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RE REGULATORY RECORD

RERA Document

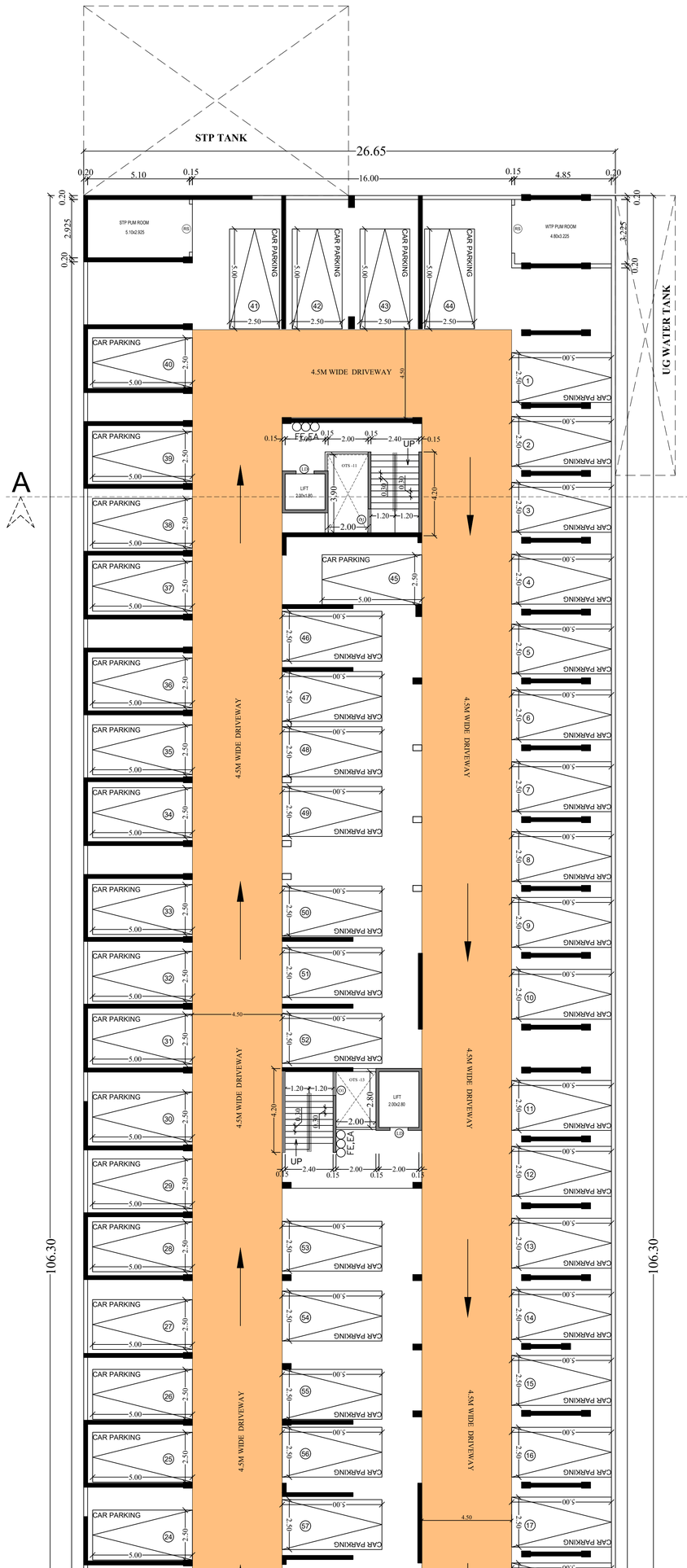
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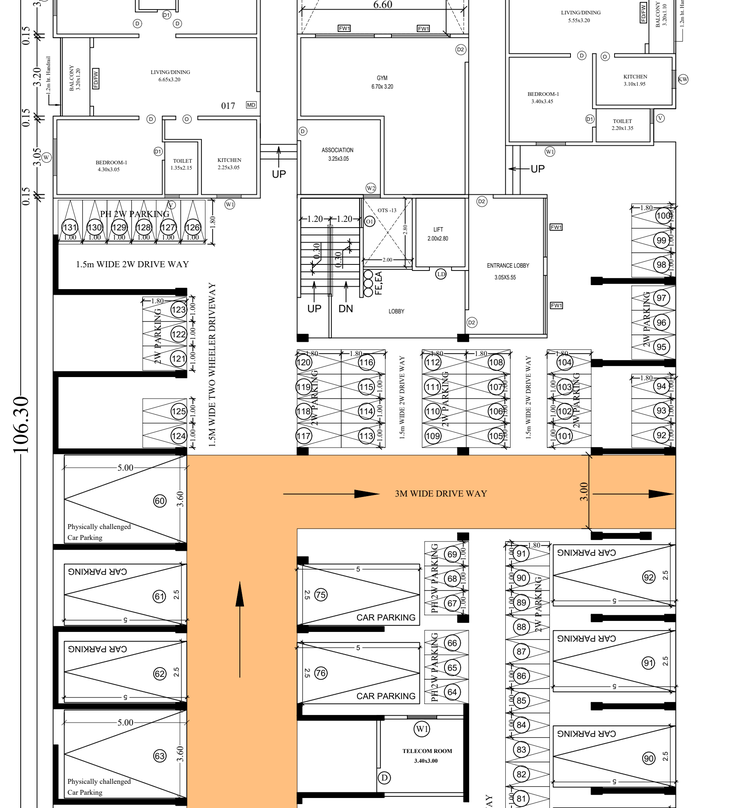
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



