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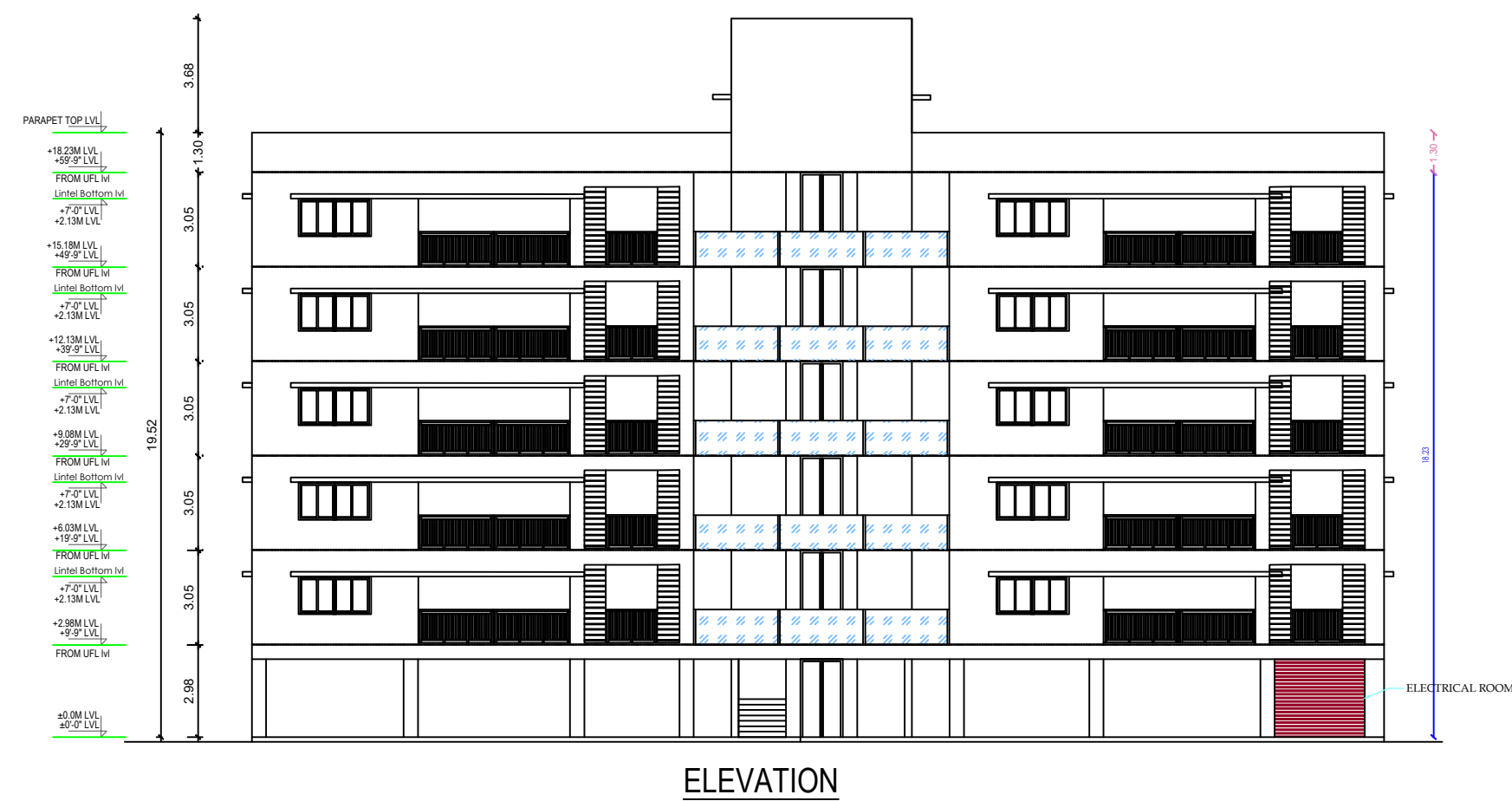
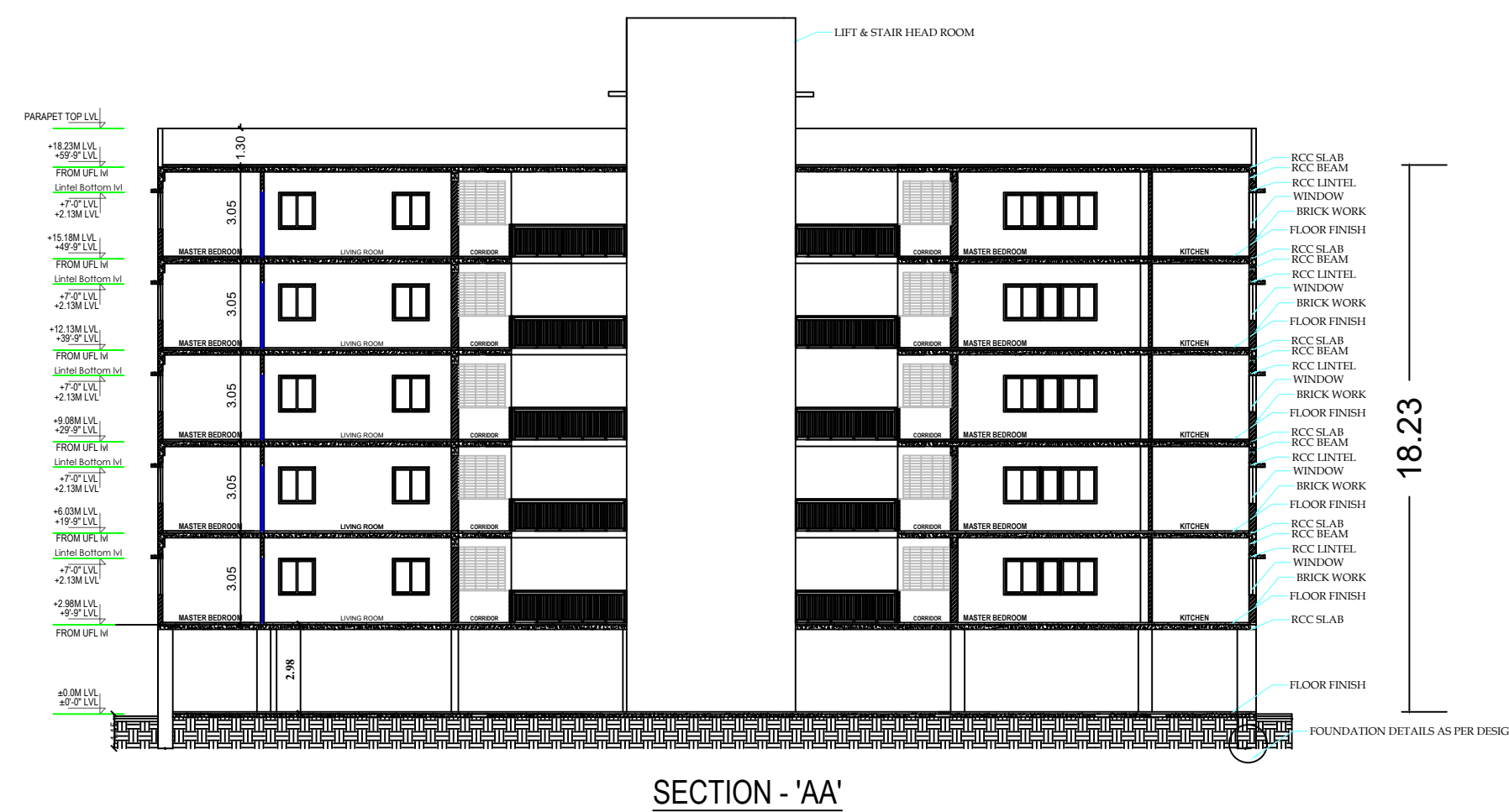
REGULATORY RECORD

