Verified RealEstate™

RE REGULATORY RECORD

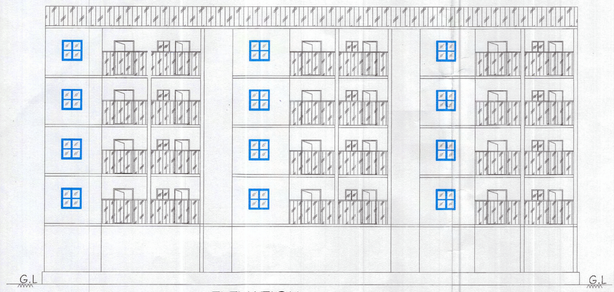
RERA Document

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

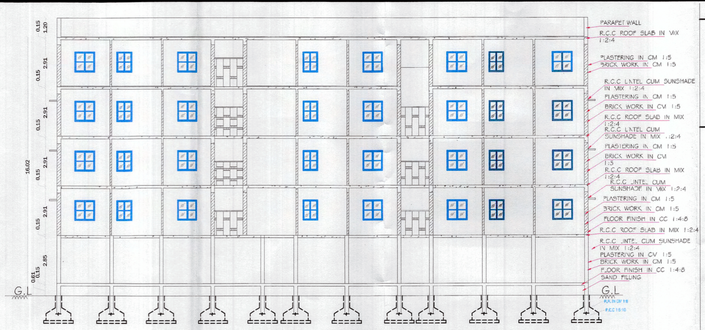
Published for reference. The authority's own register is the operative record.

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

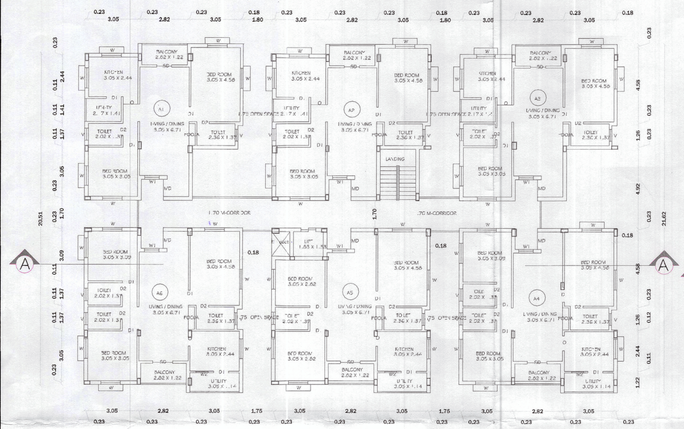
hello@verified.realestate
+91 9996 12 9996
verified.realestate



