Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SITE FLOOR PLAN

Sheet No - 1/3

PLAN SHOWING THE PROPOSED HIGH RISE RESIDENTIAL APARTMENT BUILDING IN T.S.No - 177, BLOCK - 12, WARD No . L, SANGANOOR VILLAGE, COIMBATORE NORTH , COIMBATORE CORPORATION.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

AREA DETAILS

DOCUMENT AREA	:	3615.47 Sqm
PLR/FMB AREA (A,B,.... F)	:	3615.50 Sqm
AS PER SITE CONDITION	:	3605.16 Sqm

SITE EXTENT - 3605.16 Sqm

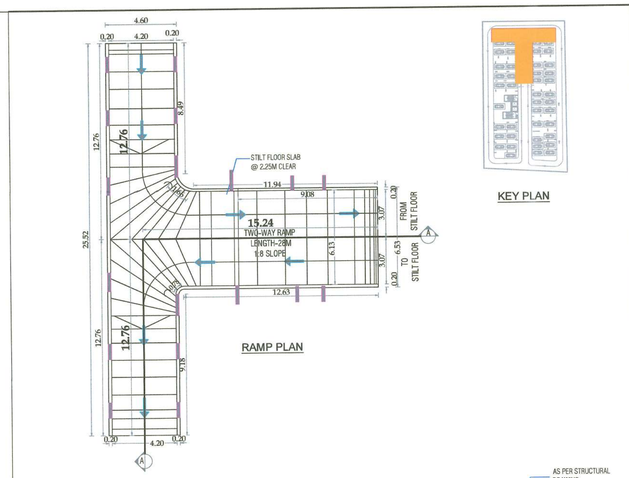
P.C = 1497.90 / 3605.16 x 100 = 41.54%

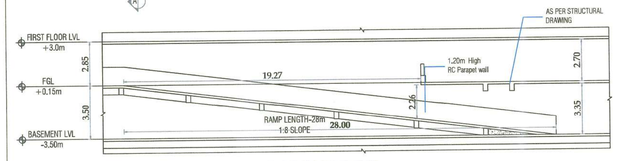
FSI = 10095.00 / 3605.16 = 2.800

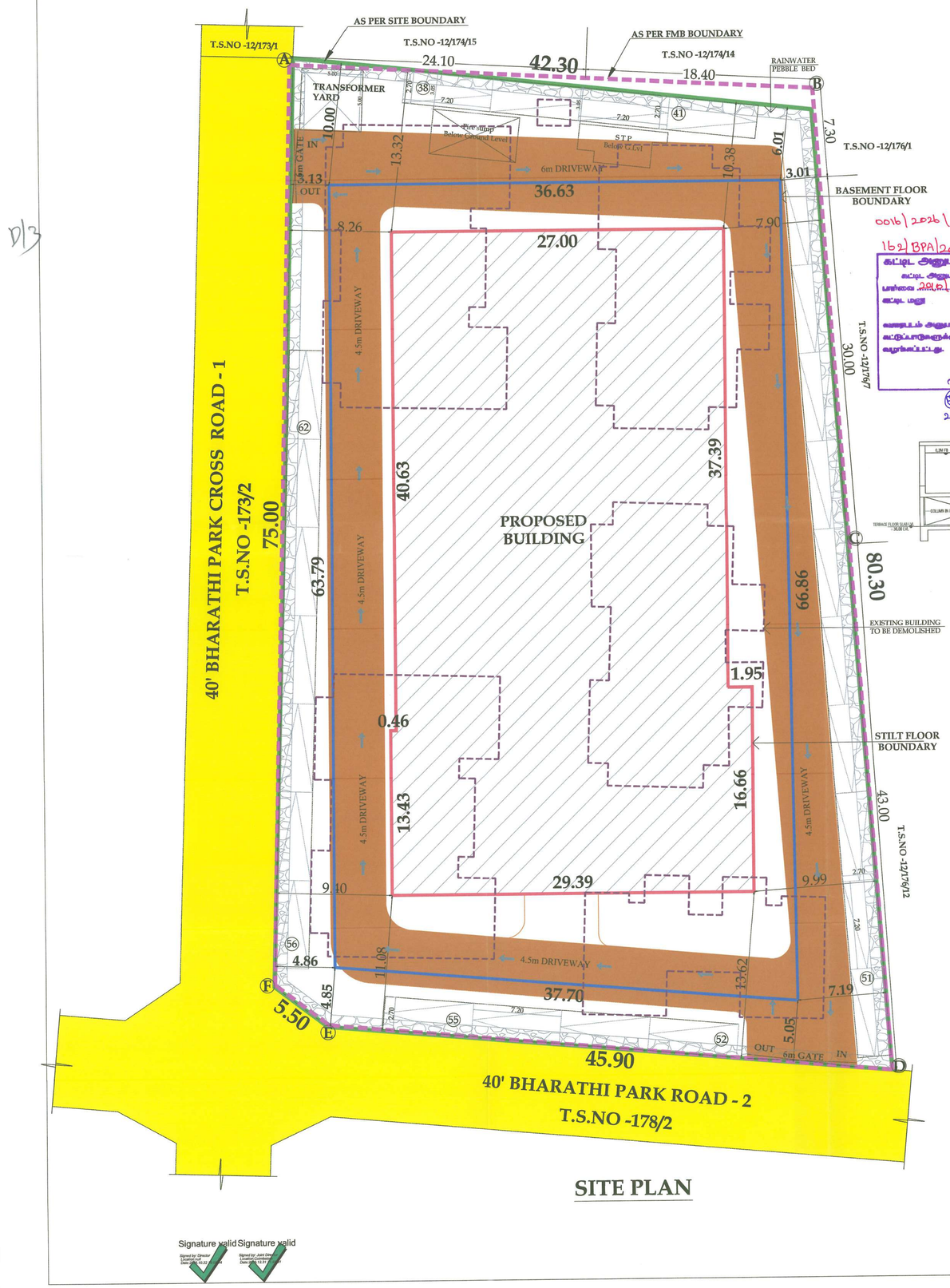
FSI = 2.00 = 7210.32 Sqm
PREMIUM FSI = 0.80% = 2884.68 Sqm