BASEMENT FLOOR PLAN



STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.NO-255/1A3A IN KANNAPALAYAM VILLAGE, SULUR TALUK, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: INDUSTRIAL USE

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

N

SCALE 1:100

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 2.00x 2.10
LD	LIFT DOOR	1.00 x 2.10
O	OPEN	0.75 x 2.10
O1	OPEN	1.20 x 1.50
FW	FRENCH WINDOW	3.00 x 2.10
FW1	FRENCH WINDOW	2.40 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 2.00
KW	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75x 0.75
RS	ROLLING SHUTTER	2.00 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	36.97	2756.96	2793.93		Staircase, Lift & Parking
2	GROUND FLOOR	943.21	1583.85	2527.06	08	Staircase, Lift & Parking
3	FIRST FLOOR	2199.97		2199.97	27	
4	SECOND FLOOR	2199.97		2199.97	27	
5	THIRD FLOOR	2199.97		2199.97	27	
6	FOURTH FLOOR	2199.97		2199.97	27	
7	FIFTH FLOOR	2199.97		2199.97	27	
8	TERRACE FLOOR (HEAD ROOM)		47.40	47.40		Staircase, Lift
9	WATCHMEN ROOM		6.25	6.25		
10	TOTAL AREA	11980.03	4394.46	16374.49	143 unit	

INDIVIDUAL UNIT AREA (with Balcony)

Flat no.	Area	Nos
001,101,201 301,401,501	69.96 sqm	6 no
002,102,202 302,402,502	62.65 sqm	6 no
003,103,203 303,403,503	62.65 sqm	6 no
004,104,204 304,404,504	62.84 sqm	6 no
105,205 305,405,505	62.84 sqm	5no
106,206 306,406,506	62.65 sqm	5 no
107,207 307,407,507	62.65 sqm	5 no
108,208 308,408,508	62.65 sqm	5 no
109,209 309,409,509	62.65 sqm	5 no
110,210 310,410,510	62.84 sqm	5 no

