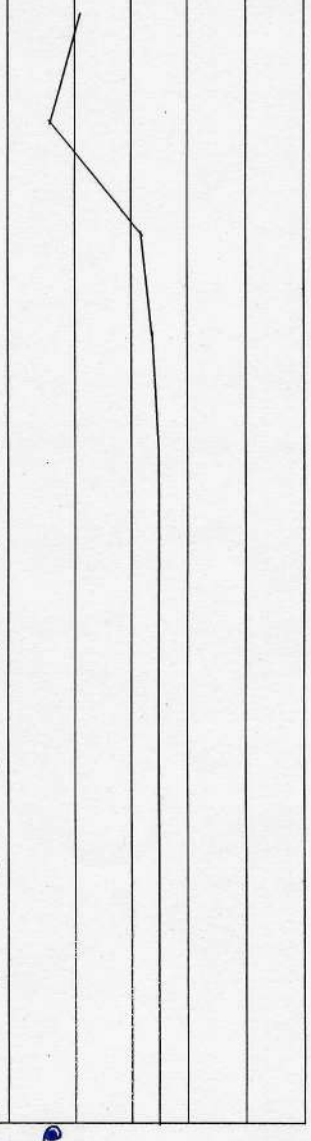
Type of Drilling: Rotary – Mud Circulation LOCATION – 4

G.W.T-Not met

Bore hole No. : 4

Date of commencement : 10.11.2025
Date of completion : 10.11.2025

Depth below G.L	Soil Profile	Description of Soil	Thickness of layer (m)	Standard penetration test data: Depth at which test is conducted	N – Value- Depth of penetration: 15cm	30cm	45cm	For 30cm	Relative density / Consistency	Graphical representation of penetration resistance
0.60		**Filling Soil**	**0.60**							
		Clayey Gravel	**2.50**	1.50	7	9	12	21	Medium	
				2.50	5	5	9	14	Medium	
3.10				3.50	17	20	24	44	Dense	
				4.50	19	22	26	48	Dense	
				5.50	48	50/8	-	>50	V. Dense	
				7.00	50/6	-	-	>50	V. Dense	
		Poorly Graded Gravel	**10.90**	8.50	>50	-	-	>50	V. Dense	
				10.00	>50	-	-	>50	V. Dense	
				11.50	>50	-	-	>50	V. Dense	
				13.00	>50	-	-	>50	V. Dense	
14.00m		End of Bore hole		14.00	>50	-	-	>50	V. Dense	



For TNCD LLP

Designated Partner

Geotechnical Engineer

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/809/2024
GEODESIGN INDIA PRIVATE LIMITED
D. No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+91 90433 44488, E-mail: geodesign123@gmail.com

1

Ref: *GEO – G - 162 – 2025-26*

SOIL TEST RESULTS

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38	BORE NUMBER - 1	LOCATION : 1	GROUND WATER LEVEL: Not met	COMMENCEMENT OF LAB TESTING 11.11.2025	COMPLETION OF LAB TESTING 14.11.2025

SOIL PROFILE AND DEPTH IN METRES	DEPTH OF SAMPLING (m)	IS SOIL CLASSIFICATION	NATURAL WET DENSITY (kN/m³)	NATURAL MOISTURE CONTENT %	INDEX TEST			SIEVE ANALYSIS % PASSING IS SIEVE ANALYSIS				SPECIFIC GRAVITY	SHEAR TEST		STANDARD PENETRATION TEST				CONSOLIDATION TEST			
					LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% of GRAVEL	% of SAND	% of SILT	% of CLAY		COHESION C (Ton / m²)	ANGLE OF INTERNAL FRICTION ⁰	DEPTH OF TESTING (m)	OBSERVED N VALUE	CORRECTED N VALUE	SAFE BEARING CAPACITY (T/m²)	COMPRESSION INDEX C_c	PRE - CONSOLIDATION PRESSURE (kg/cm²)	INITIAL VOIDS RATIO	CO-EFFECT OF CONSOLIDATION C_v (cm²/sec)
		FS	-	-	-	-	-	-	-	-	-	-	-	-	1.50	30	30	21.01				
	0.90														2.50	>50	50	36.50	-	-	-	-
		GC	16.31	12.08	32	19	13	32	160	52		2.69	1.9	31	3.50	>50	50	37.20				
	2.10														4.50	25	25	19.41	-	-	-	-
															5.50	48	48	37.12				
															7.00	>50	50	39.65				
															8.50	>50	50	40.70				
															10.00	>50	50	41.75				
		GP	19.64	15.47	-	-	-	47	36	17		2.64	-	35	11.50	>50	50	42.80				
															13.00	>50	50	43.85	-	-	-	-
															14.00	>50	50	44.55				
	14.00																					

FS – FILLING SOIL, GC – CLAYEY GRAVEL, GP – POORLY GRADED GRAVEL.

Dr. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/059/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

Contd 2

For TNCD LLP

Designated Partner

2

Ref: *GEO – G - 162 – 2025-26*

SOIL TEST RESULTS

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38	BORE NUMBER - 2	LOCATION : 2	GROUND WATER LEVEL: Not met	COMMENCEMENT OF LAB TESTING 11.11.2025	COMPLETION OF LAB TESTING 14.11.2025

SOIL PROFILE AND DEPTH IN METRES	DEPTH OF SAMPLING (m)	IS SOIL CLASSIFICATION	NATURAL WET DENSITY (kN/m³)	NATURAL MOISTURE CONTENT %	INDEX TEST			SIEVE ANALYSIS % PASSING IS SIEVE ANALYSIS				SPECIFIC GRAVITY	SHEAR TEST		STANDARD PENETRATION TEST				CONSOLIDATION TEST			
					LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% of GRAVEL	% of SAND	% of SILT	% of CLAY		COHESION C (Ton / m²)	ANGLE OF INTERNAL FRICTION ⁰	DEPTH OF TESTING (m)	OBSERVED N VALUE	CORRECTED N VALUE	SAFE BEARING CAPACITY (T/m²)	COMPRESSION INDEX C_c	PRE - CONSOLIDATION PRESSURE (kg/cm²)	INITIAL VOIDS RATIO	CO-EFFECT OF CONSOLIDATION C_v (cm²/sec)
		FS	-	-	-	-	-	-	-	-	-	-	-	-	1.50	31	31	21.75				
	0.60														2.50	42	42	30.58	-	-	-	-
		GC	18.69	10.87	31	20	11	35	16	49		2.67	2.3	32	3.50	>50	50	37.20				
	2.20														4.50	>50	50	37.90	-	-	-	-
															5.50	>50	50	38.60				
															7.00	>50	50	39.65				
															8.50	>50	50	40.70				
															10.00	>50	50	41.75				
		GP	17.02	13.43	-	-	-	43	37	20		2.65	-	36	11.50	>50	50	42.80				
															13.00	>50	50	43.85	-	-	-	-
															14.00	>50	50	44.55				
	14.00																					

FS – FILLING SOIL, GC – CLAYEY GRAVEL, GP – POORLY GRADED GRAVEL.

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D. No.40, N.No.29, 9th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

Contd…3

For TNCD LLP

Designated Partner

3

Ref: *GEO – G - 162 – 2025-26*

SOIL TEST RESULTS

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38	BORE NUMBER - 3	LOCATION : 3	GROUND WATER LEVEL: Not met	COMMENCEMENT OF LAB TESTING 11.11.2025	COMPLETION OF LAB TESTING 14.11.2025

SOIL PROFILE AND DEPTH IN METRES	DEPTH OF SAMPLING (m)	IS SOIL CLASSIFICATION	NATURAL WET DENSITY (kN/m³)	NATURAL MOISTURE CONTENT %	INDEX TEST			SIEVE ANALYSIS % PASSING IS SIEVE ANALYSIS				SPECIFIC GRAVITY	SHEAR TEST		STANDARD PENETRATION TEST				CONSOLIDATION TEST			
					LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% of GRAVEL	% of SAND	% of SILT	% of CLAY		COHESION C (Ton / m²)	ANGLE OF INTERNAL FRICTION ⁰	DEPTH OF TESTING (m)	OBSERVED N VALUE	CORRECTED N VALUE	SAFE BEARING CAPACITY (T/m²)	COMPRESSION INDEX C_c	PRE - CONSOLIDATION PRESSURE (kg/cm²)	INITIAL VOIDS RATIO	CO-EFFECT OF CONSOLIDATION C_v (cm²/sec)
		FS	-	-	-	-	-	-	-	-	-	-	-	-	1.50	12	12	7.70				
	0.80														2.50	27	27	19.49	-	-	-	-
		GC	17.38	15.95	33	21	12	38	11	51		2.71	1.7	28	3.50	39	39	29.06				
															4.50	>50	50	37.90	-	-	-	-
	2.20														5.50	>50	50	38.60				
															7.00	>50	50	39.65				
															8.50	>50	50	40.70				
															10.00	>50	50	41.75				
		GP	12.55	7.09	-	-	-	45	37	18		2.63	-	34	11.50	>50	50	42.80				
															13.00	>50	50	43.85	-	-	-	-
	14.00														14.00	>50	50	44.55				

FS – FILLING SOIL, GC – CLAYEY GRAVEL, GP – POORLY GRADED GRAVEL.

