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

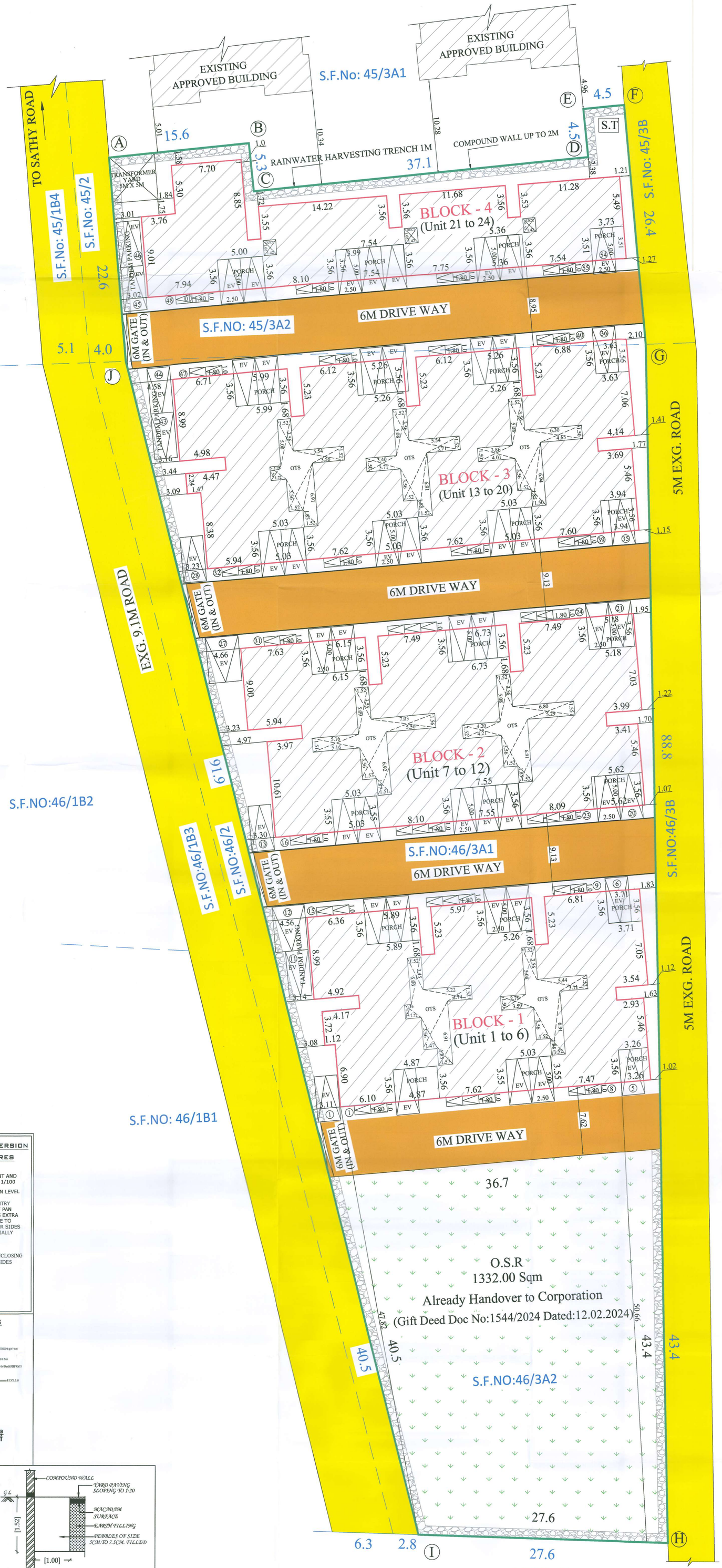
DIGITALLY VERIFIED RECORD

DWELLING AREA	
UNIT NO:	AREA in Sqm
1	162.87
2	156.84
3	151.19
4	189.02
5	172.78
6	180.75
7	162.40
8	198.40
9	193.82
10	222.56
11	221.28
12	199.15
13	158.88
14	159.14
15	158.68
16	159.13
17	188.36
18	175.25
19	175.25
20	188.96
21	260.28
22	192.01
23	161.74
24	152.87
TOTAL	4341.63

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar

Online Application No : SWP/BPA/0719945/2025

Site Boundary Shown as "A to J"



SITE PLAN

SHEET NO - 1/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/3A2 & 46/3A1 AT KALAPATTI WEST VILLAGE, EAST ZONE,NORTH TALUK, COIMBATORE CORPORATION.

AS PER MASTER PLAN USE 2041 - RESIDENTIAL

North

Scale 1 : 200

AREA DETAILS:

S.NO	S.F.NO	AREA in Hectare (As per Patta)
1	45/3A2	0.12.15
2	46/3A1	0.39.68
TOTAL		0.51.83
3	46/3A2	0.13.32 (Already O.S.R Handover) (Gift Deed Doc No:1544/2024 Dated:12.02.2024)
NET TOTAL		0.65.15

