Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

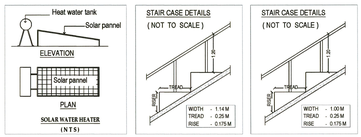
Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

BLOCK - 1

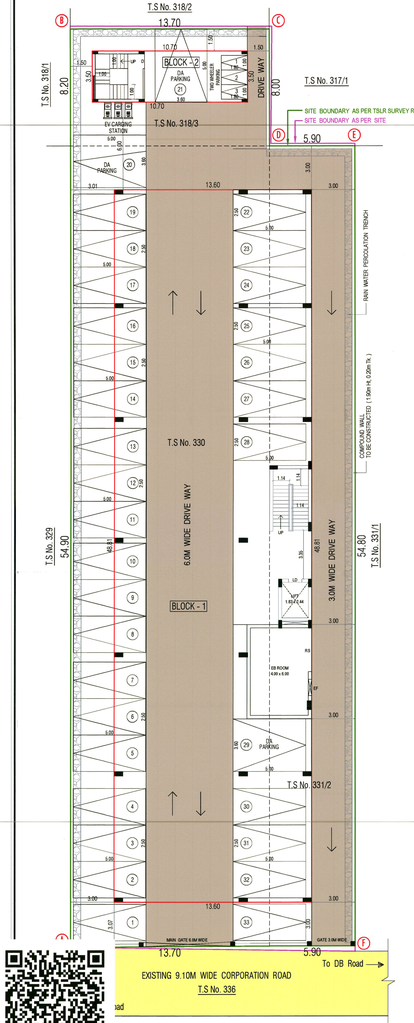



STAIR CASE DETAILS
( NOT TO SCALE )




STAIR CASE DETAILS
( NOT TO SCALE )

