Verified RealEstate™

RE REGULATORY RECORD

RERA Document

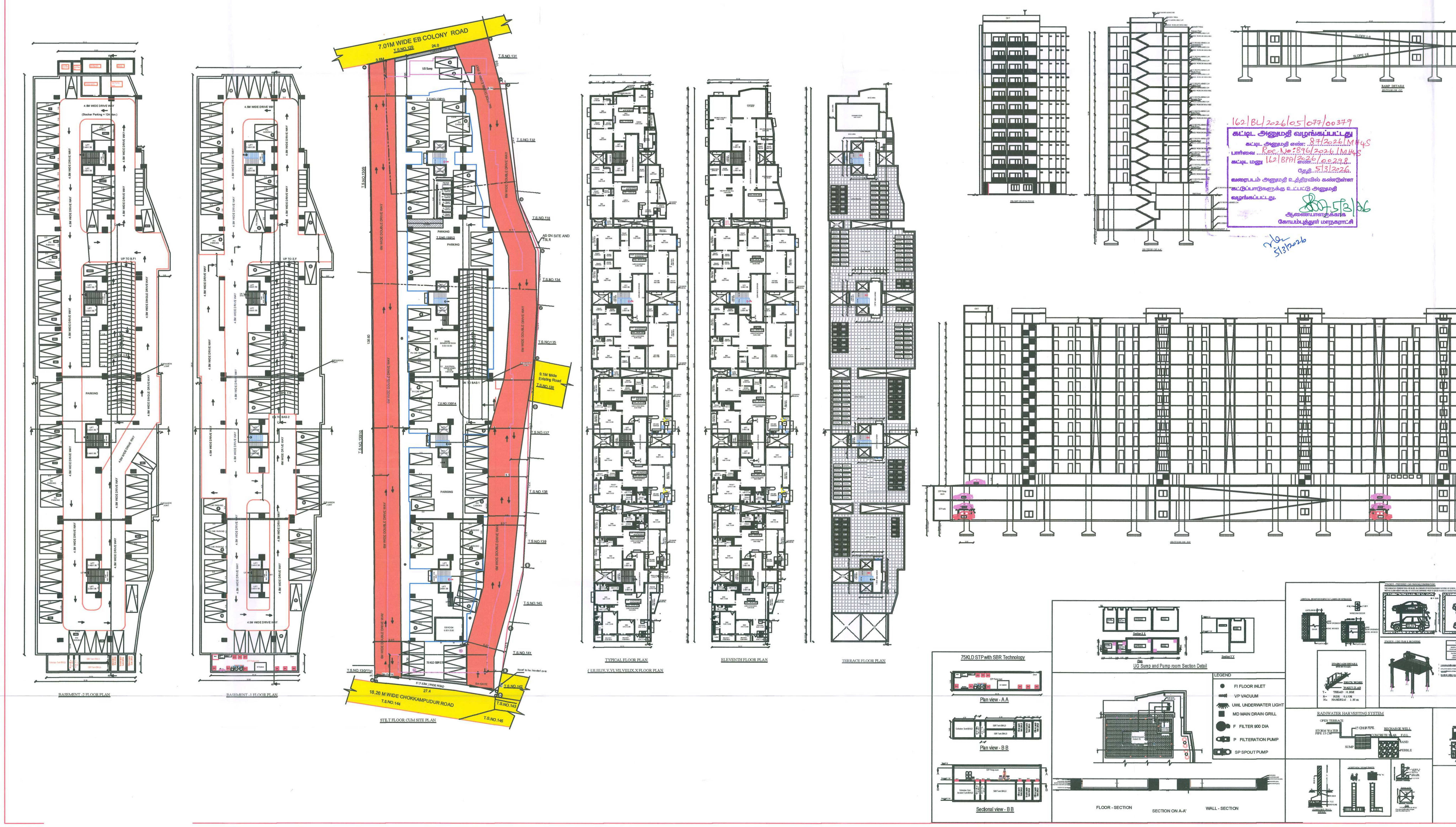
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DIGITALLY VERIFIED RECORD



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF BASEMENT-1&2, STILT, FIRST TO ELEVENTH FLOOR AND TERRACE FLOORRESIDENTIAL APPARTMENT BUILDING IN T.S.NOS.130/12, 130/13, 130/14, WARD NO. (AR) 44, BLOCK NO.9, (OLD S.F.NO. 15/1BP, 15/2P, 16/1P) , AT CHOKKAMPUDUR ROAD, KUMARAPALAYAM VILLAGE , COIMBATORE CORPORATION, PERUR TALUK,COIMBATORE DISTRICT.