Flat no.	Area	Nos
111,211 311,411,511	79.03 sqm	5 no
112,212 312,412,512	73.96 sqm	5 no
113,213 313,413,513	73.96 sqm	5 no
114,214 314,414,514	73.96 sqm	5 no
115,215 315,415,515	73.96 sqm	5 no
116,216 316,416,516	73.91 sqm	5 no
017	82.27 sqm	1 no
117,217 317,417,517	74.51 sqm	5 no
018,118,218 318,418,518	82.27 sqm	6 no
019,119,219 319,419,519	82.27 sqm	6 no
020,120,220 320,420,520	82.27 sqm	6 no

Flat no.	Area	Nos
121,221 321,421,521	70.71 sqm	5 no
122,222 322,422,522	45.63 sqm	5 no
123,223 323,423,523	45.41 sqm	5 no
124,224 324,424,524	43.44 sqm	5 no
125,225 325,425,525	43.44 sqm	5 no
126,226 326,426,526	48.82 sqm	5 no
027,127,227 327,427,527	71.01 sqm	5 no

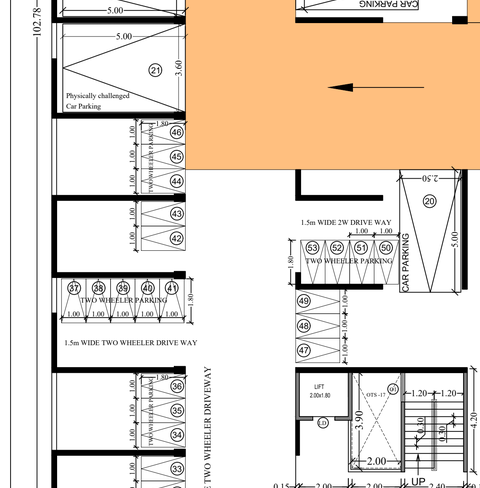
25 Sqm to 50 Sqm flat - 25 nos
50 Sqm to 75 Sqm flat - 94 nos
75 Sqm to 90 Sqm flat - 24 nos

TOTAL NOS OF DWELLING - 143 UNIT

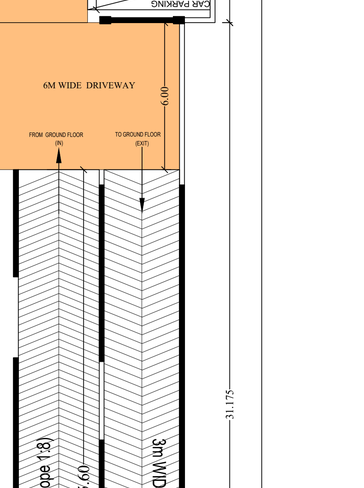
For TNCD LLP
Designated Partner
APPLICANT

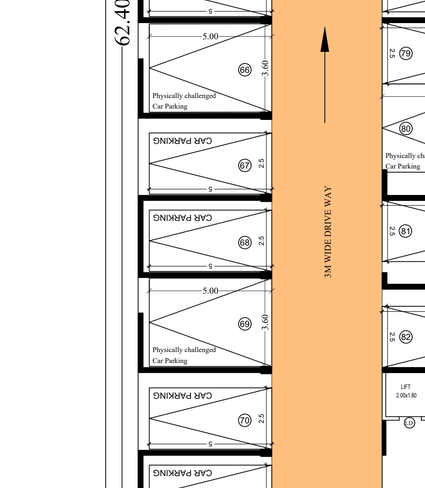
Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019
ARCHITECT

DINESH KUMAR BHANDARI B.E.,M.S.,MIE
Chartered Engineer M-1586518
DTCP Reg: SE-I/001/2021
72,Cooperative Colony,Uppilipalayam,
Coimbatore - 641015.
STRUCTURAL ENGINEER