AREA OF THE SITE : 5183.00 Sqm

BUILDING AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 1 (Unit 1 to 6) (6.98m Ht)			
GROUND FLOOR	652.93	-	652.93
FIRST FLOOR	485.28	-	485.28
TERRACE FLOOR	-	133.61	133.61
TOTAL	1138.21	133.61	1271.82
BLOCK- 2 (Unit 7 to 12) (6.98m Ht)			
GROUND FLOOR	772.91	-	772.91
FIRST FLOOR	584.16	-	584.16
TERRACE FLOOR	-	137.12	137.12
TOTAL	1357.07	137.12	1494.19
BLOCK- 3 (Unit 13 to 20) (6.98m Ht)			
GROUND FLOOR	881.35	-	881.35
FIRST FLOOR	653.00	-	653.00
TERRACE FLOOR	-	178.43	178.43
TOTAL	1534.35	178.43	1712.78
BLOCK- 4 (Unit 21 to 24) (6.98m Ht)			
GROUND FLOOR	495.89	-	495.89
FIRST FLOOR	363.93	-	363.93
TERRACE FLOOR	-	72.14	72.14
TOTAL	859.82	72.14	931.96
GRAND TOTAL	4889.45	521.30	5410.75

FLOOR SPACE INDEX = $\frac{4889.45}{5183.00}$ = 0.943

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

PARKING DETAILS:

AS PER G.O.Ms.NO:156

UP TO 300 Sqm - 2 CAR PARKING &

2 TWO WHEELER PARKING REQUIRED

NO. OF DWELLINGS - 24 Nos.

PARKING NAME	REQUIRED	PROVIDED
CAR	48	54
	48 x 10% = 53	
TWO WHEELER	48	55
	48 x 10% = 53	

O.S.R 10% :

O.S.R REQUIRED : 518.30 Sqm (10 %)

O.S.R PROVIDED : 1332.00 Sqm (25.69 %)
(Already Handover to Corporation)
(Gift Deed Doc No:1544/2024 Dated:12.02.2024)

Note:

Site Boundary (A,B,C... & J)

Proposed Building

Existing Road

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/CE/Gr-I/051/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

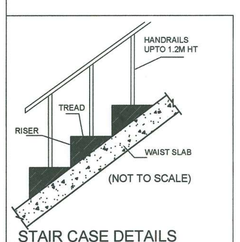
Authorised Signatory

Applicant

162/BLD/2026/0021005/000538
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 1147/2026/MH2E
பார்வை Rec. No: 2646/2026/MH2E
கட்டிட எண் 162 BPP/2026/0025523
தேதி: 21/3/2026
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளர்/துணை
செயல்முறை அலுவலர்

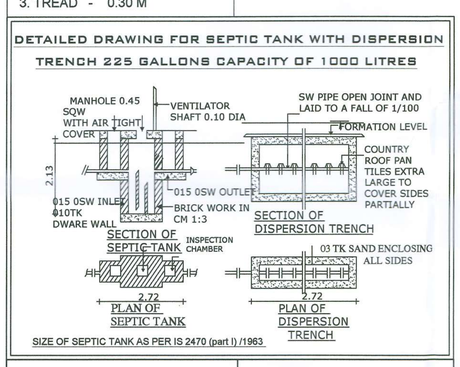
D2

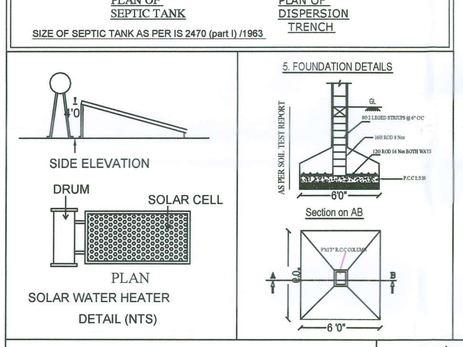
2.16
14/1/2026

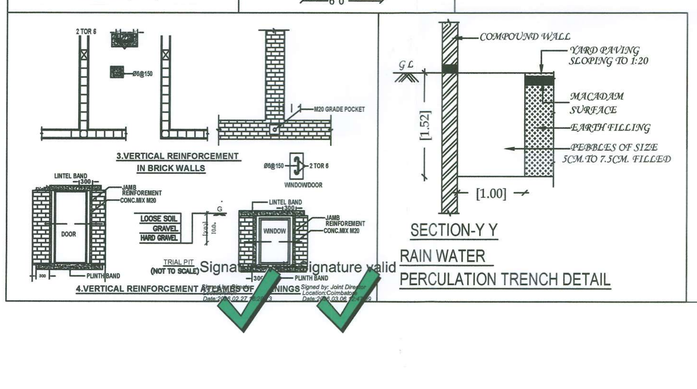


STAIR CASE DETAILS

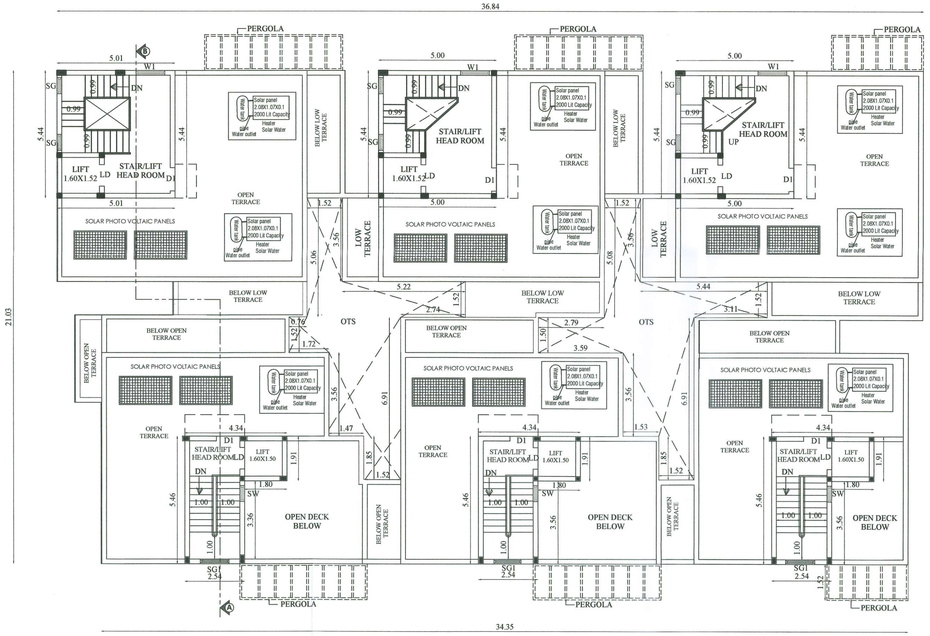
1. WIDTH - 1.07 M, 0.99 M, 1.00M
2. RISE - 0.15 M
3. TREAD - 0.30 M







