

RE

REGULATORY RECORD

# RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
R.C.C ROOF BASEMENT-42, STILT, FIRST TO ELEVENTH FLOOR  
AND TERRACE FLOOR/RESIDENTIAL APARTMENT BUILDING IN  
T.S.NO.1207, 1207.3, 1207.4, WARD NO. (A) 44, BLOCK NO.3,  
(OLD S.F.NO. 1518B, 1527, 161P), AT CHOKKAMPUR ROAD,  
KIMARAPALAYAM VILLAGE, COMBATORE CORPORATION,  
PERUR TALUK, COMBATORE DISTRICT.

NAME OF THE POWER OF  
M. SAKARINATH  
S. S. SAKARINATH  
AT FORKES  
For VS BALAJARAK CO.,

ONLINE APPLICATION NO: SWP/BA/6584/18/02/25

SCALE: 1:100

All dimensions are in "Meters"



| PROPOSED BUILDING DETAILS |     | EXISTING BUILDING DETAILS |     |
|---------------------------|-----|---------------------------|-----|
| NO. OF FLOORS             | 12  | NO. OF FLOORS             | 12  |
| NO. OF STORIES            | 12  | NO. OF STORIES            | 12  |
| NO. OF TOWERS             | 1   | NO. OF TOWERS             | 1   |
| NO. OF FLATS              | 120 | NO. OF FLATS              | 120 |
| NO. OF APARTMENTS         | 120 | NO. OF APARTMENTS         | 120 |
| NO. OF GARAGES            | 120 | NO. OF GARAGES            | 120 |
| NO. OF STORES             | 120 | NO. OF STORES             | 120 |
| NO. OF OFFICES            | 120 | NO. OF OFFICES            | 120 |
| NO. OF RESTAURANTS        | 120 | NO. OF RESTAURANTS        | 120 |
| NO. OF CLUBS              | 120 | NO. OF CLUBS              | 120 |
| NO. OF CINEMAS            | 120 | NO. OF CINEMAS            | 120 |
| NO. OF THEATRES           | 120 | NO. OF THEATRES           | 120 |
| NO. OF GYMNASIUMS         | 120 | NO. OF GYMNASIUMS         | 120 |
| NO. OF SWIMMING POOLS     | 120 | NO. OF SWIMMING POOLS     | 120 |
| NO. OF PARKS              | 120 | NO. OF PARKS              | 120 |
| NO. OF PLAYGROUNDS        | 120 | NO. OF PLAYGROUNDS        | 120 |
| NO. OF SPORTS AREAS       | 120 | NO. OF SPORTS AREAS       | 120 |
| NO. OF OTHER FACILITIES   | 120 | NO. OF OTHER FACILITIES   | 120 |

| AREA OF DETAILS:-      |         | N.G.M                  |         |
|------------------------|---------|------------------------|---------|
| As per T.S.E           | 4595.40 | As per T.S.E           | 4595.40 |
| Road to be linked over | 41.00   | Road to be linked over | 41.00   |
| Super Imposed Pav Area | 4595.14 | Super Imposed Pav Area | 4595.14 |

| FLOOR NAME      |        | TOTAL BUILD UP AREA |          |
|-----------------|--------|---------------------|----------|
| RS              | NON RS | RS                  | NON RS   |
| FLOOR - 001     |        |                     |          |
| 1892.26         | ---    | 1892.26             | ---      |
| FLOOR - 002     |        |                     |          |
| 1892.26         | ---    | 1892.26             | ---      |
| FLOOR - 003     |        |                     |          |
| 1892.26         | ---    | 1892.26             | ---      |
| FLOOR - 004     |        |                     |          |
| ---             | 191.26 | ---                 | 191.26   |
| TOTAL 201277.52 |        |                     |          |
| TOTAL 201277.52 |        | 809.75              | 28637.52 |
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
R.C.C ROOF BASEMENT+G4,STILT, FIRST TO ELEVENTH FLOOR  
AND TERRACE FLOOR/RESIDENTIAL APARTMENT BUILDING IN  
T.S.NO.139/12,139/13,139/14,WARD NO. (49) 44, BLOCK NO.9,  
(OLD S.F.NO. 15/1B, 15/2, 16/17), AT CHOKKAMPUR ROAD,  
KUMARAKALAYAM VILLAGE, COMBATORE CORPORATION,  
PERUR TALUK,COMBATORE DISTRICT.