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

Contd…4

For TNCD LLP

Designated Partner

4

Ref: *GEO – G - 162 – 2025-26*

SOIL TEST RESULTS

Name of Project: "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL (CONVENTIONAL) BUILDING WITH STILT + 5 FLOORS OF PLOT AREA 71.86 CENTS., @ SF. NO. : 307/1B, 309/3A, 3B, 3C, 309/2A, 2B, 2C, 2D1, 307/1C3, VELLAKINAR, COIMBATORE DISTRICT – 641029."

GEODESIGN INDIA PRIVATE LIMITED Soil Exploration Consultant, Coimbatore-38	BORE NUMBER - 4	LOCATION : 4	GROUND WATER LEVEL: Not met	COMMENCEMENT OF LAB TESTING 11.11.2025	COMPLETION OF LAB TESTING 14.11.2025

SOIL PROFILE AND DEPTH IN METRES	DEPTH OF SAMPLING (m)	IS SOIL CLASSIFICATION	NATURAL WET DENSITY (kN/m³)	NATURAL MOISTURE CONTENT %	INDEX TEST			SIEVE ANALYSIS % PASSING IS SIEVE ANALYSIS				SPECIFIC GRAVITY	SHEAR TEST		STANDARD PENETRATION TEST				CONSOLIDATION TEST			
					LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% of GRAVEL	% of SAND	% of SILT	% of CLAY		COHESION C (Ton / m²)	ANGLE OF INTERNAL FRICTION ⁰	DEPTH OF TESTING (m)	OBSERVED N VALUE	CORRECTED N VALUE	SAFE BEARING CAPACITY (T/m²)	COMPRESSION INDEX C_c	PRE - CONSOLIDATION PRESSURE (kg/cm²)	INITIAL VOIDS RATIO	CO-EFFECT OF CONSOLIDATION C_v (cm²/sec)
	0.60	FS	-	-	-	-	-	-	-	-	-	-	-	-	1.50	21	21	14.35	-	-	-	-
															2.50	14	14	9.88				
		GC	18.79	13.42	31	18	13	36	10	54		2.70	2.1	27	3.50	44	44	32.76	-	-	-	-
	3.10														4.50	48	48	36.42				
															5.50	>50	50	38.60				
															7.00	>50	50	39.65				
															8.50	>50	50	40.70				
															10.00	>50	50	41.75				
		GP	15.60	10.11	-	-	-	41	38	21		2.66	-	35	11.50	>50	50	42.80	-	-	-	-
															13.00	>50	50	43.85				
	14.00														14.00	>50	50	44.55				

FS – FILLING SOIL, GC – CLAYEY GRAVEL, GP – POORLY GRADED GRAVEL.

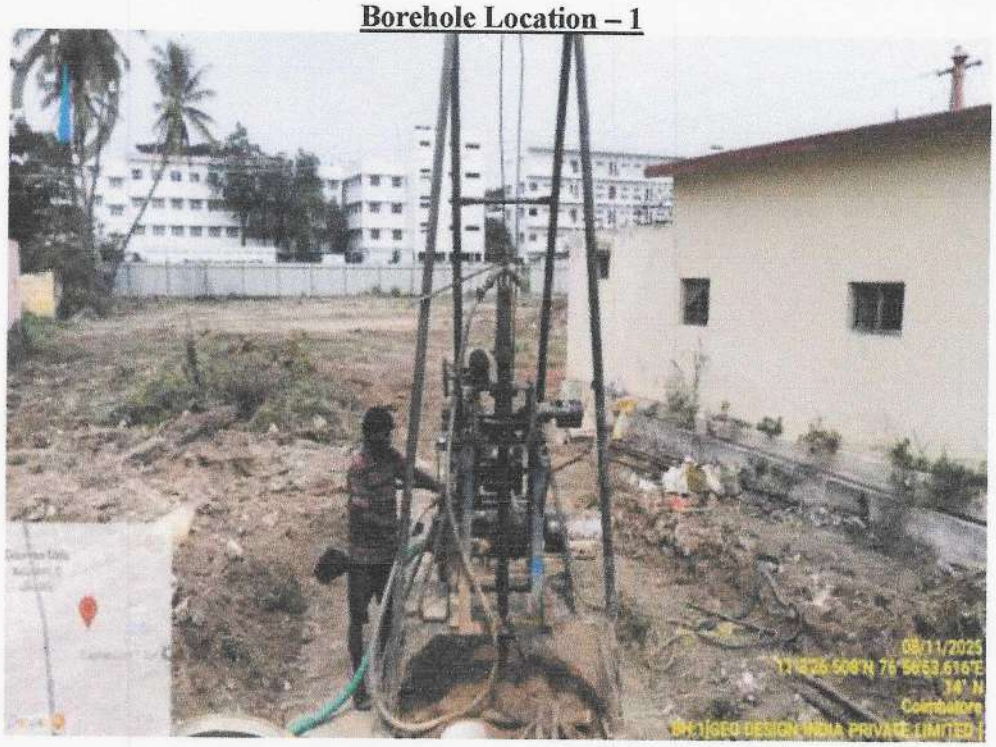
For TNCD LLP

Designated Partner

Dr. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
Geotechnical Engineer
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

8. PHOTOS

Borehole Location – 1



Borehole Location – 2



For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN, M.E., (GEOTECH), MICGS, MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D. No.44, R.No.29, Sun Street, R.K.Puram,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

GEODESIGN INDIA PRIVATE LIMITED 641 038

Borehole Location – 3



Borehole Location – 4



For TNCD LLP

Designated Partner

Er.K.P.VETRISELVAN.,M.E(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER

K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE..,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
No. 10/49, New No.29, 6th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

9.1 LABORATORY PERMIABILTY RESULTS

SL No	Depth	Borehole Location	Coefficient of Permeability (K in Cm/s)
1	2.50m	3	3.120 x 10-4
2	3.50m	3	5.539 x 10-4
3	4.50m	3	6.057 x 10-4
4	5.50m	3	8.609 x 10-4

Er.K.P.VETRISELVAN.ME(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER

Er.K.P. VETRISELVAN, M.E(GEOTECH), MICS, MISTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-3564)

For TNCD LLP

Designated Partner

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE..,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/809/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9190433 44488, E-mail: geodesign123@gmail.com

SCHEMATIC DIAGRAM OF METER BOARD

MAJESTIC CITY



LEGEND:

- FUSE
- ENERGY METER
- RCCB
- ARMOURED CABLE
- PVC INSULATED COPPER WIRE IN PVC CONDUIT
- 4 WAY 32A CONNECTOR BOX
- 4 WAY 63A CONNECTOR BOX
- 3 WAY 40A CONNECTOR BOX

TANDER DRAWING

Rev.	Contents	Name	Date
xx.	xx.	xx.	xx.