# RERA Document

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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.

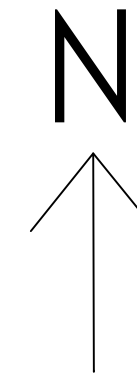


Online Application No : SWP/BPA/ 423114 /2024  
B.P./ D.T.C.P No : 81/2025

**PARKING REQUIREMENT:**  
 UPTO 25 SQ.M = NO PARKING NEEDED  
 25 TO 50 SQ.M = 1 TWO WHEELER  
 50 TO 75 SQ.M = 1 TWO WHEELER  
 75 TO 100 SQ.M = 1 CAR / 2 UNITS  
 ABOVE 100 SQ.M = 1 CAR FOR EVERY 75 SQ.M  
**AS PER DCR PARKING REQUIREMENT:**  
 • 40 CAR PARKING - ABOVE 75 SQ.M (20 UNITS)  
 • 20 CAR PARKING - 75 TO 150 SQ.M (20 UNITS)  
**CAR PARKING** - 60 CAR PARKING  
**10% VISITOR'S PARKING** - 6 CAR PARKING  
**TOTAL CAR PARKING** - 66 CAR PARKING

| FLAT WISE AREA DETAILS - 3BHK                                |                 |                   |       | PARKING DETAILS |             |                     |
|--------------------------------------------------------------|-----------------|-------------------|-------|-----------------|-------------|---------------------|
| UNITS                                                        | CARPET AREA SQM | BUILT-UP AREA SQM | UNITS | TYPE            | CAR PARKING | TWO WHEELER PARKING |
| FLAT - 1                                                     | 158.17          | 170.25            | 1     | TYPE-I          | 2           | 1                   |
| FLAT - 2                                                     | 155.78          | 170.23            | 1     | TYPE-II         | 2           | 1                   |
| FLAT - 5                                                     | 151.35          | 170.25            | 1     | TYPE-V          | 2           | 1                   |
| FLAT - 6                                                     | 151.98          | 170.23            | 1     | TYPE-VI         | 2           | 1                   |
| NUMBER OF 3BHK UNITS PER FLOOR                               |                 |                   |       | 4               |             |                     |
| TOTAL NUMBER OF 3BHK UNITS IN BLOCK (1 TO 5TH TYPICAL FLOOR) |                 |                   |       | 20              |             |                     |
| FLAT WISE AREA DETAILS - 2BHK                                |                 |                   |       |                 |             |                     |
| UNITS                                                        | CARPET AREA SQM | BUILT-UP AREA SQM | UNITS | TYPE            |             |                     |
| FLAT - 3                                                     | 81.18           | 92.52             | 1     | TYPE-III        | 1           | 1                   |
| FLAT - 4                                                     | 79.12           | 96.96             | 1     | TYPE-IV         | 1           | 1                   |
| FLAT - 7                                                     | 83.50           | 93.22             | 1     | TYPE-VII        | 1           | 1                   |
| FLAT - 8                                                     | 84.03           | 92.83             | 1     | TYPE-VIII       | 1           | 1                   |
| NUMBER OF 2BHK UNITS PER FLOOR                               |                 |                   |       | 4               | 12          | 8                   |
| TOTAL NUMBER OF 2BHK UNITS IN BLOCK (1 TO 5TH TYPICAL FLOOR) |                 |                   |       | 20              | 60          | 40                  |

| JOINERY DETAILS |                 |               |
|-----------------|-----------------|---------------|
| INDEX           | DESCRIPTION     | DIMENSIONS    |
| DD              | DOUBLE DOOR     | 1.20M x 2.10M |
| SLD             | SLIDING DOOR    | 5.09M x 2.10M |
| D               | DOOR            | 1.05M x 2.10M |
| D1              | DOOR            | 0.90M x 2.10M |
| D2              | DOOR            | 0.75M x 2.10M |
| W               | WINDOWS         | 0.69M x 1.37M |
| W*              | WINDOWS         | 0.90M x 1.37M |
| W1              | WINDOWS         | 1.20M x 1.37M |
| W2              | WINDOWS         | 2.45M x 1.37M |
| KW              | KITCHEN WINDOWS | 0.60M x 1.05M |
| KW1             | KITCHEN WINDOWS | 1.20M x 1.05M |
| FW1             | FRENCH WINDOW   | 1.80M x 2.10M |
| V               | VENTILATOR      | 0.92M x 0.60M |
| V1              | VENTILATOR      | 1.80M x 0.60M |
| OP              | OPENING         | 0.75M x 2.10M |
| OP1             | OPENING         | 0.90M x 2.10M |
| OP2             | OPENING         | 1.05M x 2.10M |



PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSING RESIDENTIAL APARTMENT BUILDINGS AT SURVEY NO:- 127/2A, 127/2B1 & 127/2B2 OF KALAPATTI WEST [28] VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

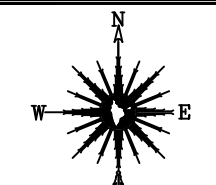
KALAPATTI DD PLAN NO: 7

Online Application No : SWP/BPA/ 423114 /2024  
OWNER / APPLICANT : RAMU AND OTHERS FIVE

As Per Director, Town and country planning office chennai, Roc.No - 19139/2019/TCP3 dated : 09.12.2019 kalapatti DD Plan No 07 survey number - 127/2A, 2B is Converted From Public and Semi Public use into RESIDENTIAL USE.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER



#### SITE AREA DETAILS:

As per Document : 2428 Sqm (or) 60 Cents

S.F.No. = 127/2A = 1335.46 (or) 33 Cents

S.F.No. = 127/2B1 = 1092.65 (or) 27 Cents

As per Patta : 2431.00 sq.m

S.F.No. = 127/2A : 1215

S.F.No. = 127/2B1 : 124

S.F.No. = 127/2B2 : 1092

Total Patta Extent : 2431 sq.m

SUPERIMPOSED SITE AREA : 2431 Sq.m

OSR Area Required = 243.1 Sq.m.

The Equivalent Amount for the OSR Area paid as OSR fees

| AREA DETAILS         |                 |                               |                   |                      |
|----------------------|-----------------|-------------------------------|-------------------|----------------------|
| FLOOR AREA DETAILS   | FSI Area (Sq.m) | non-FSI Deduction Area (Sq.m) | Floor Area (Sq.m) | DWELLING UNITS (Nos) |
| AREA OF STILT FLOOR  | 30.21           | 1800.55                       | 1830.76           | -                    |
| AREA OF FIRST FLOOR  | 1251.33         | 579.43                        | 1830.76           | 08                   |
| AREA OF SECOND FLOOR | 1251.33         | 579.43                        | 1830.76           | 08                   |
| AREA OF THIRD FLOOR  | 1251.33         | 579.43                        | 1830.76           | 08                   |
| AREA OF FOURTH FLOOR | 1251.33         | 579.43                        | 1830.76           | 08                   |
| AREA OF FIFTH FLOOR  | 1251.33         | 579.43                        | 1830.76           | 08                   |
| HEAD ROOM AREA       | -               | 60.58                         | 60.58             | 08                   |
| TOTAL                | 6286.86         | 4758.28                       | 11045.14          | 40                   |