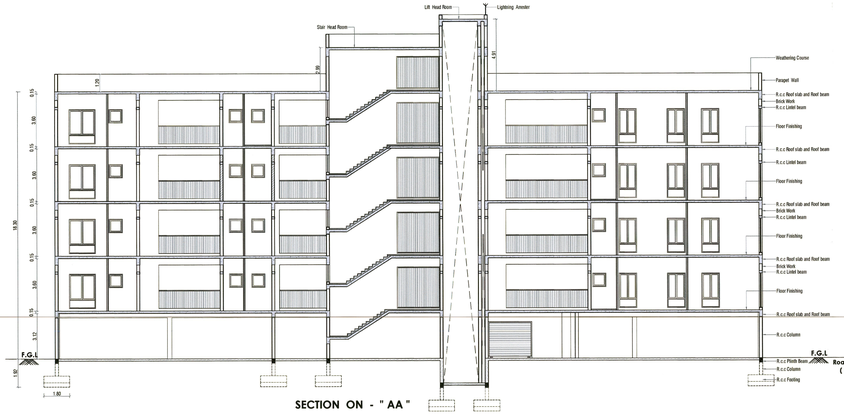


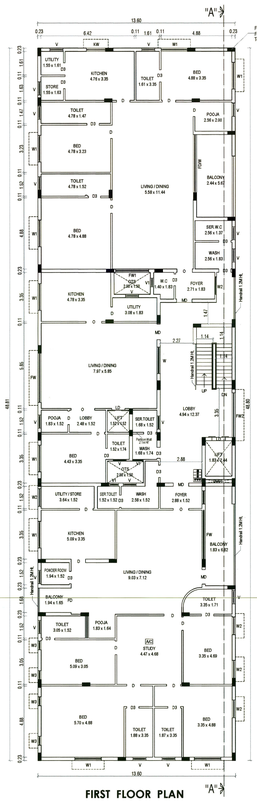

SITE PLAN / STILT FLOOR PLAN



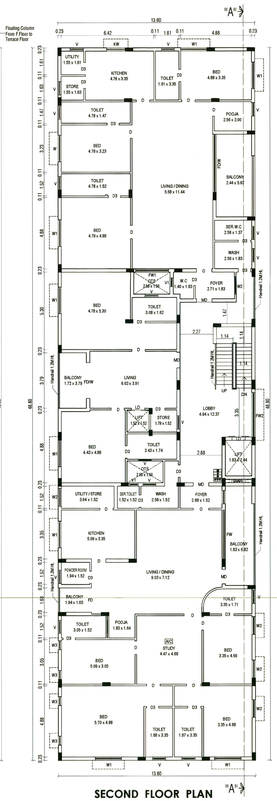

ELEVATION



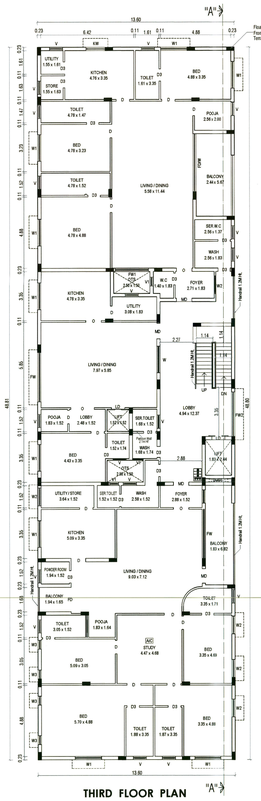

SECTION ON - " AA "



