# Verified RealEstate™

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

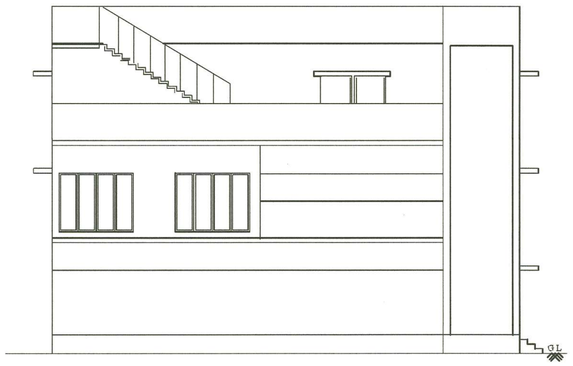
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

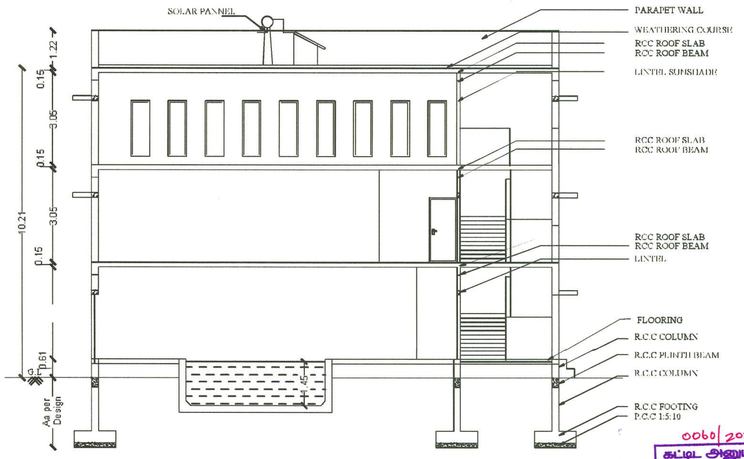
Official Property Record



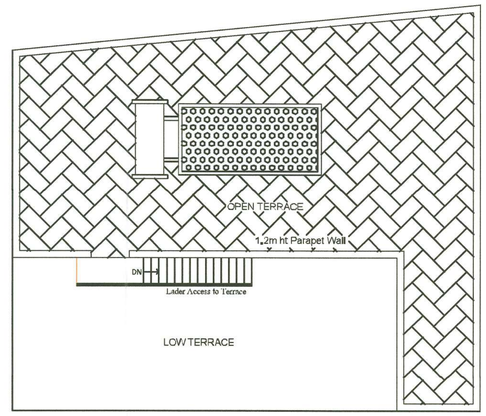
Digitally Verified Record - Powered by Verified RealEstate™



ELEVATION

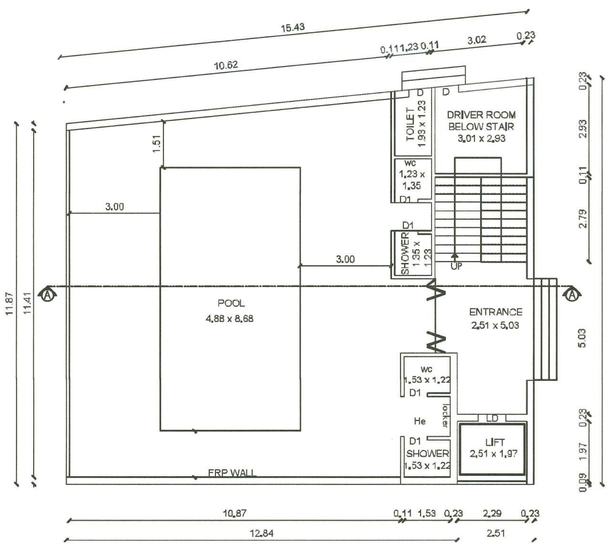



SECTION 'AA'



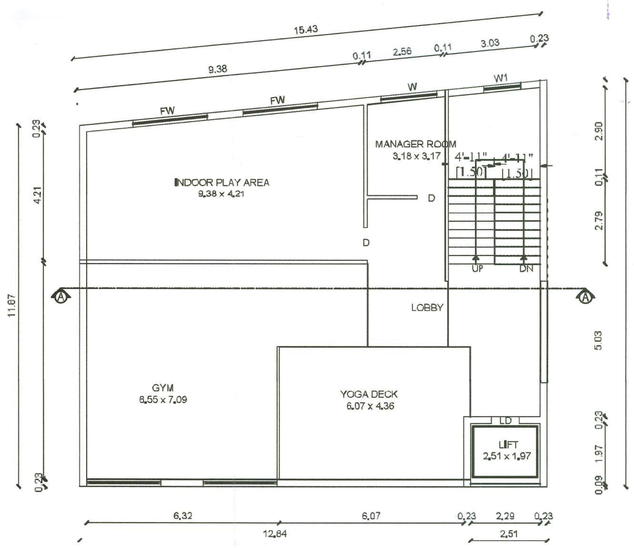

TERRACE FLOOR PLAN

0060/2025/MH3/N
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BA/2025/04/028/00060
பார்வை .162/BPA/2023/08861....
கட்டிட மதி எண்...5764/2024/MH3/N
தேதி...27.02.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுபாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
27/02/2025

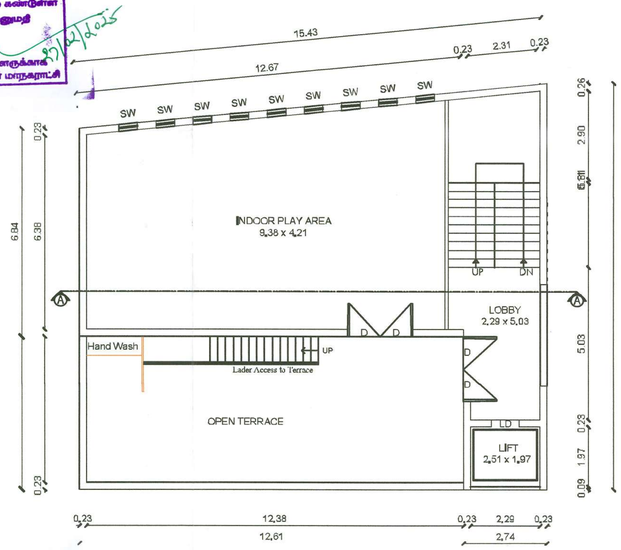



GROUND FLOOR PLAN

BLOCK No : 26 (CLUB HOUSE)




FIRST FLOOR PLAN




SECOND FLOOR PLAN




PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSE BUILDING IN OLD S.F.No : 474/1A1P, T.S.No : 30, BLOCK No : 23, WARD No : Y(25), PKD NAGAR, No 13 VILANKURUCHI VILLAGE AND COIMBATORE CORPORATION.
Singanallur DD Plan no : 27

| JOINERY DETAILS: | METER |
|---|---|
| ED - MAIN DOOR | 3.50 x 2.10 |
| D - DOOR | 1.07 x 2.10 |
| D1 - DOOR | 0.76 x 2.10 |
| FW - WINDOW | 2.44 x 2.00 |
| W - WINDOW | 2.44 x 1.37 |
| W1 - WINDOW | 1.83 x 1.37 |
| W2 - WINDOW | 1.37 x 1.37 |
| SW - STAIR WINDOW | 1.83 x 1.37 |
| O - OPEN | 0.91 x 2.00 |
| V - VENTILATOR | 0.91 x 0.61 |

