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RE REGULATORY RECORD

RERA Document

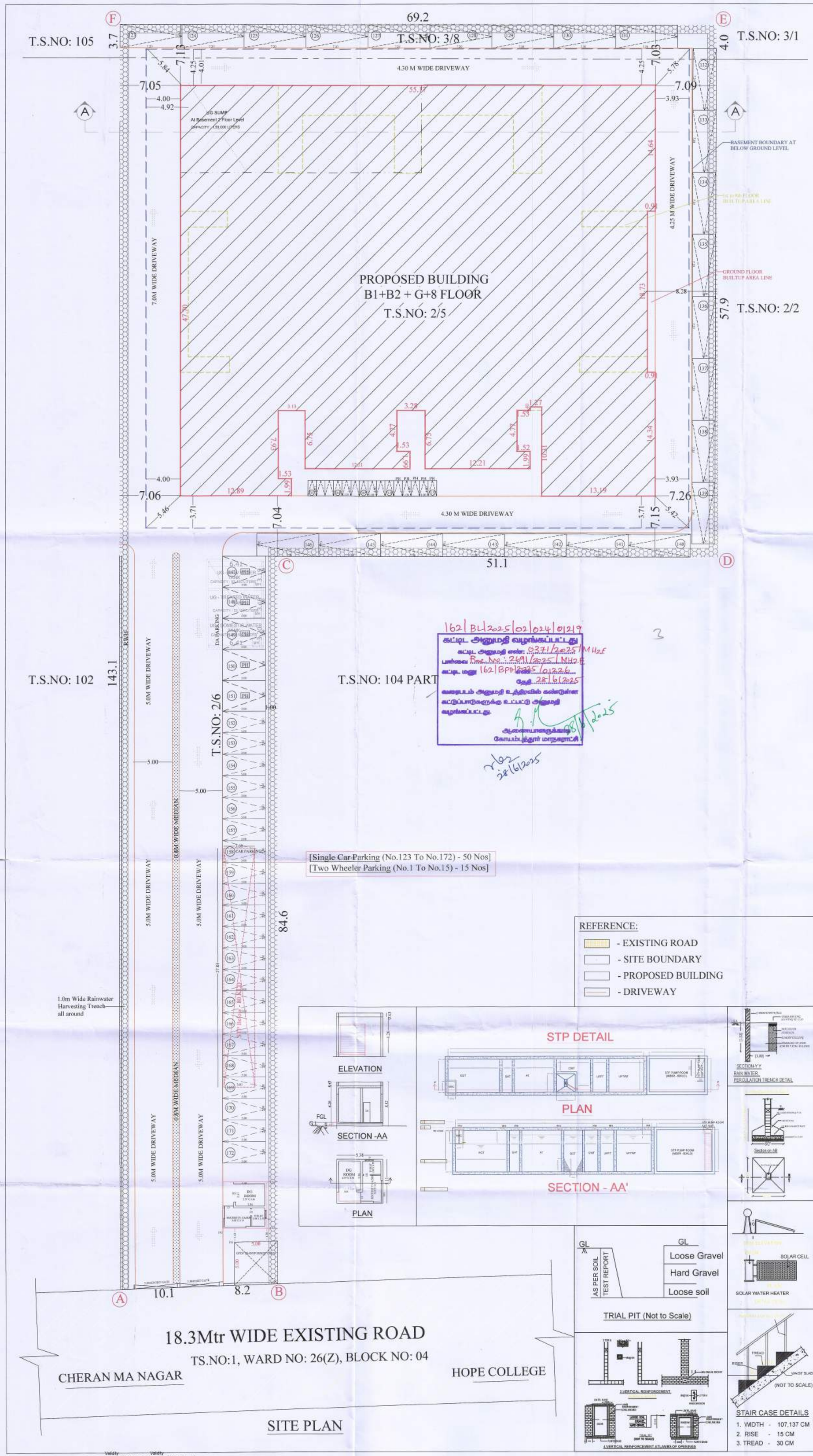
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



SITE PLAN	SHEET NO-1/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT1&2 + GROUND + 8 FLOORS HIGH-RISE RESIDENTIAL APARTMENT BUILDING IN NEW T.S.NO:2/5, 2/6, 3/8, OLD T.S.NO:103, 104 PART & 106, S.F.NO: 375/1B1, 376/ 1A, WARD NO: 26(Z), BLOCK NO: 04 AT VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

VILLANKURICHI DD PLAN : 8

North

Scale 1 : 100

Online Application Number - SWP/BPA/398459/2024

AREA DETAILS

AREA AS PER TSLR : 5835.50 Sqm

AREA AS AT SITE : 5847.76 Sqm

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	DEDUCTIONS (in Sqm)	TOTAL AREA (in Sqm)	DWELLING UNITS (in Nos)
BASEMENT FLOOR -2	-	3512.23	-	3512.23	00
BASEMENT FLOOR -1	-	3512.23	-	3512.23	00
GROUND FLOOR	2004.63	-	457.20	2004.63	03
FIRST FLOOR	1927.27	-	305.74	1927.27	10
SECOND FLOOR	1918.17	-	314.84	1918.17	12
THIRD FLOOR	1918.17	-	314.84	1918.17	12
FOURTH FLOOR	1918.17	-	314.84	1918.17	12
FIFTH FLOOR	1918.17	-	314.84	1918.17	12
SIXTH FLOOR	1918.17	-	314.84	1918.17	12
SEVENTH FLOOR	1918.17	-	314.84	1918.17	12
EIGHTH FLOOR	1918.17	-	314.84	1918.17	12
SECURITY &DG ROOM	27.47	-	-	27.47	00
GRAND TOTAL	17386.56	7024.46	2966.82	24411.02	97

Note:

1) FLOOR SPACE INDEX = $\frac{17386.56}{5835.50} = 2.980$

2) HEIGHT OF THE BUILDING = 27.55M

PARKING DETAILS

RESIDENTIAL	DWELLING NUMBERS	CAR PARKING		TWO WHEELER PARKING	
		Required	Provided	Required	Provided
SINGLE : 75 Sqm to 150 Sqm	64	64	103	-	-
TANDEM : Above 150 Sqm	33	66	112	-	-
Total	97 (inc. PH)	130 (inc. PH)	215 (inc. PH)	-	-
Visitor's Parking 10%		13 (130X10%)	13	15	15
NET TOTAL (inc PH)		143 (inc. PH)	228 (inc. PH)	15 (inc. PH)	15 (inc. PH)

