Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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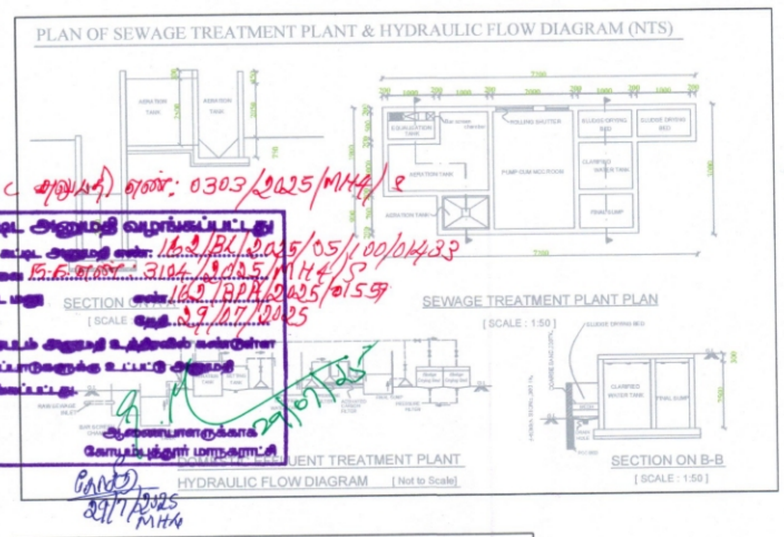
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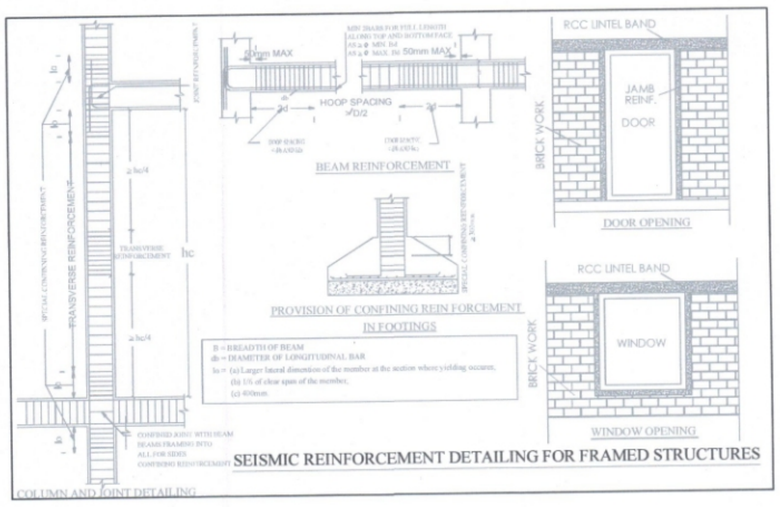
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