NAME OF THE POWER OF ATTORNEY :- Mr.SABARINATH, S/o.Mr.BASKARAN For VS HALLMARK Co.,

ONLINE APPLICATION NO.SWP/BPA/0568118/2025

SCALE 1:100
All Dimensions are in " Meters "

PROPOSED PARKING REQUIRED DETAILS		
PARKING CATEGORY	DWELLING UNITS	CARS REQUIRED
RESIDENTIAL ABOVE >150	64	128
RESIDENTIAL ABOVE >225	22	66
VISITORS PARKING 10%	0	20
AMENITIES AREA - (11 Th Floor) (Multipupose Hall, Indoor Games Etc) Area :- 407.62 Sqm	0	5
TOTAL	86	219

PARKING STATEMENT

	REQUIRED		PROVIDED	
CAR PARKING	168	192	168	192
PCP PARKING (10% OF REQ. PARKING)	24		24	
10% VISITORS PARKING	20	22	20	22
PCP PARKING (10% OF REQ PARKING)	2		2	
RESIDENTIAL CAR PARKING	214		214	
AMENITIES AREA - (11 Th Floor) (Multipupose Hall, Indoor Games Etc) CAR PARKING	3	5	3	5
PCP PARKING (10% OF REQ PARKING)	2		2	
TOTAL CAR PARKING SLOTS	219		219	

	CAR PARKING SLOTS	PCP CAR PARKING SLOTS	TOTAL CAR PARKING SLOTS
BASEMENT -1 PARKING	46	6	52
BASEMENT -2 PARKING	96	12	108
STILT FLOOR PARKING	51	8	59
			219

AREA OF DETAILS:-	IN SQ.M
As per TSLR	4595 . 00
Road to be handed over	41. 00
Super Imposed Plot Area	4593 . 14

BUILDING AREA DETAILS

FLOOR NAME	FSI in Sqm	NON FSI AREA in Sqm	TOTAL BUILT UP AREA in Sqm
FLOOR-Basement-1	77 . 14	3352 . 81	3429 . 95
FLOOR-Basement-2	134 . 32	3295.63	3429 . 95
FLOOR-STILT	101 . 45	1870 . 05	1971 . 50
FLOOR-FIRST	1892 . 26	---	1892 . 26
FLOOR-SECOND	1892 . 26	---	1892 . 26
FLOOR-THIRD	1892 . 26	---	1892 . 26
FLOOR-FOURTH	1892 . 26	---	1892 . 26
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FLOOR- NINE	1892 . 26	---	1892 . 26
FLOOR- TEN	1892 . 26	---	1892 . 26
FLOOR - ELEVEN	1892 . 26	---	1892 . 26
FLOOR-TERRACE	---	191 . 26	191 . 26
TOTAL	21127.77	8709 . 75	29837 . 52

	DWELLING UNIT								NO OF DWELLING
AREA	171.40	179.65	257.02	260.60	207.26	208.27	194.80	167.80	
FIRST FLOOR	A1	B1	C1	D1	E1	F1	G1	H1	8
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THIRD FLOOR	A3	B3	C3	D3	E3	F3	G3	H3	8
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AMENITIES AREA - (11th Floor) (Multipurpose Hall, Indoor Games Etc) : 407.62 Sqm

FSI = TOTAL F.S.I AREA / SITE EXTENT = 21127.77 / 4593.14 = 4.59

Normally Permissible FSI (3.25) : 14927.70 Sqm
Total Achieved FSI Area (4.59) : 21127.77 Sqm
Premium FSI Area (1.34) : 6200.07 Sqm

FIRE ALARAM SYSTEM
FIRE WATER PIPE
FIRE FIGHTING EQUPEMENTS

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METER
D0	MAIN DOOR	3.66 X 2.44
D	DOOR	1.03 X 2.13
D1	DOOR	0.76 X 2.13
FW	WINDOW	3.05 X 1.83
FW1	WINDOW	1.83 X 1.83
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PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING (Basement-2) Stacker Parking = 54+54=108 Nos (Basement-1) = 52 Nos (Stilt Floor) = 59 Nos	219	219