Dr.G.S.VENKATASUBRAMANI,
Consulting Structural Engineer,
Chartered Civil Engineer & Approved Valuer
STRUCTURAL ENGINEER

For VELMAYIL DEVELOPERS
K. Jamalaiah
Partner
APPLICANT

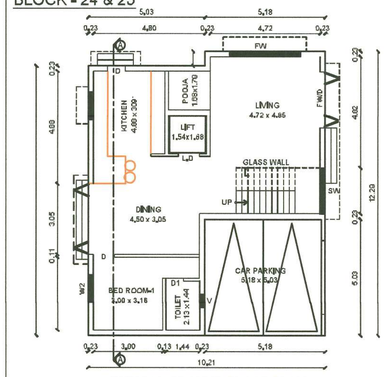
S. DINESH ANAND, B.ARCH., AMA,
REGISTERED ARCHITECT
COA Reg No: CA/2005/37047
ARCHITECT

REGISTERED ENGINEER

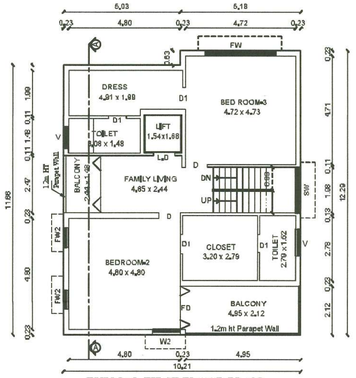
BLOCK - 26 - CLUB HOUSE

SHEET No : 6

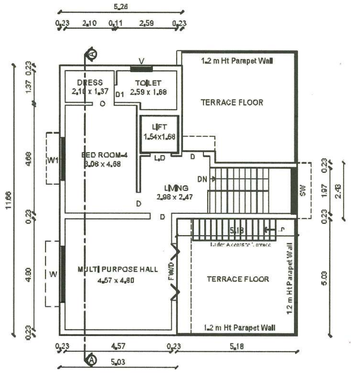
## BLOCK - 24 & 25



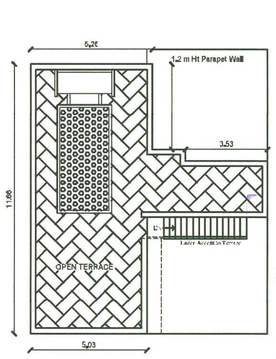

TYPICAL GROUND FLOOR PLAN



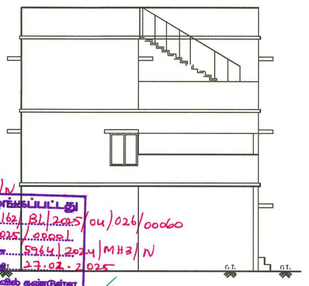

TYPICAL FIRST FLOOR PLAN




TYPICAL SECOND FLOOR PLAN

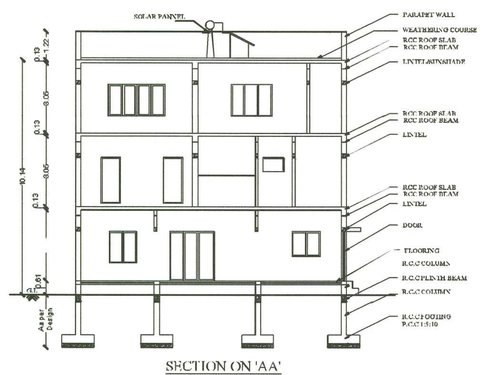



TERRACE FLOOR PLAN



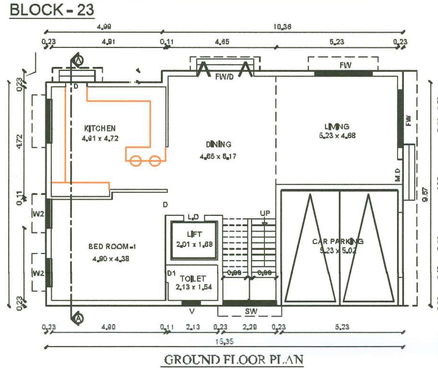
ELEVATION

0060/2025/MH2/N
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/04/026/00060
பார்வை ...162/BCP1/2025/00021
கட்டிட மனு எண்.....5764/2024/MH2/N
தேதி.....27.02.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
செயற்பொறியாளர் மாநகராட்சி

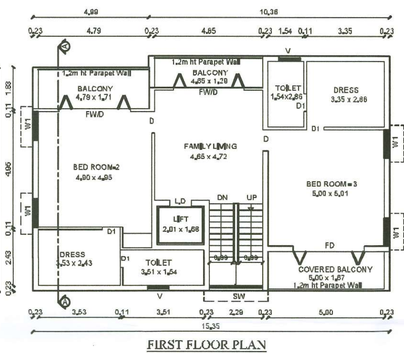



SECTION ON 'AA'

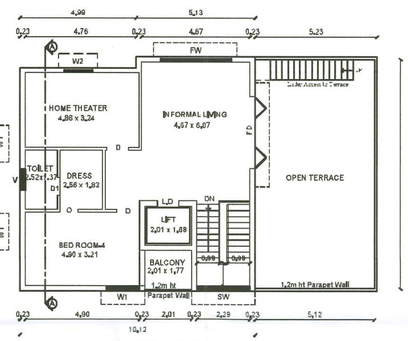
## BLOCK - 23



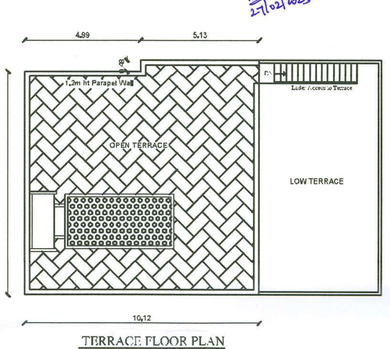

GROUND FLOOR PLAN



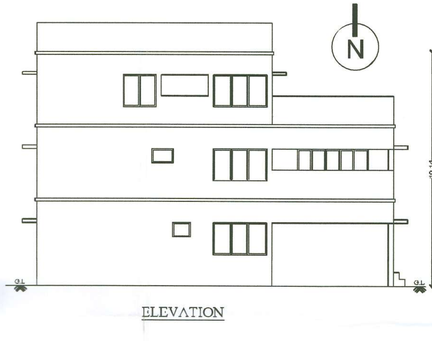

FIRST FLOOR PLAN



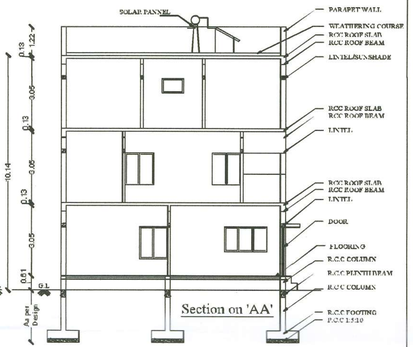

SECOND FLOOR PLAN




TERRACE FLOOR PLAN

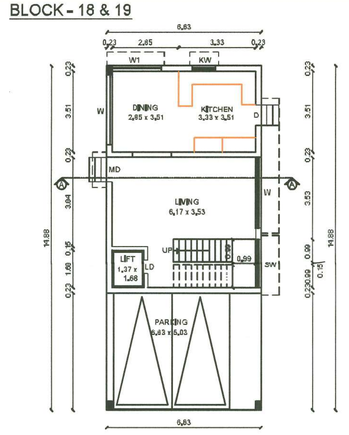


ELEVATION

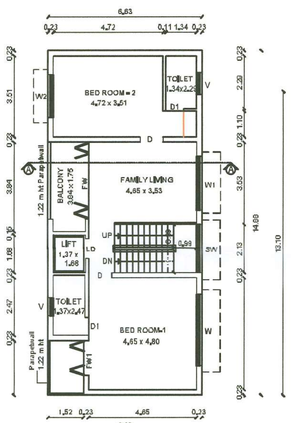



Section on 'AA'