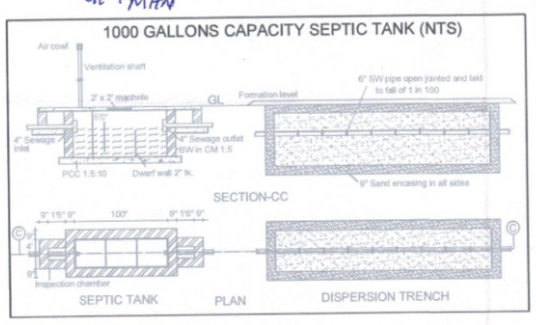
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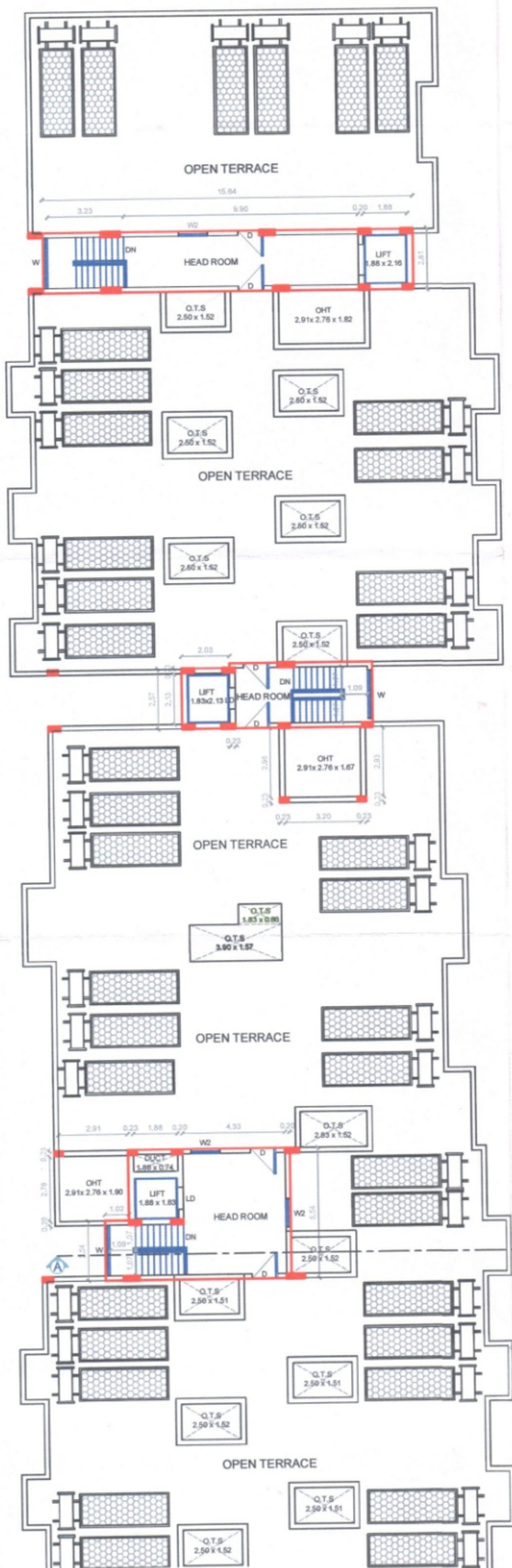
DIGITALLY VERIFIED RECORD

2





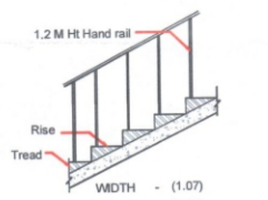






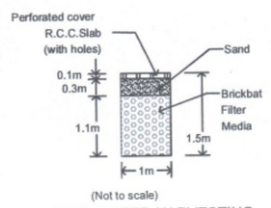
FE :- FIRE DETECTING AND ExTINGUI-
SHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.



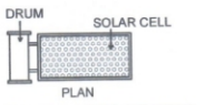
TYPICAL STAIR-CASE - 1,2 ,3 & 4

(NOT TO SCALE)

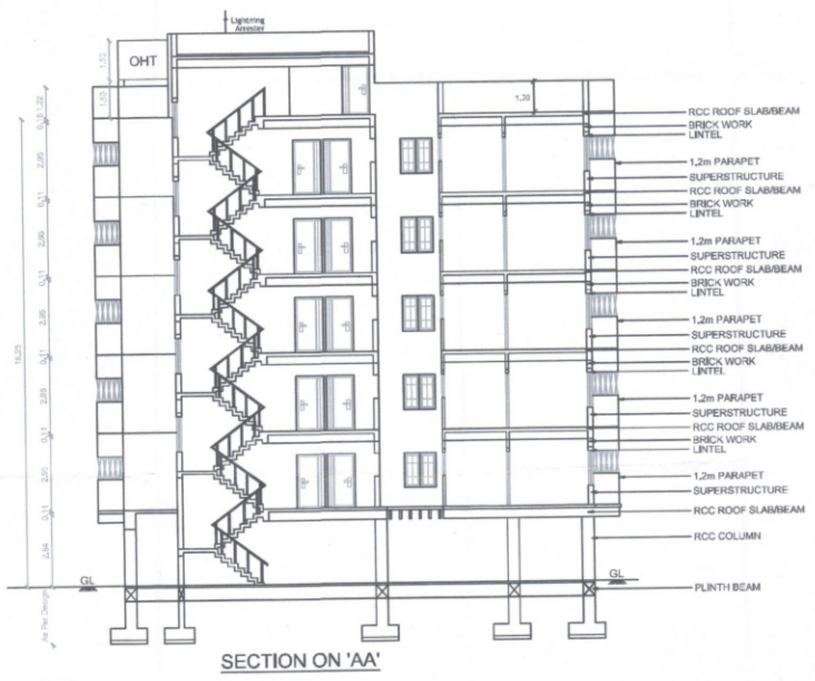


RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

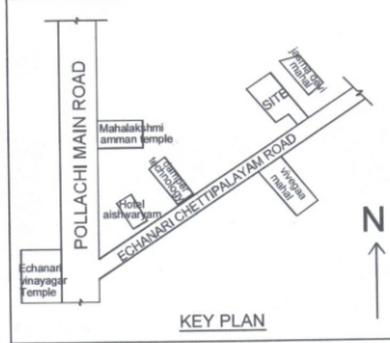


SOLAR WATER HEATER
DETAIL (NTS)
(PROVIDED ON THE TERRACE)