COLOR INDEX

SITE BOUNDRY
PROPOSED BUILDING
DRIVE WAY
EXISTING ROAD
PERCOLATION PIT

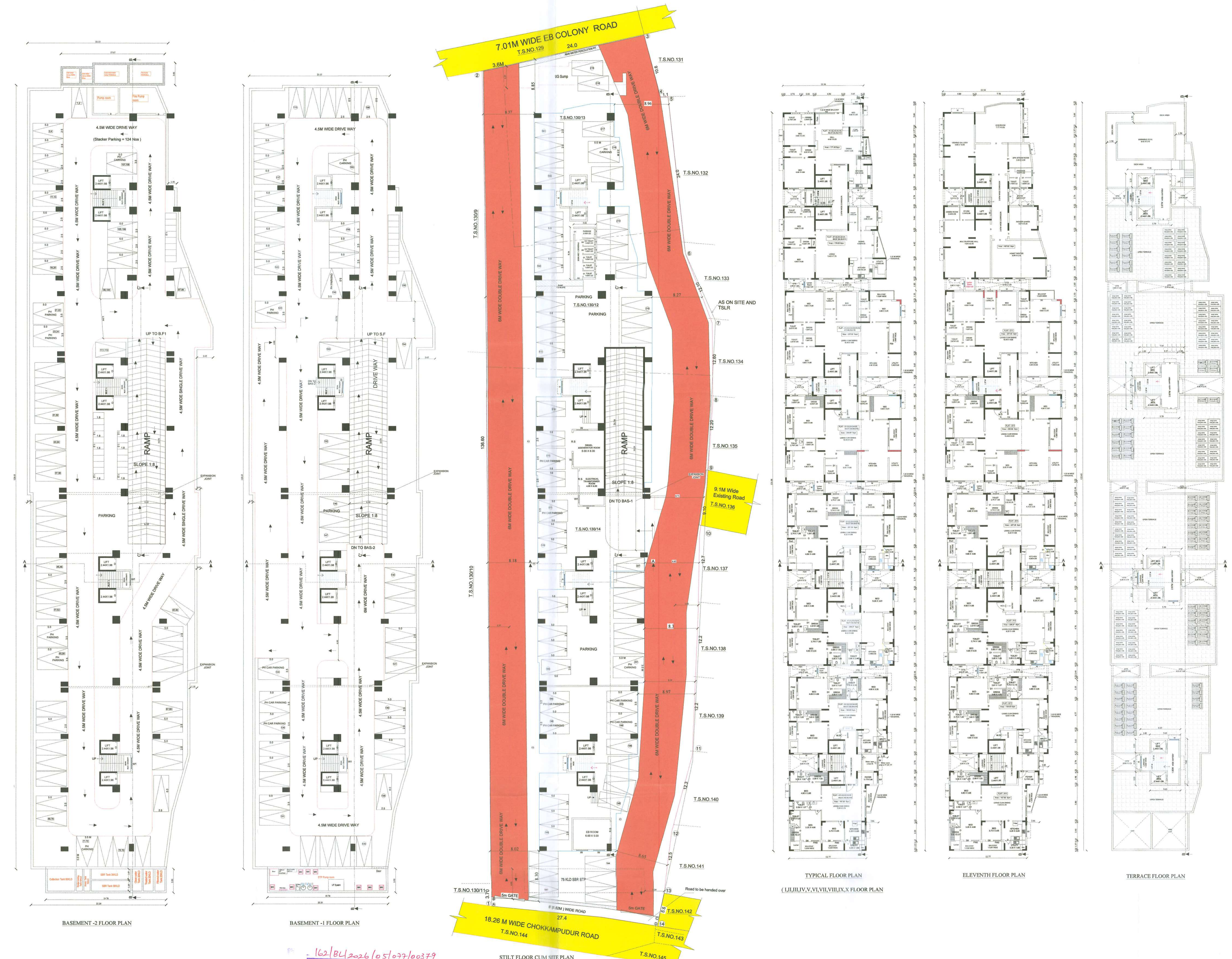
For VS HALLMARK CO
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APPLICANT:

Dr.A.Sudhahar B.E.Civil,M.E.Struct,PH.D.
Registered Structural Engineer Grade -1.
Coimbatore LPA/SE/GR-1/036/2024.
#93. Veera Towers
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STRUCTRUAL ENGINEER:

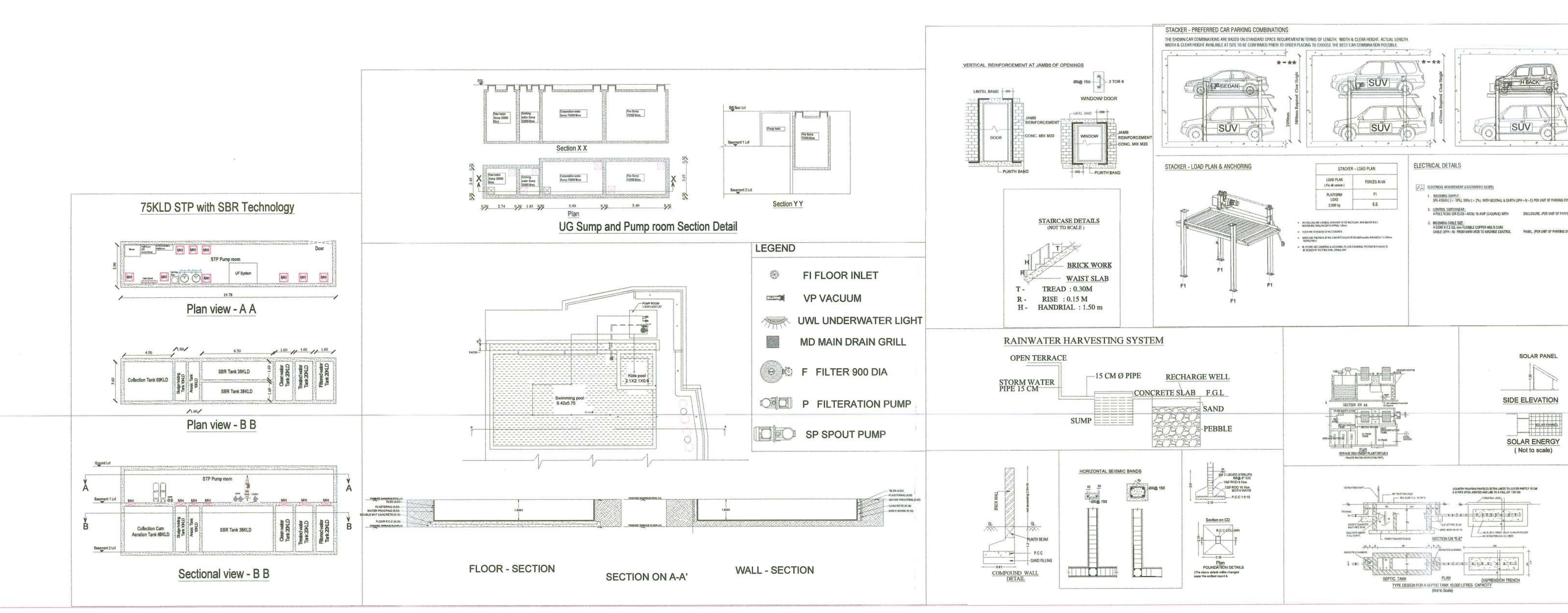
A - SIGN
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68/10, F4-01, 7th Street, Tatabad,
100 Feet Road, Coimbatore - 641 012.
REGISTERED ENGINEER / ARCHITECT:



Signature valid Signature valid
Signed by: Director
Signed by: Joint Director







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Signature valid
Signed by: Director
Location:null
Date:2025.11.14

Signature valid
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Location:Coimbatore
Date:2026.02.07



BASEMENT -2 FLOOR PLAN

BASEMENT -1 FLOOR PLAN

STILT FLOOR CUM SITE PLAN

TYPICAL FLOOR PLAN (I,II,III,IV,V,VI,VII,VIII,IX,X FLOOR PLAN)

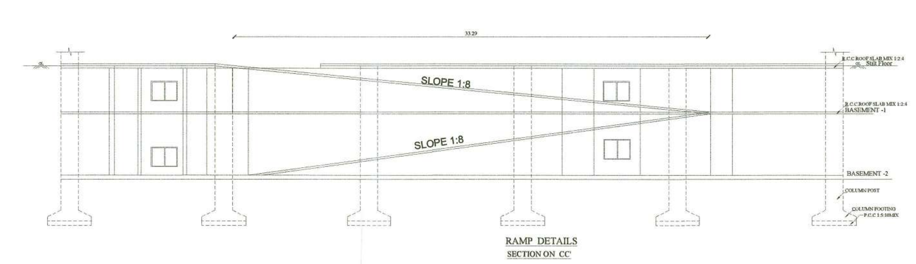
ELEVENTH FLOOR PLAN

TERRACE FLOOR PLAN



FRONT ELEVATION

SECTION ON AA'