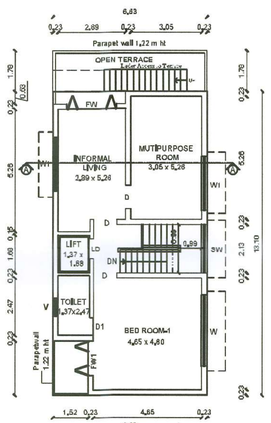
## BLOCK - 18 & 19



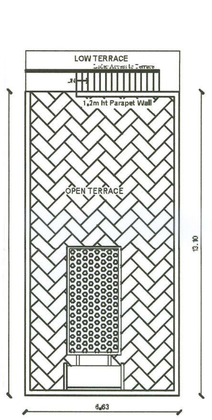

TYPICAL GROUND FLOOR PLAN



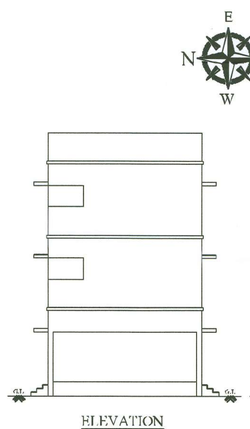

TYPICAL FIRST FLOOR PLAN




TYPICAL SECOND FLOOR PLAN

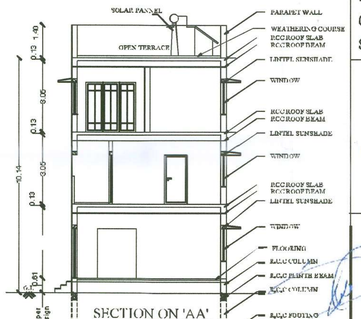



TERRACE FLOOR PLAN






ELEVATION




SECTION ON 'AA'

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Singanallur DD Plan no : 27

| JOINERY DETAILS: | METER |
|---|---|
| MD - MAIN DOOR | 1.07 x 2.10 |
| D - DOOR | 0.91 x 2.10 |
| D1 - DOOR | 0.69 x 2.10 |
| FW - WINDOW | 3.20 x 2.00 |
| W - WINDOW | 3.05 x 1.37 |
| W1 - WINDOW | 1.37 x 1.37 |
| W2 - WINDOW | 1.07 x 1.37 |
| KW - KITCHEN WINDOW | 1.37 x 1.07 |
| SW - STAIR WINDOW | 1.83 x 1.37 |
| O - OPEN | 0.91 x 2.00 |
| V - VENTILATOR | 0.91 x 0.61 |

Dr.G.S.VENKATASUBRAMANI,
Consulting Structural Engineer/Professional Engineer,
Chartered Civil Engineer & Approved Valuer
53, M.A. Palanisawamy Street
K.K. Pudur, Coimbatore - 641 038
STRUCTURAL ENGINEER

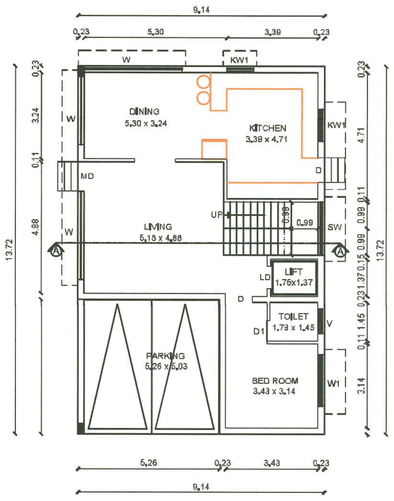
For VELMAYIL DEVELOPERS
Partner
APPLICANT

S. DINESH ANAND, B.ARCH.,AIIA,
REGISTERED ARCHITECT
COA Reg No: CA/2005/57047
No: 1117C, ANAND ILLAM, RAJIVGANDHI NAGAR,
S.N. PALAYAM, COIMBATORE - 641 007.
ARCHITECT

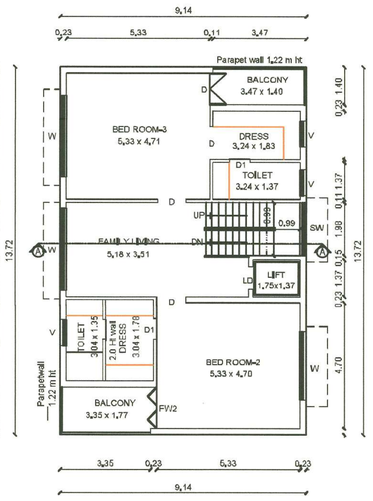
P.N. PUGUDEVI, B.E.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRIL057.2019 LPA/RE/CR-II/19/04/008
REGISTERED ENGINEER

SHEET No : 5

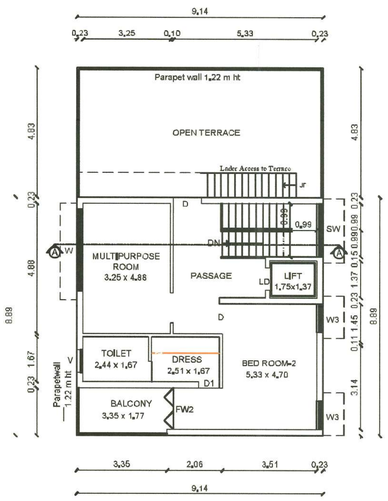
## TYPICAL BLOCKS - 7,8,9,10,11,12 AND 20, 21 & 22 (9 Dwelling uints)