DWELLING UNIT DETAILS

FLOOR NAME	DWELLING REFERENCE	SINGLE / DUPLEX	DWELLING AREA (Sq.m)	REQUIRED CAR
GROUND FLOOR	09	SINGLE	167.33	2
	10	SINGLE	133.62	1
	11	SINGLE	134.30	1
FIRST FLOOR	01	SINGLE	195.37	2
	02	SINGLE	130.15	1
	03	SINGLE	130.15	1
	04	SINGLE	169.06	2
	05	SINGLE	108.46	1
	08	SINGLE	108.97	1
	09	SINGLE	167.33	2
	10	SINGLE	133.62	1
	11	SINGLE	134.30	1
	12	SINGLE	192.10	2
TYPICAL FLOOR - 2nd To 7th	01	SINGLE	195.37	2
TYPICAL FLOOR - 2nd To 7th	02	SINGLE	130.15	1
TYPICAL FLOOR - 2nd To 7th	03	SINGLE	130.15	1
TYPICAL FLOOR - 2nd To 7th	04	SINGLE	169.06	2
TYPICAL FLOOR - 2nd To 7th	05	SINGLE	108.46	1
TYPICAL FLOOR - 2nd To 7th	06	SINGLE	108.46	1
TYPICAL FLOOR - 2nd To 8th	07	SINGLE	108.97	1
TYPICAL FLOOR - 2nd To 7th	08	SINGLE	108.97	1
TYPICAL FLOOR - 2nd To 7th	09	SINGLE	167.33	2
TYPICAL FLOOR - 2nd To 7th	10	SINGLE	133.62	1
TYPICAL FLOOR - 2nd To 7th	11	SINGLE	134.30	1
TYPICAL FLOOR - 2nd To 7th	12	SINGLE	192.10	2
EIGHTH FLOOR	01	SINGLE	195.37	2
	02	SINGLE	130.15	1
	03	SINGLE	130.15	1
	04	SINGLE	169.06	2
	05	SINGLE	108.46	1
	06	SINGLE	108.46	1
	07	SINGLE	108.97	1
	08	SINGLE	108.97	1
	09	SINGLE	167.33	2
	10	SINGLE	133.62	1
	11	SINGLE	134.30	1
	12	SINGLE	192.10	2

TOTAL DWELLINGS UNITS AREA		
GROUND FLOOR - 09 to 11	= 3 UNITS	4
FIRST FLOOR - 01 to 05, 08 to 12	= 10 UNITS	14
TYPICAL FLOOR (2nd To 7th Floor) - 01 to 012	= 6 X 12 = 72 UNITS	16 X 6 = 96
EIGTH FLOOR - 01 to 012	= 1 X 12 = 12 UNITS	16 X 1 = 16
TOTAL NO OF DWELLING UNITS	= 97 UNITS	130

Signature of the Architect or Engineer.

DR. MAHESH B.ARCH COIMBATORE 641 014

ARCHITECT

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STRUCTURAL ENGINEER

For GLOBUSARIMA BUILDERS PRIVATE LIMITED

Authorised Signatory

APPLICANT

3

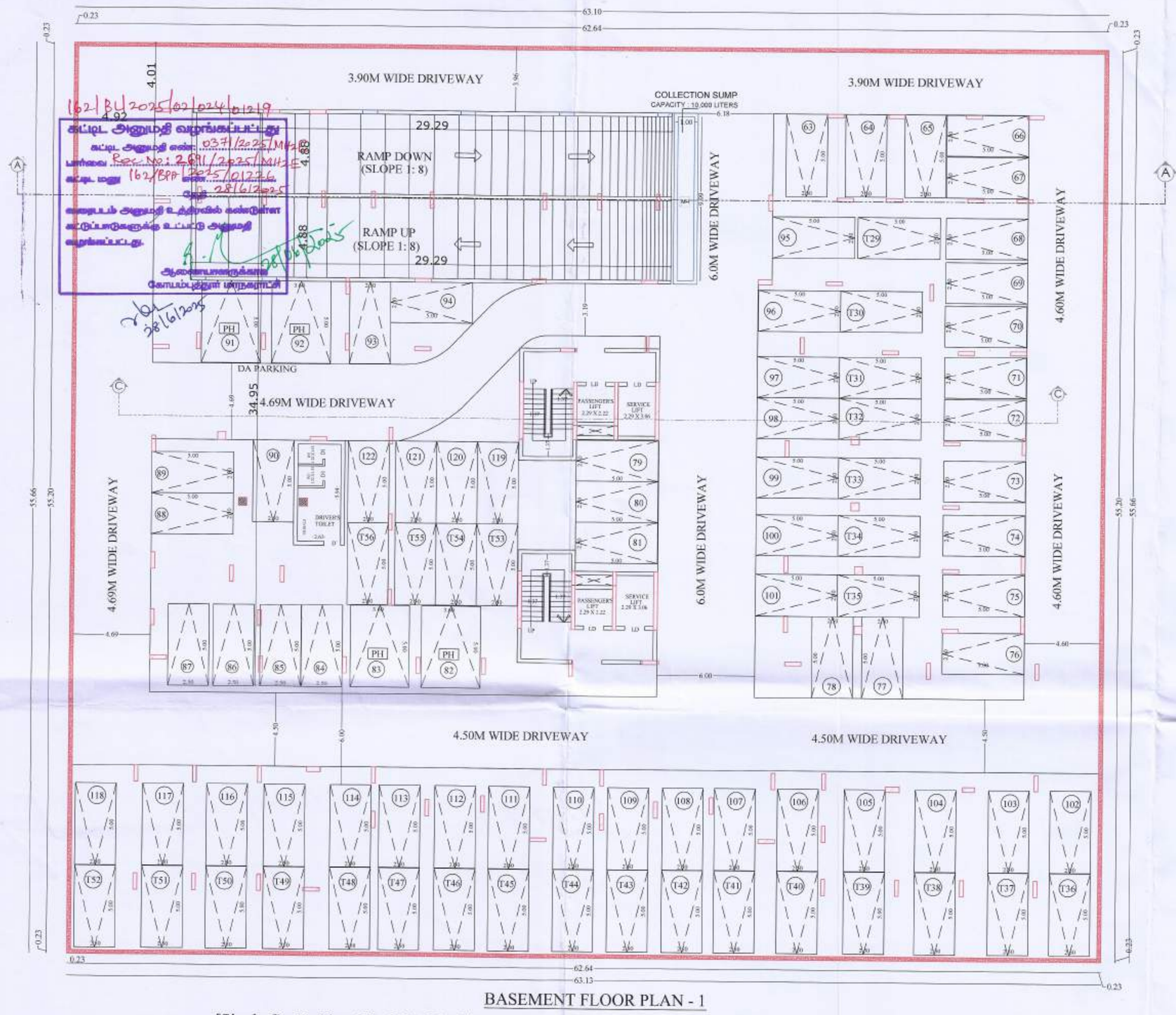
BASEMENT FLOOR PLANS 1 & 2

SHEET NO-2/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT1&2 + GROUND + 8 FLOORS HIGH-RISE RESIDENTIAL APARTMENT BUILDING IN NEW T.S.NO:2/5, 2/6, 3/8, OLD T.S.NO:103, 104 PART & 106, S.F.NO: 375/1B1, 376/ 1A, WARD NO: 26(Z), BLOCK NO: 04 AT VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