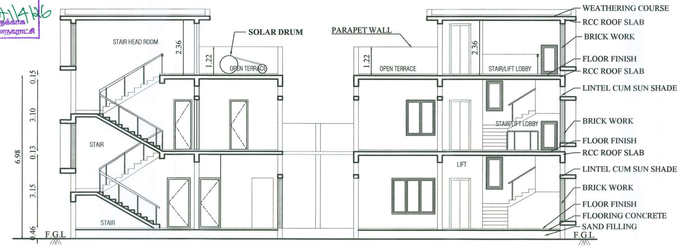
Signature valid



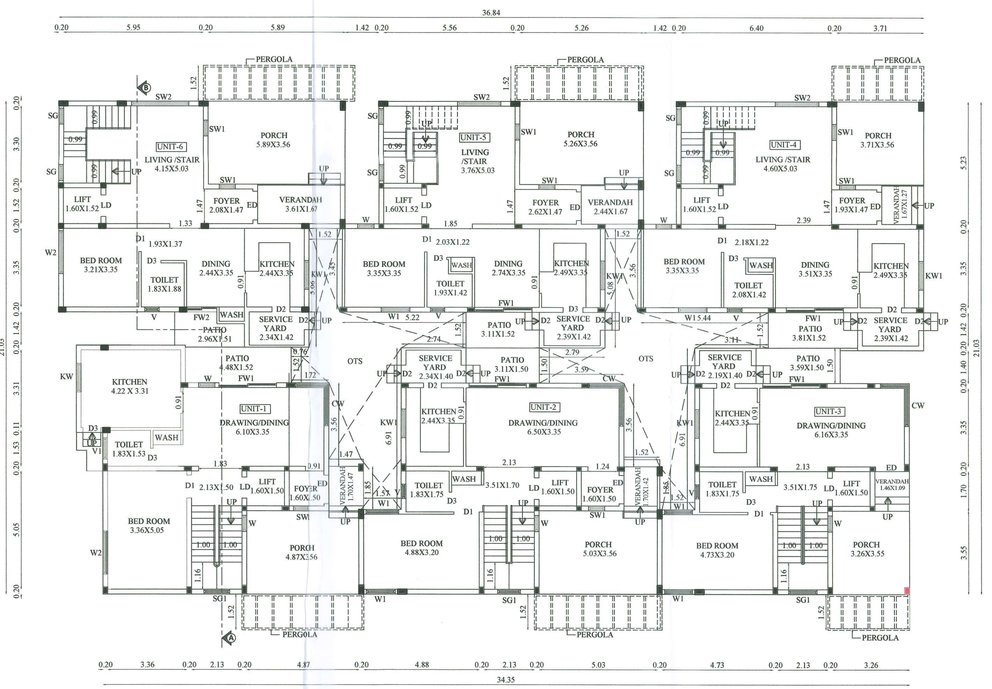
TERRACE FLOOR PLAN



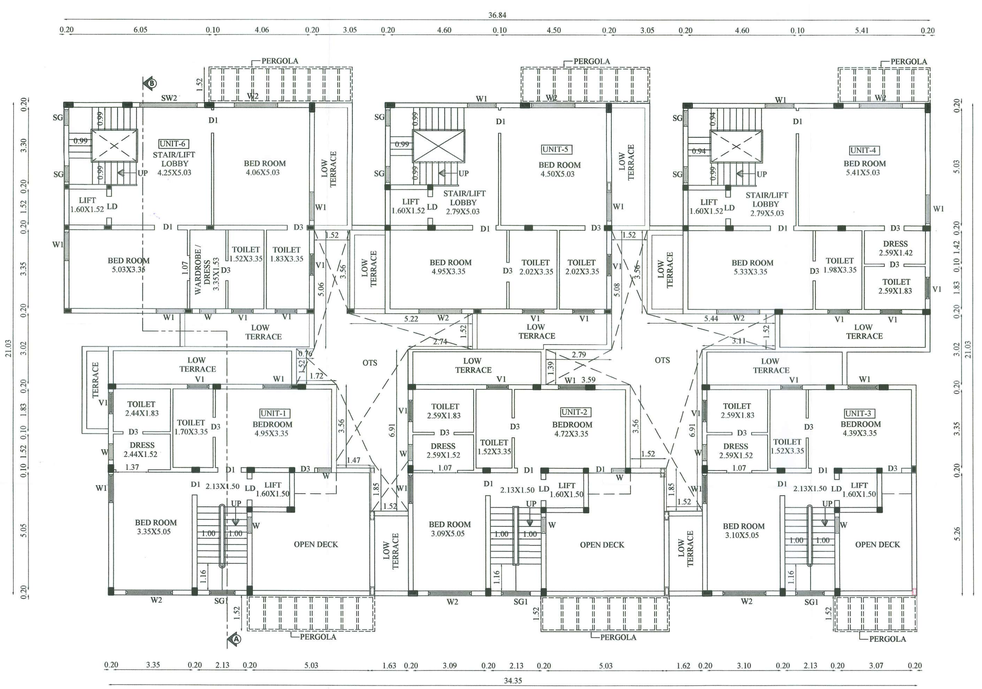
SOUTH SIDE ELEVATION



SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK- 1 (Unit 1 to 6)	SHEET NO - 2/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/3A2 & 46/3A1 AT KALAPATTI WEST VILLAGE, EAST ZONE,NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar

Online Application No : SWP/BPA/0719945/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 1 (Unit 1 to 6)			
GROUND FLOOR	652.93	-	652.93
FIRST FLOOR	485.28	-	485.28
TERRACE FLOOR	-	133.61	133.61
TOTAL	1138.21	133.61	1271.82

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW	FRENCH WINDOW	1.83 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
FW2	FRENCH WINDOW 2	1.27 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
SG1	STAIR GLAZING 1	1.22 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	2.44 X 1.83
SW2	SPECIAL WINDOW 2	1.83 X 1.83
CW	C WINDOW	3.36 X 1.37
V	VENTILATOR	0.91 X 0.61

SIDDARTH GOPALA SANKAR. M ARCH.,FIIA.,
Registered Architect As
I.B.A. 2024/I-1
L.S. ARCHITECT No CA/2005/50220
Coimbatore LPA/RA/CR-1/19/04/016

Architect

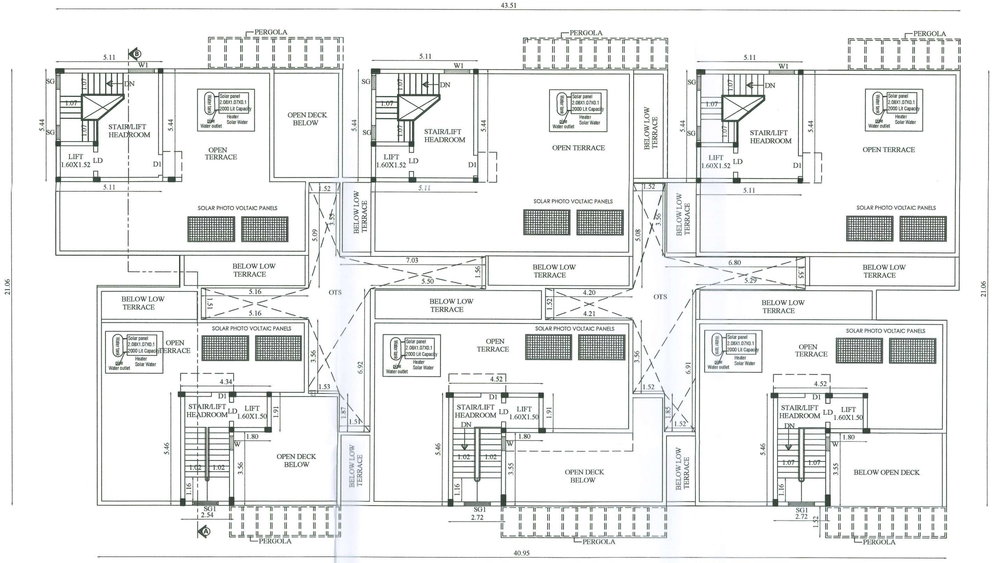
S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-1
(Coimbatore IN/2/32-3/051/2020/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