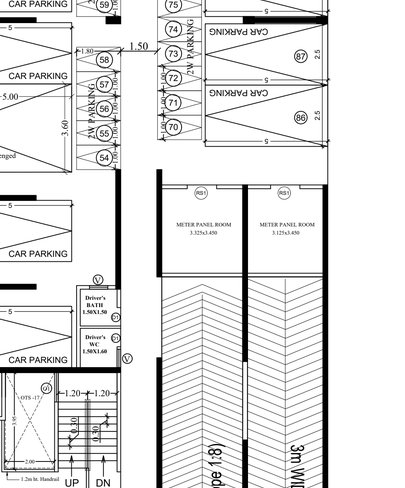


WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS





PRECAST WALL TO SLAB CONNECTION DETAIL



PRECAST WALL TO SLAB CONNECTION DETAIL

SCALE : 1 :100

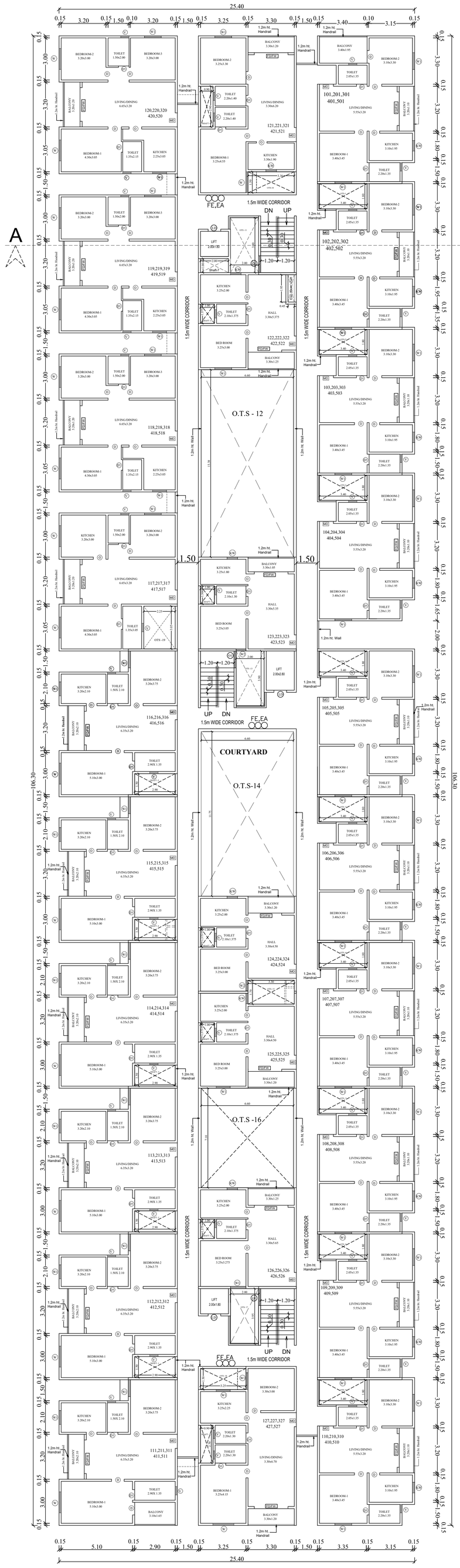
SHEET NO :2of4



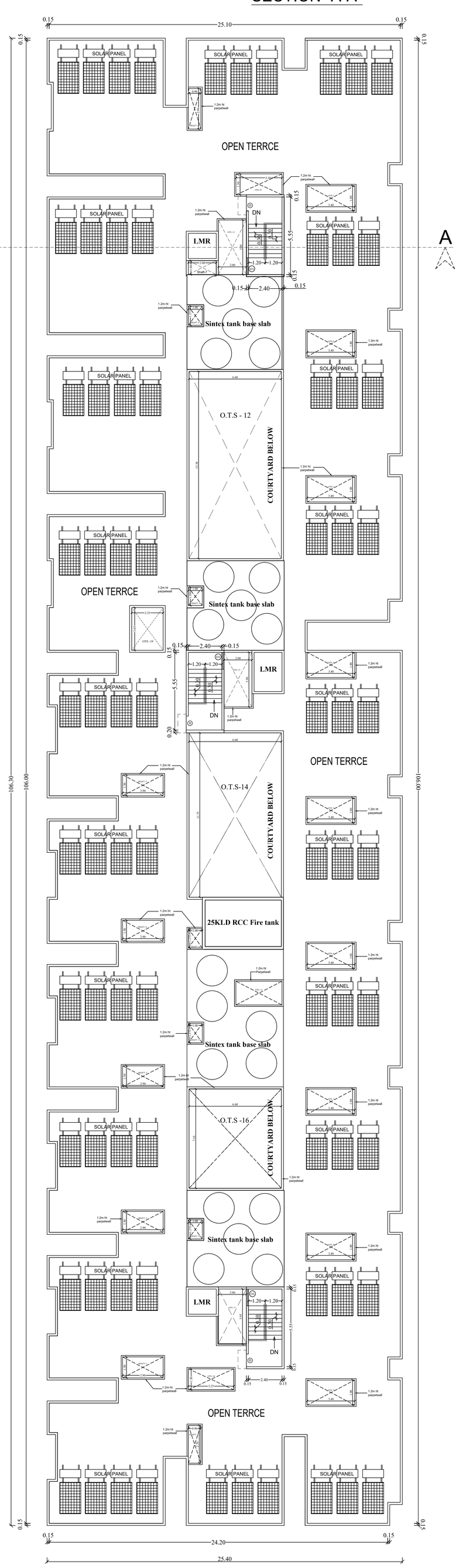
SOUTH ELEVATION



SECTION "A-A"



TYPICAL FLOOR PLAN
(1st,2nd,3rd,4th & 5th floor)



TERRACE FLOOR PLAN

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TOTAL NOS OF DWELLING - 143 UNIT

For TNCD LLP
Designated Partner

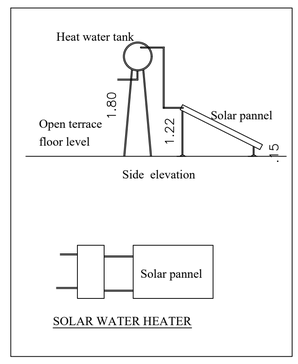
APPLICANT

Ar. PRESTON VARGHESE
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ARCHITECT

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Chartered Engineer M-1586518 .
DTCP Reg: SE-I/001/2021
72,Cooperative Colony,Uppilipalayam,
Coimbatore - 641015.

STRUCTURAL ENGINEER



SCALE : 1 :100

SHEET NO :3of4

S.F.No: 665
Irugur Village
NOYYAL

51.60 As per FMB

E

F

7.00 As per FMB

G

19.20 As per FMB

H

15.0 m WIDE OPEN SPACE

15.00

15.35

STP 100 KLD

25.40

3.30

4.35

3.10

UG SUMP

RAIN WATER PERCULATION PIT @ 5m C/C

4.42 m WIDE OPEN SPACE

Basement floor extent

135.20 As per FMB

129.40 As per FMB

106.30

S.F.No: 255/1A3C

S.F.No: 256

3.0 m WIDE OPEN SPACE

62.40

RAIN WATER PERCULATION PIT @ 3m C/C

3.0 m WIDE DRIVE WAY

3m WIDE RAMP (Slope 1:8)

3m WIDE RAMP (Slope 1:8)