Project Name Client:

PROPOSED RESIDENTIAL APARTMENT
TOWN AND CITY DEVELOPERS
at COIMBATORE

Drawing Title:

SCHEMATIC DIAGRAM OF METER BOARD

Scale:	Sheet:	Drawn:	Checked:
NTS	A2	PALANI	S PAL
Date:		Designed:	Approved
07.03.26		S PAL	S PAL

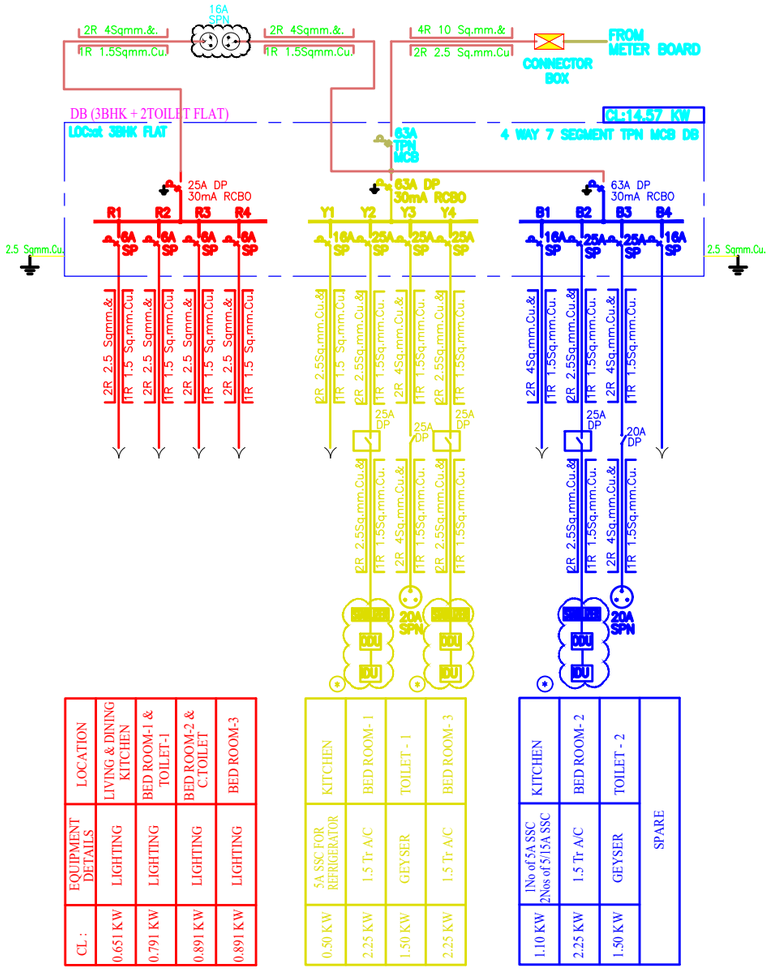
Electrical Consultants:

PAL DESIGNS
X-8, First Floor,12th Avenue,
Ashok Nagar, Chennai-600 083.
Phone: 044-24743582.
E.mail: engg@paldesigns.in ; paldesigns@gmail.com.

Drawing No.	Rev.
1442-01-02-R0	00.

SCHEMATIC DIAGRAM OF TYPICAL FLAT DB

MAJESTIC CITY



3BHK FLAT DB

2BHK FLAT DB

1BHK FLAT DB

LEGEND:

	– MCB
	– PVC INSULATED COPPER WIRE IN PVC CONDUIT
	– ARMOURED CABLE
	– DP MODULAR SWITCH
	– RCBO
	– 4 WAY 32A CONNECTOR BOX at ELECTRICAL DUCT
	– 4 WAY 63A CONNECTOR BOX at ELECTRICAL DUCT
	– 3 WAY 32A CONNECTOR BOX at ELECTRICAL DUCT

(*) – WILL BE DONE BY AC VENDOR

TANDER DRAWING

Rev.	Contents	Name	Date
xxx	xxxx	xxx	xxxx

Project Name :
PROPOSED RESIDENTIAL APARTMENT at COIMBATORE

Client :
TOWN AND CITY DEVELOPERS

Drawing Title:
SCHEMATIC DIAGRAM OF TYPICAL FLAT DB

Date: 07.03.26
Drawn: PALANI
Approved: S.PAL
Scale: NTS
Sheet: A2
Checked: S.PAL
Designed: S.PAL

Drawing No.:
1442-01-05-R0

Electrical Consultants:
PAL DESIGNS
X-8, First Floor,12th Avenue,
Ashok Nagar, Chennai-600 083.
Phone: 044-24743582
E.mail: engg@paldesigns.in ; paldesigns@gmail.com.

MAJESTIC CITY

S.F.NO-307/1B, 309/3A,3B,3C, 309/2A,2B,2C,2D1 IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION

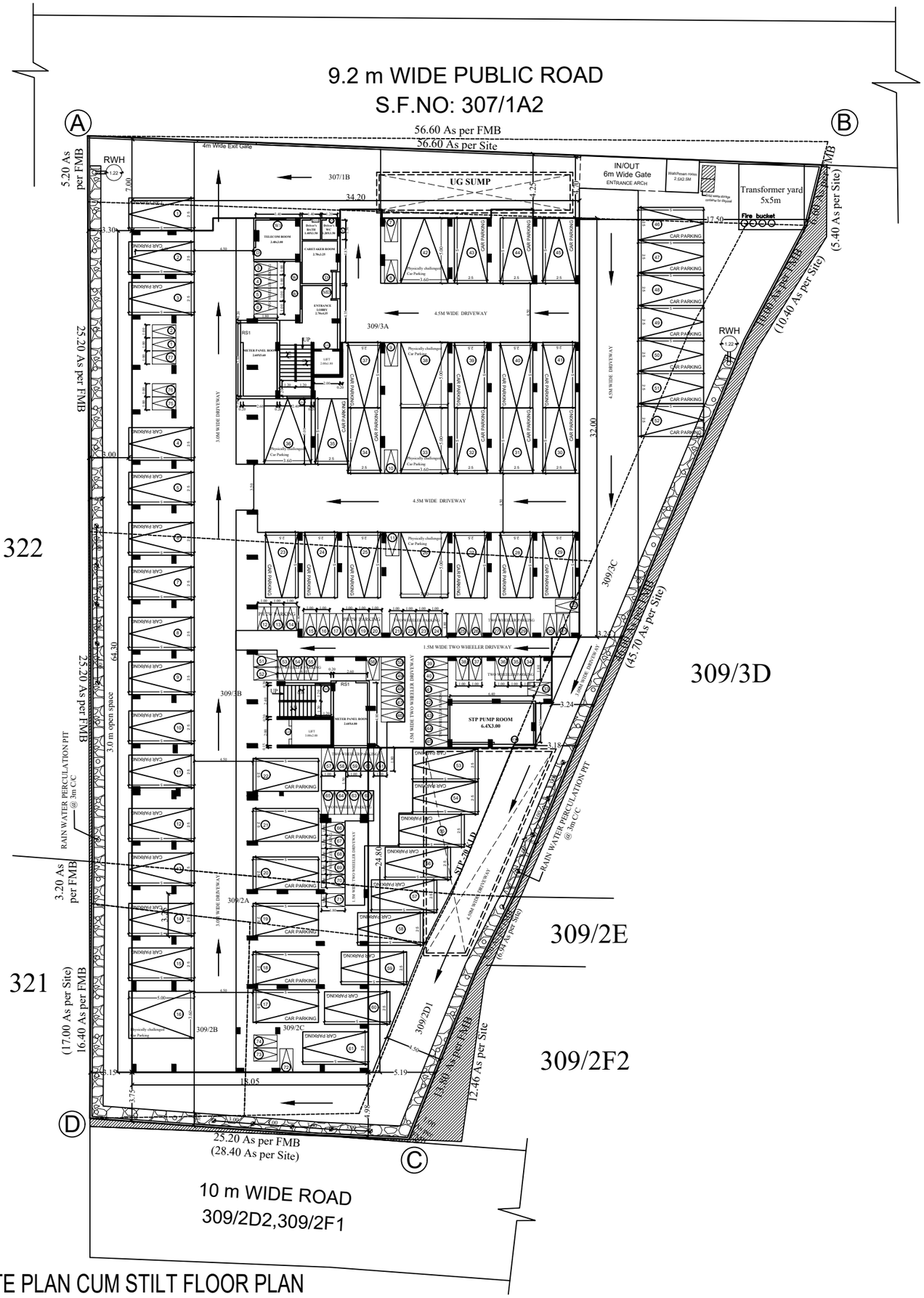


PLAN SHOWING THE PROPOSED
AFFORDABLE HOUSING PROJECT APARTMENT
BUILDING IN S.F.NO-307/1B,
309/3A,3B,3C, 309/2A,2B,2C,2D1
IN VELLAKINAR VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