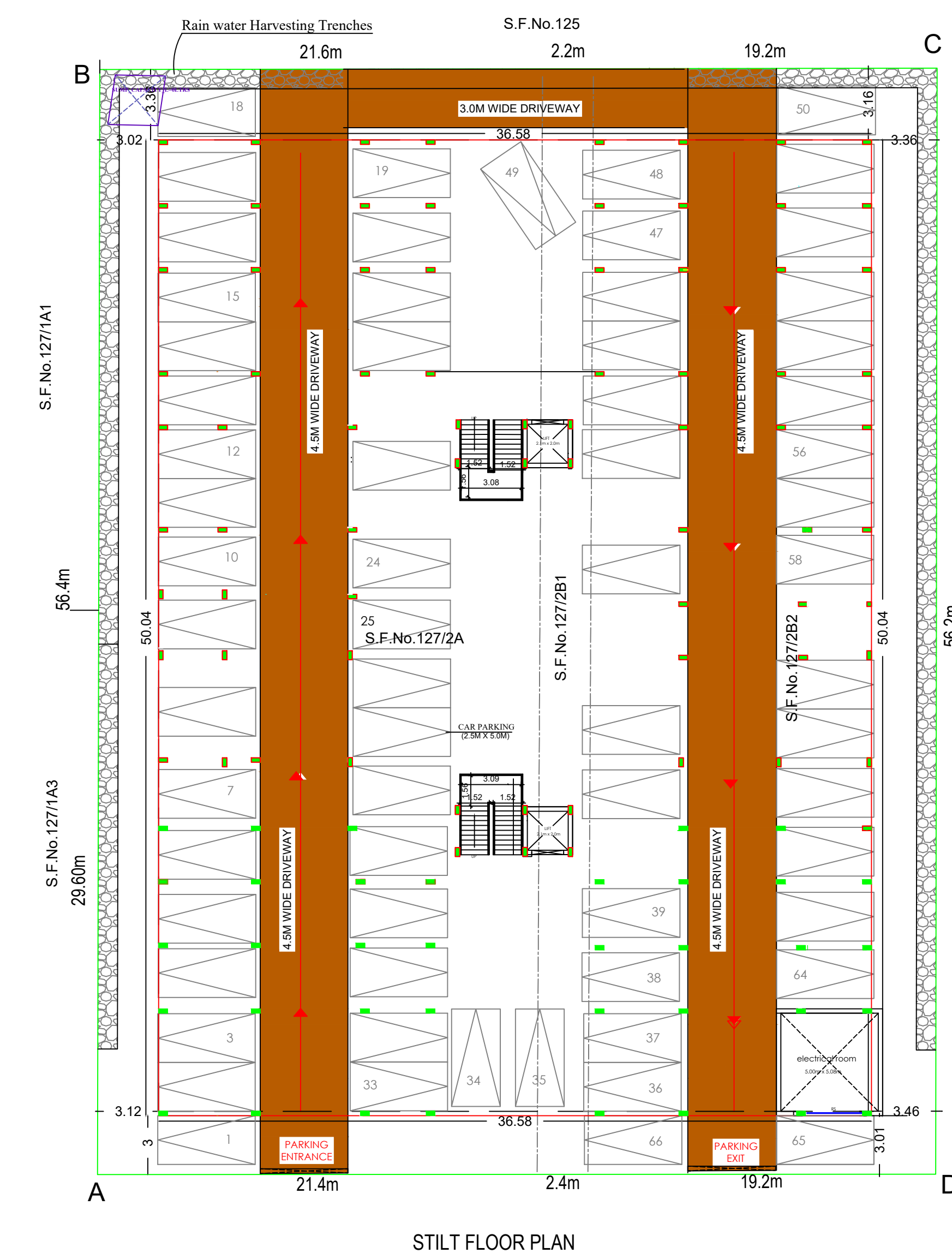
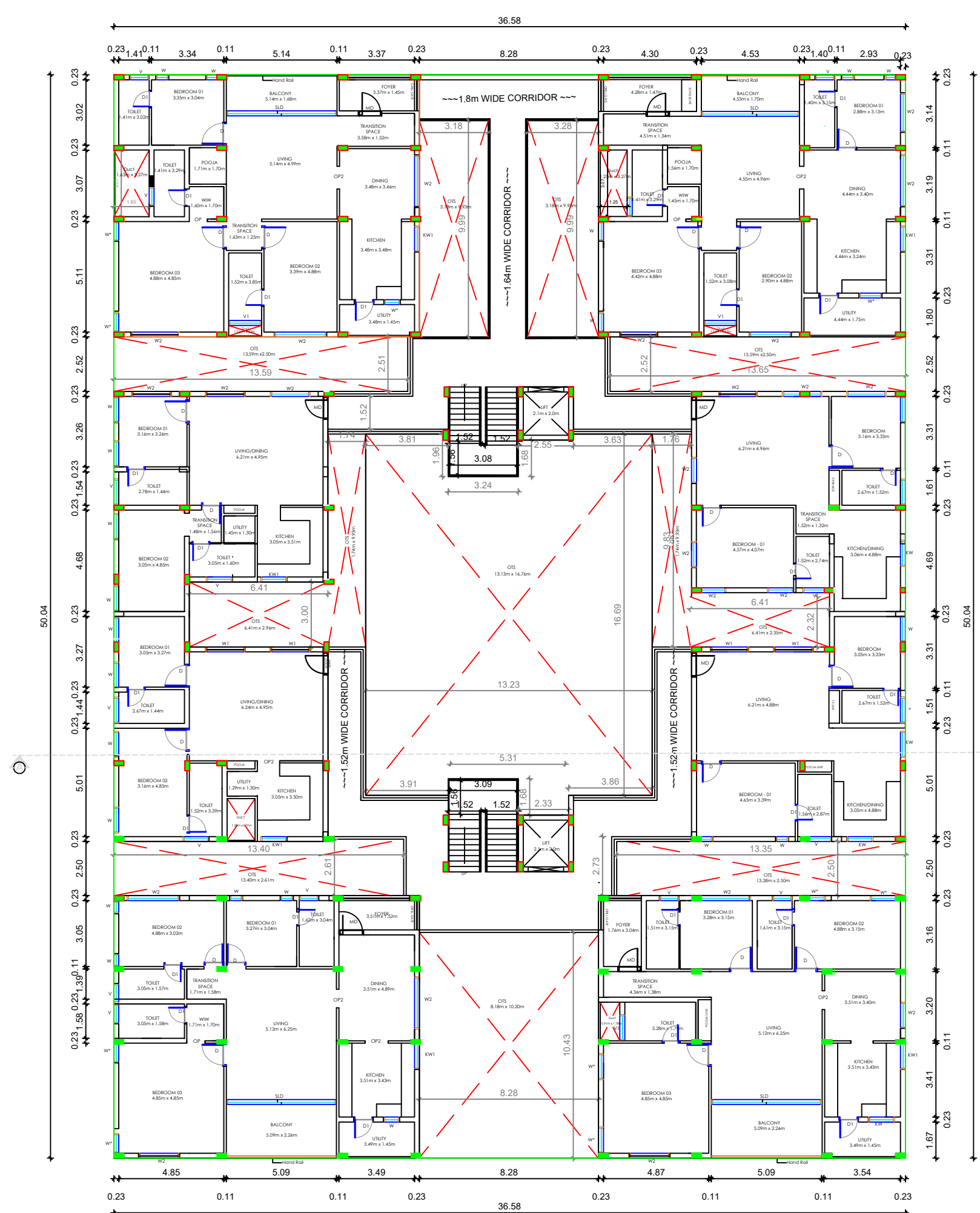
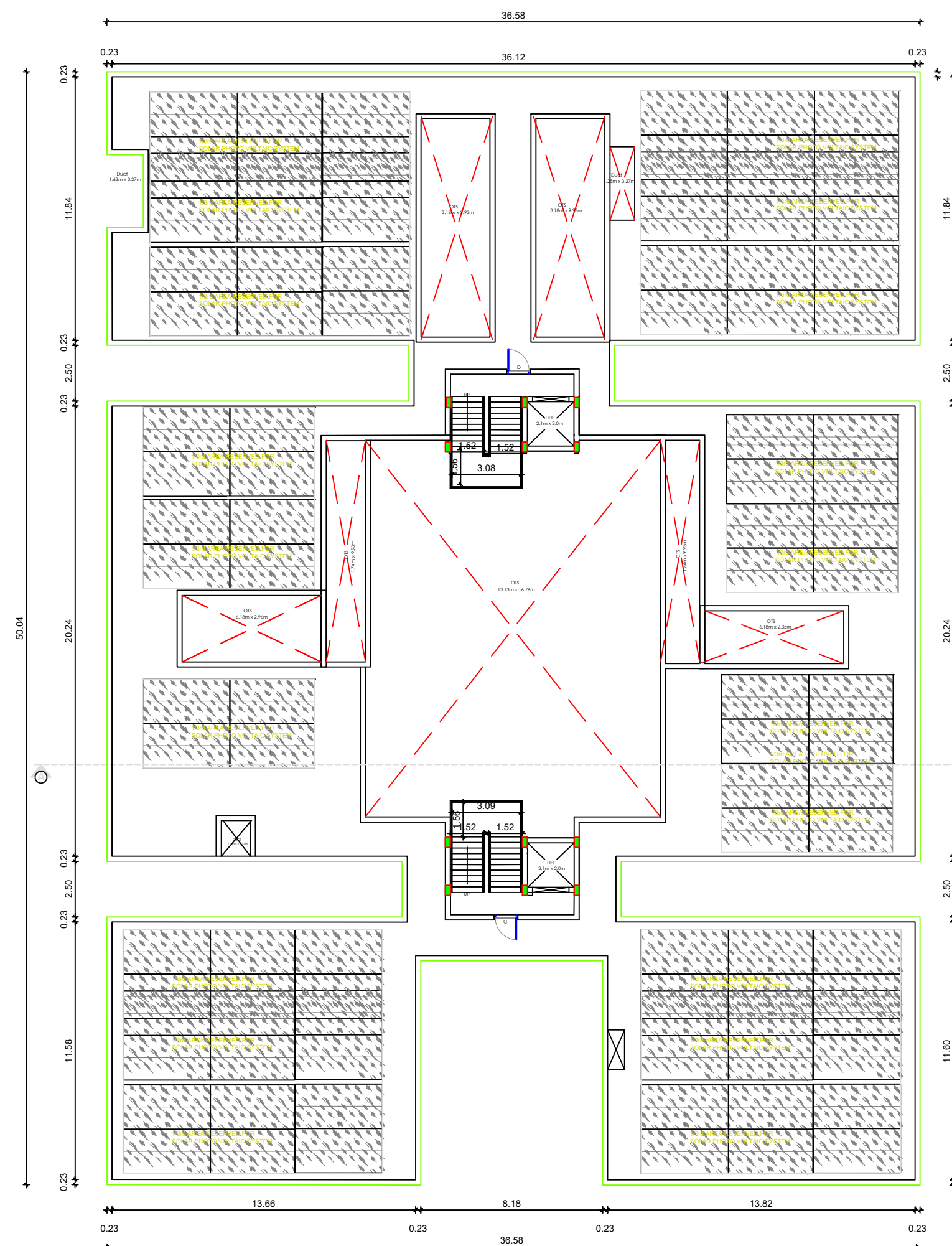
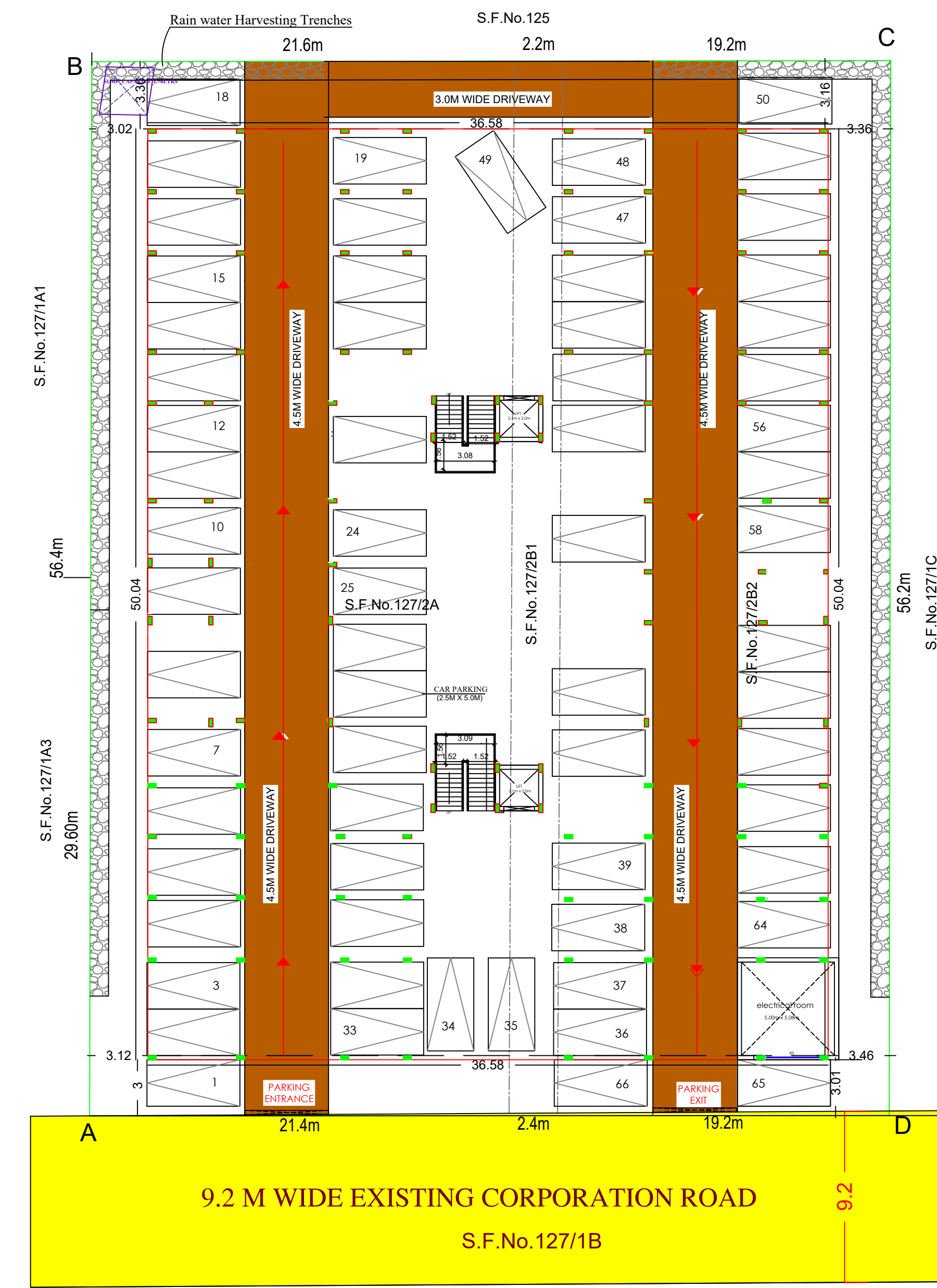
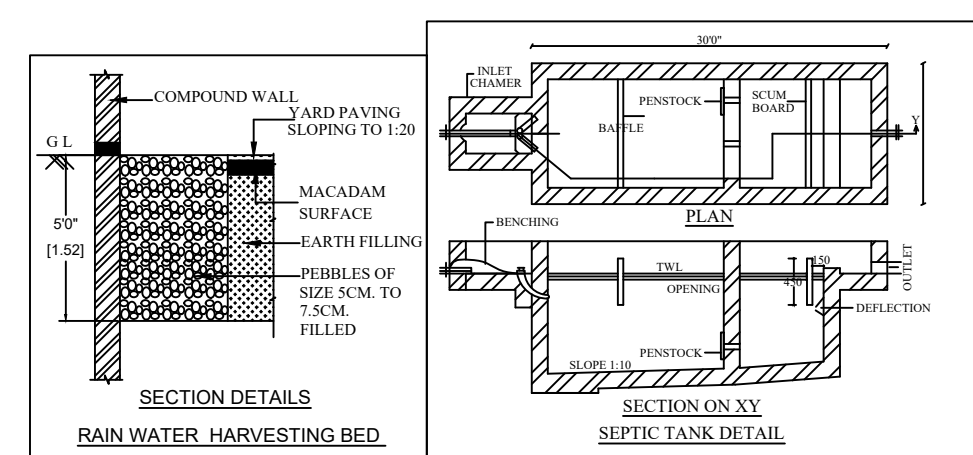