3.0 m WIDE DRIVE WAY

Basement floor extent

3.30

3.075

5.90

4.50

7.55

23.0 As per FMB(22.84 As per Site)

19.6 As per FMB
(19.72 As per site)

S.F.No: 255/1A3B

IN/OUT
6m Wide Gate
ENTRANCE ARCH

Watchmen room
2.5X2.5M

10.60
As per FMB

TRICHY MAIN ROAD

S.F.No: 263

A

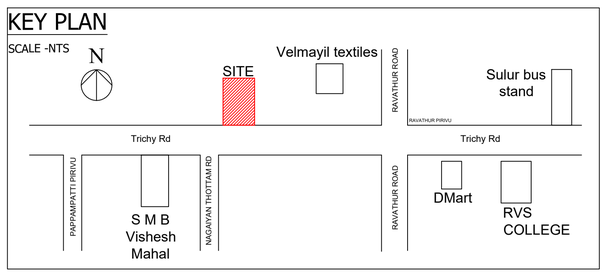
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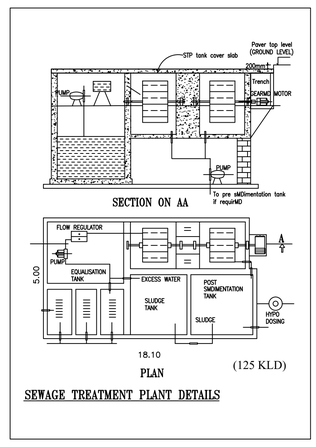
C

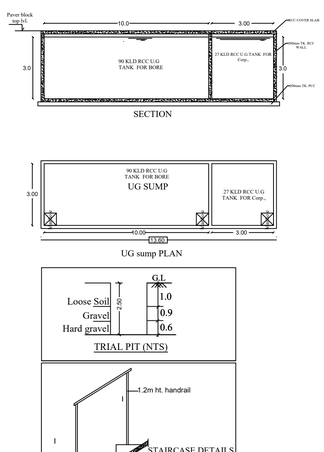
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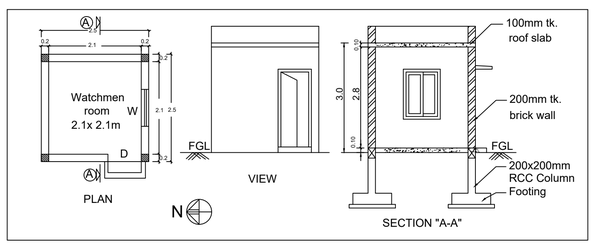
KEY PLAN

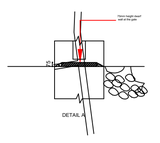
SCALE -NTS

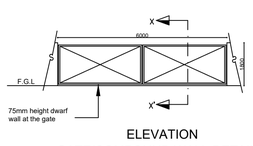


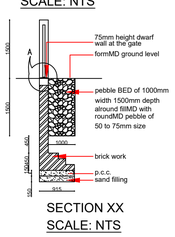


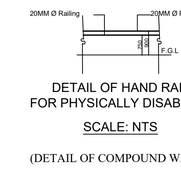


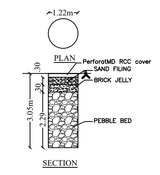












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COLOUR INDEX
EXISTING ROAD -
SITE BOUNDARY -
PROPOSMD BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT -

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.AS PER FMB	49675.86	4615.00
2.AS PER DOCUMENT	49675.86	4615.00
3.AS PER SITE	50315.99	4674.47
4.SUPER IMPOSMD PLOT AREA	49675.86	4615.00

BUILT UP AREA

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10	TOTAL AREA	11980.03	4394.46	16374.49	143 unit	

$$FSI = \frac{\text{Total FSI area}}{\text{Plot area}} = \frac{11980.03}{4615.00} = 2.596 \text{ (Premium FSI Provided)}$$

TOTAL NUMBERS OF DWELLING - 143 UNITS

PARKING DETAIL:-

Parking category	Nos. of Units	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	25	25	--
50 Sqm to 75 Sqm flat	94	94	47
75 Sqm to 150 Sqm flat	24	--	24
Visitors parking of 10%		12	08
Total Requied parking		131	79
Provided Parking		131	92

For TNCD LLP
Designated Partner

APPLICANT

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Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

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72,Cooperative Colony,Uppilipalayam,
Coimbatore - 641015.

STRUCTURAL ENGINEER

SCALE : 1 :100

SHEET NO :4of4

Signature Not Verified
Signed by: Executive Officer
Location: Coimbatore
Date: 2026.09.02 15:53:18

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.