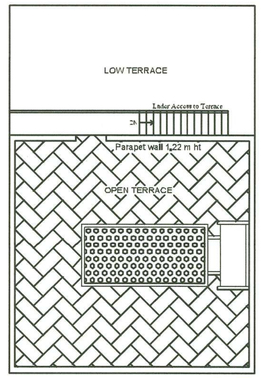

TYPICAL GROUND FLOOR PLAN



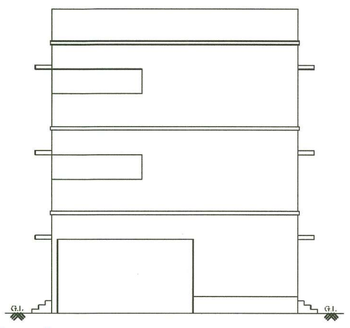

TYPICAL FIRST FLOOR PLAN



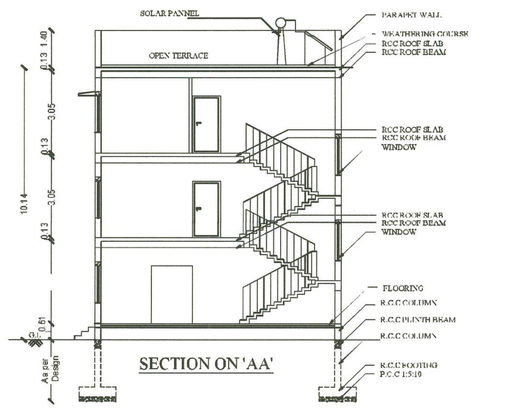

TYPICAL SECOND FLOOR PLAN




TERRACE FLOOR PLAN



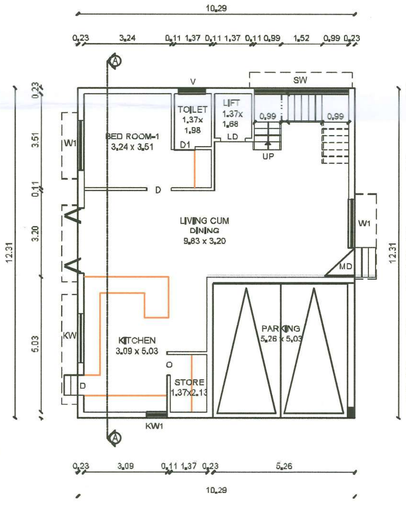
ELEVATION



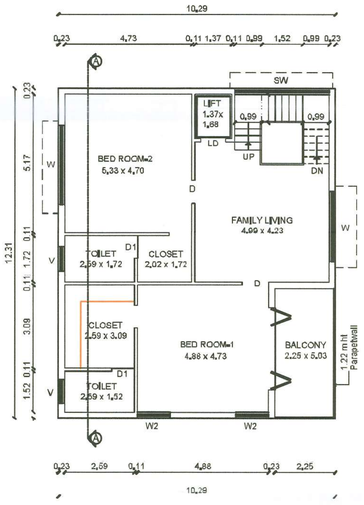

SECTION ON 'AA'

0060/2025/MM3/N
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 163/BL/2024/026/00060
பார்வை: 163/BP/2025/எனது.....
கட்டிட மதிப்பு எண்.SSK(4)/2024/MM3/N
தேதி: 27.02.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுமானங்களுக்கு உரிமம் அனுமதி
வழங்கப்பட்டது.
27/02/2025
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
27/2/2025

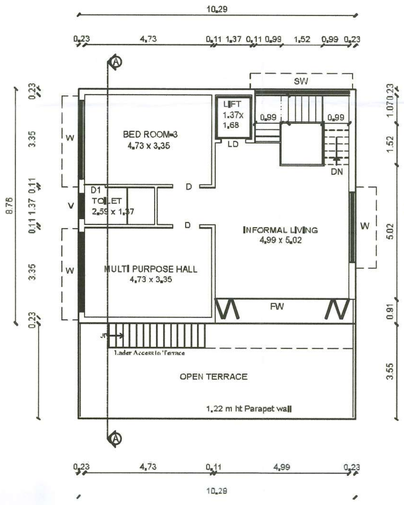
## BLOCK - 6



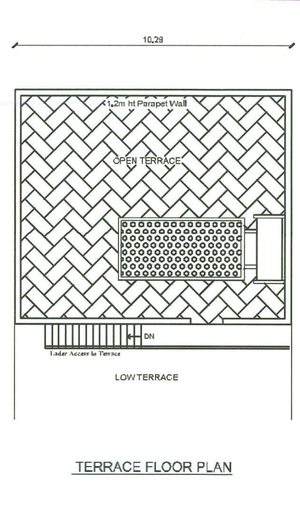

GROUND FLOOR PLAN



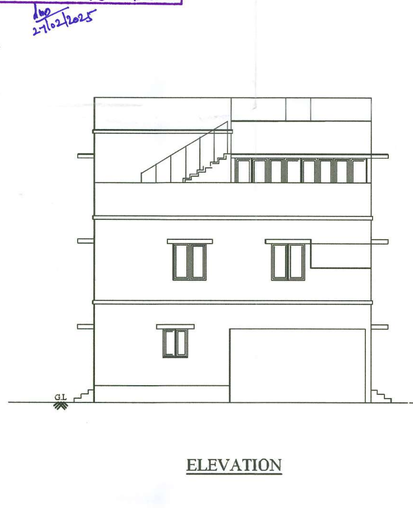

FIRST FLOOR PLAN



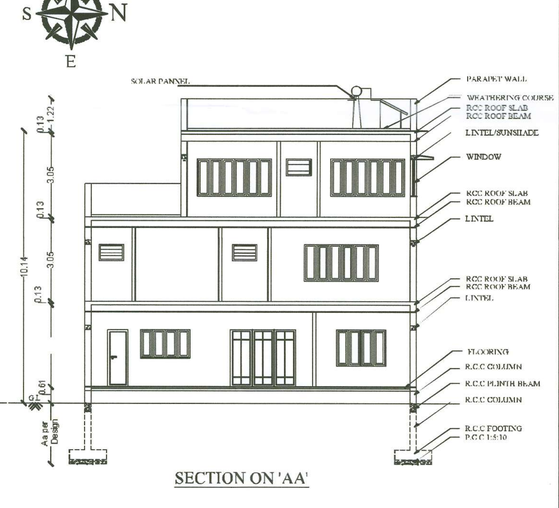

SECOND FLOOR PLAN




TERRACE FLOOR PLAN



ELEVATION




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| W1 = WINDOW | 1.83 x 1.37 |
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Dr.G.S.VENKATASUBRAMANI, M.E., Ph.D., F.I.E., C.Eng.(I), M.I.E., M.I.V.E., Fellow
Consulting structural Engineer Professional Engineer,
Chartered Civil Engineer & Approved Valuer
53, M.A. Palanisamy Nagar, K.K. Pudur, Coimbatore - 641 038
STRUCTURAL ENGINEER

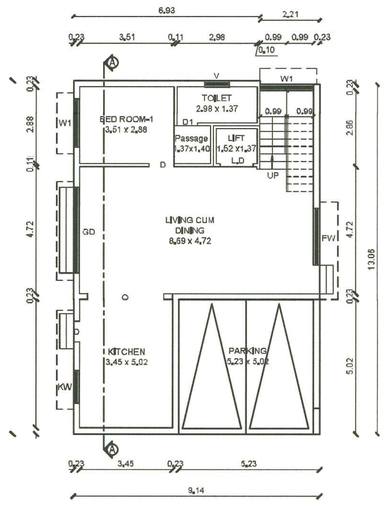
For VELMAYIL DEVELOPERS
K. Jamalaccin
APPLICANT

S. DINESH ANAND, B.ARCH.,M.I.A.,
REGISTERED ARCHITECT
COA Reg No: CA/2005/32047
(for 11170, ANAND ILLAM, R.S. PURAM)
S.N. PALAYAM, COIMBATORE - 641 007.
ARCHITECT

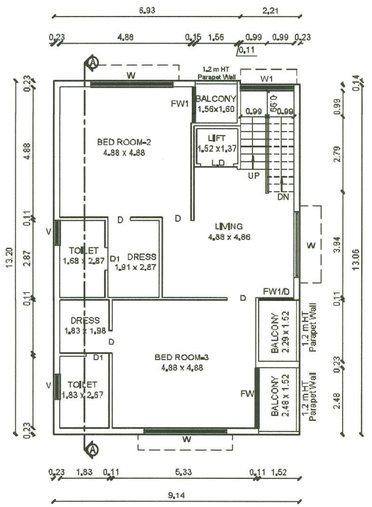
P.R. RAGUPATHY B.E.,
Consulting Civil Engineer & Contractor & Lbs
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GCT, Coimbatore - 641 043. Cell: 9443019899
LBS No. GBL/057/2017 LPA/BL/CB-0719/057/008
REGISTERED ENGINEER