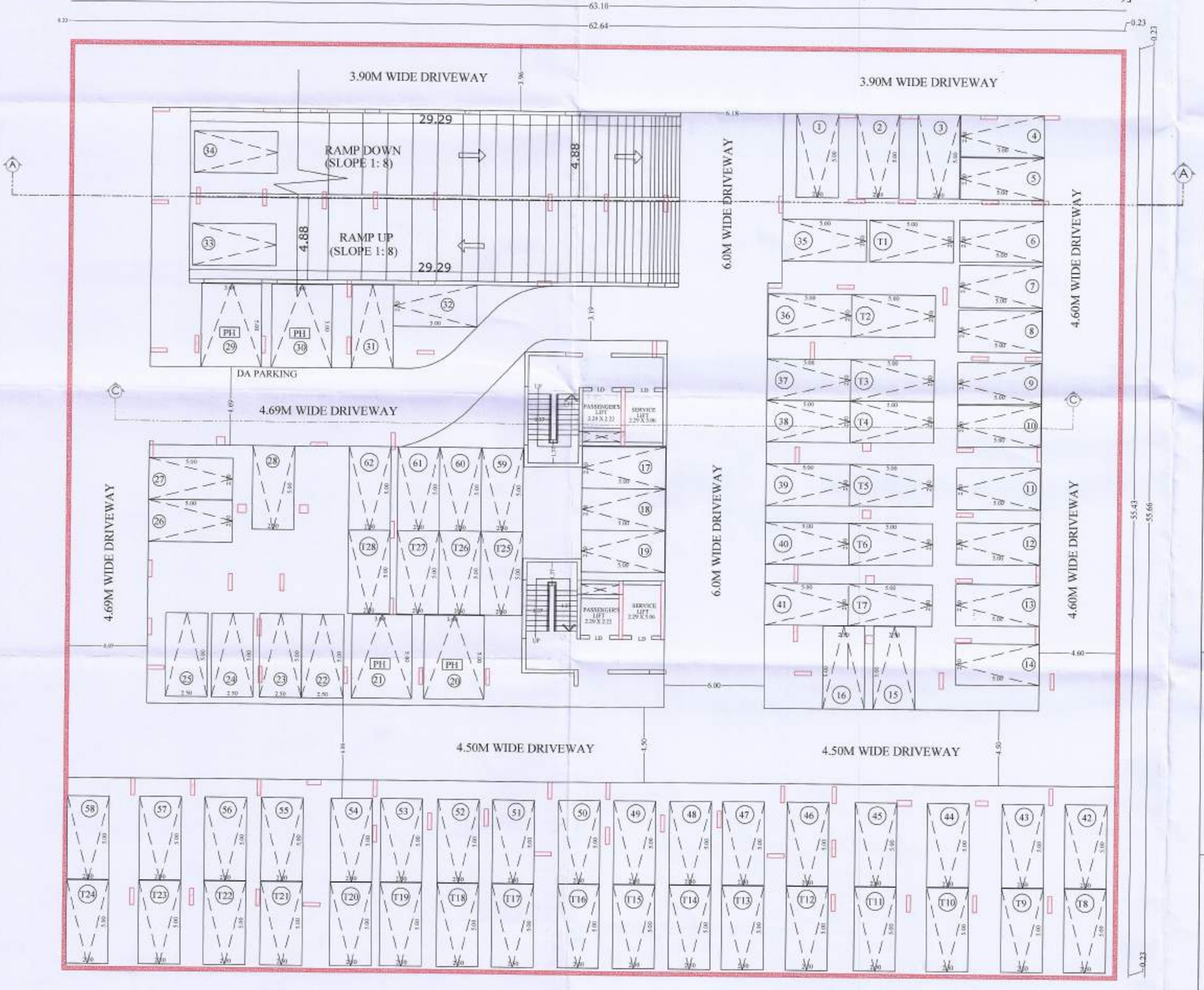
North

Scale 1: 200



BASEMENT FLOOR PLAN - 1

[Single Car Parking (No.63 To No.94) - 32 Nos] & [Tandem Car Parking (No.95 To No.122) - 28 Nos x 2 = 56 Nos (T29 To T56)]



BASEMENT FLOOR PLAN - 2

[Single Car Parking (No.1 To No.34) - 34 Nos] & [Tandem Car Parking (No.35 To No.62) - 28 Nos x 2 = 56 Nos (T1 To T28)]

JOINERY DETAILS:

TYPE	JOINERIES	SIZE	
		IN FT.	IN M.
MD	DOOR	3'3" x 7'0"	1.00 x 2.13
D	DOOR	3'0" x 7'0"	0.91 x 2.13
D1	DOOR	2'6" x 7'0"	0.76 x 2.13
DD	DOUBLE DOOR	5'2" x 7'0"	1.52 x 2.13
O	OPEN	4'0" x 7'0"	1.22 x 2.13
W	WINDOW	5'0" x 5'0"	1.52 x 1.52
W1	WINDOW	4'0" x 5'0"	1.22 x 1.52
W2	WINDOW	2'6" x 5'0"	0.76 x 1.52
W3	WINDOW	3'0" x 5'0"	0.91 x 1.52
FW/D	FRENCH WINDOW /COMES DOOR	5'0" x 7'0"	1.52 x 2.13
	VENTILATOR	3'0" x 2'6"	0.91 x 0.76

S.R. MAHESH B.ARCH.
COIMBATORE 641 014

Signature of the Architect or Engineer.