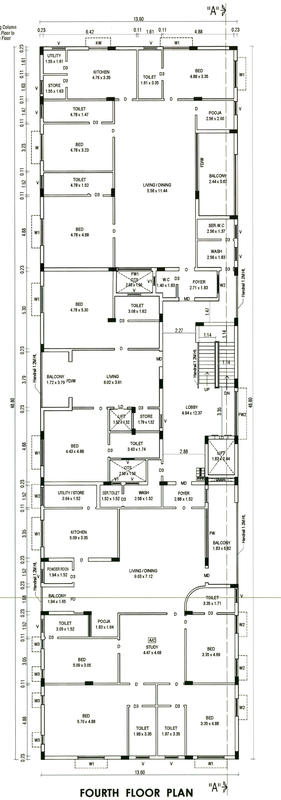

FIRST FLOOR PLAN



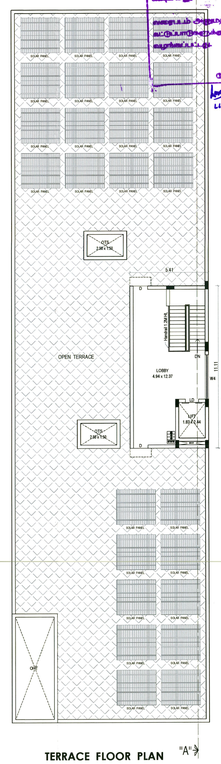

SECOND FLOOR PLAN




THIRD FLOOR PLAN

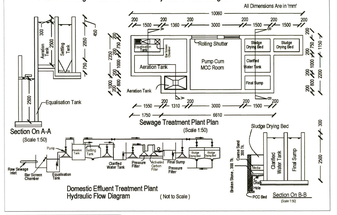


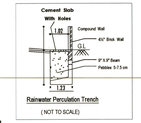

FOURTH FLOOR PLAN



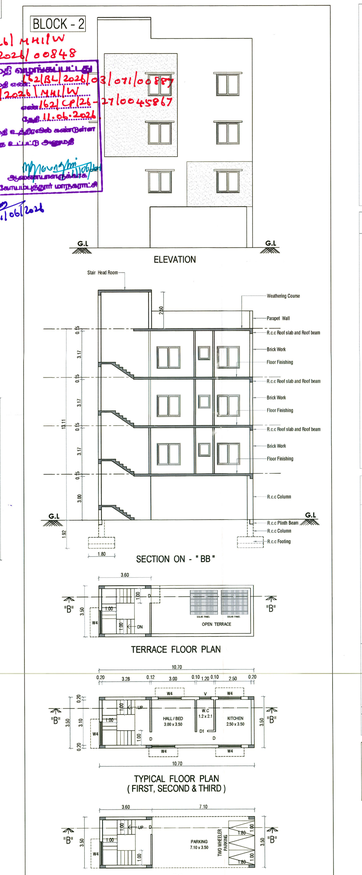

TERRACE FLOOR PLAN

Plan of Sewage Treatment Plant & Hydraulic Flow Diagram




| BLOCK - 1 | PARKING DETAIL | | | | |
|---|---|---|---|---|---|
| | TYPICAL FLOORS ( FIRST, SECOND, THIRD & FOURTH FLOOR ) | | | | |
| | UNIT | DWELLING AREA IN SQ.M | 25 TO 50 SQ.M ( 1 TWO WHEELER PARKING ) | 50 TO 75 SQ.M ( 1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING ) | ABOVE 75 SQ.M And THEREAFTER ( 1 CAR PARKING ) FOR (NEXT) Sq.m |
| | | | | | CAR PARKING |
| 1st. FLOOR | 1 | 260.07 | - | 260.07 / 75 = | 3 Nos |
| 1st & 2nd FLOOR | 2 | 117.50<br>117.50 | - | 234.99 / 75 = | 3 Nos |
| 1st FLOOR | 3 | 217.95 | - | 217.95 / 75 = | 3 Nos |
| 2nd FLOOR | 4 | 260.07 | - | 260.07 / 75 = | 3 Nos |
| 2nd FLOOR | 5 | 217.95 | - | 217.95 / 75 = | 3 Nos |
| 3rd FLOOR | 6 | 260.07 | - | 260.07 / 75 = | 3 Nos |
| 3rd & 4th FLOOR | 7 | 117.50<br>117.50 | - | 234.99 / 75 = | 3 Nos |
| 3rd FLOOR | 8 | 217.95 | - | 217.95 / 75 = | 3 Nos |
| 4th FLOOR | 9 | 217.95 | - | 217.95 / 75 = | 3 Nos |
| 4th FLOOR | 10 | 260.07 | - | 260.07 / 75 = | 3 Nos |
| | TOTAL CAR PARKING ( INCLUDING DA PARKING ) | | | | 30 Nos |
| | GUEST CAR PARKING | | | 10% | 3 Nos |
| | DIFFERENTLY ABLED PARKING | | | 10% | 3 Nos |
| BLOCK - 2 | | | | | |
| 1st FLOOR | 1 | 37.45 | 1 | - | |
| 2nd FLOOR | 2 | 37.45 | 1 | - | |
| 3rd FLOOR | 3 | 37.45 | 1 | - | |
| | TOTAL TWO WHEELER PARKING | | | | 3 Nos |





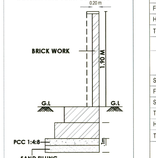




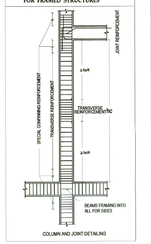




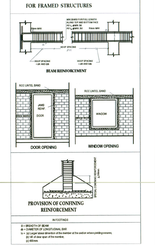
COLUMN AND JOINT DETAILING




SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES




SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES




REFERENCE :-

SITE BOUNDARY -
PROPOSED BUILDING -
DRIVE WAY -
EXISTING ROAD -

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN T.S.Nos. 318/3, 330, 331/2, WARD No. H, BLOCK No. 9 AT COIMBATORE TOWN, R.S.PURAM, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

PROPOSED SITE LAND USE IN NEW MASTER PLAN - 2041 - RESIDENTIAL USE

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

**ONLINE APPLICATION No. - SWP / BPA / 513726 / 2026**
**SWP / SITE APPROVAL / DTCP / LP / C.L.P.A No. - 270/2026**
**SWP / DTCP / PLANNING PERMISSION No. - 347/2026**

## SITE AREA DETAILS

| | |
|---|---|
| T.S No. 318 / 3 | 110.00 SQM |
| T.S No. 330 | 752.50 SQM |
| T.S No. 331 / 2 | 319.80 SQM |
| AREA OF THE SITE ( AS PER TSLR ) | 1182.30 SQM |
| AREA OF THE SITE ( AS PER DOCUMENT ) | 1185.20 SQM |

## BLOCK - 1 AREA DETAILS

| FLOOR NAME | TOTAL BUILT UP AREA IN SQM | NON FSI & DEDUCTION AREA IN SQM | FSI AREA IN SQM |
|---|---|---|---|
| STILT FLOOR | 663.82 | 635.04 | 28.78 |
| FIRST FLOOR | 663.82 | 7.49 | 656.33 |
| SECOND FLOOR | 663.82 | 7.49 | 656.33 |
| THIRD FLOOR | 663.82 | 7.49 | 656.33 |
| FOURTH FLOOR | 663.82 | 7.49 | 656.33 |
| HEAD ROOM | 60.12 | 60.12 | -- |
| TOTAL | 3379.22 | 725.12 | 2654.10 |