Floor Name	Total Buildup Area	Non FSI Area	Residential FSI Area	No. Of Dwelling	
FLOOR-BF	2423.10	2423.10	-	Nill	
FLOOR-STILT	1497.90	1455.70	42.20	Nill	
FLOOR-01	1128.80	-	1128.80	1st Floor	5 Nos
FLOOR-02	1115.50	-	1115.50	2nd Floor	7 Nos
FLOOR-03	1115.50	-	1115.50	3rd Floor	7 Nos
FLOOR-04	1115.50	-	1115.50	4th Floor	7 Nos
FLOOR-05	1115.50	-	1115.50	5th Floor	7 Nos
FLOOR-06	1115.50	-	1115.50	6th Floor	7 Nos
FLOOR-07	1115.50	-	1115.50	7th Floor	7 Nos
FLOOR-08	1115.50	-	1115.50	8th Floor	7 Nos
FLOOR-09	1115.50	-	1115.50	9th Floor	7 Nos
Terrace Floor	68.00	68.00		Total No.Of Dwelling	61 Nos
TOTAL	14041.80	3946.80	10095.00		

KEY PLAN

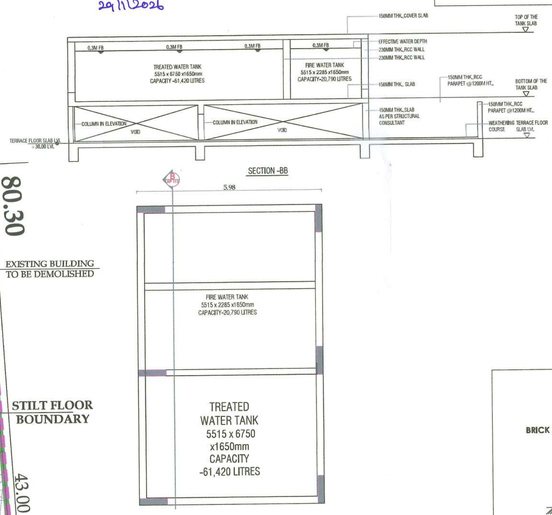






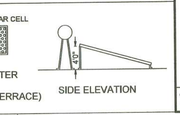
SITE PLAN

Signature valid Signature valid



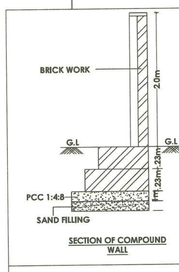
LEGEND:

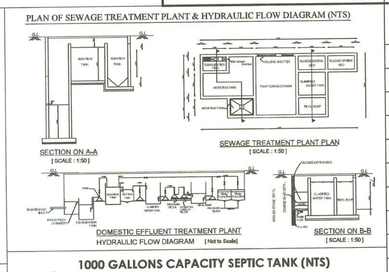
- EXISTING ROAD
- ACTUAL SITE BOUNDARY
- FMB SITE BOUNDARY
- PROPOSED BUILDING
- BASEMENT BOUNDARY
- Existing Building to Be Demolished
- PEBBLE BED



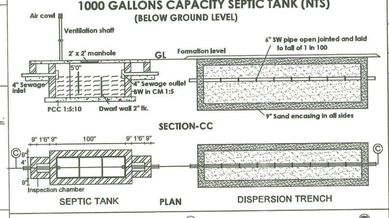
Floor Details	Area 75 Sqm to 150 Sqm	Parking T.W	Parking Car	Area Above 150 Sqm	Parking T.W	Parking Car
FLOOR01	No. 2 (77.89 sqm)	-	1	No. 1 (117.15 sqm)	-	1
				No. 3 (113.42 sqm)	-	1
				No. 6 (158.89 sqm)	-	2
				No. 7 (136.84 sqm)	-	1
TOTAL CARS			1 Nos.		-	5 Nos
COMMON AMENITIES MULTIPURPOSE HALL, GYM, INDOOR GAMES & HOME THEATER				- 351.52 Sqm		
FLOOR 02 to 09	No. 2 (77.89 sqm)	-	1	No. 1 (117.15 sqm)	-	1
		-		No. 3 (113.42 sqm)	-	1
		-		No. 4 (169.94 sqm)	-	2
		-		No. 5 (172.82 sqm)	-	2
		-		No. 6 (158.89 sqm)	-	2
		-		No. 7 (136.84 sqm)	-	1
TOTAL CARS			1 Nos.		-	9 Nos

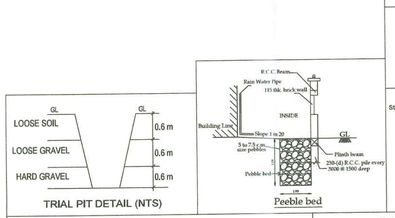
PARKING DETAILS (No. of Dwelling - 61 Nos.)	Parking T.W	Parking Car
FLOOR - 01	-	6 Nos
FLOOR - 02	-	10 Nos
FLOOR - 03	-	10 Nos
FLOOR - 04	-	10 Nos
FLOOR - 05	-	10 Nos
FLOOR - 06	-	10 Nos
FLOOR - 07	-	10 Nos
FLOOR - 08	-	10 Nos
FLOOR - 09	-	10 Nos
Visitors Parking 10%	-	9 Nos
TOTAL PARKING AREA	Nill	95 Nos.
(INCLUDING DIFFERENTLY ABLED PARKING)		

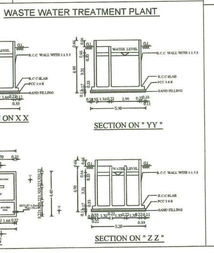


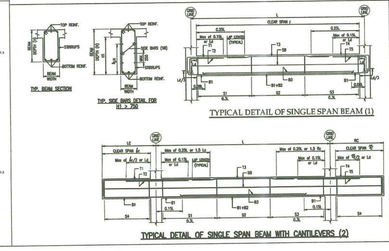


- FIRE EXTINGUISHER
- MULTY TYPE









S. NAGAPRASANTHI, Engineer Grade - II (Retd.), Licence No. CC/IP/CCN-01/00/2020, 1642, Arrex Shutter Road, Behind Tej Vinaras, Coimbatore-18, Ph: 4274945.

REGISTER ARCHITECT

PREMADARSHINI, RDO No: TP-1/Unit/CCN-01/81, 1641, Hotel Road, Area Sabha, Behind Tej Vinaras, Ph: 9841 55 8. E-MAIL: info@vmsqv.com

STRUCTURAL ENGINEER

For Mayflower Enterprises Pvt. Ltd.