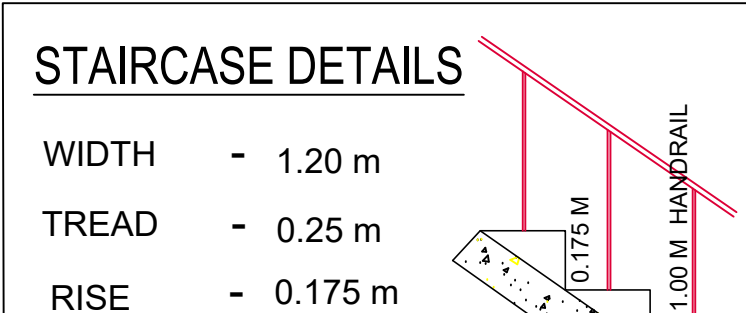
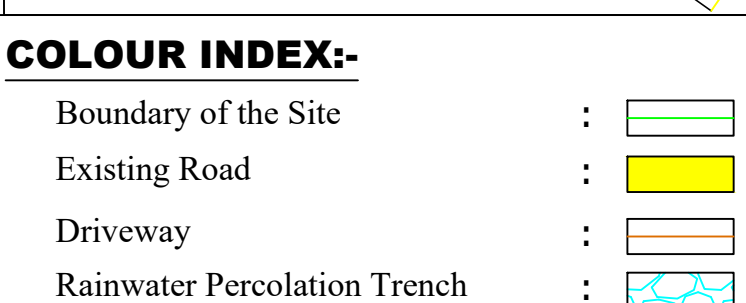
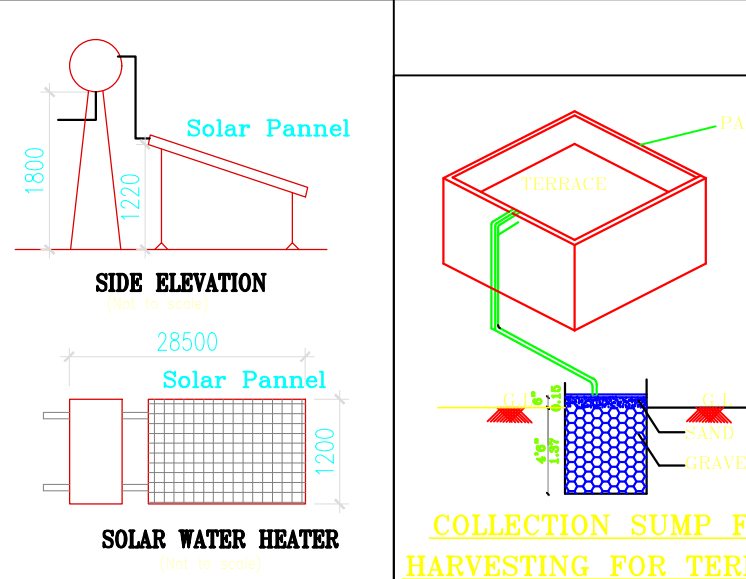
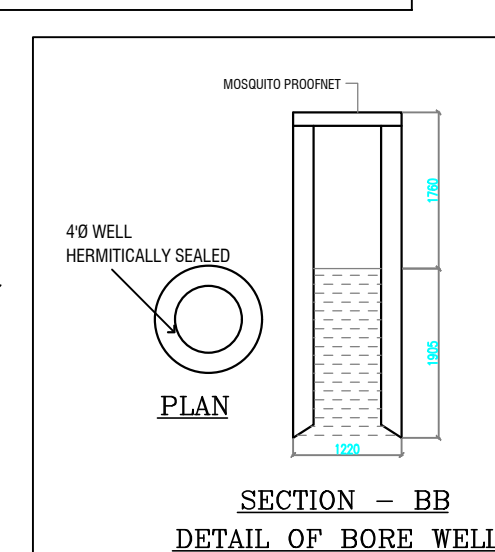
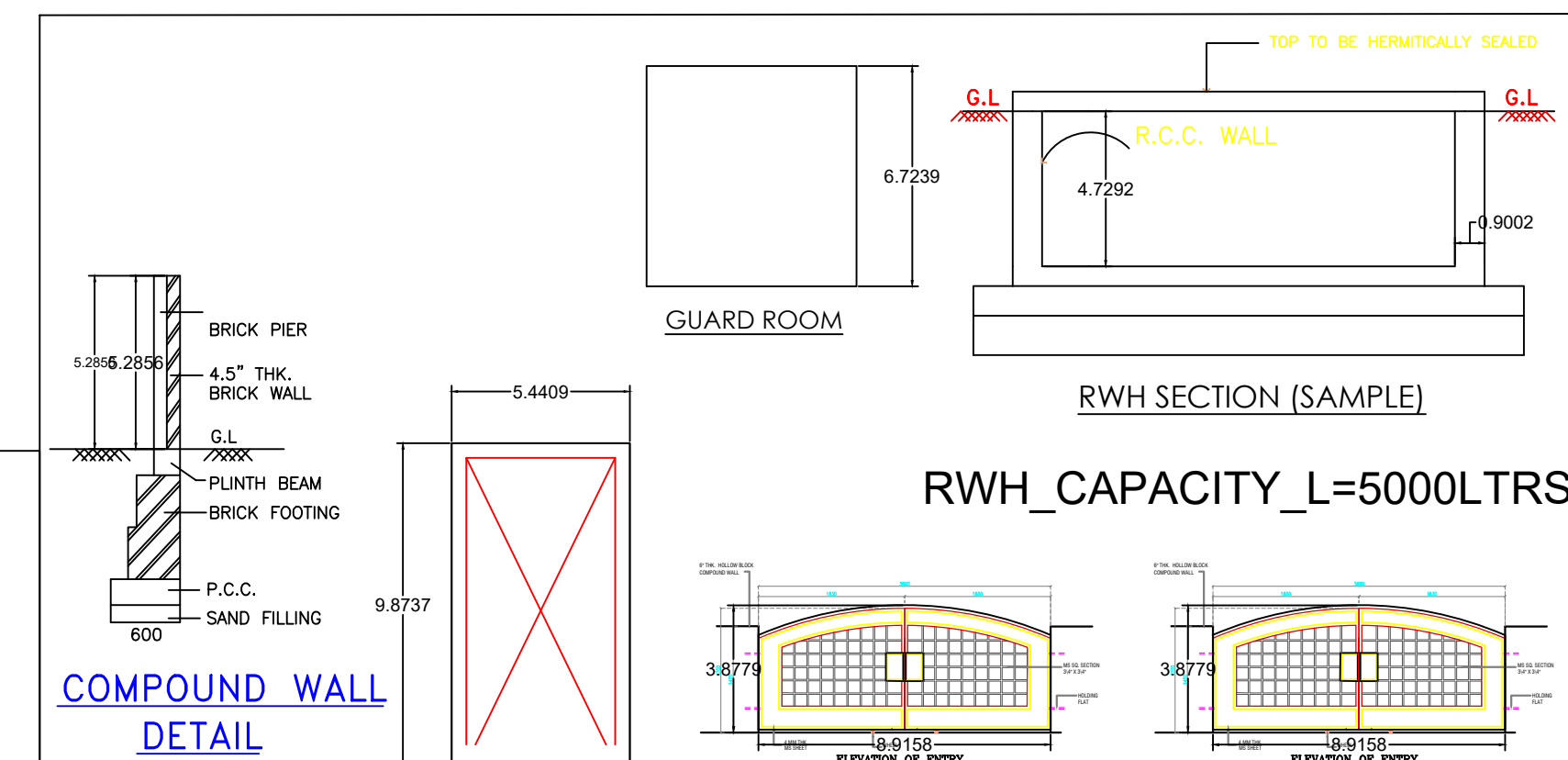