BLOCK - 3,4 & 13,14,15,16 & 17 AND
SHEET No : 4

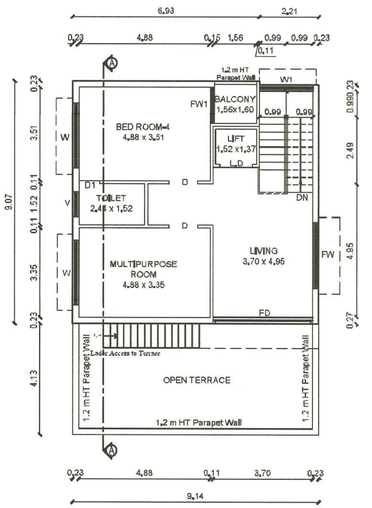
## BLOCK - 5



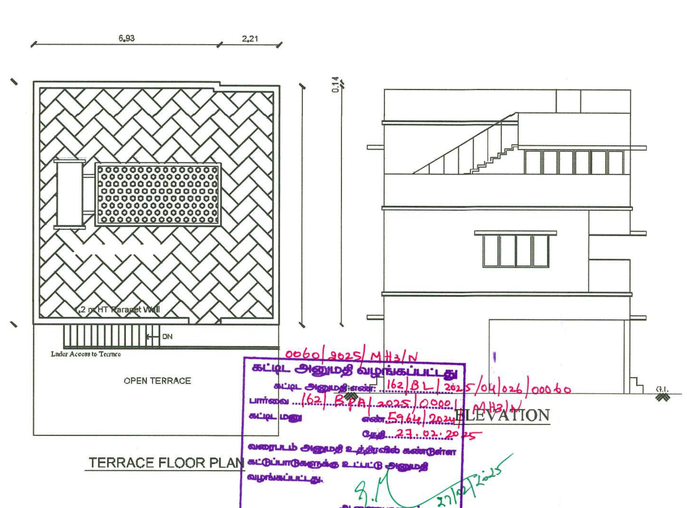

GROUND FLOOR PLAN




FIRST FLOOR PLAN



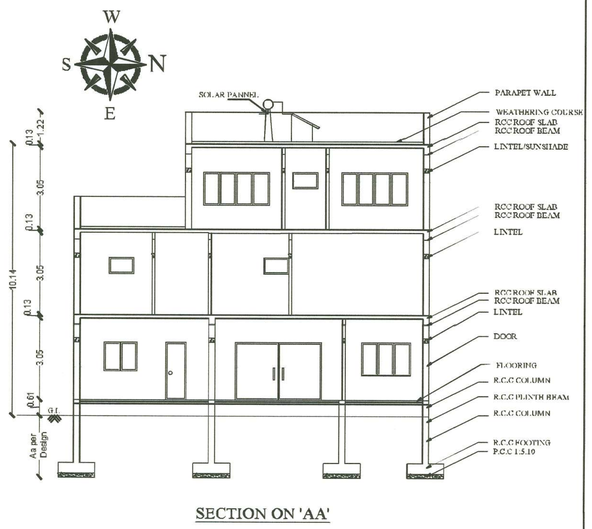

SECOND FLOOR PLAN




TERRACE FLOOR PLAN

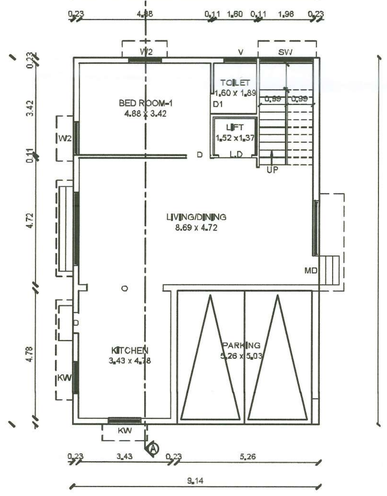


ELEVATION

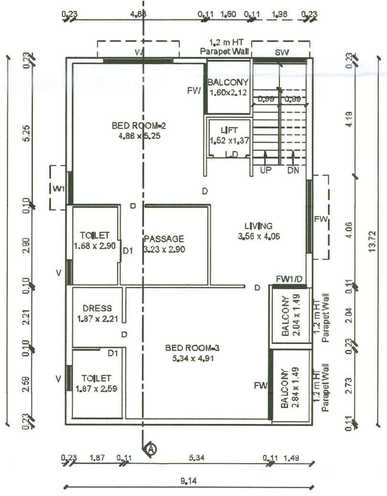



SECTION ON 'AA'

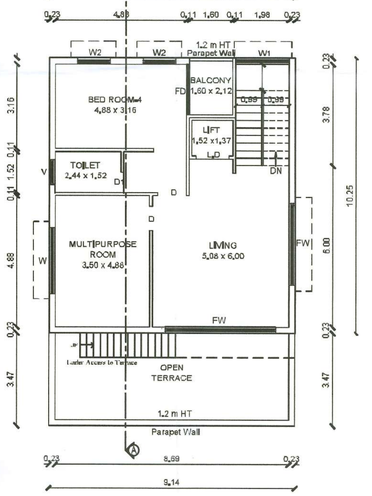
## TYPICAL BLOCKS - 3,4 & 13,14,15,16 & 17 (7 Dwelling uints)



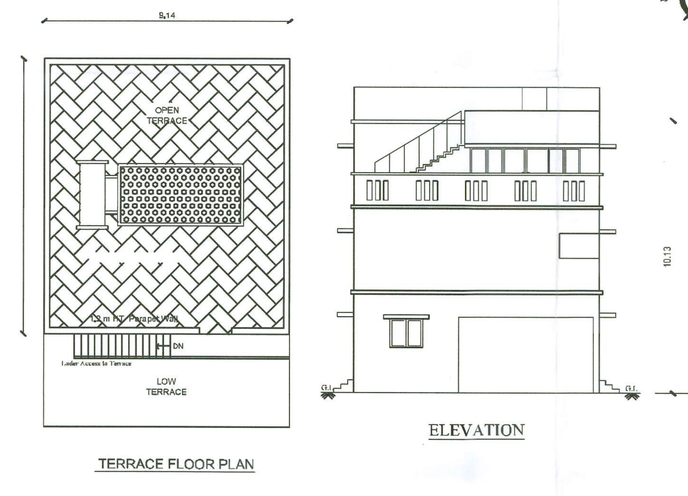

TYPICAL GROUND FLOOR PLAN




TYPICAL FIRST FLOOR PLAN



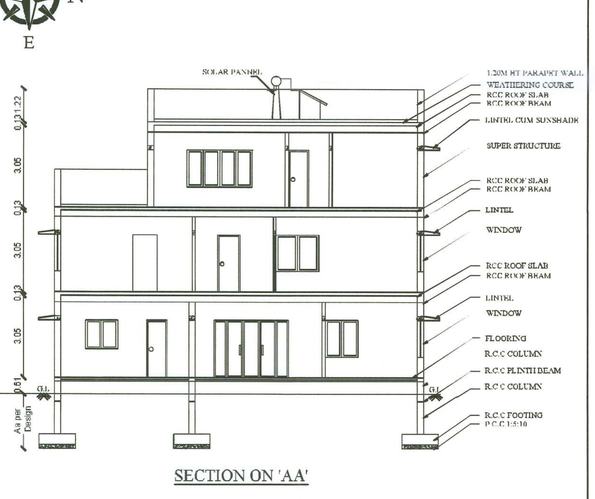

TYPICAL SECOND FLOOR PLAN




TERRACE FLOOR PLAN



ELEVATION




SECTION ON 'AA'