Authorised Signatory

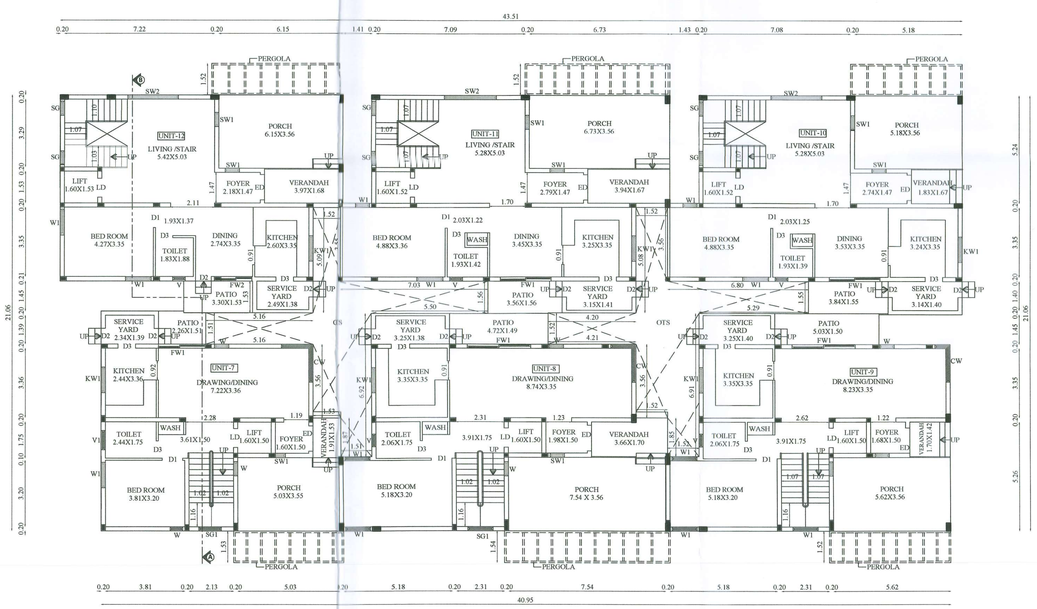
Applicant



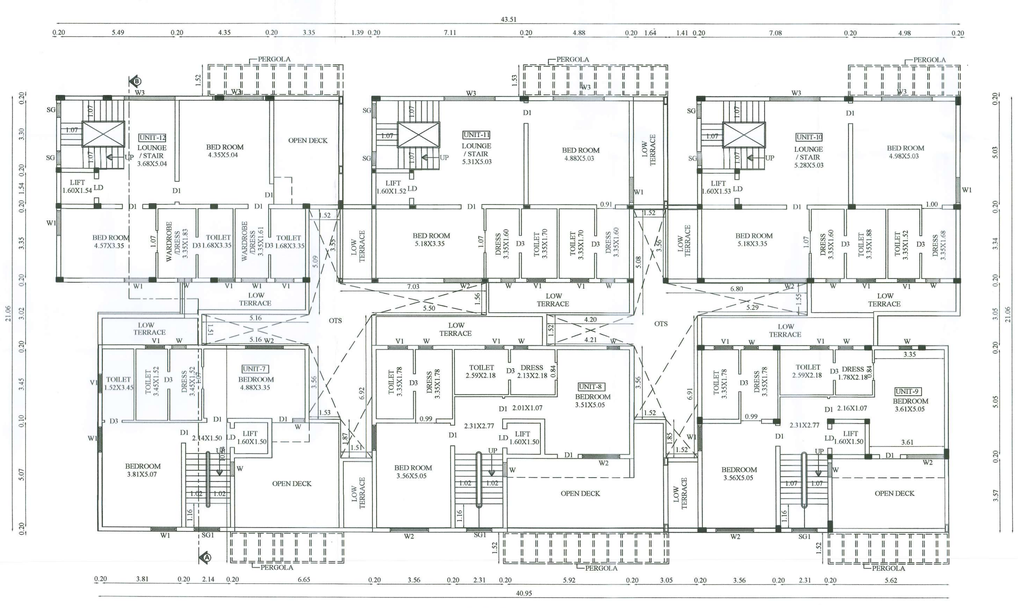
TERRACE FLOOR PLAN



SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK- 2 (Unit 7 to 12)	SHEET NO - 3/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/3A2 & 46/3A1 AT KALAPATTI WEST VILLAGE, EAST ZONE,NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar

Online Application No : SWP/BPA/0719945/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 2 (Unit 7 to 12)			
GROUND FLOOR	772.91	-	772.91
FIRST FLOOR	584.16	-	584.16
TERRACE FLOOR	-	137.12	137.12
TOTAL	1357.07	137.12	1494.19

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.44
LD	LIFT DOOR	0.94 X 2.44
FW1	FIXED WINDOW	2.44 X 2.44
FW2	FIXED WINDOW	1.60 X 2.44
SG	SLIDING GLASS	1.22 X 2.44
O	OPEN	1.91 X 2.44
D1	DOOR 1	0.99 X 2.44
D2	DOOR 2	0.76 X 2.44
D3	DOOR 3	0.84 X 2.44
D2/KW1	DOOR / KITCHEN WINDOW	2.06 X 2.44
FG	FIXED GLASS	0.61 X 1.52
FG1	FIXED GLASS 1	1.83 X 1.52
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.52
W2	WINDOW 2	1.83 X 1.52
KW1	KITCHEN WINDOW	1.22 X 1.22
SW	STAIRCASE WINDOW	0.68 X 1.22
SW1	STAIRCASE WINDOW 1	1.22 X 1.52
V	VENTILATOR	0.61 X 0.91
CW	C WINDOW	3.35 X 2.44

SIDDARTH GOPALA CHINNAPA M.ARCH.,F.I.I.A.,
Registered Architect-IAI
L.No: CA/2014/4
L.S. ARCHITECT No: CA/2005/35220
Coimbatore LR/ELDARCH/119/04/016

Architect

S. MURUGESH, M.E.,F.I.E.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Validation Upto 30/10/2026)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

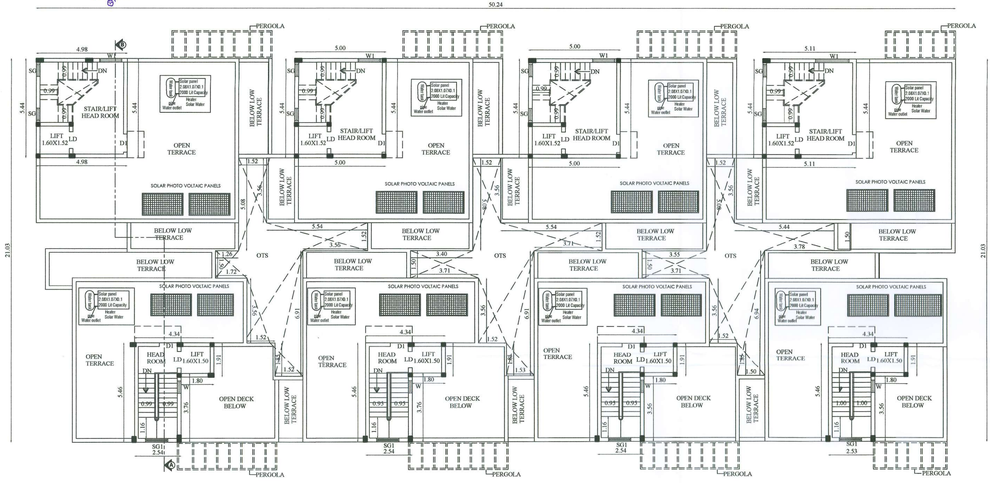
Authorised Signatory

Applicant

D2

.1621BL12026102100510053S
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண். 1471/2026/LMH2E
பணிகளை 2 ஆண்டுகளுக்குள் முடிக்க வேண்டும்
கட்டிட முழு 1621BPP12026/P05553
தேதி 31/3/2026
வளாகப்பகுதி அனுமதி உத்திரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது
ஆணையாளர்/அலுவலர்
கோயம்புத்தூர் மாநகராட்சி