NAME OF THE POWER OF  
ATTORNEY  
S. N. SAKARINATH,  
S. N. SAKARINATH,  
For S. N. SAKARINATH

ONLINE APPLICATION NO:SWP/PA/MS/818/2025

SCALE: 1:100  
All Dimensions are in " Meters "

AREA OF DETAILS:- IN SQ.M

As per TSLR 4995.00

Road to be handed over 41.00

Super Imposed Plot Area 4993.14

BUILDING AREA DETAILS

FLOOR NAME FSI NON FSI AREA TOTAL BUILT UP AREA

FLOOR BASEMENT+1 71.14 3353.81 3425.95

FLOOR BASEMENT+2 124.32 3255.63 3425.95

FLOOR STILT 101.45 1870.05 1971.50

FLOOR FIRST 1892.26 --- 1892.26

FLOOR SECOND 1892.26 --- 1892.26

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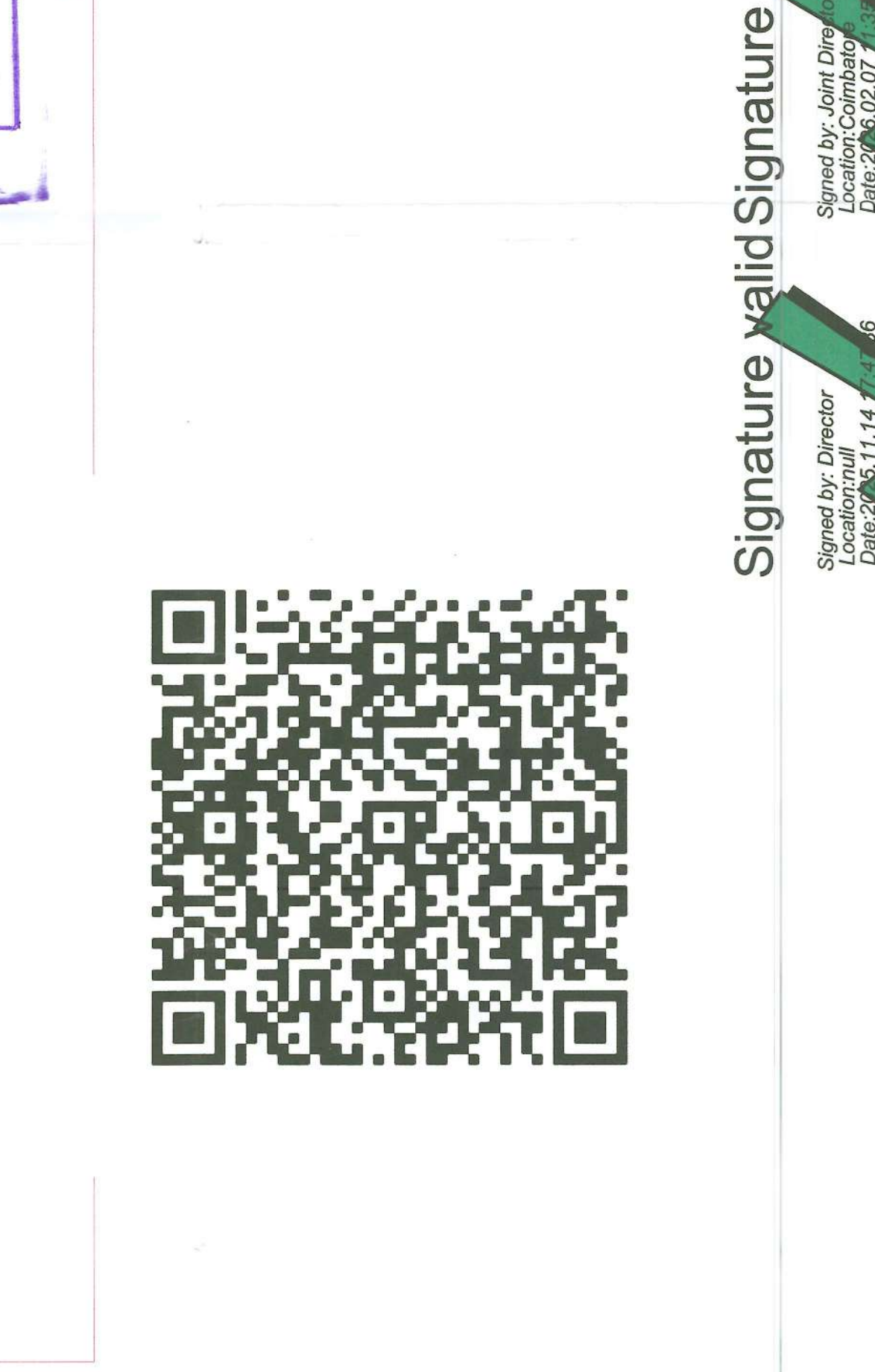
