Verified RealEstate™

RE REGULATORY RECORD

RERA Document

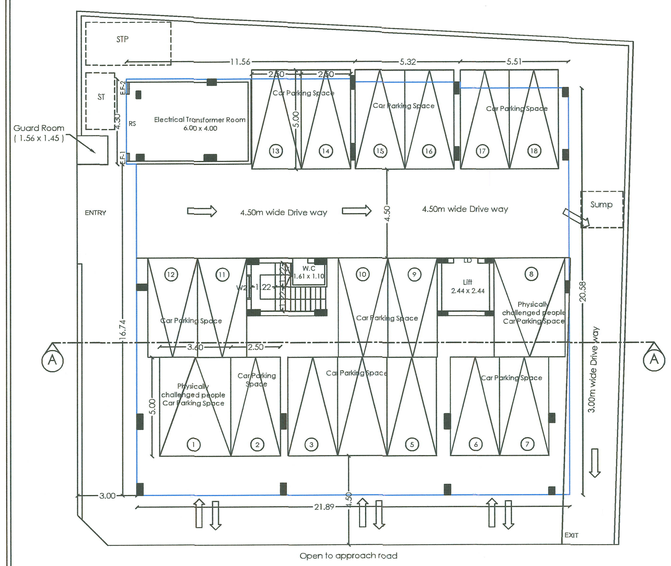
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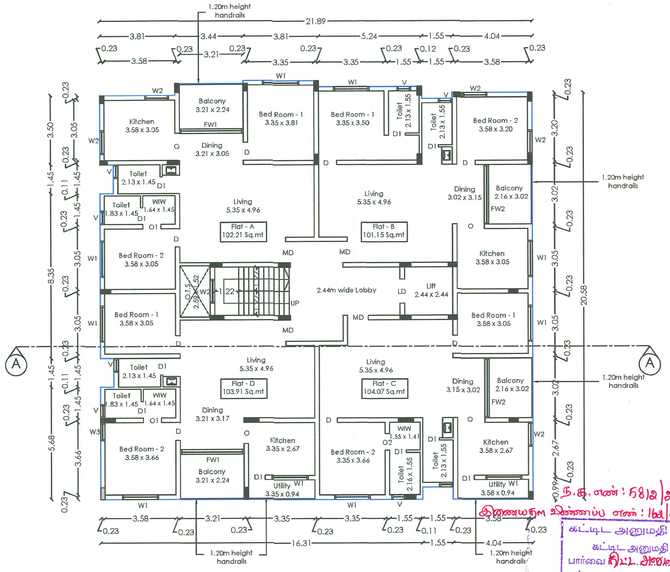
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