N

PARKING DETAIL:-

Parking category	UNITS	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	20	20	--
50 Sqm to 75 Sqm flat	50	50	25
75 Sqm to 150 Sqm flat	30	--	30
Visitors parking of 10%		07	06
Total Requied parking		77	61
Provided Parking		77	61



SITE PLAN CUM STILT FLOOR PLAN

District : Coimbatore

Taluk : Coimbatore (N)

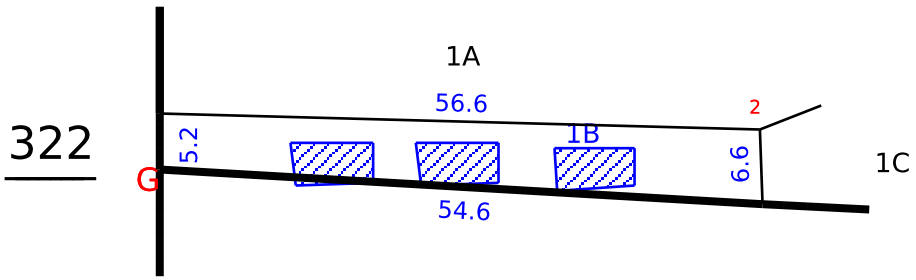
Village : Vellakinar.(R)

Survey No : 307/1B

Area : Hect 00 Ares 2 Sqm 50

Scale : 1 : 682 mm

FMB Sketch



Approved By Tahsildar
manivel79
Date of Approved : 27-11-2024

Date of Issue: 28-08-2025 12:24:44

District : Coimbatore

Taluk : Coimbatore (N)

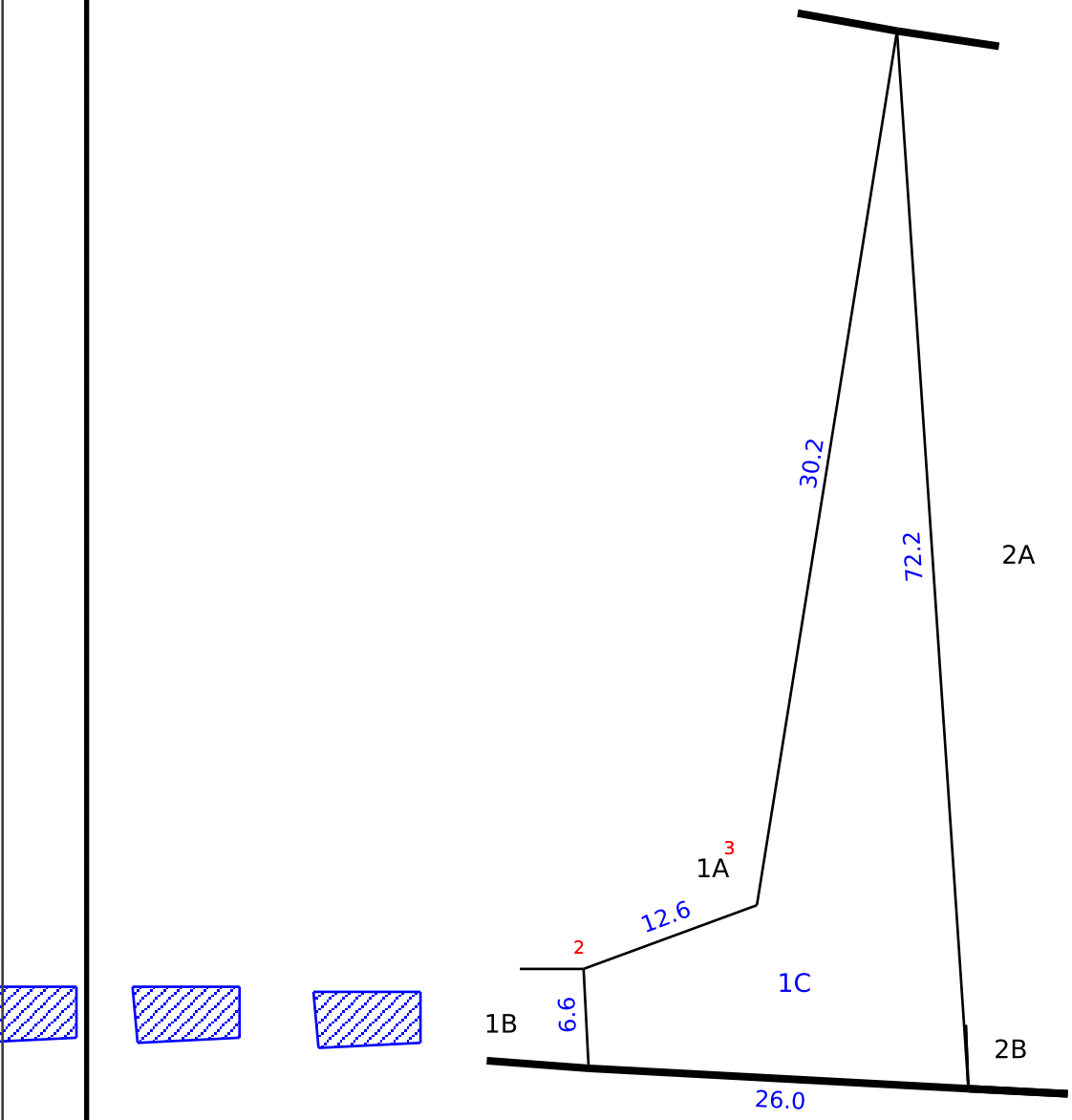
Village : Vellakinar.(R)

Survey No : 307/1C

Area : Hect 00 Ares 3 Sqm 00

Scale : 1 : 494 mm

FMB Sketch



Approved By Tahsildar

manivel79

Date of Approved : 27-11-2024

Date of Issue: 10-09-2025 17:35:36

Survey and Settlement Department, Government of TamilNadu

mv260 v270.001

District : Coimbatore

Taluk : Coimbatore (N)

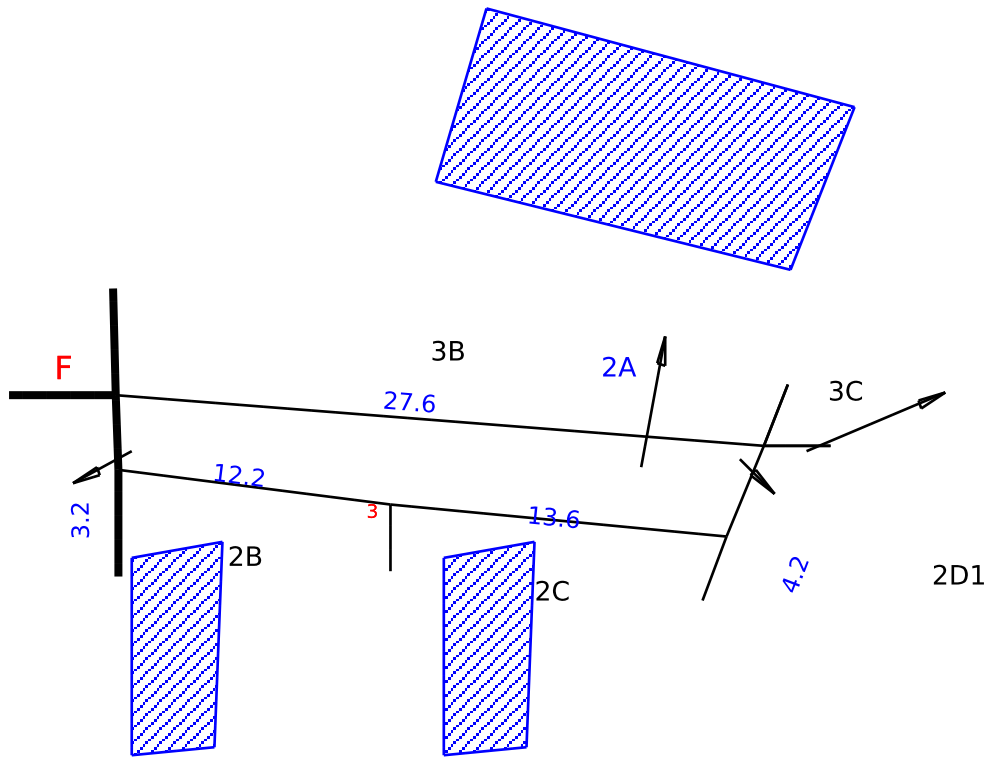
Village : Vellakinar.(R)