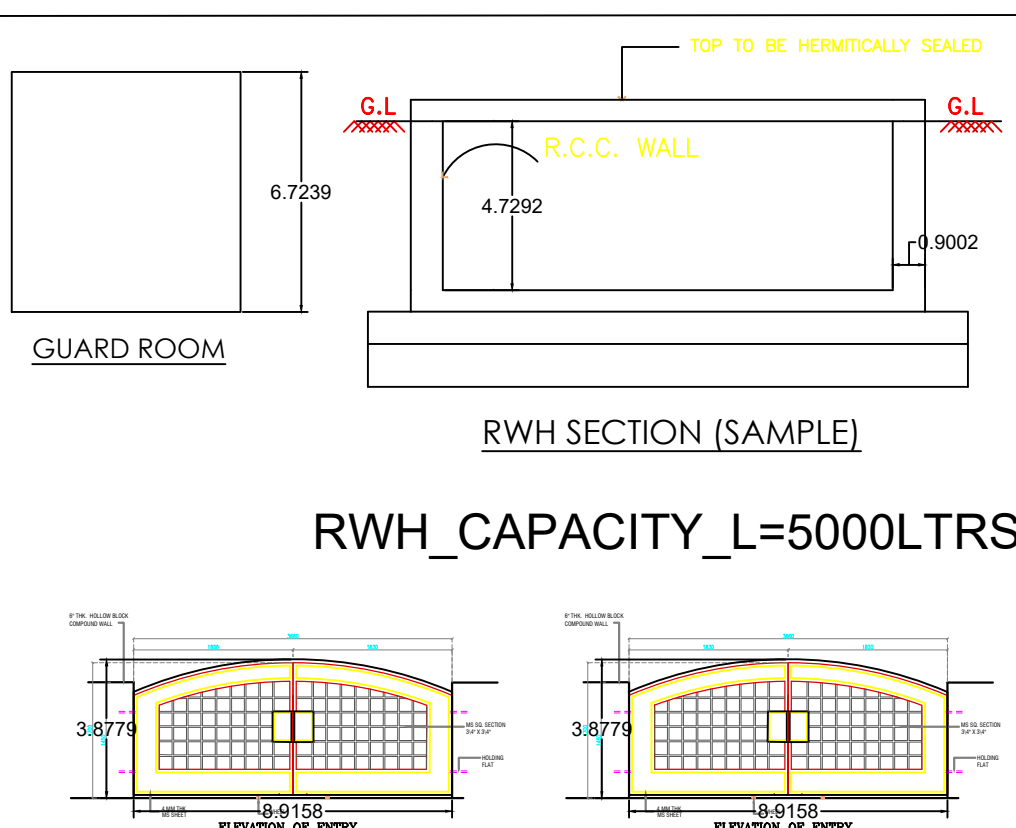
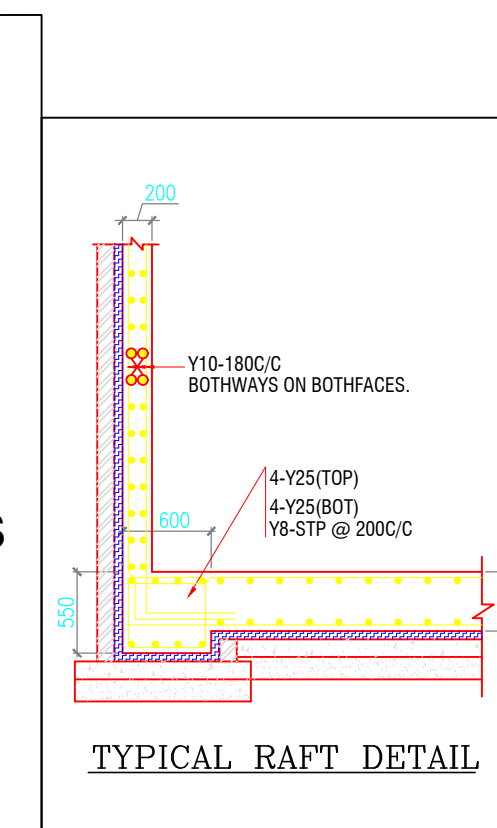
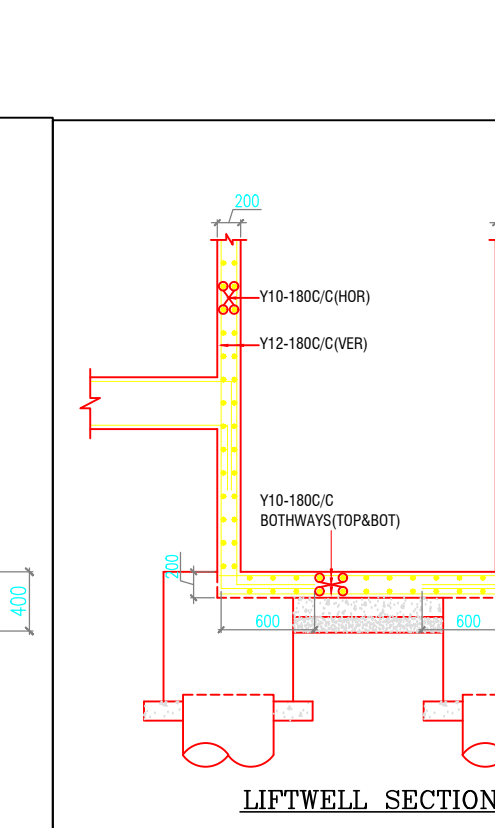
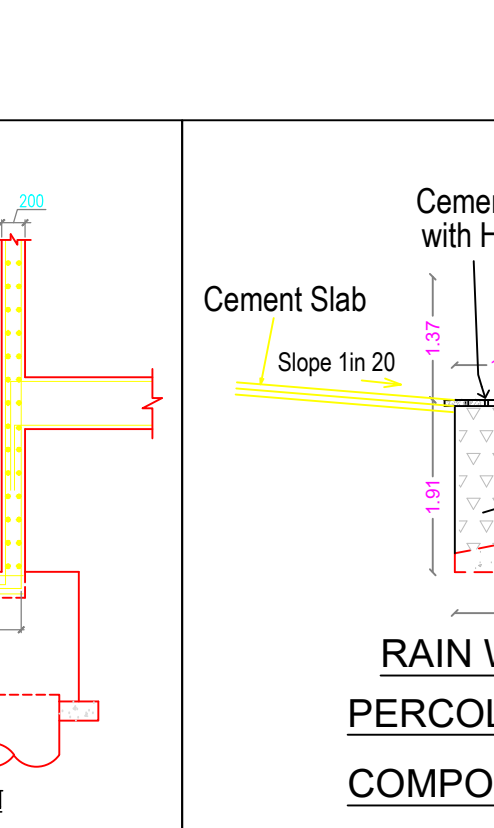
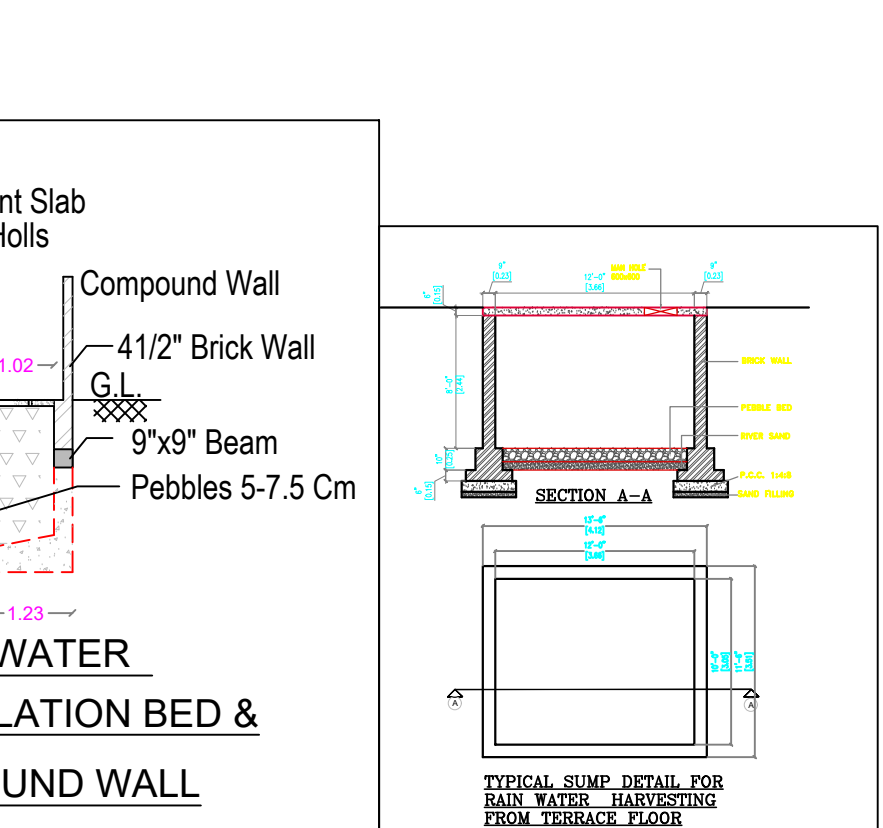
$$\text{FSI Area} = \frac{6286.86}{2428} = 2.589 < 2.60$$

**PREMIUM FSI = 0.589**

The Premium FSI Fees Paid by Applicant

| PARKING DETAILS | REQUIRED | PROVIDED |
|-----------------|----------|----------|
| CAR PARKING     | 62       | 66       |

- FIRE ALARM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUIPMENTS



OWNER / APPLICANT

REGISTERED ENGINEER (or) ARCHITECT

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