ARCHITECT

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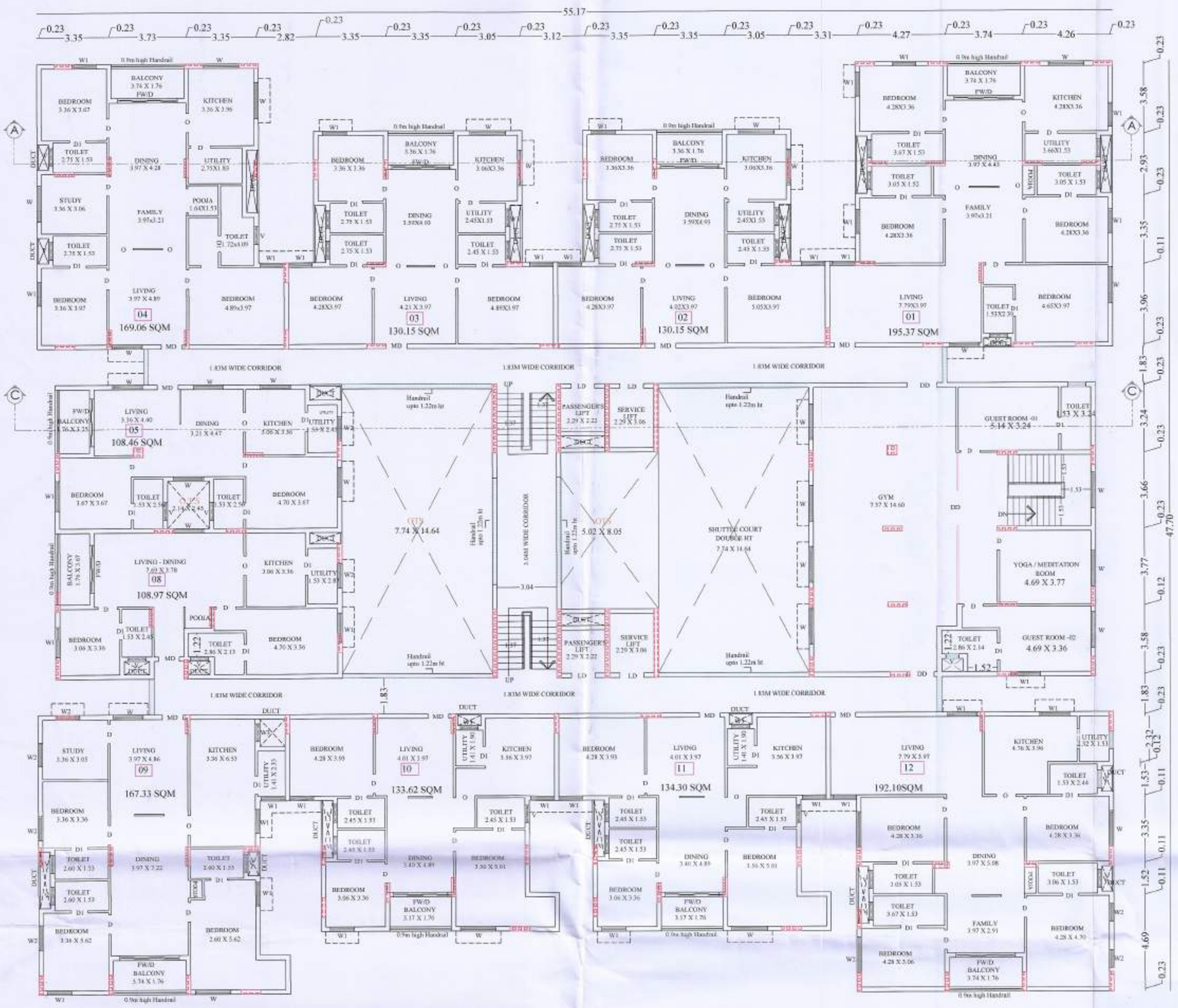
STRUCTURAL ENGINEER

For GLOBUSARIMA BUILDERS PRIVATE LIMITED

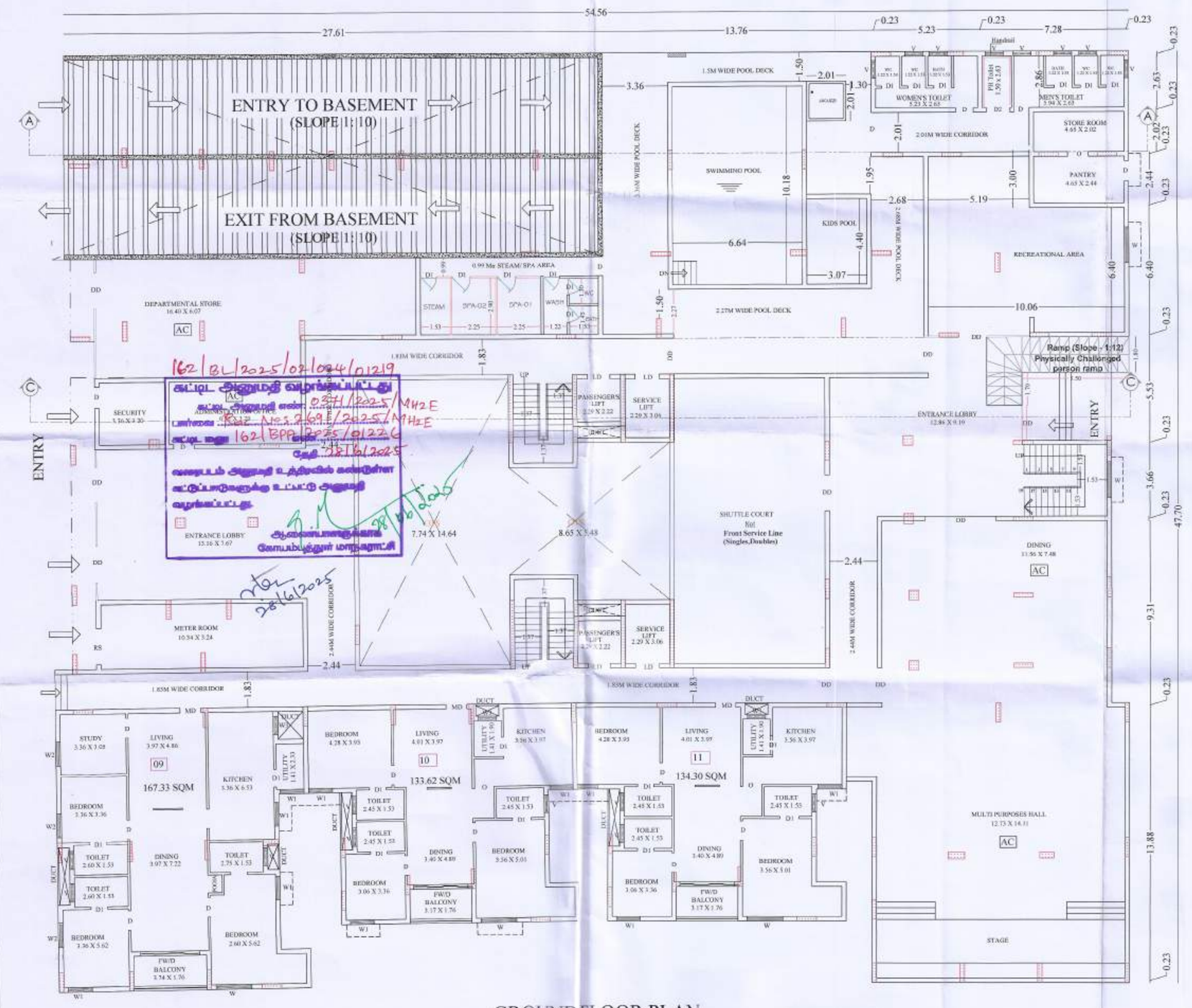
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APPLICANT