RAMP DETAILS SECTION ON CC'

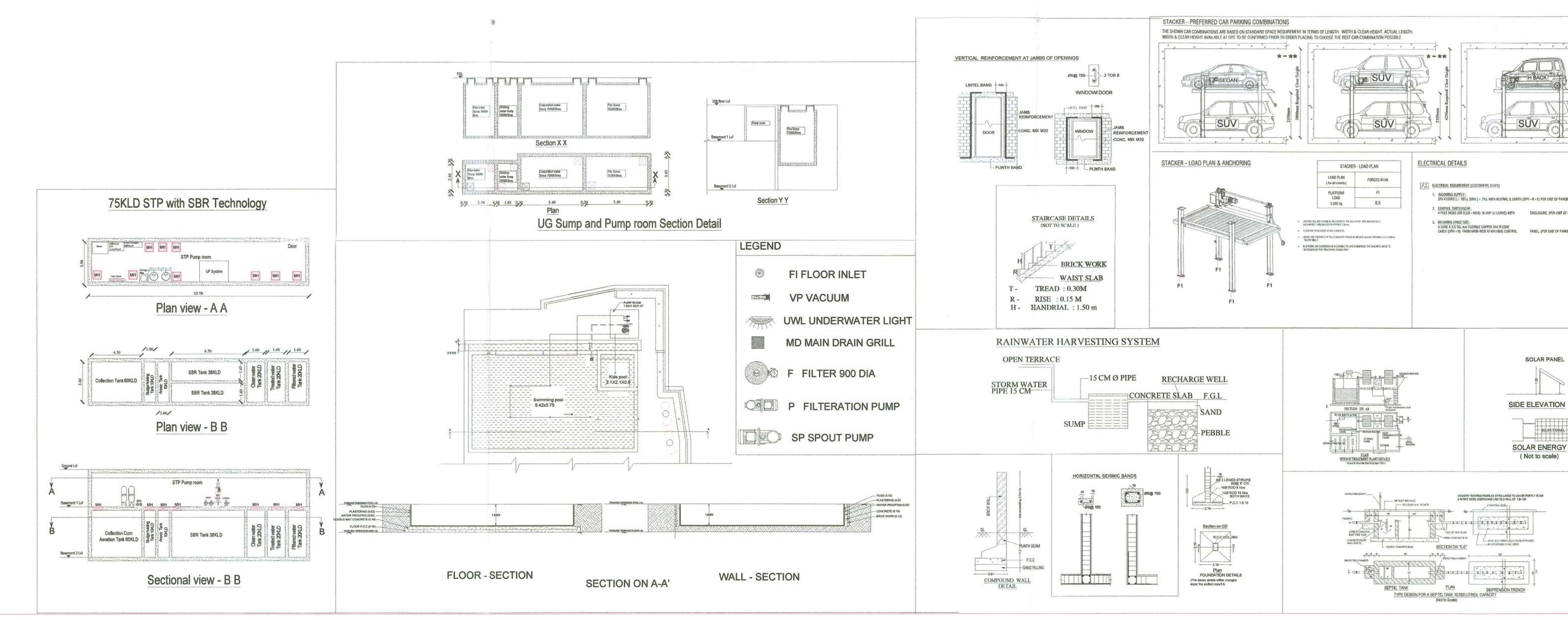
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SECTION ON BB'



75KLD STP with SBR Technology

Plan view - A A

Plan view - B B

Sectional view - B B

UG Sump and Pump room Section Detail

LEGEND

FI FLOOR INLET
VP VACUUM
UWL UNDERWATER LIGHT
MD MAIN DRAIN GRILL
F FILTER 900 DIA
P FILTERATION PUMP
SP SPOUT PUMP

FLOOR - SECTION

SECTION ON A-A'

WALL - SECTION

RAINWATER HARVESTING SYSTEM

STAIRCASE DETAILS (NOT TO SCALE)

T - TREAD : 0.30M
R - RISE : 0.15 M
H - HANDRAIL : 1.50 m

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Rec.No.: 896/2026/MH4S
162/BPA/2026/00298
நாள்: 5/3/2026

Signature valid
Signed by: Director
Location:null
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Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.02.07

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.