Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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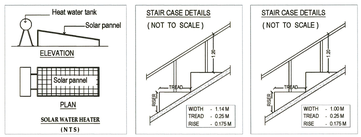
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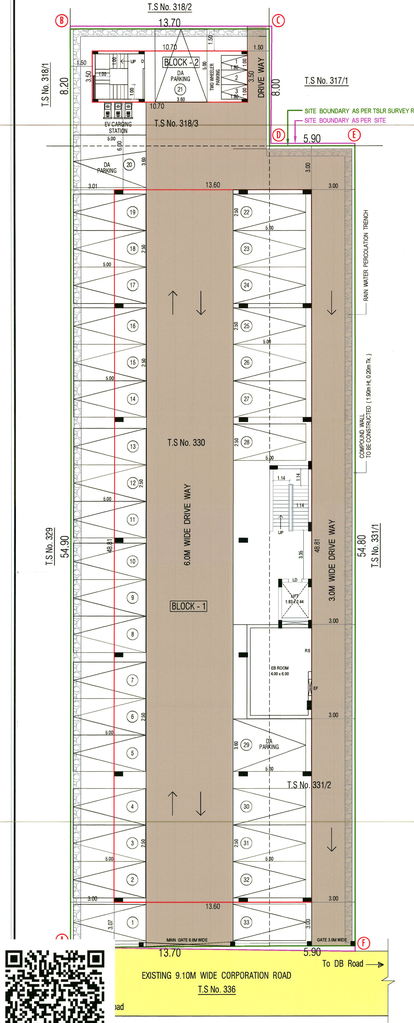
DIGITALLY VERIFIED RECORD

BLOCK - 1



STAIR CASE DETAILS
(NOT TO SCALE)

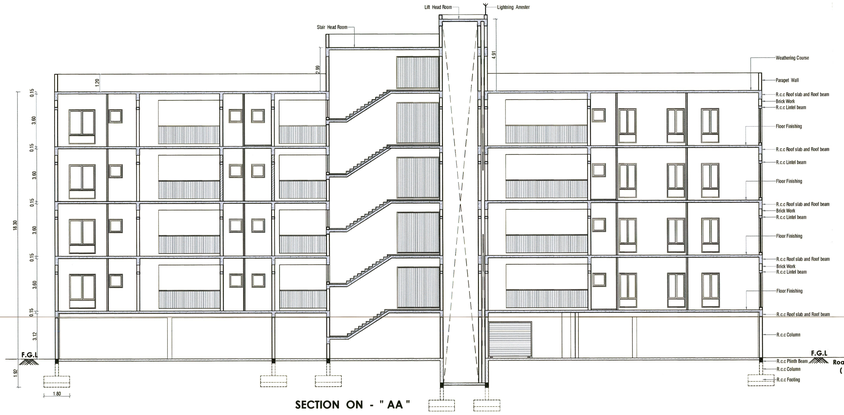
STAIR CASE DETAILS
(NOT TO SCALE)



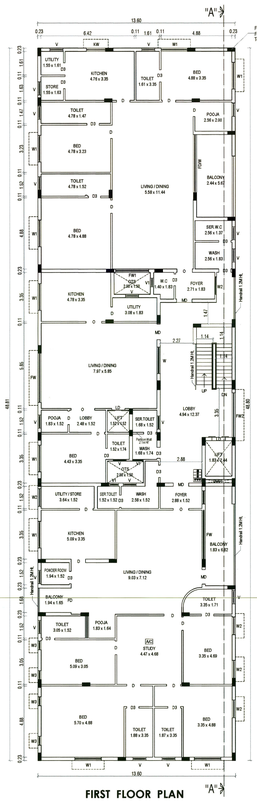
SITE PLAN / STILT FLOOR PLAN



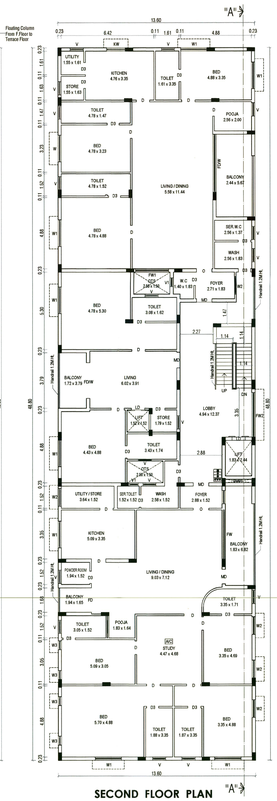
ELEVATION



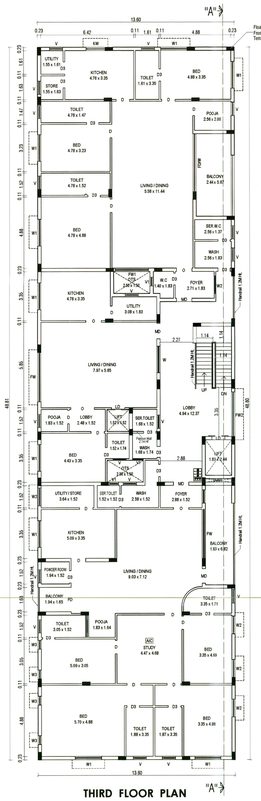
SECTION ON - " AA "