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSE BUILDING IN OLD S.F.No : 474/1A1P, T.S.No : 30, BLOCK No : 23, WARD No : Y(25), PKD NAGAR, No 13 VILANKURUCHI VILLAGE AND COIMBATORE CORPORATION.
Singanallur DD Plan no : 27

| JOINERY DETAILS: | METER |
|---|---|
| MD- MAIN DOOR | 1.07 x 2.10 |
| D - DOOR | 0.91 x 2.10 |
| D1 - DOOR | 0.69 x 2.10 |
| FW - WINDOW | 3.20 x 2.00 |
| W - WINDOW | 2.44 x 1.37 |
| W1 - WINDOW | 1.83 x 1.37 |
| W2 - WINDOW | 1.37 x 1.37 |
| KW - KITCHEN WINDOW | 1.37 x 1.07 |
| SW - STAIR WINDOW | 1.83 x 1.37 |
| O - OPEN | 0.91 x 2.00 |
| V - VENTILATOR | 0.91 x 0.61 |

Dr G.S.VENKATASUBRAMANI, ... Consulting structural Engineer Professional Engineer, Chartered Civil Engineer ... 52, M.A. Palanisamy Street, K.K. Pudur, Coimbatore - 641 038
STRUCTURAL ENGINEER

For VELMAYIL DEVELOPERS
K. Jayalakshmi
Partner
APPLICANT

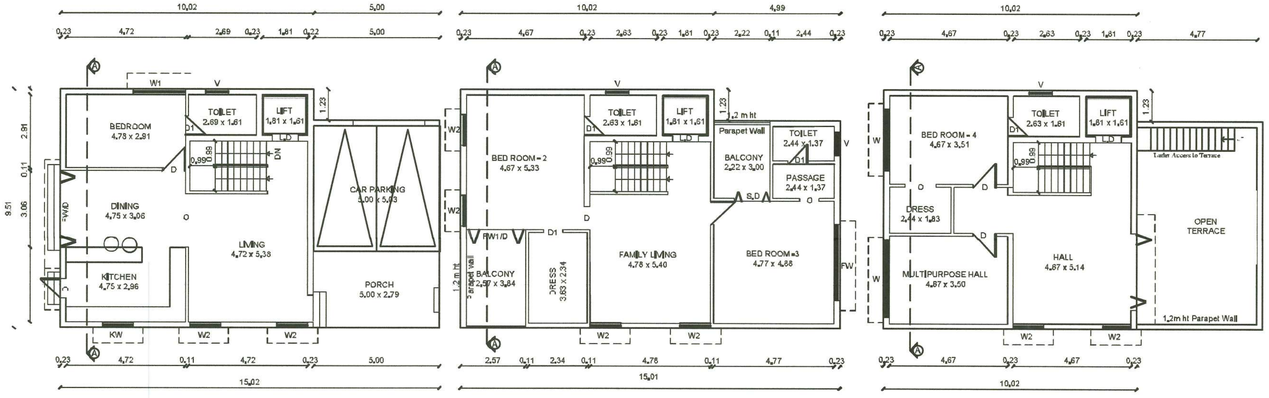
S. DINESH ANAND, B.ARCH., M.I.A.
REGISTERED ARCHITECT
COA Reg No: CA/2005/37047
No: 117C, ANAND ILLAM, RAJAVAMBAL ... S.M. PALAYAM, COIMBATORE - 641 650.
ARCHITECT

... B.E.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank, GCT, Coimbatore - 641 ...
LBS No. GRI/457/2014/A1/CBE/1/2/2018
REGISTERED ENGINEER

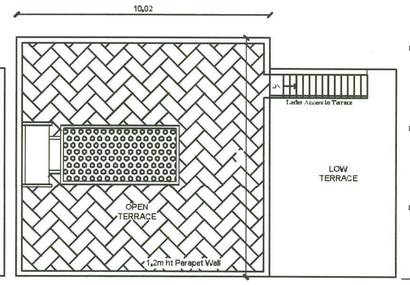
BLOCK - 3,4 & 13,14,15,16 & 17 AND

SHEET No : 3

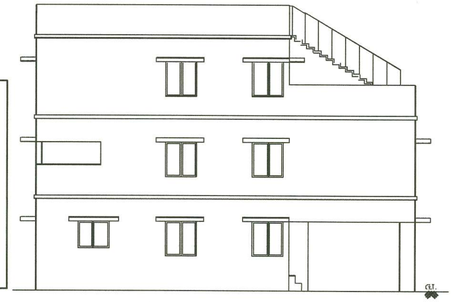
## BLOCK - 2

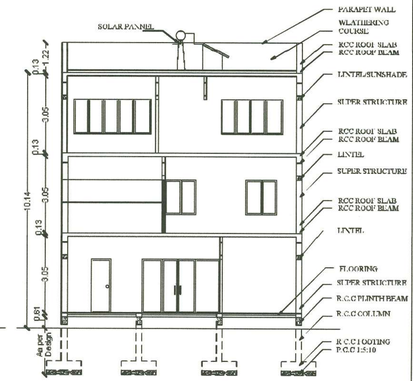



GROUND FLOOR PLAN | FIRST FLOOR PLAN | SECOND FLOOR PLAN




TERRACE FLOOR PLAN

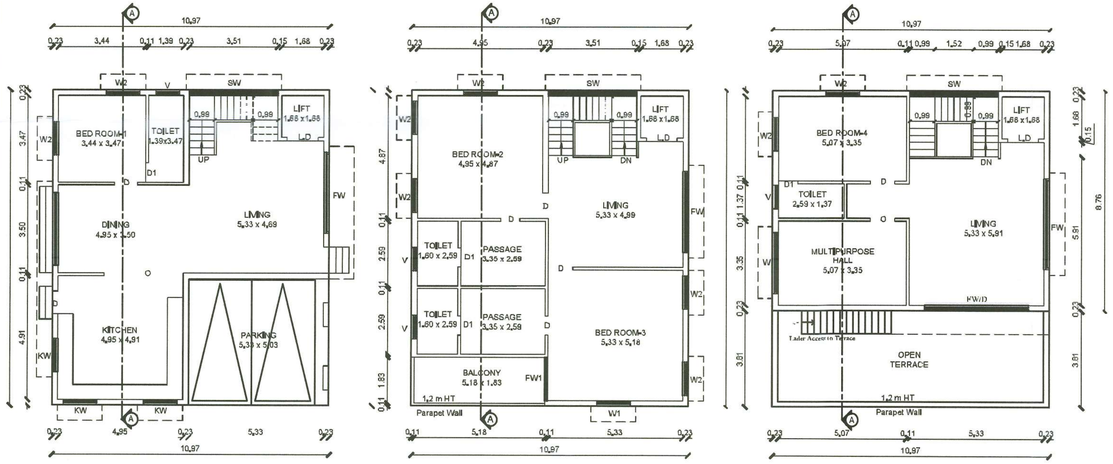




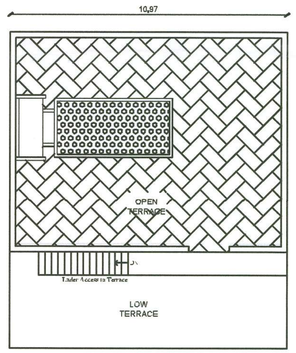

SECTION ON 'AA'