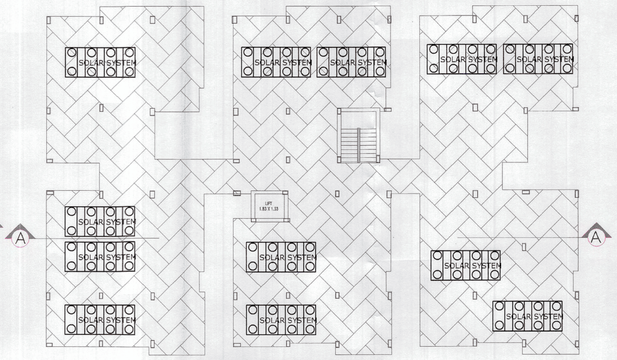
ELEVATION



SECTION -AA

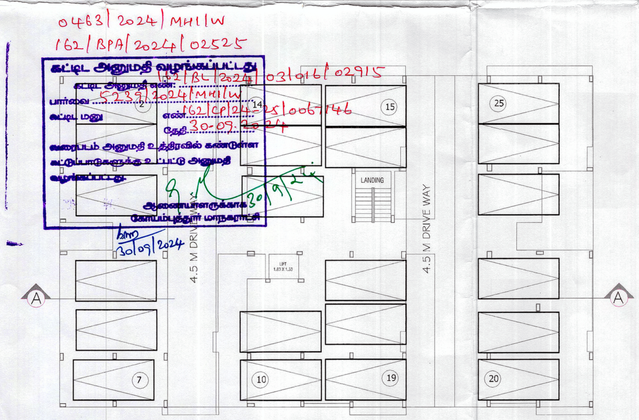


TYPICAL FIRST & SECOND,THIRD,FOURTH FLOOR PLAN



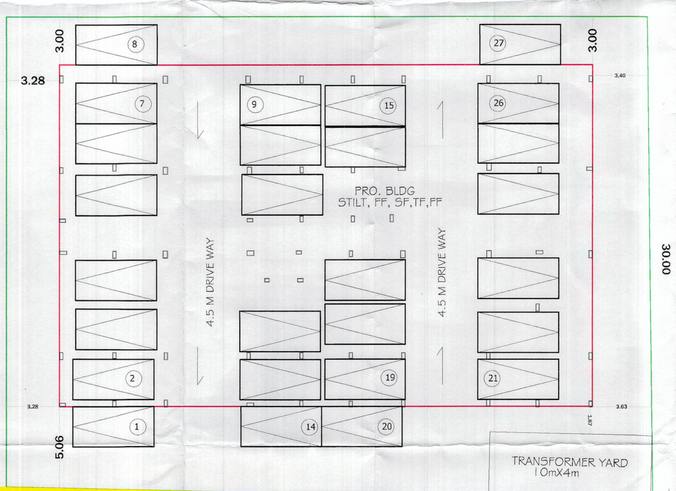
TERRACE FLOOR PLAN

0463/2024/MH1W
162/BPA/2024/02525

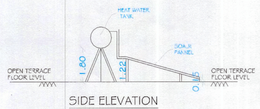


STILT FLOOR PLAN

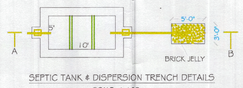
DWELLING UNIT AREA							
FLOOR	BLOCK						
-	A1	A2	A3	A4	A5	A6	CORRIDOR
FIRST FLOOR	80.68	80.68	80.68	94.51	88.52	94.51	54.81
SECOND FLOOR	80.68	80.68	80.68	94.51	88.52	94.51	54.81
THIRD FLOOR	80.68	80.68	80.68	94.51	88.52	94.51	54.81
FOURTH FLOOR	80.68	80.68	80.68	94.51	88.52	94.51	54.81



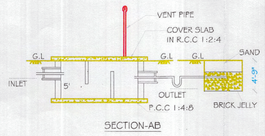
SITE PLAN
SCALE-1:100



SIDE ELEVATION



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



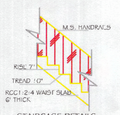
SECTION-AB



SOLAR WATER HEATER PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES
NOT TO SCALE



STAIRCASE DETAILS
SCALE- 1:20

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2023.12.15 [illegible]:36

OFFICE USE

ONLINE APPLICATION NO:SWP/BPA/013251/2023
SWP / SITE APPROVAL /
"L.P/CLPA NO: 574/2023"
SWP / PLANNING PERMISSION
NO: 667/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF STILT,FIRST,SECOND,THIRD &FOURTH FLOOR RESIDENTIAL BUILDING ,TS.NO:1/3, BLOCK NO:6,WARD NO:A(1) OF KOUNDAMPALAYAM VILLAGE, COIMBATORE CORPORATION & TALUK, COIMBATORE DISTRICT.

PARKING STANDARDS	
REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY TWO DWELLING UNIT	26 CAR SPACE
1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	18 TWO WHEELER SPACE

SCHEDULE OF JOINERIES		WIDTH	HEIGHT	AREA IN Sq.mt
D	DOOR	1.00	2.10	2.10
D1	DOOR	0.91	2.10	1.91
D2	DOOR	0.76	2.10	1.60
W	WINDOW	1.22	1.83	2.23
O	OPEN	0.91	2.10	1.91
MD	MAIN DOOR	1.00	2.10	2.10
V	VENTILATOR	0.90	0.60	0.54

PROPOSED AREA DETAILS			
TOTAL AREA OF THE SITE			1174.00 Sq.Mt
PARTICULARS	FSI AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	TOTAL BUILDUP AREA IN Sq.Mt
AREA OF THE PRO.BLDG-S.F	-	701.23	701.23
AREA OF THE PRO.BLDG-F.F	586.12	-	586.12
AREA OF THE PRO.BLDG-S.F	586.12	-	586.12
AREA OF THE PRO.BLDG-T.F	586.12	-	586.12
AREA OF THE PRO.BLDG-F.F	586.12	-	586.12
AREA OF HEAD ROOM	-	13.47	13.47
TOTAL PLINTH AREA	2344.48	714.70	3059.18
FLOOR SPACE INDEX		2.00	

NOTES

ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.

WASTE WATER WILL BE USED FOR GARDEN PURPOSE

ALL DIMENSIONS ARE IN FEET AND METRES

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

APPLICANT

REGISTERED ENGINEER

R. PREM KUMAR, B.E.,
COIMBATORE LPA
Registered Engineer Grade-I
Reg. No: RE/GR1/19/06/090

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.