Survey No : 309/2A

Area : Hect 00 Ares 1 Sqm 00

Scale : 1 : 324 mm

FMB Sketch



Approved By Tahsildar

pandian81

Date of Approved : 06-08-2025

Date of Issue: 28-08-2025 11:49:18

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Coimbatore

Taluk : Coimbatore (N)

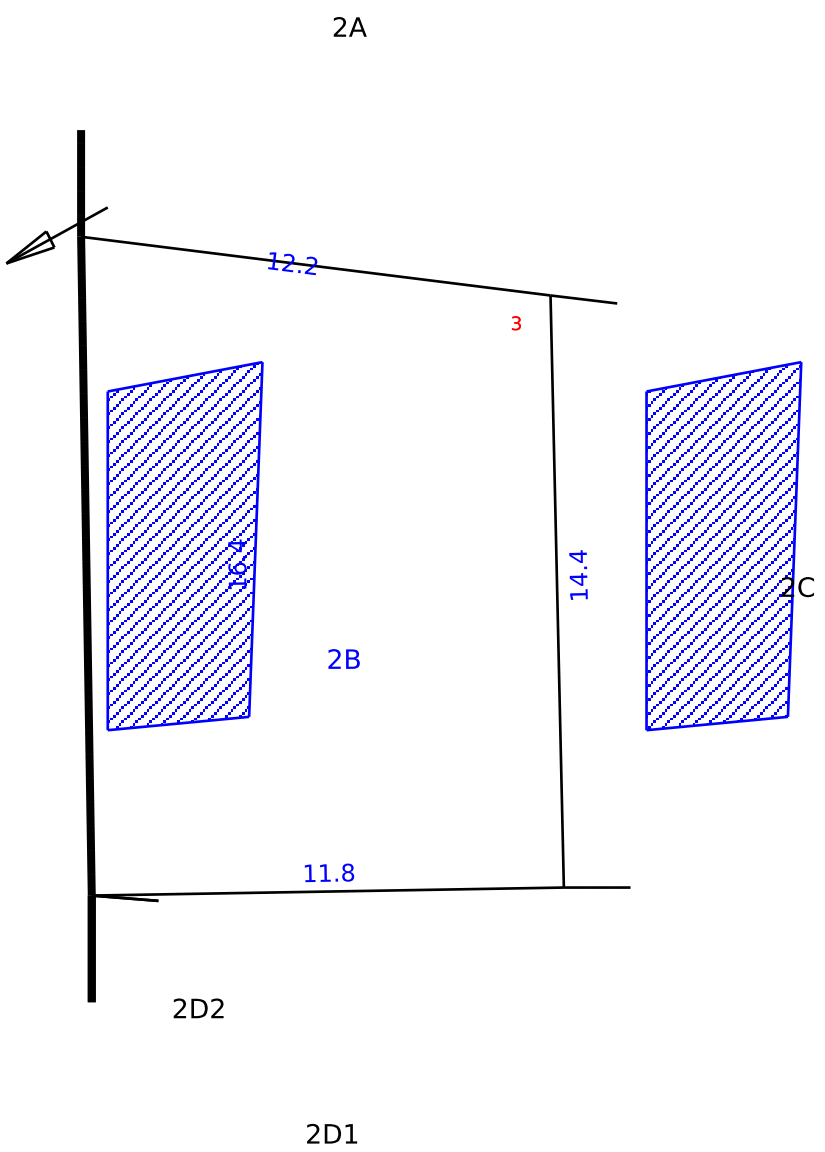
Village : Vellakinar.(R)

Survey No : 309/2B

Area : Hect 00 Ares 1 Sqm 50

Scale : 1 / 188 mm

FMB Sketch



Approved By Tahsildar
pandian81
Date of Approved : 06-08-2025

Date of Issue: 28-08-2025 11:51:08

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Coimbatore

Taluk : Coimbatore (N)

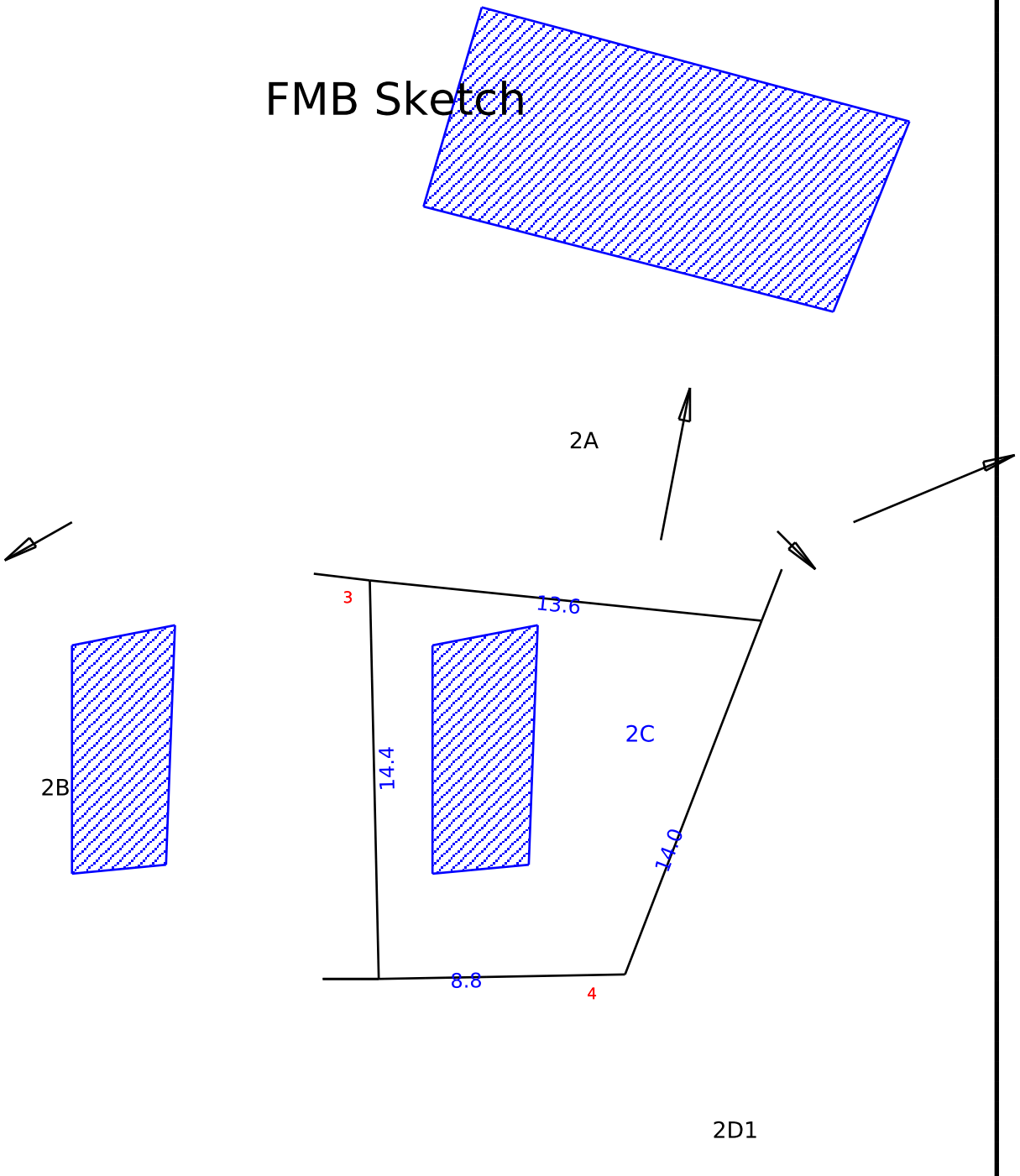
Village : Vellakinar.(R)

Survey No : 309/2C

Area : Hect 00 Ares 1 Sqm 50

Scale : 1 : 234 mm

FMB Sketch



Approved By Tahsildar
pandian81
Date of Approved : 06-08-2025

Date of Issue: 28-08-2025 11:53:13

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Coimbatore

Taluk : Coimbatore (N)