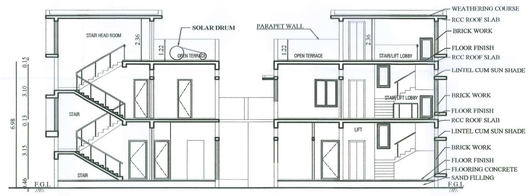
TERRACE FLOOR PLAN



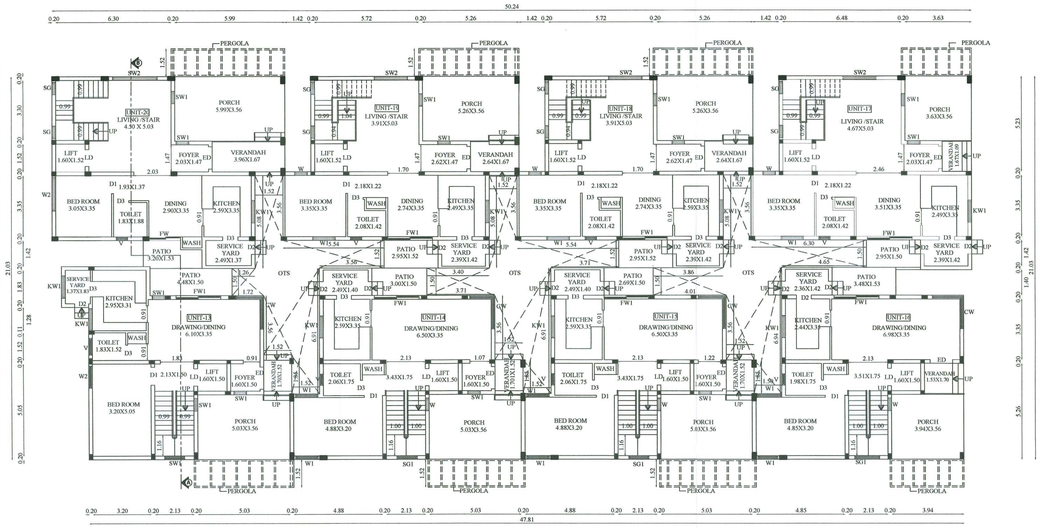
SOUTH SIDE ELEVATION



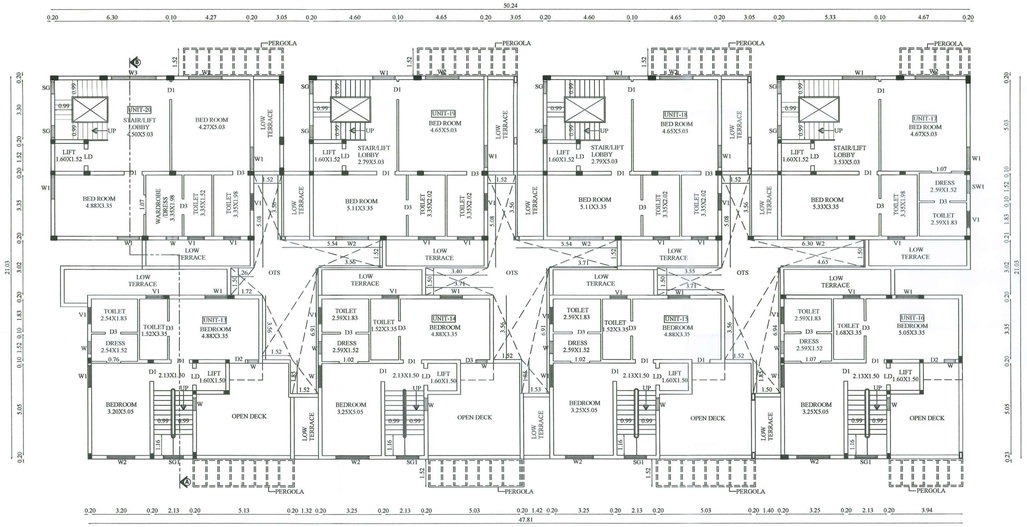
SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK- 3 (Unit 13 to 20)	SHEET NO - 4/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/3A2 & 46/3A1 AT KALAPATTI WEST VILLAGE, EAST ZONE,NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar

Online Application No : SWP/BPA/07199945/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 3 (Unit 13 to 20)			
GROUND FLOOR	881.35	-	881.35
FIRST FLOOR	653.00	-	653.00
TERRACE FLOOR	-	178.43	178.43
TOTAL	1534.35	178.43	1712.78

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW	FIXED WINDOW	1.83 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
SG1	STAIR GLAZING 1	1.22 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
W3	WINDOW 3	2.44 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	2.44 X 1.83
SW2	SPECIAL WINDOW 2	1.83 X 1.83
CW	C WINDOW	3.36 X 1.37
V	VENTILATOR	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.,B.E.A.,
Registered Architect No
L.S.S. GRADE-I
L.S. ARCHITECT No: CA/2005/52220
Coimbatore LIBARCH/S/119/04/016