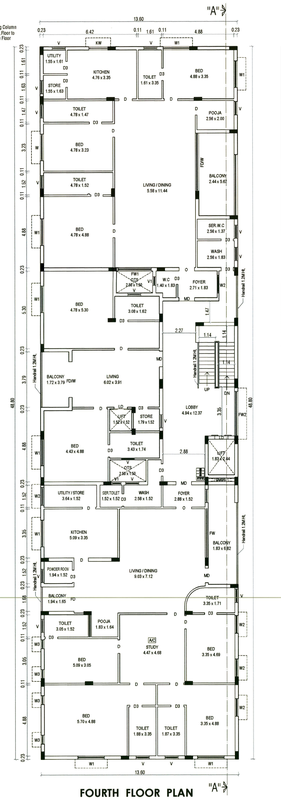
FIRST FLOOR PLAN



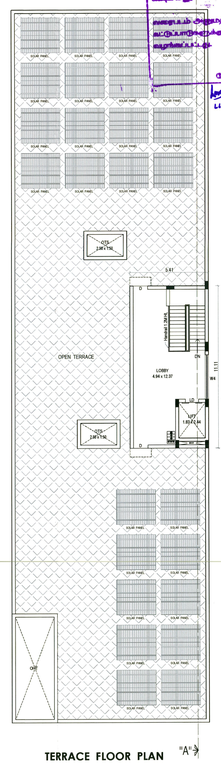
SECOND FLOOR PLAN



THIRD FLOOR PLAN

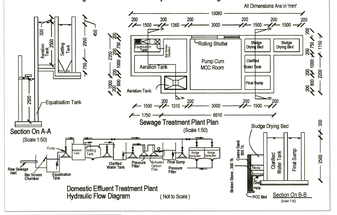


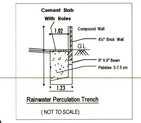
FOURTH FLOOR PLAN



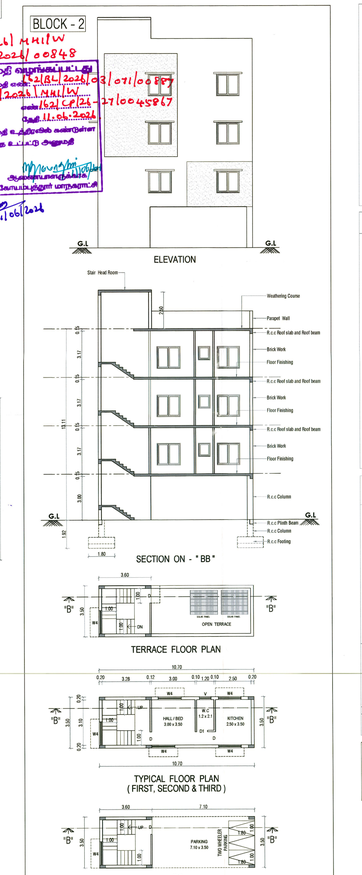
TERRACE FLOOR PLAN

Plan of Sewage Treatment Plant & Hydraulic Flow Diagram

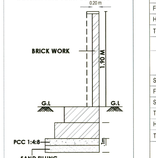




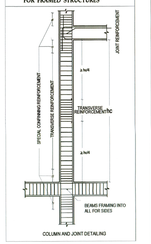
BLOCK - 1	PARKING DETAIL				
	TYPICAL FLOORS (FIRST, SECOND, THIRD & FOURTH FLOOR)				
	UNIT	DWELLING AREA IN SQ.M	25 TO 50 SQ.M (1 TWO WHEELER PARKING)	50 TO 75 SQ.M (1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING)	ABOVE 75 SQ.M And THEREAFTER (1 CAR PARKING) FOR (NEXT) Sq.m
					CAR PARKING
1st. FLOOR	1	260.07	-	260.07 / 75 =	3 Nos
1st & 2nd FLOOR	2	117.50 117.50	-	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	117.50 117.50	-	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



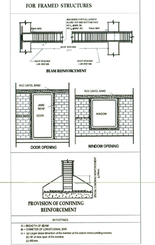
COLUMN AND JOINT DETAILING



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

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CEA-REGN No. EA/CEA/00/0000
Class-I Licensed Surveyor
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REGISTERED GEO TECH ENGINEER

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MISTE.,MI Struct.E.,MICI.,FIV
Construction Engineer - CE/COC/2003/0035

REGISTERED CONSTRUCTION ENGINEER

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REGISTERED ENGINEER / REGISTERED ARCHITECT

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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

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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.