SECTION ON 'AA'





KEY PLAN

DWELLING'S AREA DETAILS	Dwelling Area
Dwelling - 101,201,301,401 & 501	76.03 Sq m
Dwelling - 102,202,302,402 & 502	88.67 Sq m
Dwelling - 103,203,303,403 & 503	44.41 Sq m
Dwelling - 104,204,304,404 & 504	43.83 Sq m
Dwelling - 105,205,305,405 & 505	44.42 Sq m
Dwelling - 106,206,306,406 & 506	74.66 Sq m
Dwelling - 107,207,307,407 & 507	81.81 Sq m
Dwelling - 108,208,308,408 & 508	46.29 Sq m
Dwelling - 109,209,309,409 & 509	43.63 Sq m
Dwelling - 110,210,310,410 & 510	44.22 Sq m
Dwelling - 111,211,311,411 & 511	73.53 Sq m
Dwelling - 112,212,312,412 & 512	69.89 Sq m
Dwelling - 113,213,313,413 & 513	43.73 Sq m
Dwelling - 114,214,314,414 & 514	43.75 Sq m
Dwelling - 115,215,315,415 & 515	43.75 Sq m
Dwelling - 116,216,316,416 & 516	44.46 Sq m
Dwelling - 117,217,317,417 & 517	97.05 Sq m
Dwelling - 118,218,318,418 & 518	70.62 Sq m
Dwelling - 119,219,319,419 & 519	43.53 Sq m
Dwelling - 120,220,320,420 & 520	43.53 Sq m
Dwelling - 121,221,321,421 & 521	43.52 Sq m
Dwelling - 122,222,322,422 & 522	44.15 Sq m

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN PATTA No : 6760,7360, S.F.No : 629 / 10 (NEW S.F.No : 629 / 10A & 10C) , KURUCHI VILLAGE, MADUKKARAI TALUK, COIMBATORE CORPORATION.

EXISTING APPROVAL DETAILS:

LPA APPROVAL NO:21 (அ.மு) வகை/2018 DATED 25.10.2018

CORPORATION BL NO: 105/2019/MH4/S

DATED 18.02.2019

CORPORATION BA NO: 75/2019/MH4/S

B.P./D.T.C.P No: 331/2025

Online Application No: SWP/BPA/188791/2024

For VIVEGAA BUILDERS
Partner
For VIVEGAA BUILDERS
Partner

Owners:
R.Suresh & S.Punitha APPLICANT

Dr.G.S.VENKATASUBRAMANI,
Consulting structural Engineer,Professional Engineer,
Chatered Civil Engineer & Approved Valuer
53, M.A. Palaniswamy Street
K.K. Pudur, Coimbatore - 641 038
STRUCTURAL ENGINEER

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

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LDS No. GRII.057.2019 LPA/RE/GR-II/19/04/008
REGISTERED ENGINEER

TERRACE , ELEVATION & SECTION

SHEET No : 2 / 2



REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN PATTA No : 6760,7360, S.F.No : 629 / 10 (NEW S.F.No : 629 / 10A & 10C) , KURUCHI VILLAGE, MADUKKARAI TALUK, COIMBATORE CORPORATION.

EXISTING APPROVAL DETAILS:

LPA APPROVAL NO:21 (ஆ.க.எ) 4109/2018 DATED 25.10.2018

CORPORATION BL NO: 105/2019/MH4/S

DATED 18.02.2019

CORPORATION BA NO: 75/2019/MH4/S

AREA DETAILS

TOTAL AREA AS OF SITE (ABCDEA)

AREA OF THE SITE (As per Patta - 10A)	3572.00 Sq m
AREA OF THE OSR (Handed over to Corporation - 10B)	410.00 Sq m
Area of the Road Widening (Handed over to Corporation - 10D)	93.00 Sq m
Area of the Transformer Yard - 10C)	25.00 Sq m
TOTAL AREA AS OF SITE (ABCDEA)	4100.00 Sq m