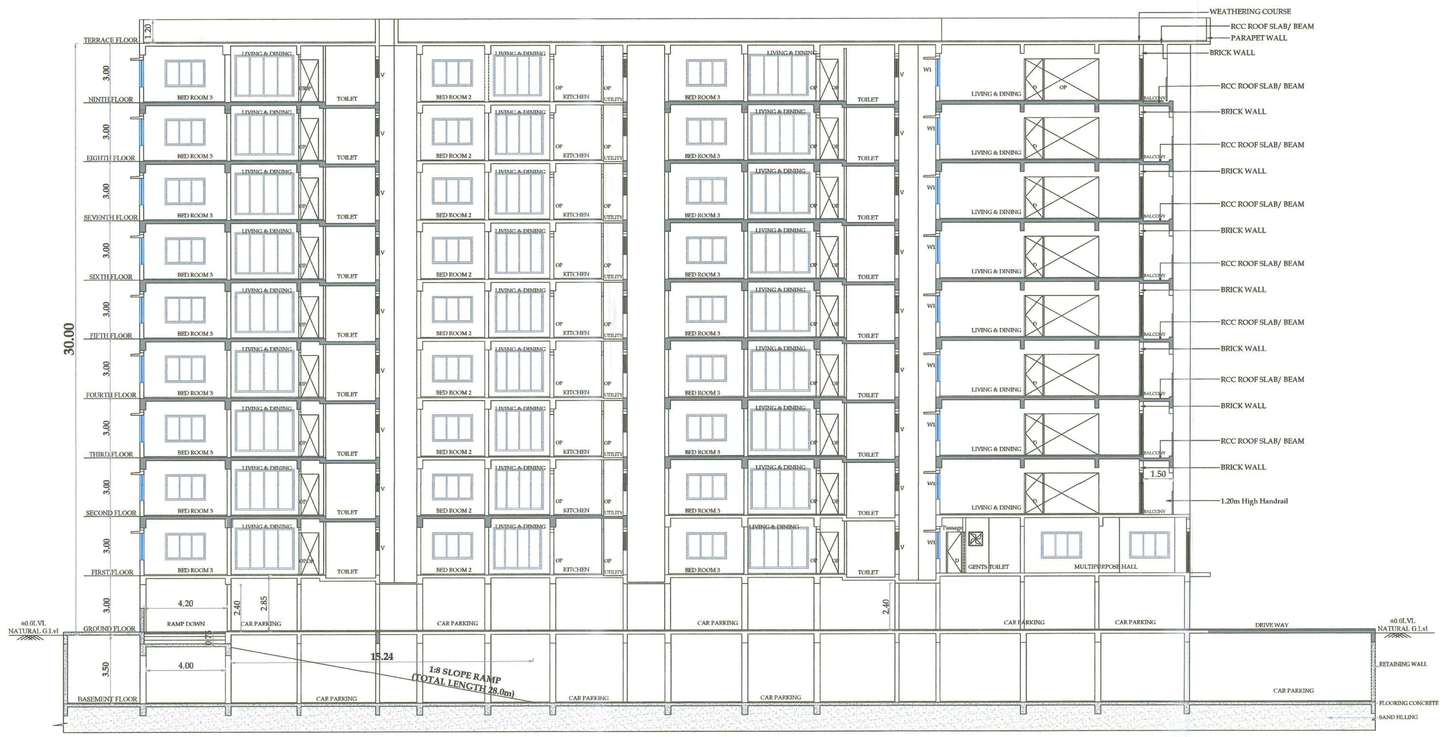
APPLICANT

S. NAGAPRASANTHI, Engineer Grade - II (Retd.), Licence No. CC/IP/CCN-01/00/2020, 1642, Arrex Shutter Road, Behind Tej Vinaras, Coimbatore-18, Ph: 4274945.

REGISTER ENGINEER



STILT FLOOR PLAN



SECTION - "AA"



ELEVATION

0016/2026/MNB/C
162/BPA/2025/025b3
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BPA/2026/01/064/001324
பார்வை: 2910/2026/MNB/C.....
செயற்பொறியாளர் எண்: 162/CEE/25-26/0328/185
தேதி: 29/01/2026
ஆலையாளர்/தலைமை
கோயம்புத்தூர் மாநகராட்சி
29/1/26
29/1/2026

Joinery Details		
Symbol	Description	Size
MD	Main Door	1.20 x 2.13
DD	Double Door	1.50 x 2.13
D	Door	1.00 x 2.13
D1	Door	0.76 x 2.44
D2	Door	1.05 x 2.44
LD	Lift Door	0.90 x 2.44
W1	Window	2.03 x 1.35
W2	Window	1.35 x 1.35
W3	Window	0.90 x 1.35
FD/FW	French door/window	3.00 x 2.13
KW2	Kitchen Window	1.35 x 1.35
SW	Staircase Window	1.85 x 1.35
OP	Opening	1.85 x 2.13
OP1	Opening	1.00 x 2.13
OP2	Opening	1.45 x 2.13
V	Ventilator	0.60 x 1.00
V1	Ventilator	0.60 x 0.83
V2	Ventilator	1.60 x 0.83
EF	Exhaust Fan	