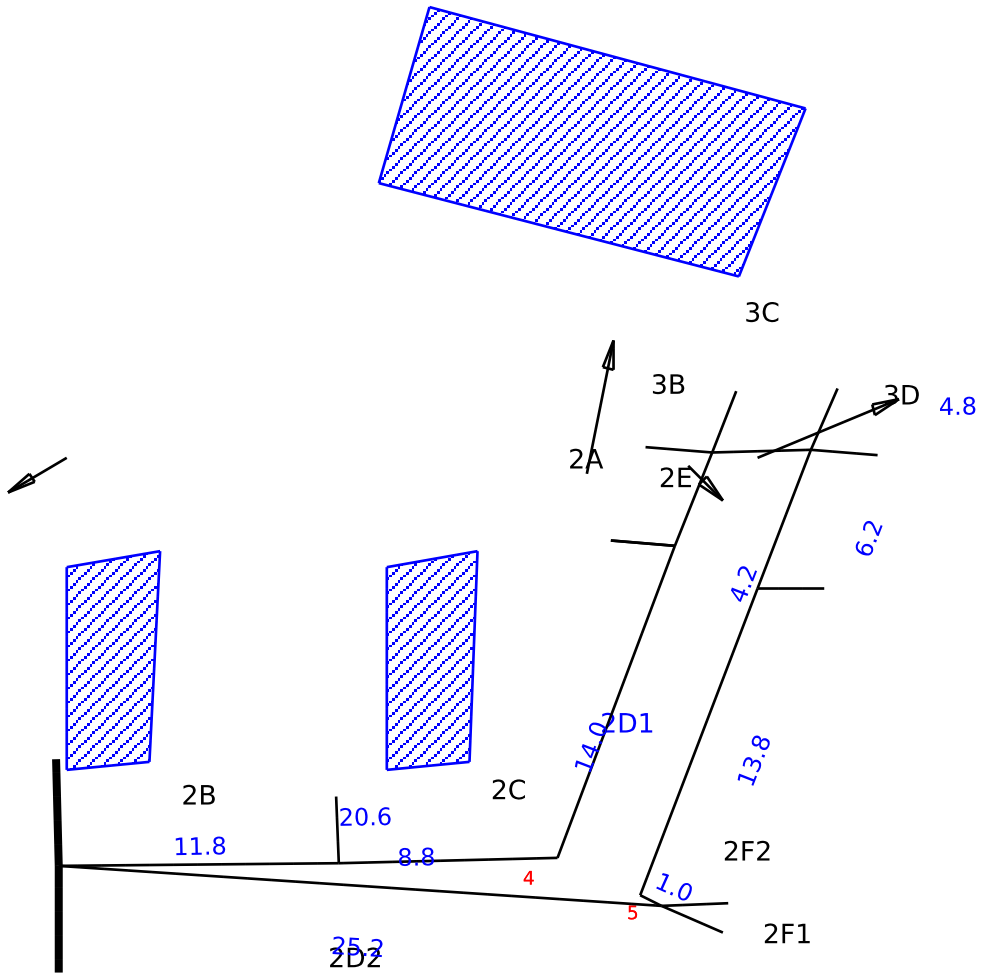
Village : Vellakinar.(R)

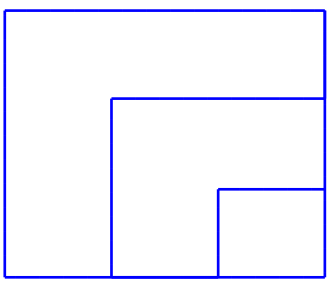
Survey No : 309/2D1

Area : Hect 00 Ares 0 Sqm 90

Scale : 1 : 317 mm

FMB Sketch





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pandian81

Date of Approved : 06-08-2025

Date of Issue: 10-09-2025 17:33:03

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Coimbatore

Taluk : Coimbatore (N)

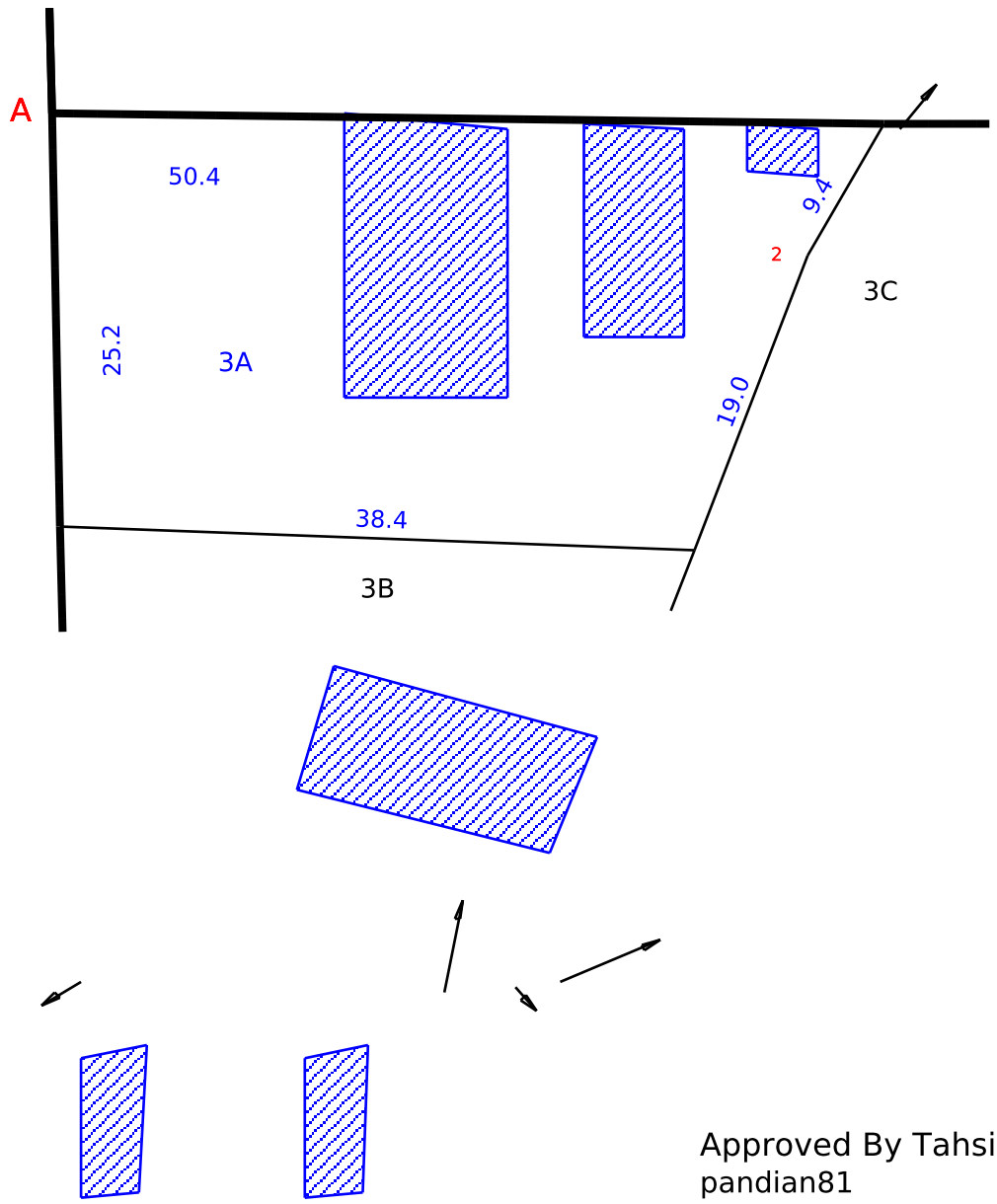
Village : Vellakinar.(R)

Survey No : 309/3A

Area : Hect 00 Ares 11 Sqm 00

Scale : 1 : 449 mm

FMB Sketch



Approved By Tahsildar
pandian81
Date of Approved : 06-08-2025

Date of Issue: 28-08-2025 10:24:42

District : Coimbatore

Taluk : Coimbatore (N)