Architect

S. MURUGESH, M.E.,F.I.E.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Validation UN/052-1051/2004/01-18-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

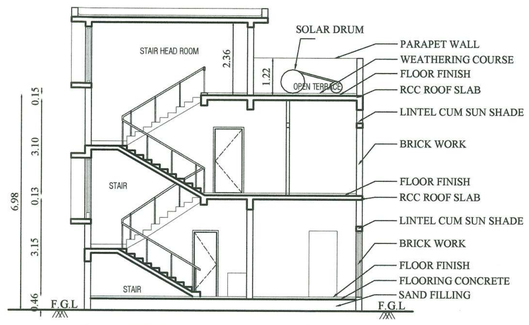
Authorised Signatory

Applicant

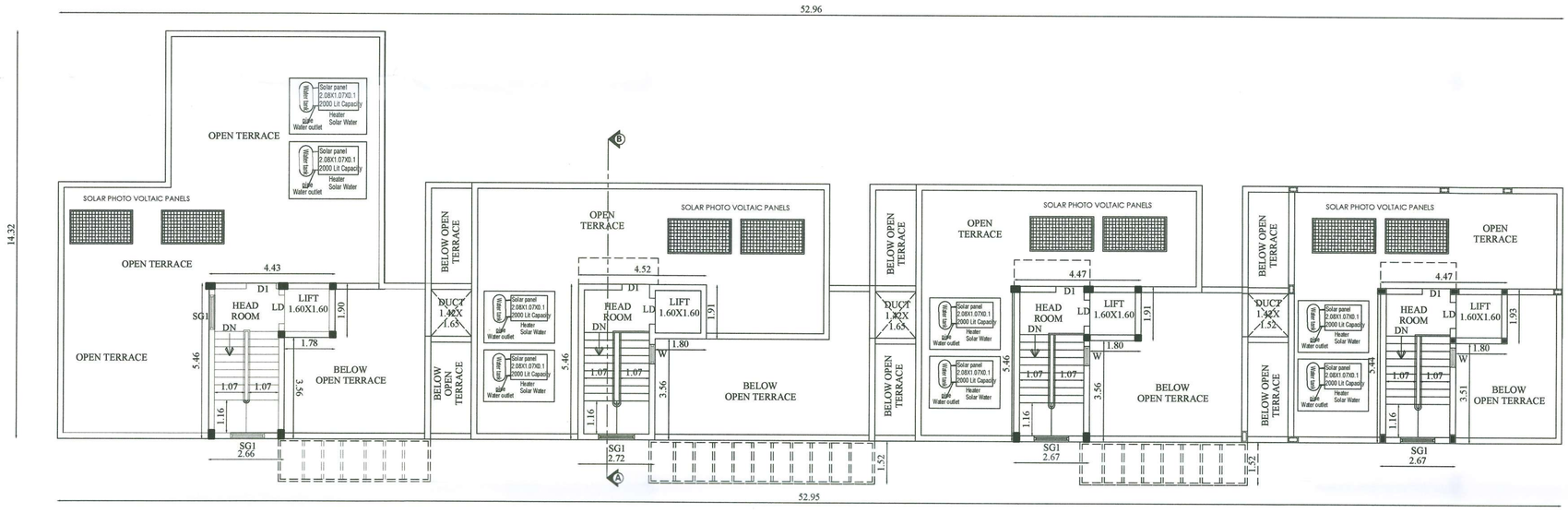


SOUTH SIDE ELEVATION

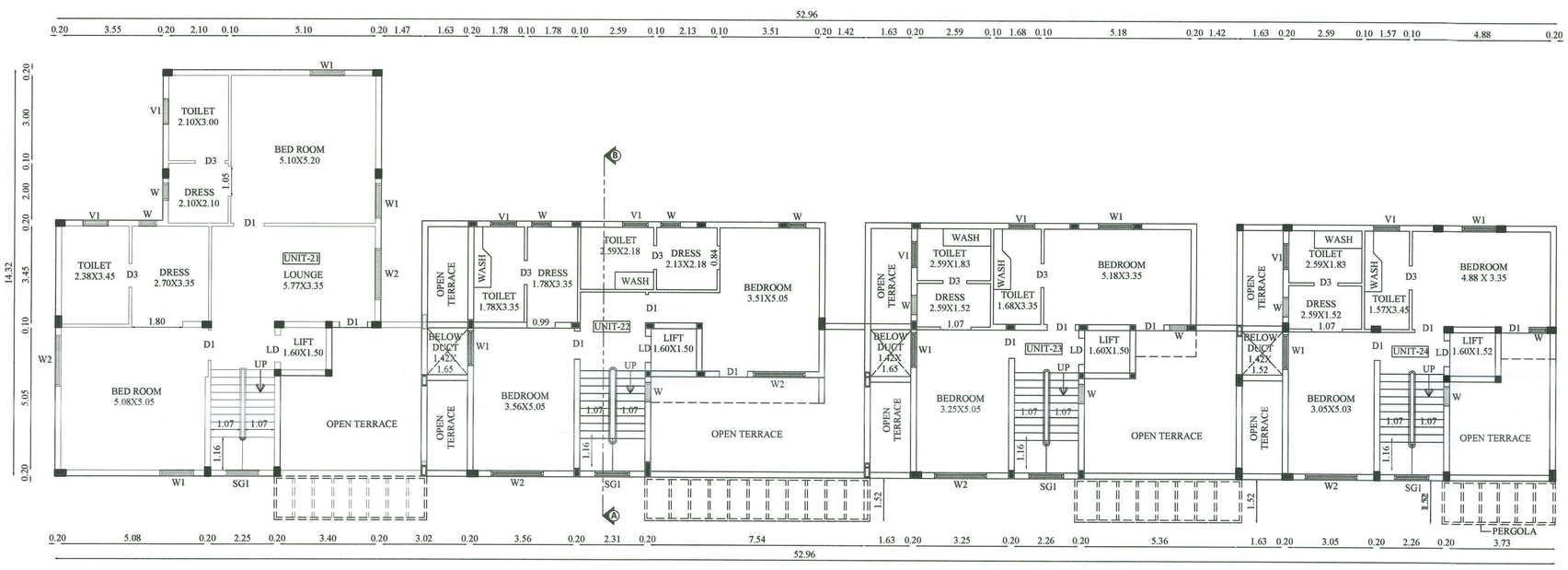
162/BL/2026/02/005/00538
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 147/2026/MH2E
பார்வை: Rec. No : 2048/2026/MH2E
கட்டிட வரி 162/BPP/2026/00553
நாள் 31/3/2026
மேற்படி அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
1/4/26
உதவி இயக்குனர்/நகரமைப்பு
கோவை மாநகராட்சி
1/4/2026