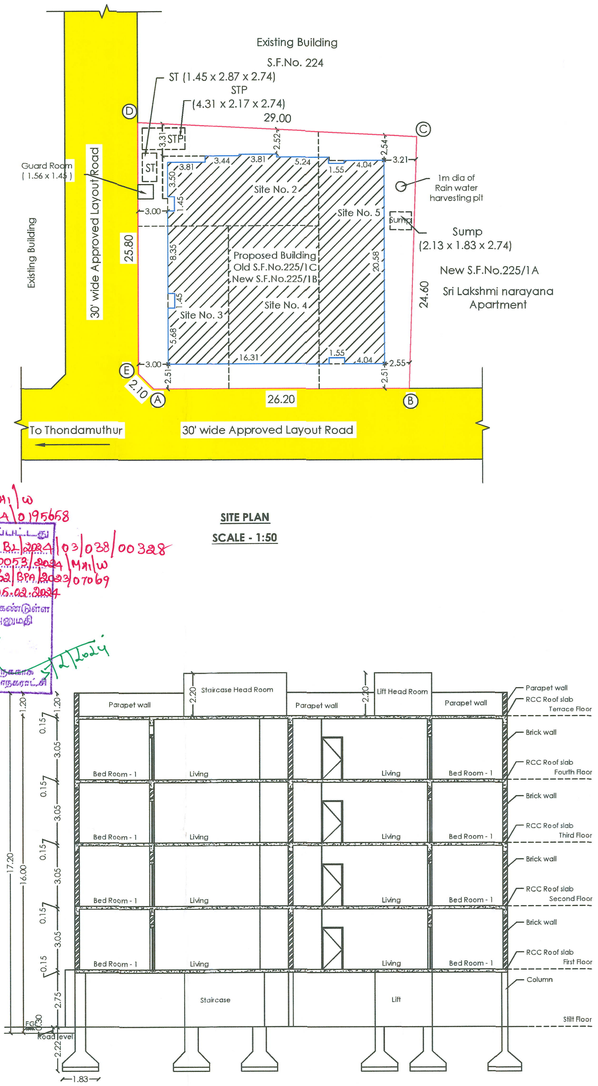


STILT FLOOR PLAN



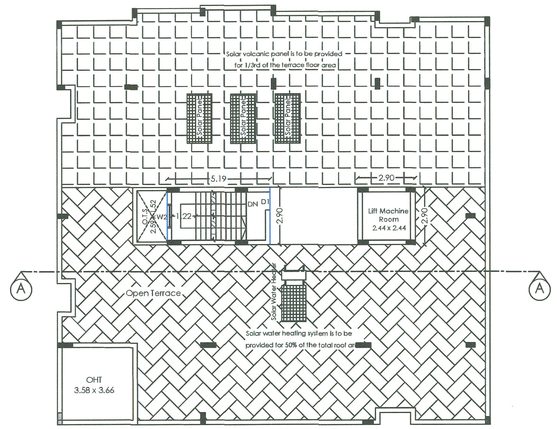
TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD AND FOURTH FLOOR PLAN)