0060/2025/MM3/N
கட்டட அனுமதி வழங்கப்பட்டது.
கட்டட அனுமதி எண்: 152/BL/2025-04/PP24/00060
பார்வை: 152/BLA/2025/00081
கட்டட மனு எண்: SS144/2025/MM3/N
தேதி: 27.02.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
உதவி இயக்குநர்
ஆணையாளருக்காக
மேலமதிப்புரம் மாநகராட்சி

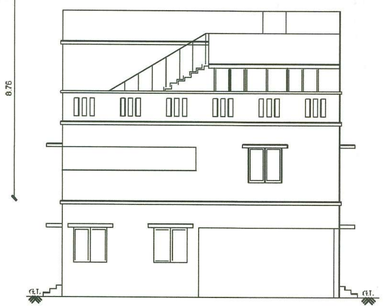
## BLOCK - 1



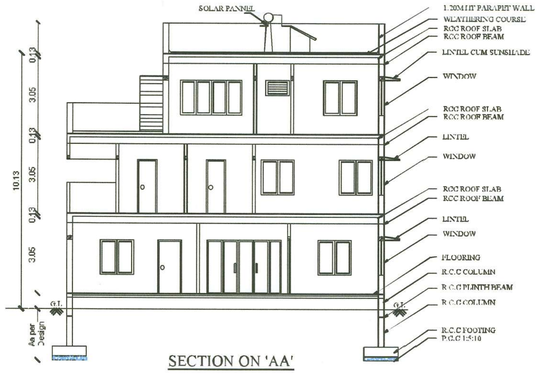

GROUND FLOOR PLAN | FIRST FLOOR PLAN | SECOND FLOOR PLAN




TERRACE FLOOR PLAN



ELEVATION




SECTION ON 'AA'

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSE BUILDING IN OLD S.F.No : 474/1A1P, T.S.No : 30, BLOCK No : 23, WARD No : Y(25), PKD NAGAR, No 13 VILANKURUCHI VILLAGE AND COIMBATORE CORPORATION.
Singanallur DD Plan no : 27

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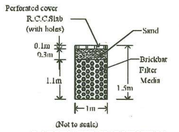
Dr.G.S.VENKATASUBRAMANI, M.E., Ph.D., F.I.E., F.V.
Consulting Structural Engineer, Technical Consultant Engineer, Chartered Civil Engineer & Approved Valuer
63, D.N. Palayamsamy Street, K.K. Pudur, Coimbatore - 641 038
STRUCTURAL ENGINEER

S. DINESH ANAND, B.ARCH., M.I.A.
REGISTERED ARCHITECT
COA Reg No: CA/2005/37047
Mob: 97142, ANAND ILLAM, RAJIVGANDHI NAGAR, S.N. PALAYAM, COIMBATORE
ARCHITECT

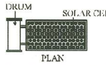
For VELMAYIL DEVELOPERS
K. Jamalakan
Partner
APPLICANT

B.E., M.I.E.(I)
Consulting Civil Engineer & Contractor & Ltd
No.56, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank, GCI, Coimbatore - 641 043, Cell: 91-97907
REGISTERED ENGINEER