GROUND & FIRST FLOOR PLANS



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SHEET NO-3/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT1&2 + GROUND + 8 FLOORS HIGH-RISE RESIDENTIAL APARTMENT BUILDING IN NEW T.S.NO:2/5, 2/6, 3/8, OLD T.S.NO:103, 104 PART & 106, S.F.NO: 375/1B1, 376/ 1A, WARD NO: 26(Z), BLOCK NO: 04 AT VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1: 200

JOINERY DETAILS:

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		IN FT.	IN M.
MD	DOOR	3'3" x 7'0"	1.00 x 2.13
D	DOOR	3'0" x 7'0"	0.91 x 2.13
D1	DOOR	2'6" x 7'0"	0.76 x 2.13
D2	DOOR	4'0" x 7'0"	1.22 x 2.13
DD	DOUBLE DOOR	5'2" x 7'0"	1.52 x 2.13
O	OPEN	4'0" x 7'0"	1.22 x 2.13
W	WINDOW	5'0" x 5'0"	1.52 x 1.52
W1	WINDOW	4'0" x 5'0"	1.22 x 1.52
W2	WINDOW	2'6" x 5'0"	0.76 x 1.52
W3	WINDOW	3'0" x 5'0"	0.91 x 1.52
FW/D	FRENCH WINDOW /COMES DOOR	5'0" x 7'0"	1.52 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.91 x 0.76

162/BL/2025/02/1024/01219

Lr.No.Nos.269/2025/MHzE

28/6/2025

Signature of the Architect or Engineer.

ARCHITECT

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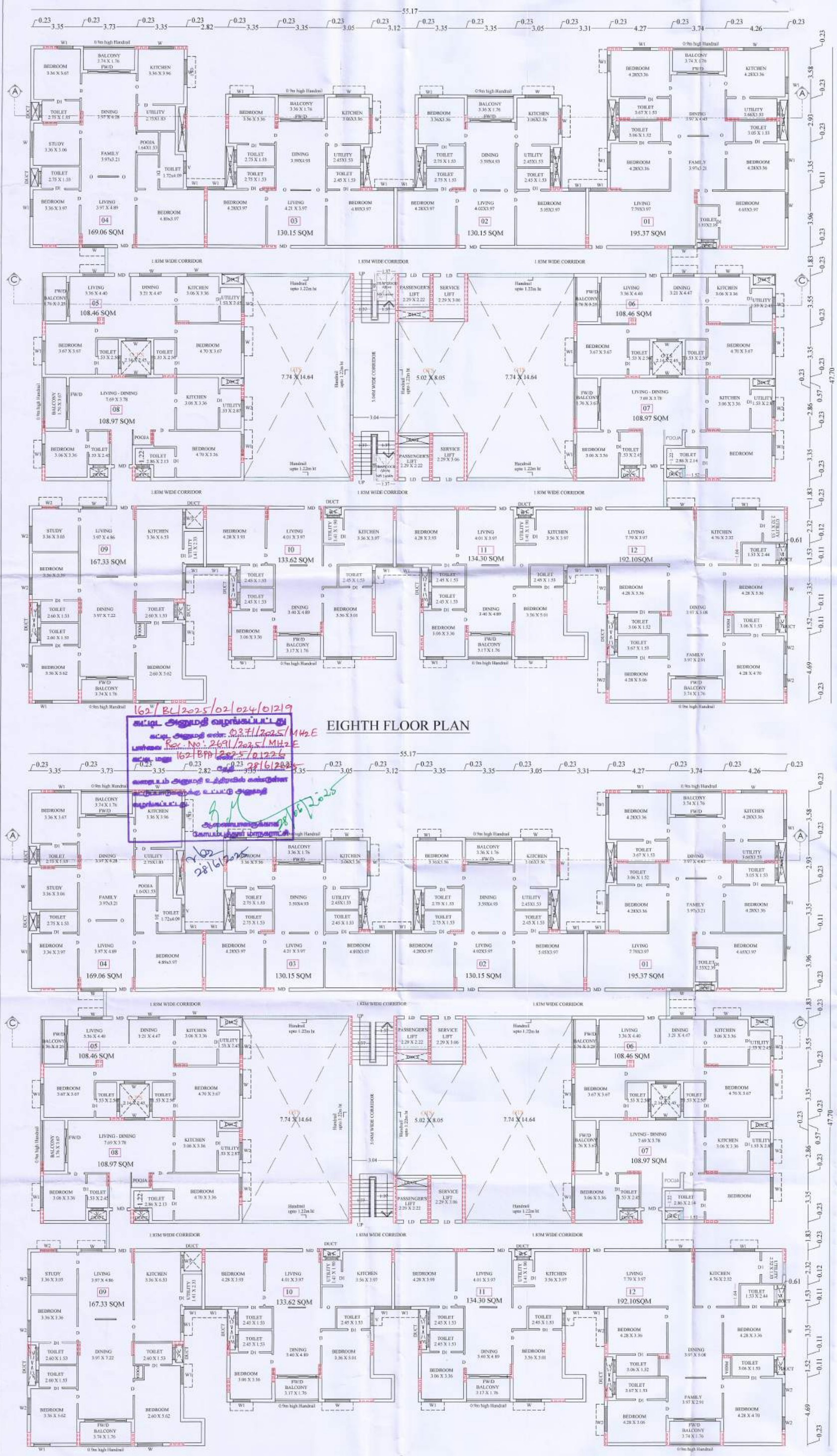
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For GLOBUSARIMA BUILDERS PRIVATE LIMITED