SITE PLAN

SCALE - 1:50

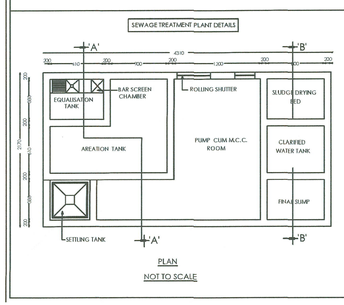


TERRACE FLOOR PLAN



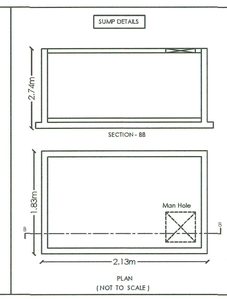
ELEVATION

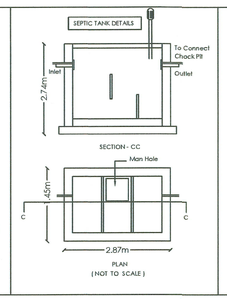
SECTION - AA -

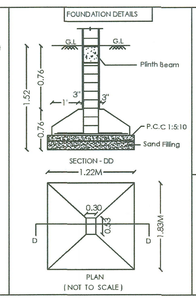


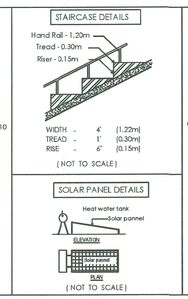
PLAN

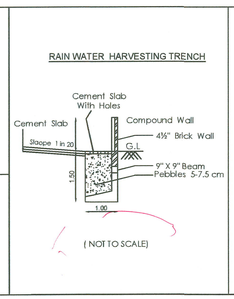
NOT TO SCALE

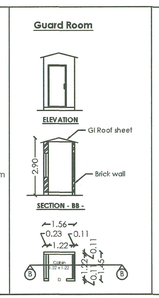












Joinery details

S.No	Symbol	Description	Size in meter
1	MD	Main Door	1.07 x 2.13
2	D	Door	0.91 x 2.13
3	D1	Door	0.84 x 2.13
4	O	Open	1.37 x 2.13
5	O1	Open	0.91 x 2.13
6	O2	Open	0.84 x 2.13
7	W1	Window	1.83 x 1.22
8	W2	Window	1.22 x 1.22
9	W3	Window	0.91 x 1.22
10	FW1	French Window	3.21 x 2.13
11	FW2	French Window	3.02 x 2.13
12	V	Ventilation	0.69 x 0.76
13	E.F-1	Exhaust Fan	0.39 x 0.61
14	E.F-2	Exhaust Fan	0.61 x 0.61
15	RS	Rolling shutter	3.00 x 2.13

Sheet No : 1/1

Plan showing the proposed construction of Residential Apartment Building amalgamating Site no. 2, 3, 4 and 5 of R.R Vel Avenue, Old S.F.No. 225/1C, New S.F.No.225/1B of Vadavalli village, Perur Taluk, Coimbatore District and Corporation-West Zone.
(In Approved Layout No: LP/CLPA No -207/2009)
(Vadavalli Detailed Development No : 3)

Title:
Site Plan, Stilt Floor Plan, Typical Floor Plan (First, Second, Third and Fourth Floor Plan), Section, Elevation and Guard Room Plan, Section and Elevation

N

Scale - 1 : 100

Site area details in Sq.mt

Site No	Area in Sq.ft	Area in Sq.mt
2	1905.00	176.98
3	1638.00	152.17
4	1650.00	153.29
5	2722.00	252.88
Total	**7915.00**	**735.32**

Building area details in Sq.mt

Building Use	Floor	Built up area	Non FSI area	FSI area
Residential	Stilt	459.47	432.38	27.09
	First	452.16	3.95	448.21
	Second	452.16	3.95	448.21
	Third	452.16	3.95	448.21
	Fourth	452.16	3.95	448.21
	Terrace	23.42	23.42	0.00
Guard Room	Ground	1.93	1.93	0.00
Total		**2293.46**	**473.53**	**1819.93**

Dwelling unit details

Floor	Dwelling unit	Dwelling unit area in Sq.mt	No of Car Parking required
First, Second, Third & Fourth	A	102.21	1
	B	101.15	1
	C	103.91	1
	B	104.07	1

Total number of dwelling unit - 16 Nos

Plot Coverage and FSI Details:

Plot Coverage - (459.47 / 735.32) x 100 = 62.49%

Floor Space Index - 1819.93 / 735.32 = 2.47

Premium FSI - 2.47 - 2.00 = 0.47

Premium FSI Area - 345.60 Sq.mt

Parking Details:

Car Parking required -18 Nos

Car Parking provided - 18 Nos

Refenence:

Site Boundary -

Proposed Building -

Existing Road -

Drive Way -

இணையதள விண்ணப்பம் எண்: SWP/BPA/005743/2023

ம.வ / கோ.உ.தி.குஎண் : 180/2023 (இணையவழி ஒப்புதல்)

திட்ட அனுமதி எண் : 206/2023

S. Mr.

Applicant

Structural Engineer

Ar. MANIVASAN S
Regn. No: CA/2022/147262
34, Perumal Street, Muthupattiyan 3rd Lane
Kavilipadi - 630 001Mob: 75989 95379

Architect

ப.க.எண்: 588/2023/MM1/W
திணையத்தள விண்ணப்ப எண்: 188/CP/23-29/0195658
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 188/BU/2024/03/038/00328
பார்வை சீர்வு அலுவலர் எண்: 005/2024/MM1/W
கட்டிட மனு எண்: 162/BPA/2023/07069
தேதி: 05.03.2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது

ஆக்கஸ்தானத்துக்காக கோயம்புத்தூர் மாநகராட்சி

5/3/2024

M. வளர்மதி

மேற்பார்வையாளர்

Document certified by Rajagopu R.
Signed by: Jayan S
Location: Coimbatore
Date: 2023.12.27 17:37:32

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.