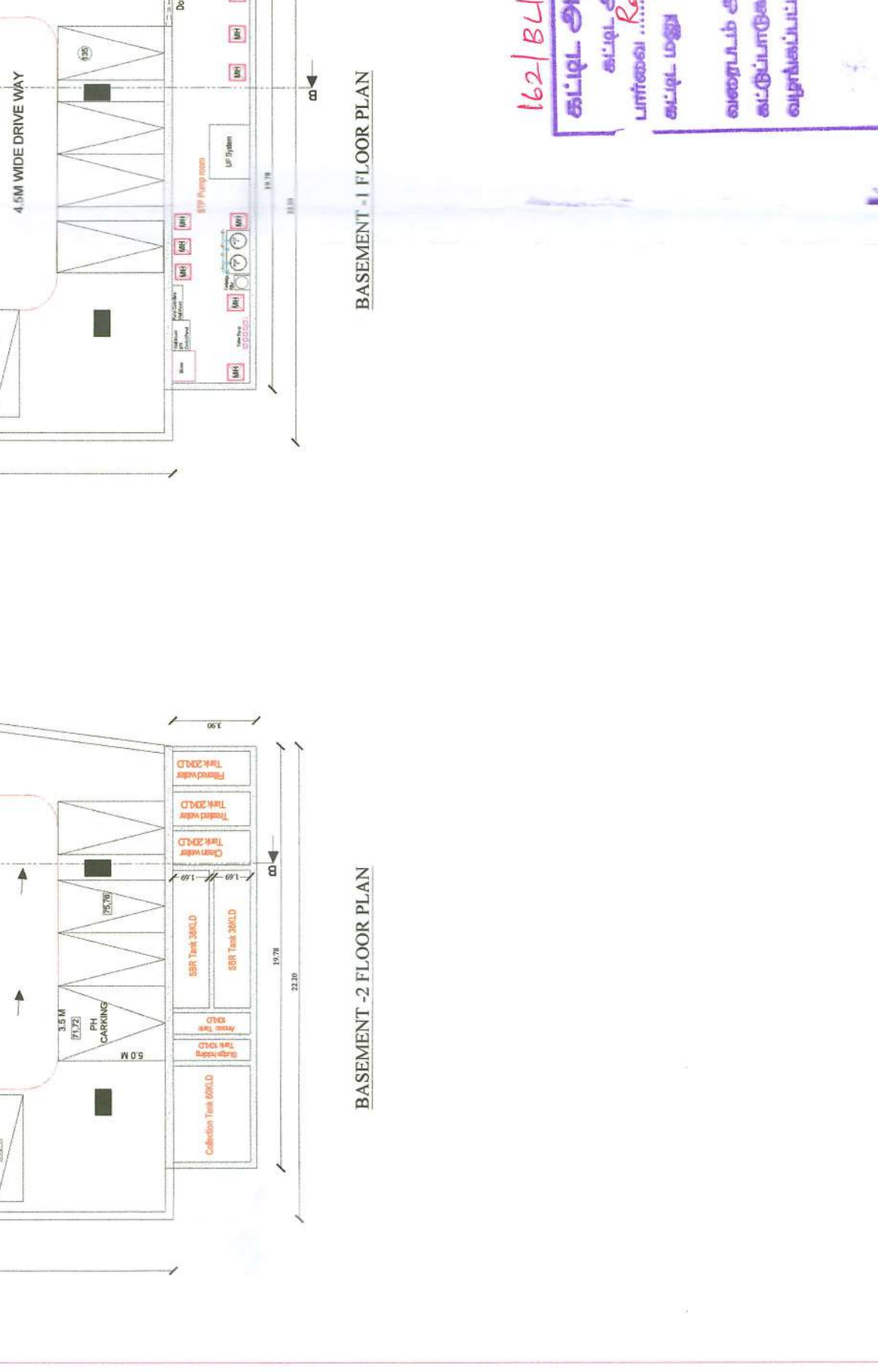
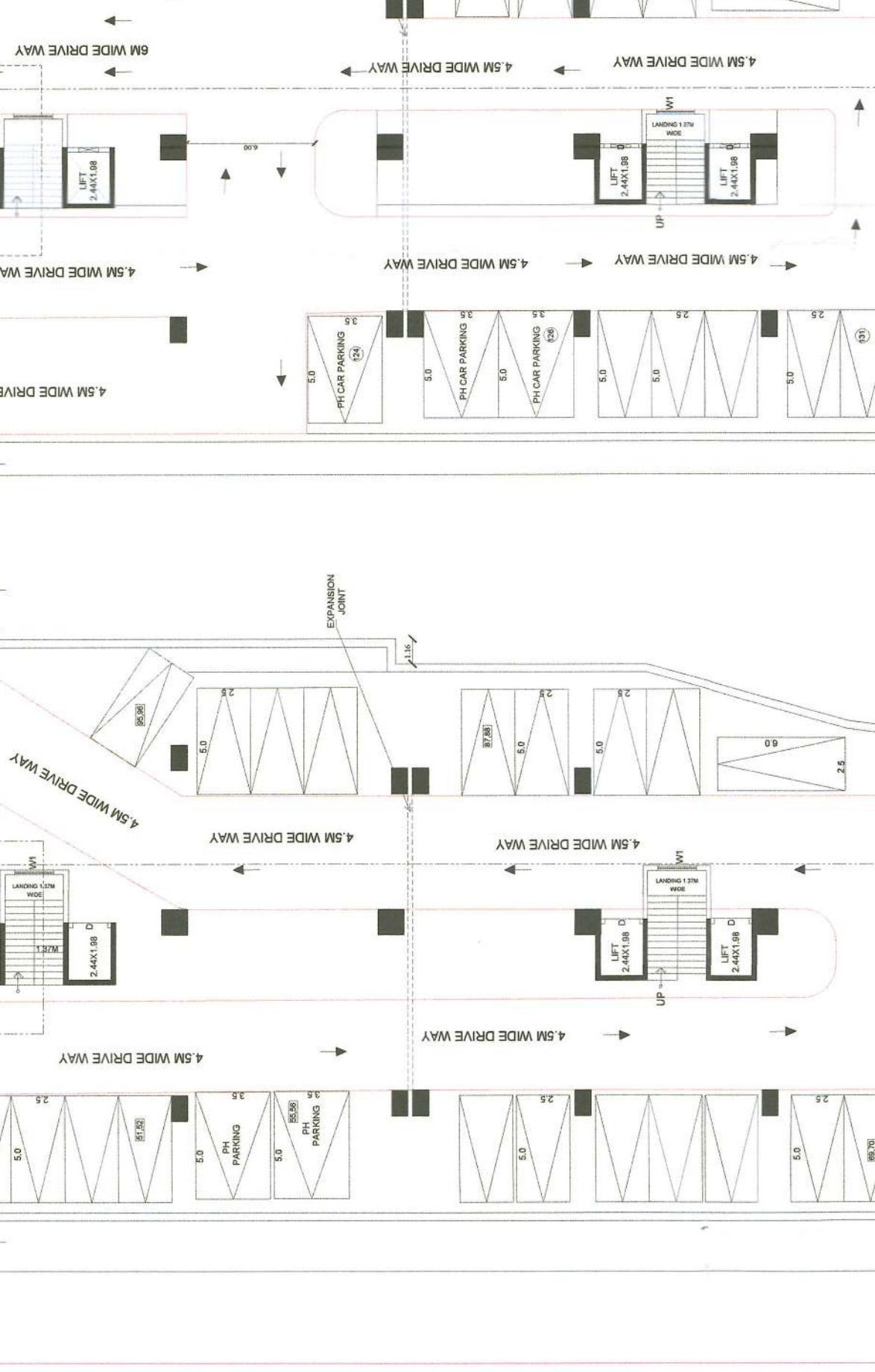
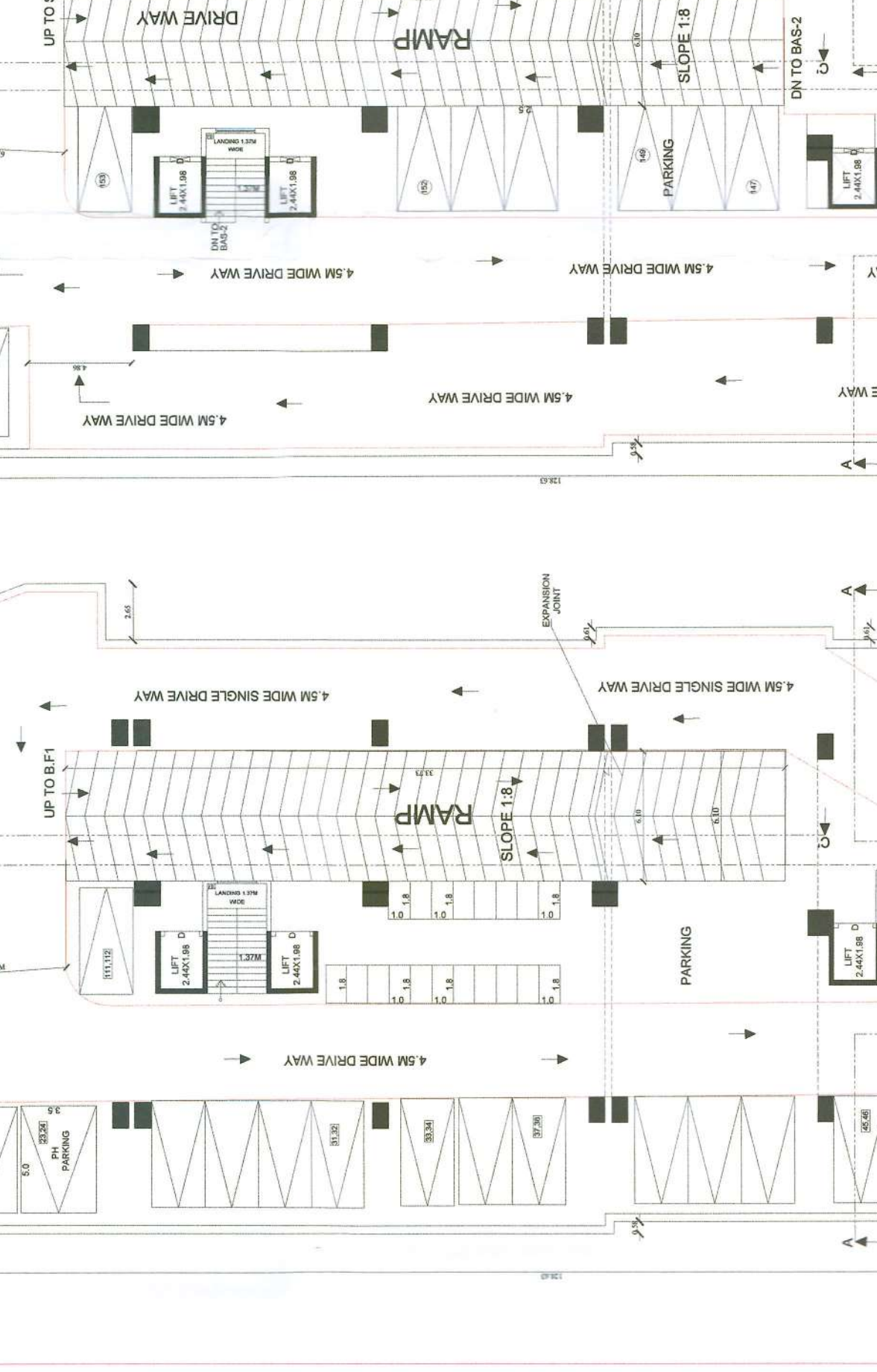