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APPLICANT

TYPICAL 2nd to 7th FLOORS & EIGHTH FLOOR PLAN



EIGHTH FLOOR PLAN

TYPICAL SECOND, THIRD, FOURTH, FIFTH, SIXTH & SEVENTH FLOOR PLANS

SHEET NO-4/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT1&2 + GROUND + 8 FLOORS HIGH-RISE RESIDENTIAL APARTMENT BUILDING IN NEW T.S.NO:2/5, 2/6, 3/8, OLD T.S.NO:103, 104 PART & 106, S.F.NO: 375/1B1, 376/ 1A, WARD NO: 26(Z), BLOCK NO: 04 AT VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1: 200

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W	WINDOW	5'0" x 5'0"	1.52 x 1.52
W1	WINDOW	4'0" x 5'0"	1.22 x 1.52
W2	WINDOW	2'6" x 5'0"	0.76 x 1.52
W3	WINDOW	3'0" x 5'0"	0.91 x 1.52
FW/D	FRENCH WINDOW /COMES DOOR	5'0" x 7'0"	1.52 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.91 x 0.76

162/BL/2025/02/024/01219

அடுத்த அனுமதி வழங்கப்பட்டது

Rec.No: 2691/2025/MH2E

162/BPA/2025/01225

28/6/2025

28/6/2025

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641 014

Signature of the Architect or Engineer.

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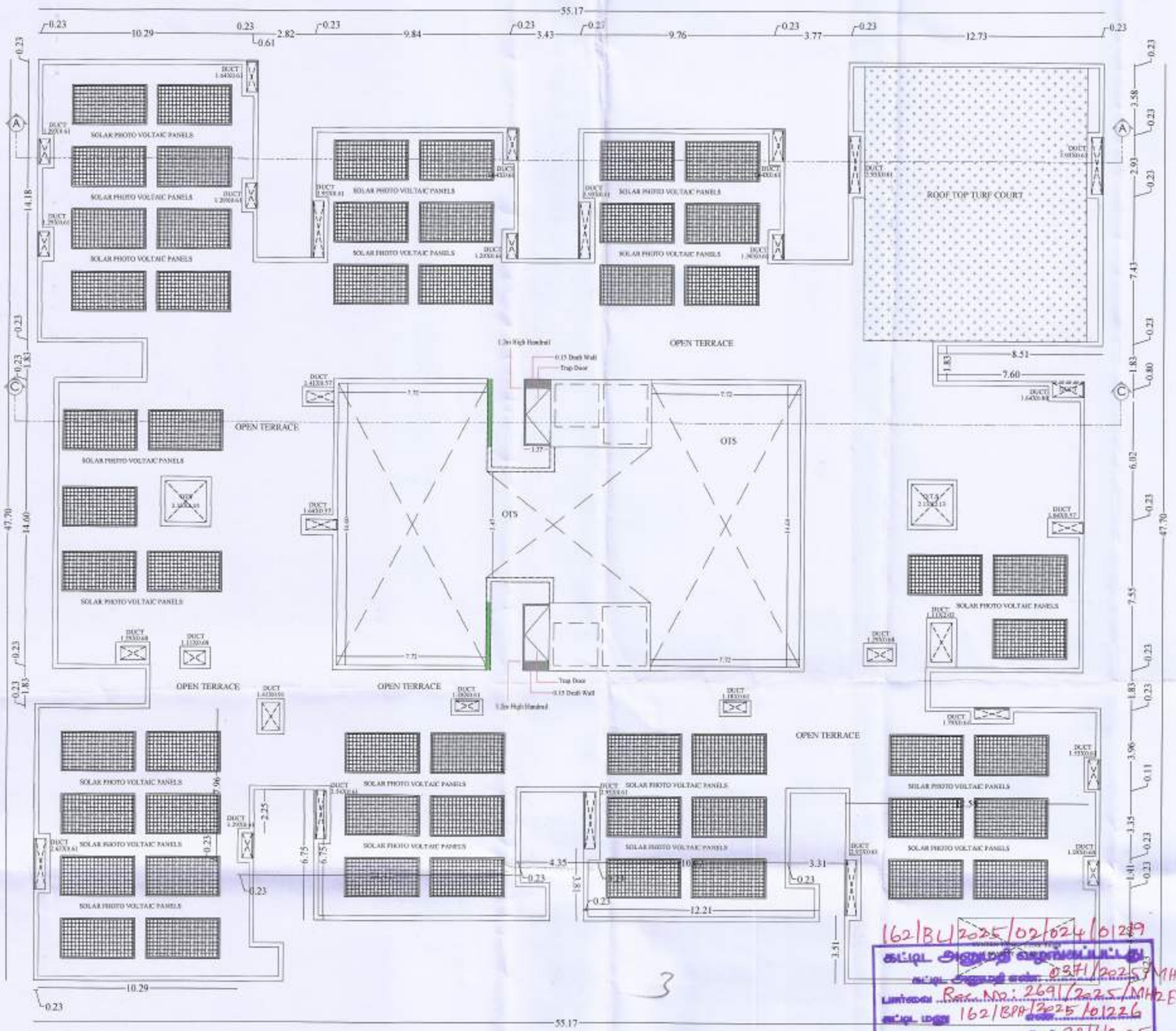
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For GLOBUSARIMA BUILDERS PRIVATE LIMITED