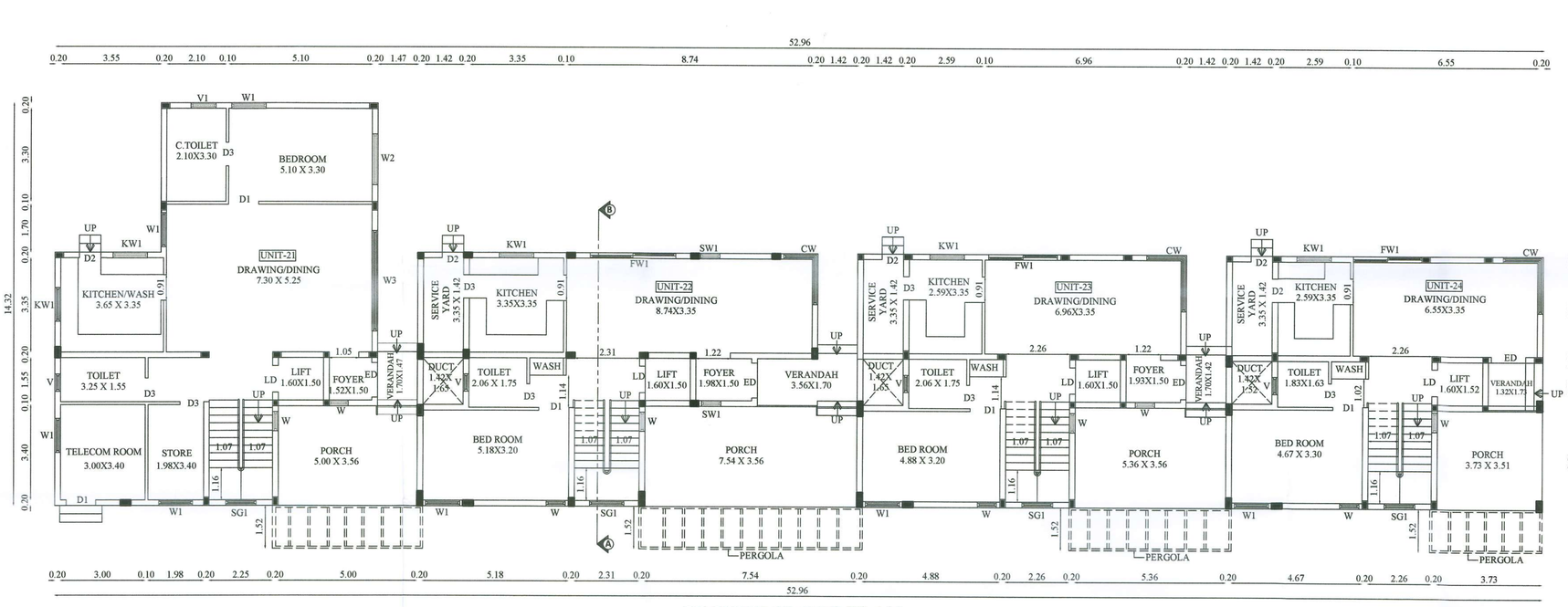
SECTION ON "A-B"



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

BLOCK- 4 (Unit 21 to 24)	SHEET NO - 5/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/3A2 & 46/3A1 AT KALAPATTI WEST VILLAGE, EAST ZONE,NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : **Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar**

Online Application No : SWP/BPA/0719945/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 4 (Unit 21 to 24)			
GROUND FLOOR	495.89	-	495.89
FIRST FLOOR	363.93	-	363.93
TERRACE FLOOR	-	72.14	72.14
TOTAL	859.82	72.14	931.96

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
D4	DOOR 4	0.91 X 2.13
D/FW1	DOOR/FRENCH WINDOW1	2.44 X 2.13
SG1	STAIR GLAZING 1	1.22 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
W3	WINDOW 3	3.60 X 1.37
FW1	FRENCH WINDOW1	2.44 X 2.13
KW1	KITCHEN WINDOW 1	1.22 X 1.06
KW2	KITCHEN WINDOW 2	1.83 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
CW	C WINDOW	3.36 X 1.37
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/GR-I/061/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

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

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.