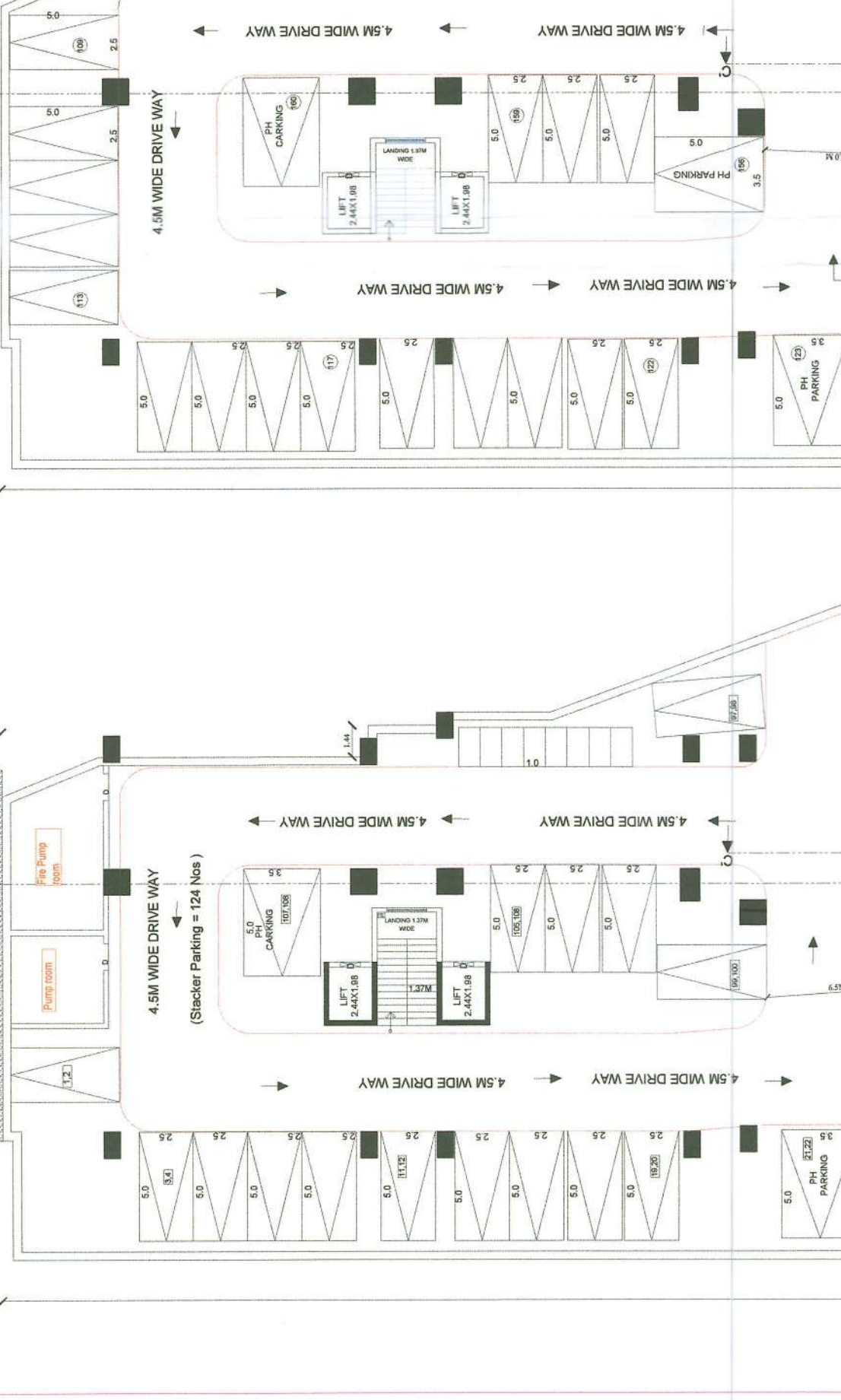
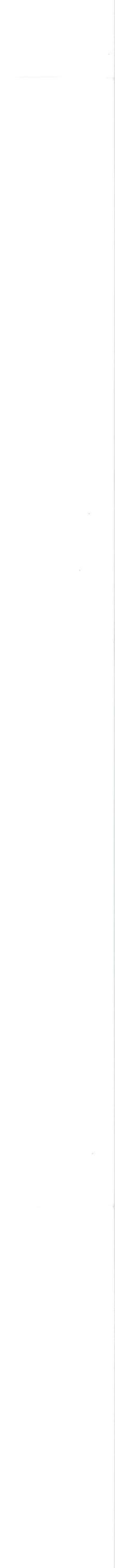
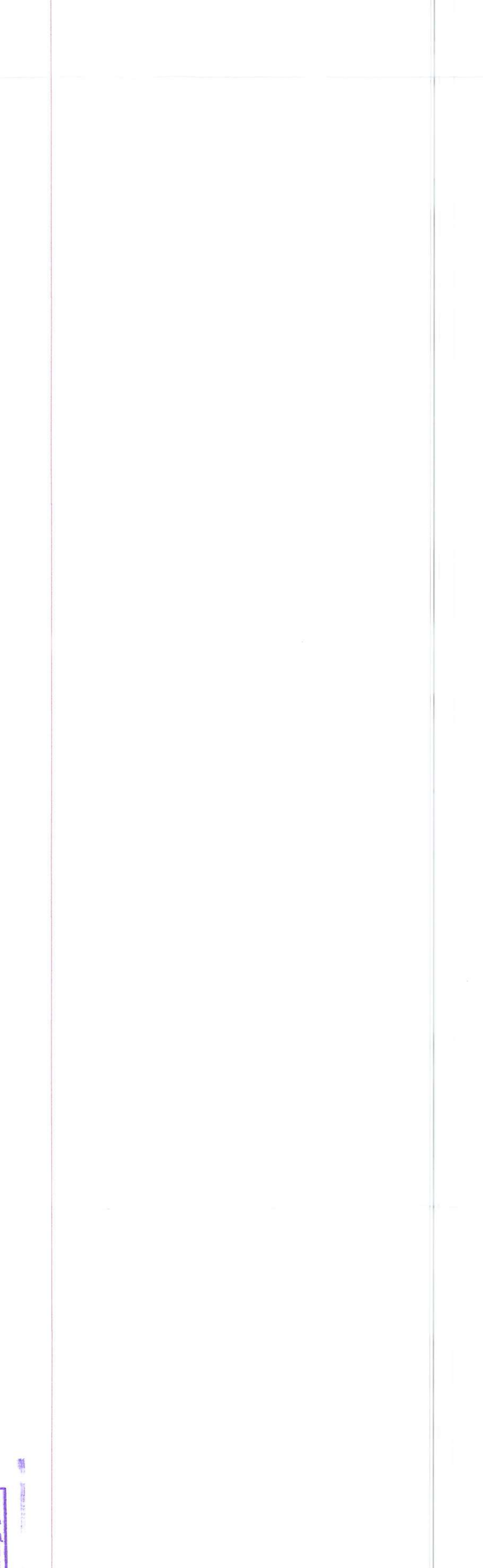
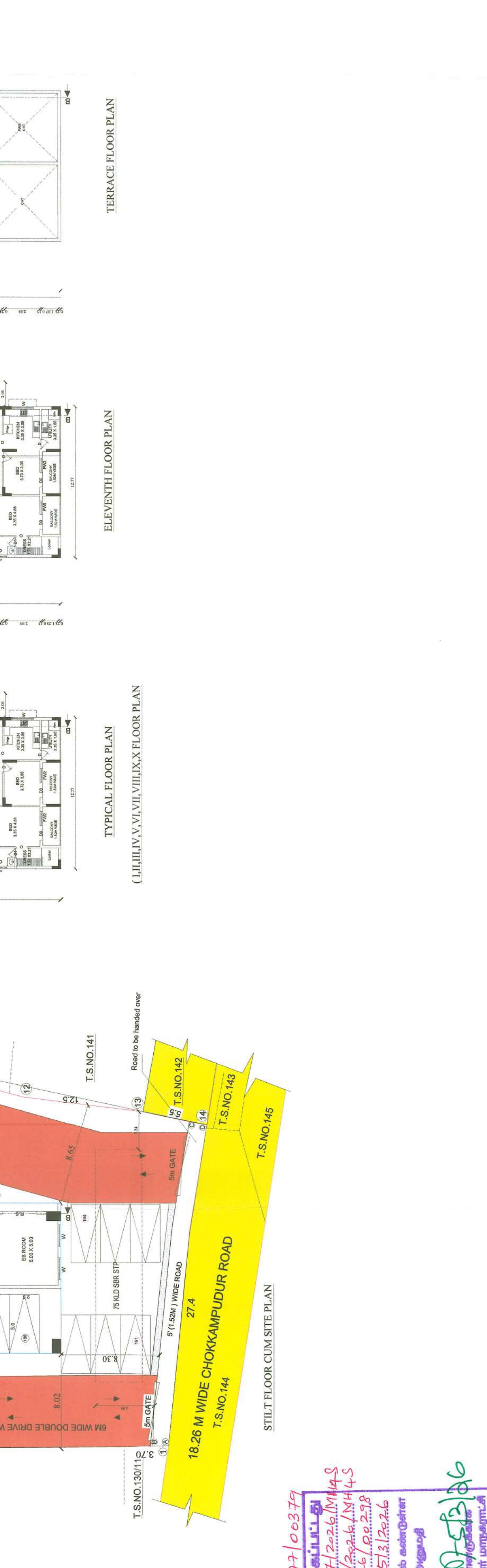