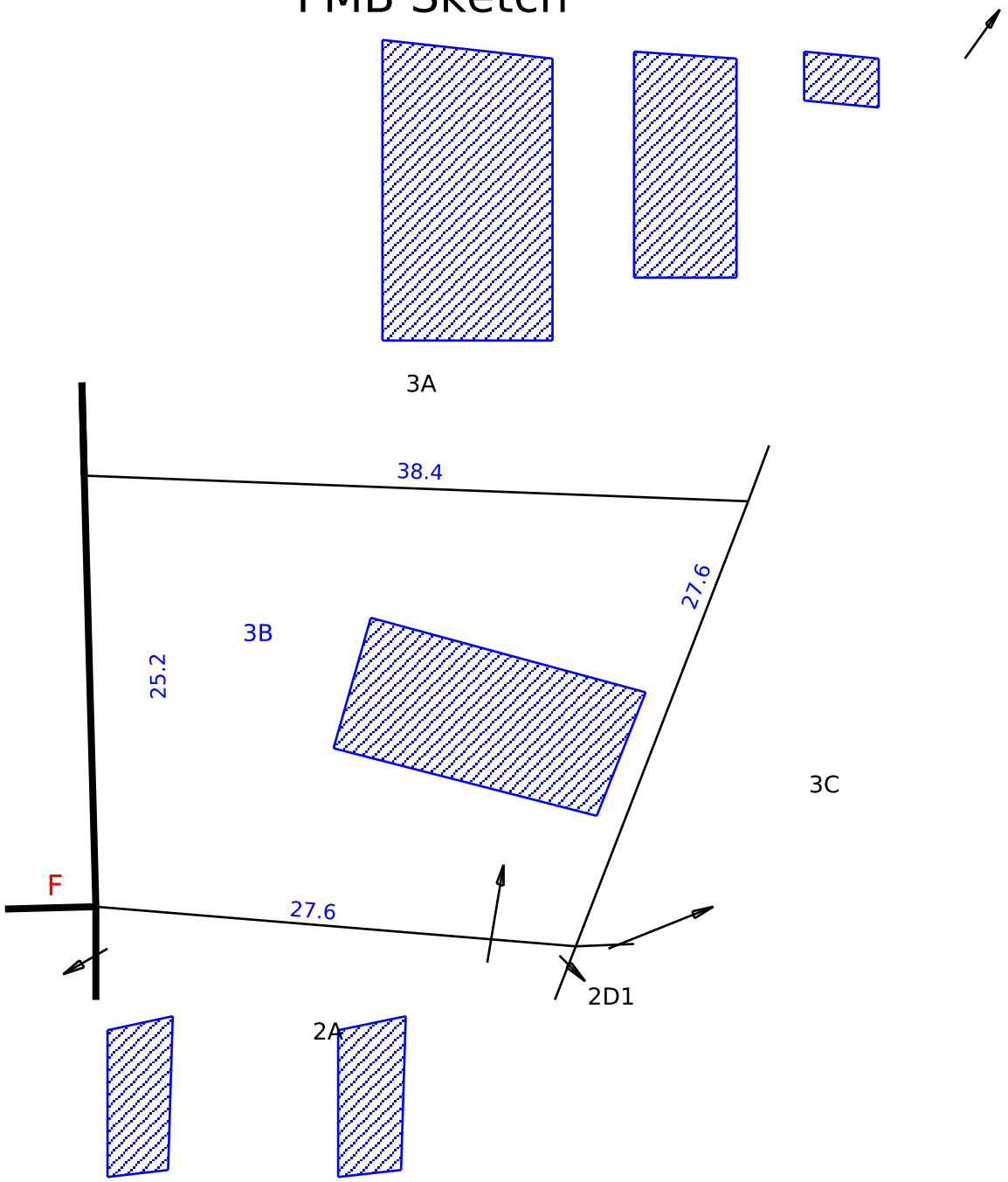
Village : Vellakinar.(R)

Survey No : 309/3B

Area : Hect 00 Ares 8 Sqm 50

Scale : 1 : 380 mm

FMB Sketch



Approved By Tahsildar

pandian81

Date of Approved : 06-08-2025

Date of Issue: 28-08-2025 11:29:04

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Coimbatore

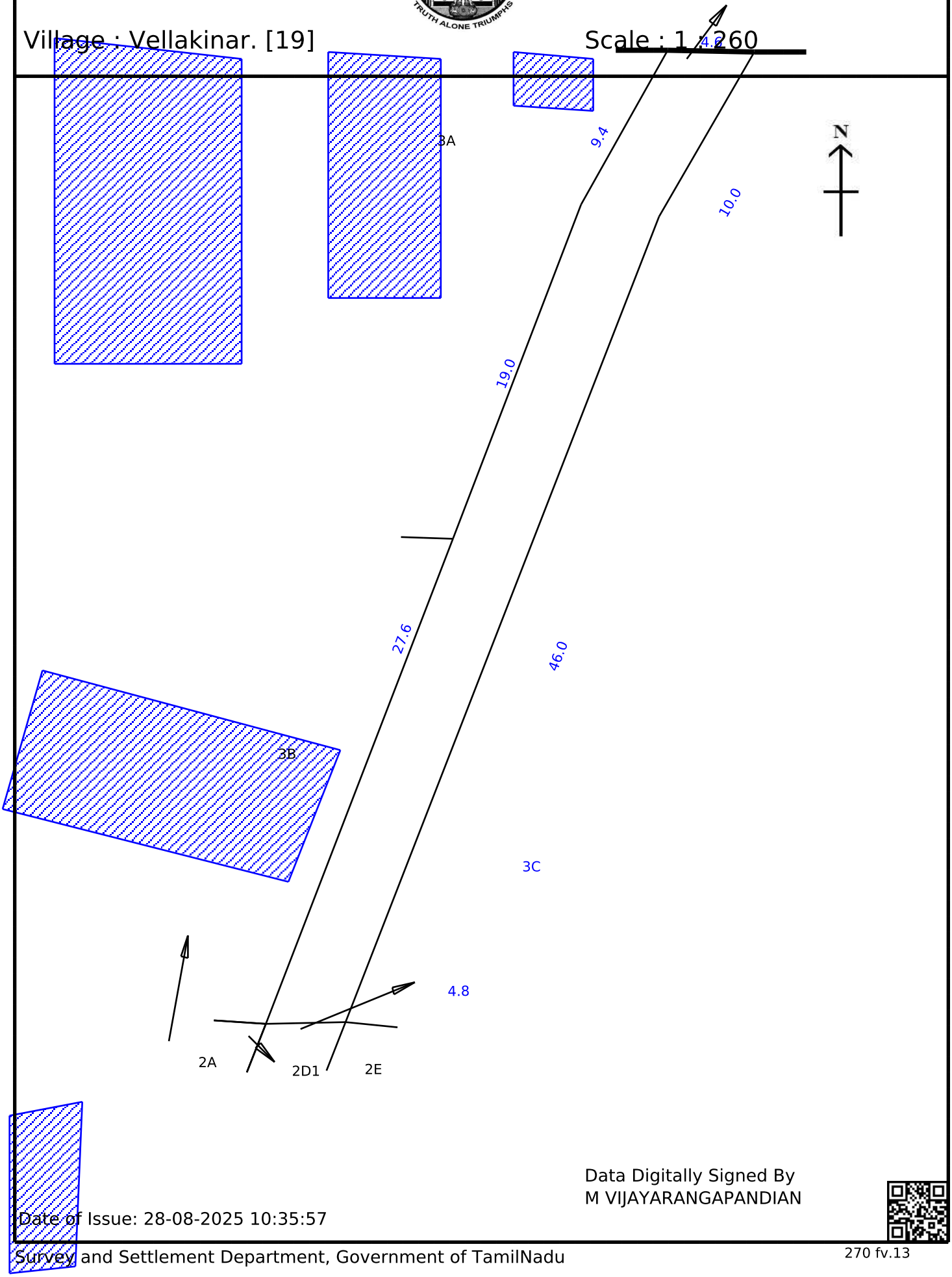
Taluk : Coimbatore North

Village : Vellakinar. [19]