FLOORWISE BREAKUP	Total Built Up	Non Fsi Area Parking	Non Fsi Area OTS+H+OHT	Fsi Area Residential
AREA OF STILT FLOOR	1526.42	1526.42	—	—
AREA OF FIRST FLOOR	1526.42		68.97	1457.45
AREA OF SECOND FLOOR	1526.42		68.97	1457.45
AREA OF THIRD FLOOR	1526.42		68.97	1457.45
AREA OF FOURTH FLOOR	1526.42		68.97	1457.45
AREA OF FIFTH FLOOR	1526.42		68.97	1457.45
AREA OF TERRACE FLOOR	159.90	—	159.90	—
TOTAL BUILT UP AREA	9318.42	1526.42	504.75	7287.25

FSI $\frac{7287.25}{4100.00}$ = 1.77 < 2.00

OSR REQUIRED = 4100.00 x 10% = 410.0 Sq.m

OSR PROVIDED = 410.0 Sq.m (Handed over to Local body)

NOTE : ALL DIMENSIONS ARE IN METRE — SCALE 1 : 100

For VIVEGAA BUILDERS Partner

For VIVEGAA BUILDERS Partner

Owners:
R.Suresh & S.Punitha APPLICANT

Dr.G.S.VENKATASUBRAMANI, Consulting Structural Engineer/Principal Consultant, Chartered Civil Engineer & Approved Valuer, 85, V.A. Palanisamy Street, K.K. Pudur, Coimbatore - 641 038

STRUCTURAL ENGINEER

S. DINESH ANAND, B.ARCH.,AIA, REGISTERED ARCHITECT, COA Reg No: CA/2003/72047, ARCHITECTURAL PLANNING + INTERIOR, G.S. ENGINEERING CONSULTANCY - 641 038

ARCHITECT

Er. R. RAGUPATHY BE., Consulting Civil Engineer & Contractor & Che, No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank, GCT, Coimbatore - 641 043, Cell: 91-97902 33332, LIS No. CAN/LIS/2019/LIS/02/CA-II/19/04/006

REGISTERED ENGINEER

SITE / STILT FLOOR PLAN — SHEET No : 1 / 2

B.P./D.T.C.P No: 331/2025

Online Application No: SWP/BPA/188791/2024

STILT CUM SITE PLAN

JOINERRY DETAILS

M.D - MAIN DOOR	- 1.08 x 2.13	KW - KITCHEN WINDOW	- 1.22 x 1.07
D - DOOR	- 1.00 x 2.13	KW1- KITCHEN WINDOW	- 1.07 x 1.07
D1 - DOOR	- 0.76 x 2.13	V - VENTILATOR	- 0.61 x 0.91
LD - LIFT DOOR	- 1.22 x 2.13		
FW - FRENCH WINDOW	- 1.83 x 2.10		
FW1- FRENCH WINDOW	- 1.22 x 2.10		
W - WINDOW	- 1.83 x 1.37		
W1 - WINDOW	- 1.52 x 1.37		
W2 - WINDOW	- 1.22 x 1.37		
W3 - WINDOW	- 1.07 x 1.37		

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WAS BASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROMOED IN THE BUILDING CONSTRUCTION AS PER PLAN.

PARKING STANDARDS AS PER TNCDBR 2019

DWELLING UNIT AREA

A . Floor area upto 50 sq.m - Nill
B . Floor area above 50 sq.m and upto 75 sq.m - 1 Two Wheeler space
C . Floor area above 75 sq.m and upto 100 sq.m - 1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
D . Floor area above 100 sq.m - 1 car space for every 100 sq.m

TOTAL NO's DWELLINGS : 22 x 5 = 110 Nos

Description	Dwelling Unit's	Car Parking Required	Car Parking Provided	Two Wheeler Required	Two Wheeler Provided
Below 50.0 Sq.m	14 x 5 No's	Nill	46 Nos	70 nos	70 nos
50.0 to 75.0 Sq.m	4 x 5 No's	10 Nos	20 No	20 nos	20 nos
75.0 to 100.0 Sq.m	4 x 5 No's	20 Nos	20 nos	Nill	15 nos
TOTAL 22 No'sx5 floors=110 nos		30 Nos	86 nos	90 nos	105 nos

Signature valid Signature valid

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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+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.