PLAN SHOWING THE PROPOSED HIGH RISE RESIDENTIAL APARTMENT BUILDING IN T.S.No - 177, BLOCK - 12, WARD No . L, SANGANOOR VILLAGE, COIMBATORE NORTH , COIMBATORE CORPORATION.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area	Residential FSI Area
Others	FLOOR-STILT	1497.90	1455.70	42.20

S. NAGAPRASAD, B.E., Engineer Grade - II (SG), Coimbatore LPA/RE/GR-II/002/2024, 16A2, Anna Statue Road, Behind Taj Vivanta, Coimbatore-18, Ph: 4274945.
REGISTER ARCHITECT

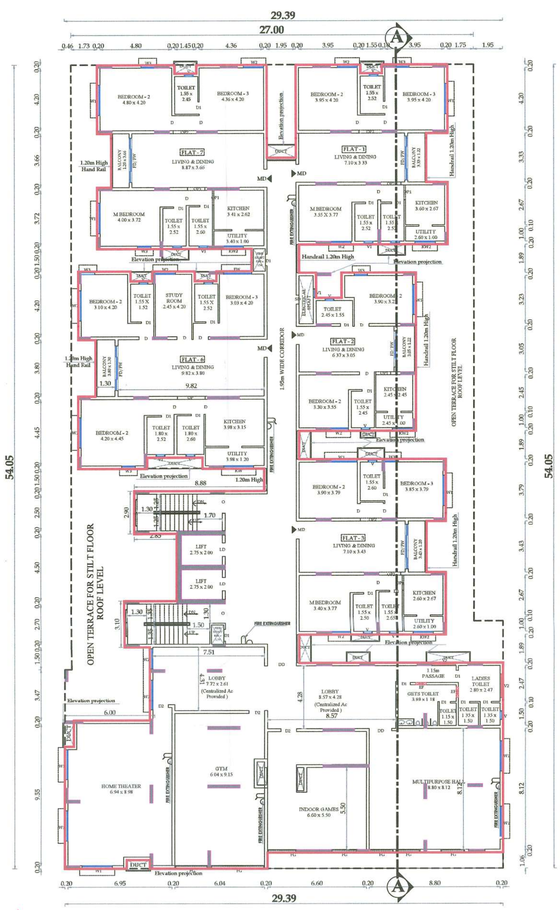
PREYADARSHI S, REG No: SE-I/DIR/2021/GR-II(SE), 16A1, Huzur Road, Anna Statue, Behind Taj Vivanta,Coimbatore-641 018. PH: 98430 09974, e-MAIL:info@mmsgv.com
STRUCTURAL ENGINEER

For SayFlower Enterprises Pvt. Ltd.
APPLICANT

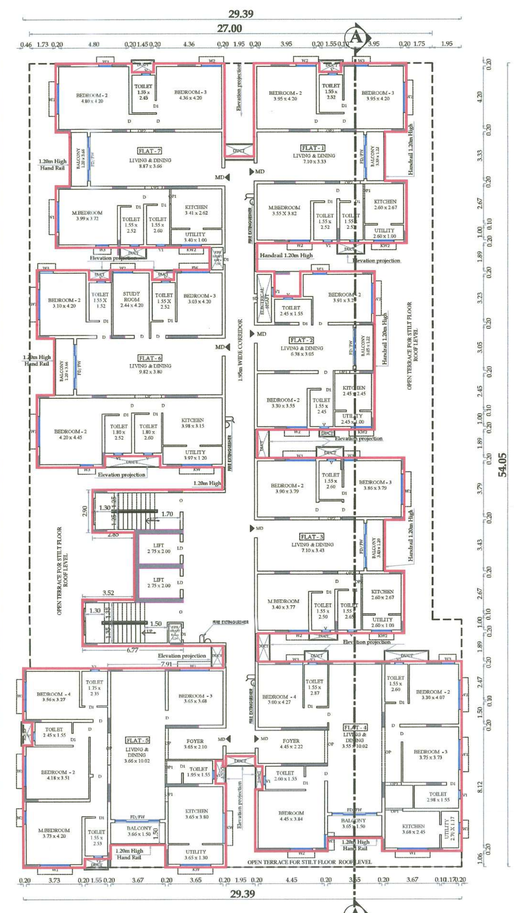
S. NAGAPRASAD, B.E., Engineer Grade - II (SG), Coimbatore LPA/RE/GR-II/002/2024, 16A2, Anna Statue Road, Behind Taj Vivanta, Coimbatore-18, Ph: 4274945.
REGISTER ENGINEER