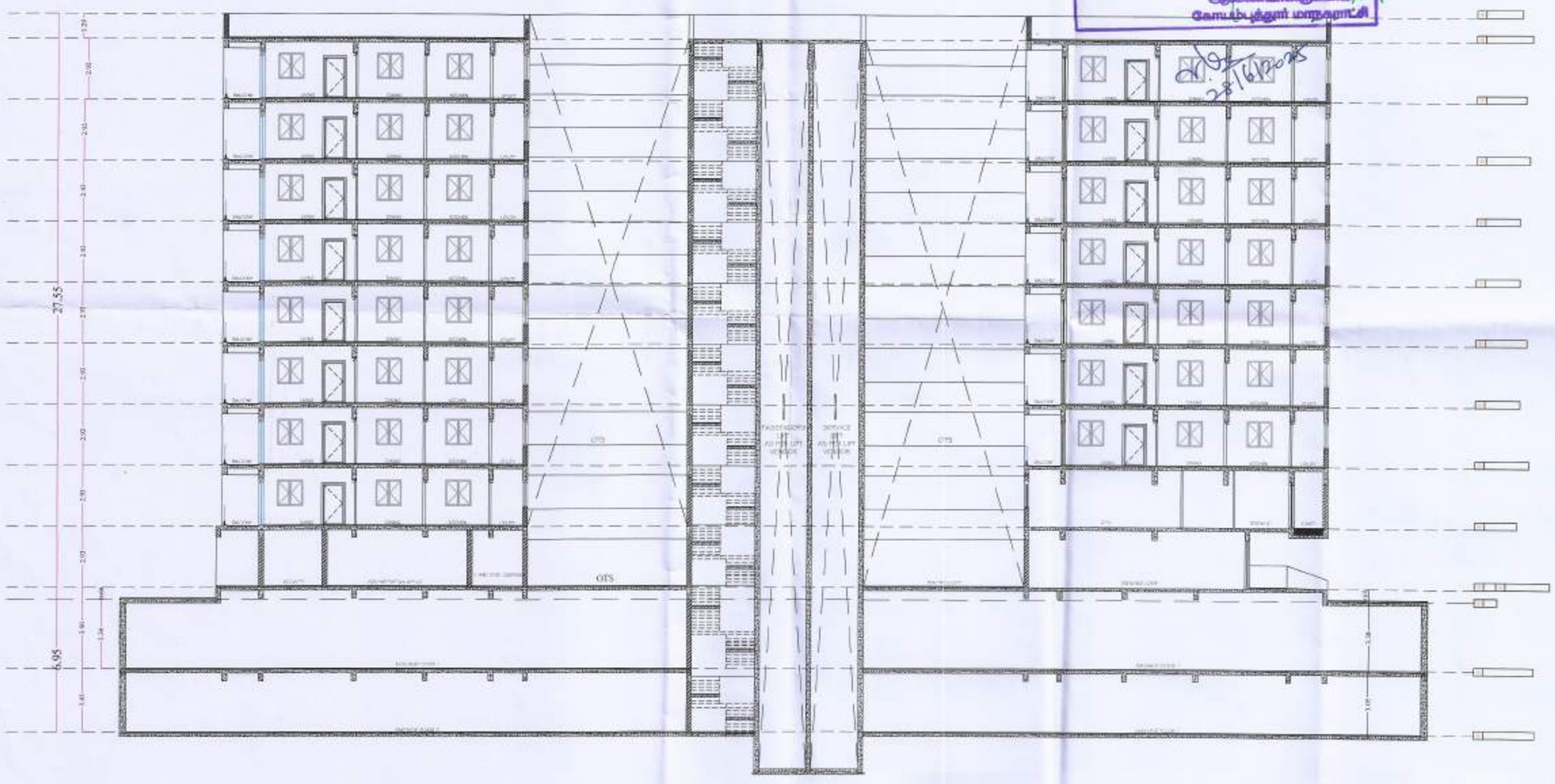
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APPLICANT

TERRACE FLOOR PLAN & SECTION C-C



TERRACE FLOOR PLAN



SECTION-CC

SHEET NO-5/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT1&2 + GROUND + 8 FLOORS HIGH-RISE RESIDENTIAL APARTMENT BUILDING IN NEW T.S.NO:2/5, 2/6, 3/8, OLD T.S.NO:103, 104 PART & 106, S.F.NO: 375/1B1, 376/ 1A, WARD NO: 26(Z), BLOCK NO: 04 AT VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1: 200

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W1	WINDOW	4'0" x 5'0"	1.22 x 1.52
W2	WINDOW	2'6" x 5'0"	0.76 x 1.52
W3	WINDOW	3'0" x 5'0"	0.91 x 1.52
FW/D	FRENCH WINDOW /COMES DOOR	5'0" x 7'0"	1.52 x 2.13
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162/BU/2025/02/024/01289
Rev.No.: 0371/2025/MH2E
Rev.No.: 269/2025/MH2E
162/BPP/2025/01226
Date: 28/6/2025

28/6/2025

Signature of the Architect or Engineer.

R. MAHESH B.ARCH. COIMBATORE 641 014

ARCHITECT

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STRUCTURAL ENGINEER

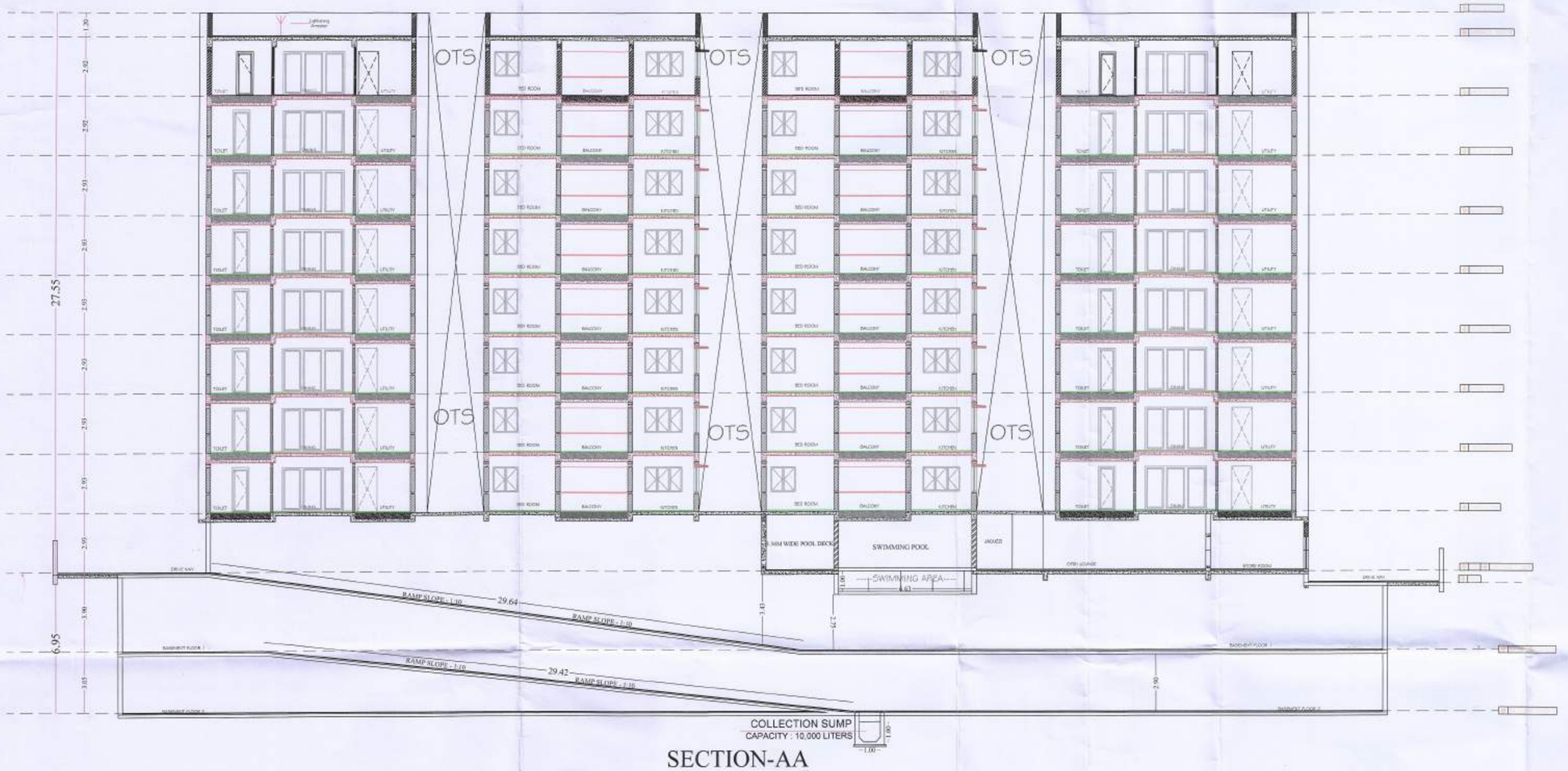
For GLOBUSARIMA BUILDERS PRIVATE LIMITED