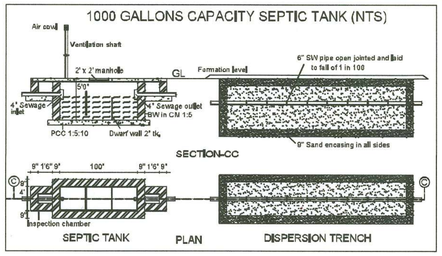
BLOCK - 1 , 2
SHEET No : 2

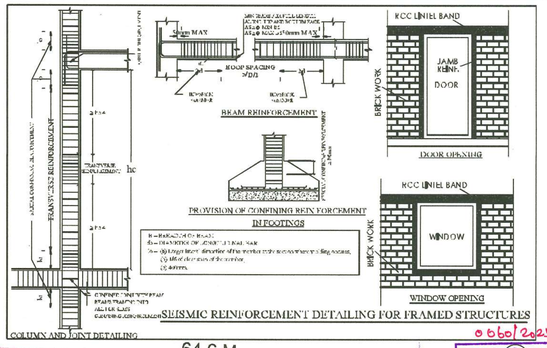


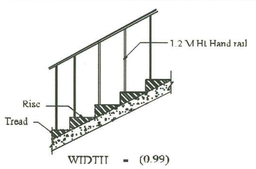

RAIN WATER HARVESTING
RECHARGE TRENCH SECTION




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



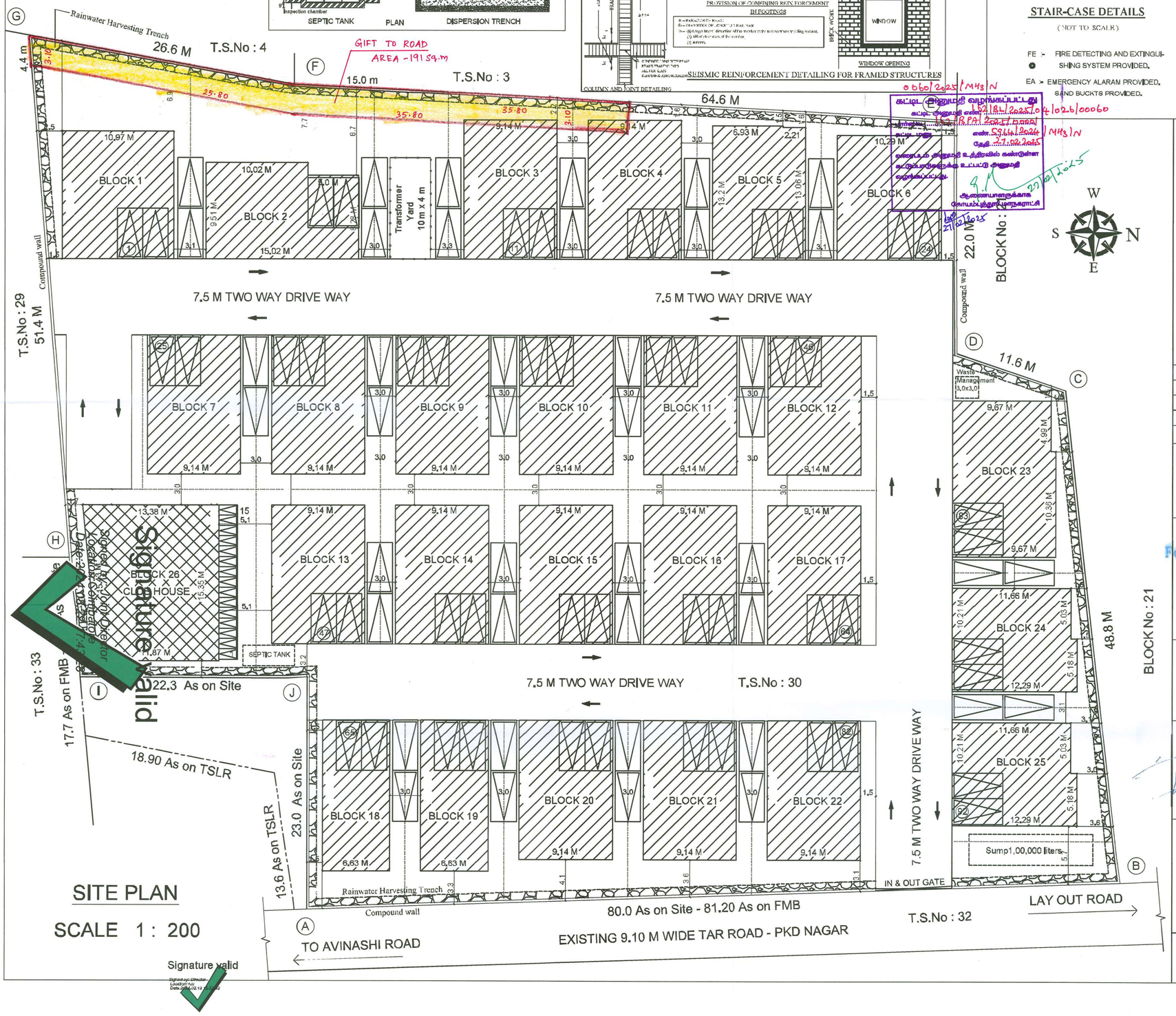

WIDTH - (0.99)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE DETAILS
(NOT TO SCALE)

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

REFERENCE:

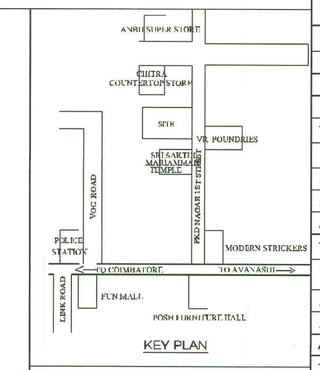
- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY
- PERCOLATION TRENCH




SITE PLAN

SCALE 1 : 200

Signature valid




KEY PLAN

HORIZANTAL DIST. FROM ELEC. LINE : NIL
TP OR NTP AREA : NTP
NOTE:ALL DIMENSIONS ARE IN METRE
SCALE 1 : 200
TOTAL NO's DWELLINGS : 25 Nos

PARKING DETAILS :

| | Required | Provided |
|---|---|---|
| Car Parking | 84 | 92 |
| Two Wheeler Parking | 3 | 15 |

For VELMAYIL DEVELOPERS
K. Jamalaran
Partner
APPLICANT

Dr.G.S.VENKATASUBRAMANI,
Consulting Structural Engineer Professional Engineer,
Chartered Civil Engineer & Approved Valuer
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S.N. PALAYAM, COIMBATORE - 641 027
ARCHITECT

P.E.SUPERVISOR B.E.,
Consulting Civil Engineer & Contractor & Ltd
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LFA/RE/GR-II/19/04/008
REGISTERED ENGINEER

FSI $\frac{8935.72}{7020.00} = 1.27$

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSE BUILDING IN OLD S.F.No : 474/1A1P, T.S.No : 30, BLOCK No : 23, WARD No : Y(25), PKD NAGAR, No 13 VILANKURUCHI VILLAGE AND COIMBATORE CORPORATION.
Singanallur DD Plan no : 27

SITE AREA DETAILS

| | |
|---|---|
| AREA OF THE SITE (As per TSLR) | 7020.00 Sq m |
| AREA OF THE SITE (As per Document) | 7206.02 Sq m |

| BUILT UP AREA | Dwelling Unit in Sq M | Typical Units A x X | TOTAL FSI Area |
|---|---|---|---|
| BLOCK 1 | | | |
| AREA OF GROUND FLOOR | 137.89 | — | 137.89 |
| AREA OF FIRST FLOOR | 137.89 | — | 137.89 |
| AREA OF SECOND FLOOR | 96.10 | — | 96.10 |
| TOTAL BUILT UP AREA | 371.88 | — | 371.88 |
| BLOCK 2 | | | |
| AREA OF GROUND FLOOR | 136.60 | — | 136.60 |
| AREA OF FIRST FLOOR | 136.60 | — | 136.60 |
| AREA OF SECOND FLOOR | 95.30 | — | 95.30 |
| TOTAL BUILT UP AREA | 368.50 | — | 368.50 |
| TYPICAL BLOCKS : 3,4 & 13,14,15,16 & 17 X 7 | | | |
| AREA OF GROUND FLOOR | 125.40 | 125.40 X 7 | 877.80 |
| AREA OF FIRST FLOOR | 125.40 | 125.40 X 7 | 877.80 |
| AREA OF SECOND FLOOR | 93.69 | 93.69 X 7 | 655.83 |
| TOTAL BUILT UP AREA | 344.49 | — | 2411.43 |
| BLOCK 5 | | | |
| AREA OF GROUND FLOOR | 120.34 | — | 120.34 |
| AREA OF FIRST FLOOR | 120.34 | — | 120.34 |
| AREA OF SECOND FLOOR | 82.60 | — | 82.60 |
| TOTAL BUILT UP AREA | 323.28 | — | 323.28 |
| BLOCK 6 | | | |
| AREA OF GROUND FLOOR | 126.67 | — | 126.67 |
| AREA OF FIRST FLOOR | 126.67 | — | 126.67 |
| AREA OF SECOND FLOOR | 90.14 | — | 90.14 |
| TOTAL BUILT UP AREA | 343.48 | — | 343.48 |
| TYPICAL BLOCK : 7,8,9,10,11,12 , 20, 21 & 22 X 9 | | | |
| AREA OF GROUND FLOOR | 125.40 | 125.40 X 9 | 1128.60 |
| AREA OF FIRST FLOOR | 125.40 | 125.40 X 9 | 1128.60 |
| AREA OF SECOND FLOOR | 81.25 | 81.25 X 9 | 731.25 |
| TOTAL BUILT UP AREA | 332.05 | — | 2988.45 |
| TYPICAL BLOCK : 18 & 19 X 2 | | | |
| AREA OF GROUND FLOOR | 98.65 | 98.65 X 2 | 197.30 |
| AREA OF FIRST FLOOR | 98.65 | 98.65 X 2 | 197.30 |
| AREA OF SECOND FLOOR | 86.85 | 86.85 X 2 | 173.70 |
| TOTAL BUILT UP AREA | 284.15 | — | 568.30 |
| BLOCK 23 | | | |
| AREA OF GROUND FLOOR | 153.5 | — | 153.5 |
| AREA OF FIRST FLOOR | 153.5 | — | 153.5 |
| AREA OF SECOND FLOOR | 100.4 | — | 100.4 |
| TOTAL BUILT UP AREA | 407.4 | — | 407.4 |
| TYPICAL BLOCK : 24 & 25 X 2 | | | |
| AREA OF GROUND FLOOR | 122.31 | 122.31 X 2 | 244.62 |
| AREA OF FIRST FLOOR | 122.31 | 122.31 X 2 | 244.62 |
| AREA OF SECOND FLOOR | 72.89 | 72.89 X 2 | 145.78 |
| TOTAL BUILT UP AREA | 317.51 | — | 635.02 |
| BLOCK : 26 - CLUB HOUSE | | | |
| AREA OF GROUND FLOOR | 193.79 | — | 193.79 |
| AREA OF FIRST FLOOR | 193.79 | — | 193.79 |
| AREA OF SECOND FLOOR | 130.4 | — | 130.4 |
| TOTAL BUILT UP AREA | 517.98 | — | 517.98 |

SITE PLAN SHEET No : 1

# Our services go beyond

## 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.

# Smarter Tools, Stronger Decisions

## 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™

# 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