## BLOCK - 2 AREA DETAILS

| FLOOR NAME | TOTAL BUILT UP AREA IN SQM | NON FSI & DEDUCTION AREA IN SQM | FSI AREA IN SQM |
|---|---|---|---|
| STILT FLOOR | 37.45 | 37.45 | -- |
| FIRST FLOOR | 37.45 | -- | 37.45 |
| SECOND FLOOR | 37.45 | -- | 37.45 |
| THIRD FLOOR | 37.45 | -- | 37.45 |
| HEAD ROOM | 12.60 | 12.60 | -- |
| TOTAL | 162.40 | 50.05 | 112.35 |

FSI AREA 2766.45 / 1182.30 = 2.34

PARKING PROVIDED AS PER TNCDBR

| PARKING NAME | REQUIRED | PROVIDED |
|---|---|---|
| CAR ( INCLUDING GUEST PARKING ) | 30 | 30 |
| DA CAR ( DIFFERENTLY ABLED ) | 03 | 03 |
| TWO WHEELER | 03 | 03 |

| SCHEDULE OF JOINERY | | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.80 x 2.53 |
| D | DOOR | 1.00 x 2.53 |
| D1 | DOOR | 1.00 x 2.53 |
| D2 | DOOR | 0.90 x 2.53 |
| D3 | DOOR | 0.75 x 2.53 |
| W | WINDOW | 2.00 x 2.35 |
| W1 | WINDOW | 1.82 x 2.35 |
| W2 | WINDOW | 1.23 x 2.35 |
| W3 | WINDOW | 0.91 x 2.35 |
| W4 | WINDOW | 1.60 x 1.50 |
| FW | WINDOW | 3.39 x 2.53 |
| FW1 | WINDOW | 2.30 x 2.53 |
| FW2 | WINDOW | 2.50 x 2.81 |
| FDW | WINDOW | 4.00 x 2.53 |
| FD | WINDOW | 1.68 x 2.53 |
| KW | KITCHEN WINDOW | 1.23 x 1.50 |
| V | VENTILATOR | 0.90 x 1.00 |
| V1 | VENTILATOR | 0.75 x 1.00 |
| LD | LIFT DOOR | 1.07 x 2.13 |
| RS | ROLLING SHUTTER | 3.00 x 2.13 |
| EF | EXHAUST FAN | 1.11 x 1.11 |

For SRIG ANDAAS VENTURES LLP
Designated Partner
APPLICANT

Dr.R.M.VETRIVELRAN M.E.,(DOCTOR)M.O.M.M.E.,
MECHANICAL ENGINEER
CEA-REGN No. EA/CEA/00/0000
Class-I Licensed Surveyor
G.O.-G.O.Ms.To.34 Dated:12.2.2004
Coimbatore-641018.
+919842144483 Email: grdesign@gmail.com
REGISTERED GEO TECH ENGINEER

Dr. G.S. VENKATASUBRAMANI
Ph.D.,MIE(India)Hon'd.,FIE.C.Engg(I),FE.,
MISTE.,MI Struct.E.,MICI.,FIV
Construction Engineer - CE/COC/2003/0035

REGISTERED CONSTRUCTION ENGINEER

Dr. G.S. VENKATASUBRAMANI
Ph.D.,MIE(India)Hon'd.,FIE.C.Engg(I),FE.,
MISTE.,MI Struct.E.,MICI.,FIV
Registered Engineer Code - I/2003/0035/0035

REGISTERED ENGINEER / REGISTERED ARCHITECT

Dr. G.S. VENKATASUBRAMANI
Ph.D. MIE(India)Hon'd., FIE.C.Engg(I),FE.,
MISTE.,MI Struct.E.,MICI.,FIV
Structural Engineer Code - I/2003/0035/0035/2015.
Flat No. 4, Ramakrishna Apartments,
Kuniamuthur Bypass Road, Kuniamuthur, Valparai Post,
Coimbatore - 641 008.

REGISTERED STRUCTURAL ENGINEER

Signature valid
Signed by: Jaya Chandra Kumar Gandi
Date: 11-Feb-2026 15:21:41

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.