K. J.

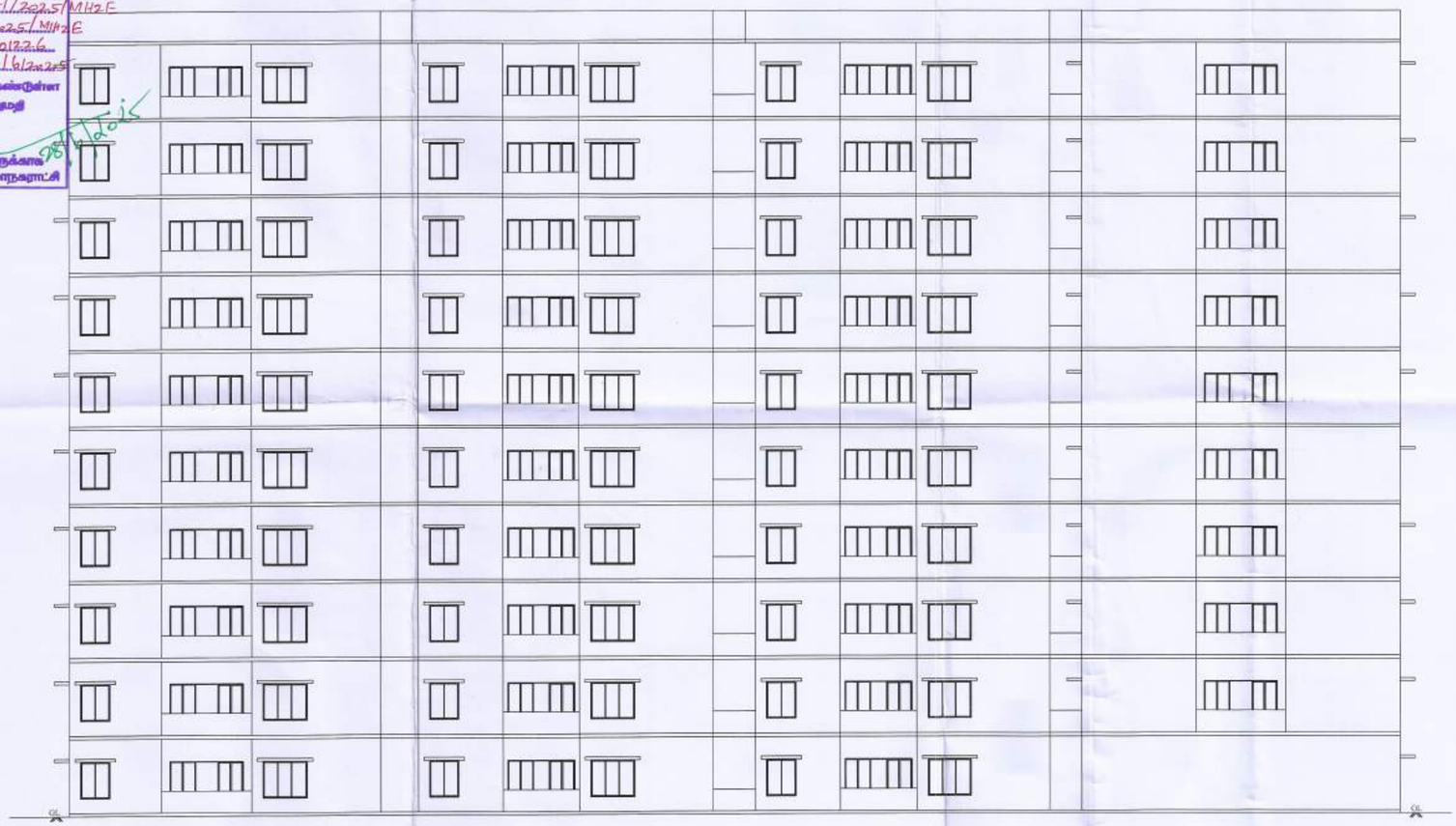
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APPLICANT

ELEVATION & SECTION



SECTION-AA



FRONT ELEVATION

162/BL/2025/02/024/01219
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 0371/2025/MH2E
பார்வை Rec. No: 2691/2025/MH2E
கட்டிட மனு 162/BPA/2325/01226
நாள் 28/6/2025
வரைபடம் அனுமதி உத்தரவில் வ்ள்ளிள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
28/6/2025
ஆய்வாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
28/6/2025

SHEET NO-6/6

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North

Scale 1: 200

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V	VENTILATOR	3'0" x 2'6"	0.91 x 0.76

R. MAHESH B.ARCH. COIMBATORE Reg. 014

Signature of the Architect or Engineer.

ARCHITECT

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STRUCTURAL ENGINEER

For GLOBUSARIMA BUILDERS PRIVATE LIMITED

K. J.

Authorised Signatory

APPLICANT

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.