Survey No : 309/3C

Area : Hect 00 Ares 2.00

Scale : 1 : 260



Data Digitally Signed By
M VIJAYARANGAPANDIAN

Date of Issue: 28-08-2025 10:35:57

Survey and Settlement Department, Government of TamilNadu

270 fv.13

District : Coimbatore

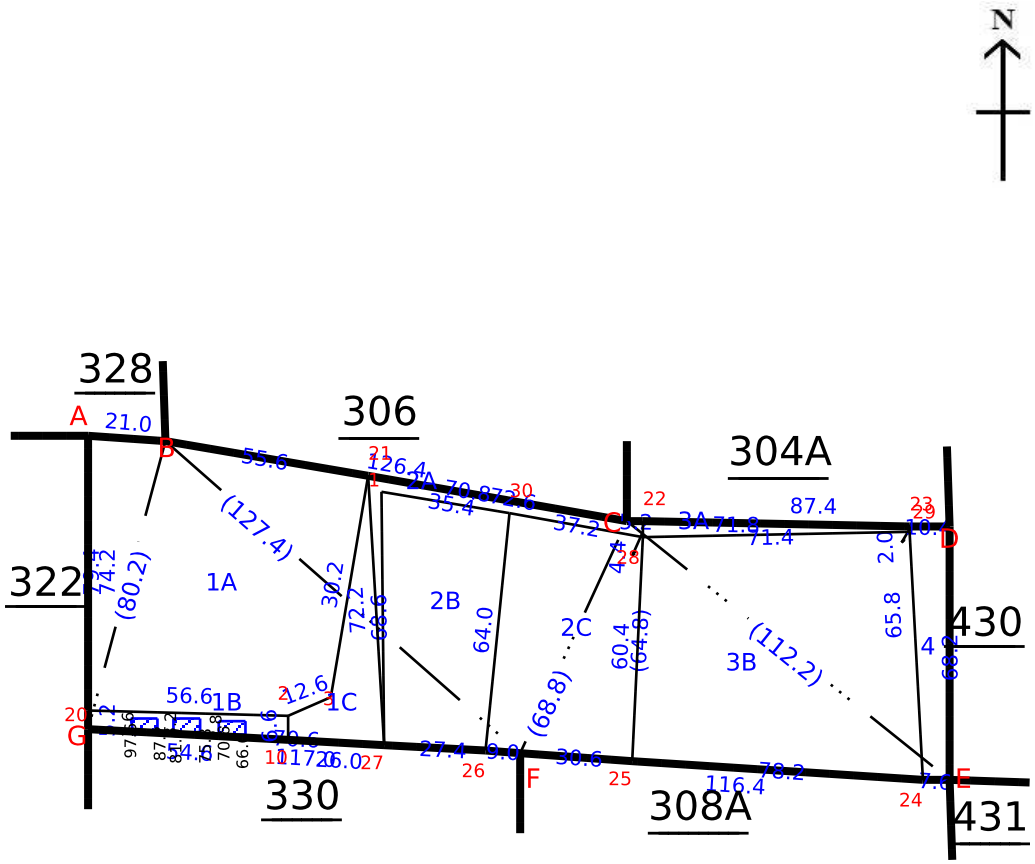
Taluk : Coimbatore North

Village : Vellakinar. [19]

Survey No : 307

Area : Hect 01 Ares 60.00

Scale : 1 : 2040



Data Digitally Signed By
MANIVEL PALANISAMY

Date of Issue: 25-09-2025 14:17:29

District : Coimbatore

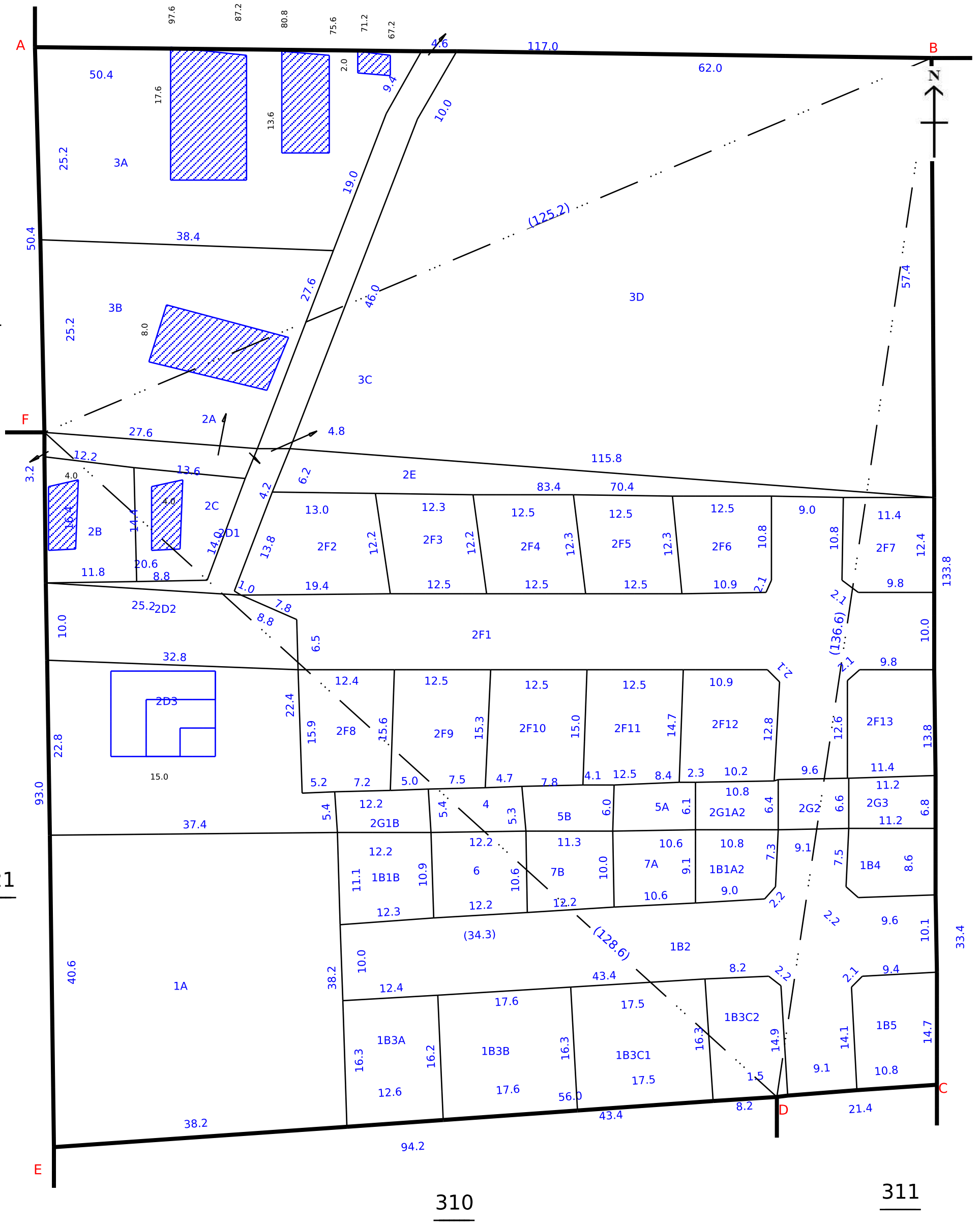
Taluk : Coimbatore North

Village : Vellakinar. [19]

Survey No : 309

Area : Hect 01 Ares 60.48

Scale : 1 : 500


A
B
C
D
E
F
N
322
321
310
311
308
3A
3B
3C
3D
2A
2B
2C
2D1
2D2
2D3
2E
2F1
2F2
2F3
2F4
2F5
2F6
2F7
2F8
2F9
2F10
2F11
2F12
2F13
2G1B
2G1A2
2G2
2G3
1B1B
1B1A2
1B2
1B3A
1B3B
1B3C1
1B3C2
1B4
1B5
5A
5B
6
7A
7B
1A
50.4
25.2
38.4
27.6
46.0
57.4
97.6
87.2
80.8
75.6
71.2
67.2
4.6
117.0
62.0
10.0
19.0
(125.2)
3.2
12.2
13.6
4.0
16.4
14.4
14.0
11.8
20.6
8.8
4.2
6.2
4.8
115.8
83.4
70.4
13.8
19.4
1.0
7.8
8.8
6.5
32.8
22.4
15.9
15.6
15.3
15.0
14.7
12.8
12.6
13.8
22.8
15.0
93.0
37.4
5.4
5.3
6.0
6.4
6.6
6.8
11.2
11.1
10.9
10.6
7.3
7.5
8.6
9.1
(34.3)
(128.6)
40.6
38.2
94.2
43.4
56.0
16.3
16.2
14.9
14.1
14.7
1.5
8.2
21.4
133.8
(136.6)
33.4
10.1
9.6
9.4
9.8
9.0
11.4
12.4
10.8
2.1
2.2
8.0
8.4
7.4
7.5
7.2
5.2
5.0
4.7
4.1
2.3
9.6
11.2
12.3
12.5
12.2
13.0
10.9
10.2
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11.3
12.6
10.0
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10.6
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11.4
12.4
12.5
12.3
12.2
12.5
12.5
12.5

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.