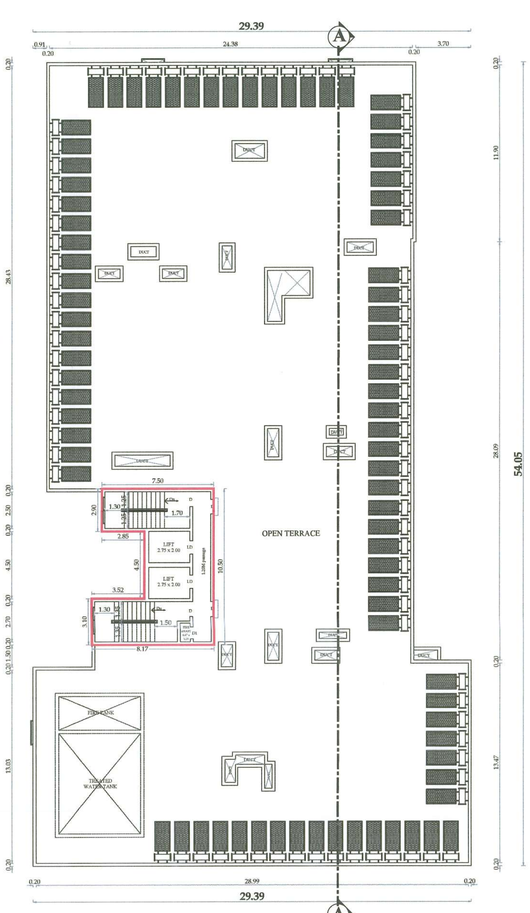
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



2nd TO 9th FLOOR PLAN



TERRACE FLOOR PLAN

0016/2026/MH6/C
162/BPA/2025/02562
162/BL/2026/01/084/001024
0016/2026/MH6/C...
162/BP/25-26/0328785
29/01/2026
29/1/26
29/1/2026

PLAN SHOWING THE PROPOSED HIGH RISE RESIDENTIAL APARTMENT BUILDING IN T.S.No - 177, BLOCK - 12, WARD No . L, SANGANOOR VILLAGE, COIMBATORE NORTH , COIMBATORE CORPORATION.

SCALE - 1:200

NOTE :
ALL DIMENSIONS ARE IN MEASURES

N

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area	Residential FSI Area
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	FLOOR-03	1115.50	-	1115.50
	FLOOR-04	1115.50	-	1115.50
	FLOOR-05	1115.50	-	1115.50
	FLOOR-06	1115.50	-	1115.50
	FLOOR-07	1115.50	-	1115.50
	FLOOR-08	1115.50	-	1115.50
	FLOOR-09	1115.50	-	1115.50
	Terrace Floor	68.00	68.00	
	TOTAL	14041.80	3946.80	10095.00

Symbol	Joinery Details Description	Size
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V2	Ventilator	1.60 x 0.83
EF	Exhaust Fan	

E. Hari Ranga
E. NAGAPRASANTH...
Engineer Grade-I (Civil)
Coimbatore LPA/CIR-I/0002/2023
16A/2, Anna Statue
Behind Tnl Visanga,
Coimbatore-18, Ph: 4274945.
REGISTER ARCHITECT

PRIYADARSHINI
REC No: 55-1/2021/TECH-1/963
16A/1, Huzur Road, Anna Statue,
Behind Tnl Visanga, Coimbatore-641 018.
Ph: 99420 59824
p.mab.info@mepz.com
STRUCTURAL ENGINEER

For Skyflower Estates Pvt. Ltd.
Director
APPLICANT

E. Hari Ranga
E. NAGAPRASANTH...
Engineer Grade-I (Civil)
Coimbatore LPA/CIR-I/0002/2023
16A/2, Anna Statue
Behind Tnl Visanga,
Coimbatore-18, Ph: 4274945.
REGISTER ENGINEER

D13

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.