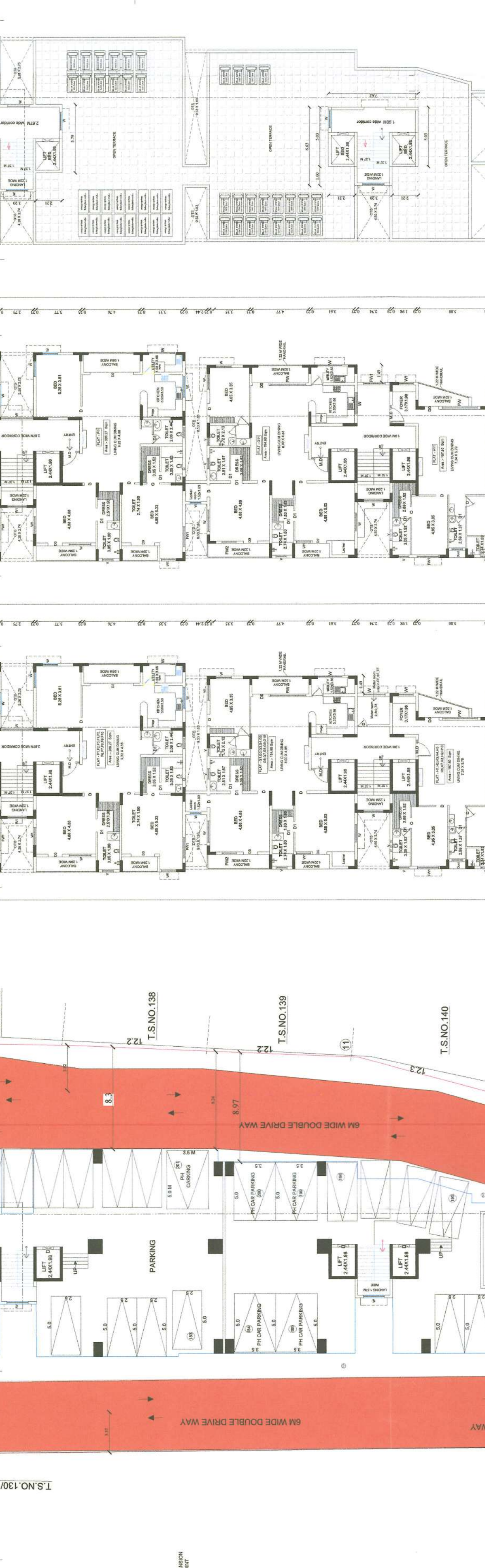
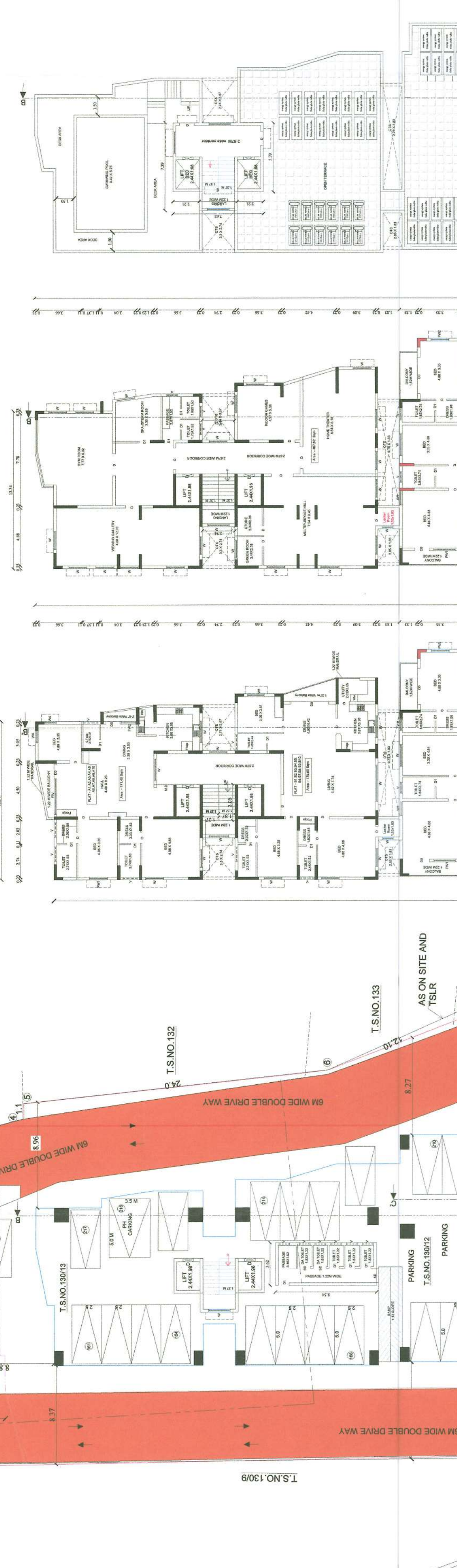
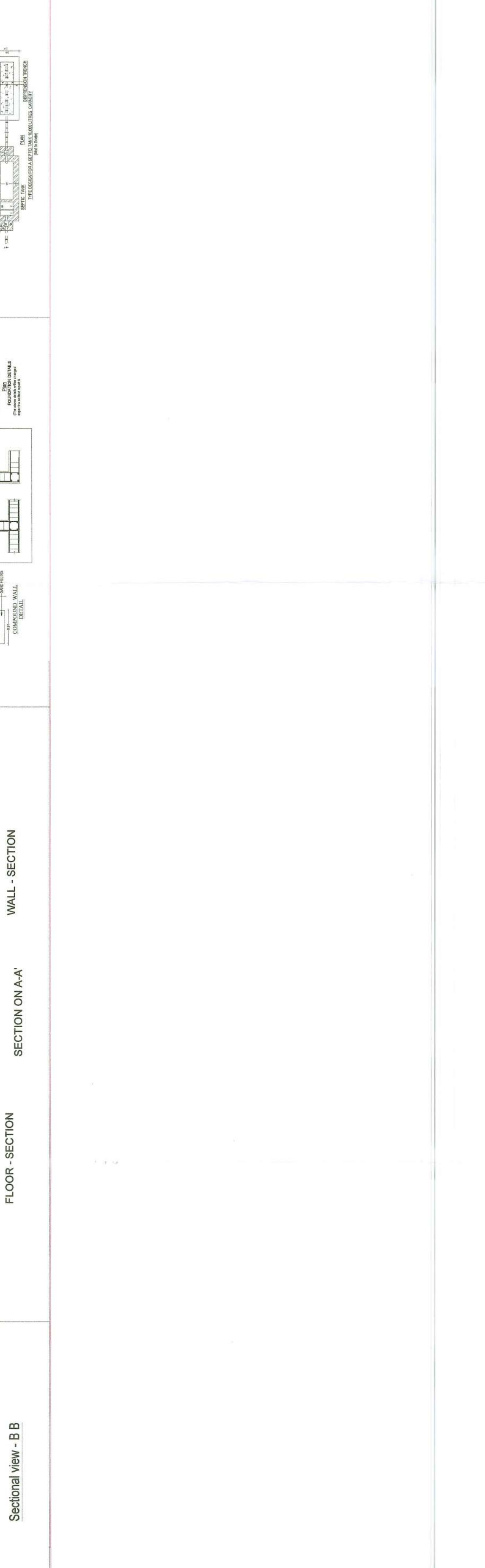
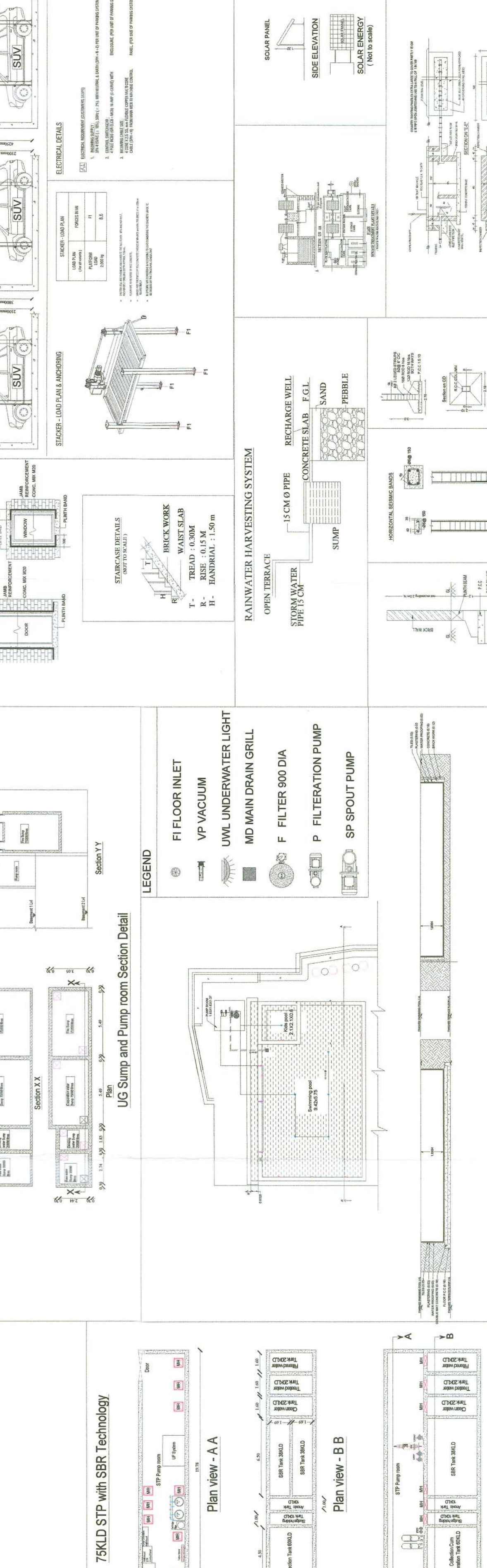
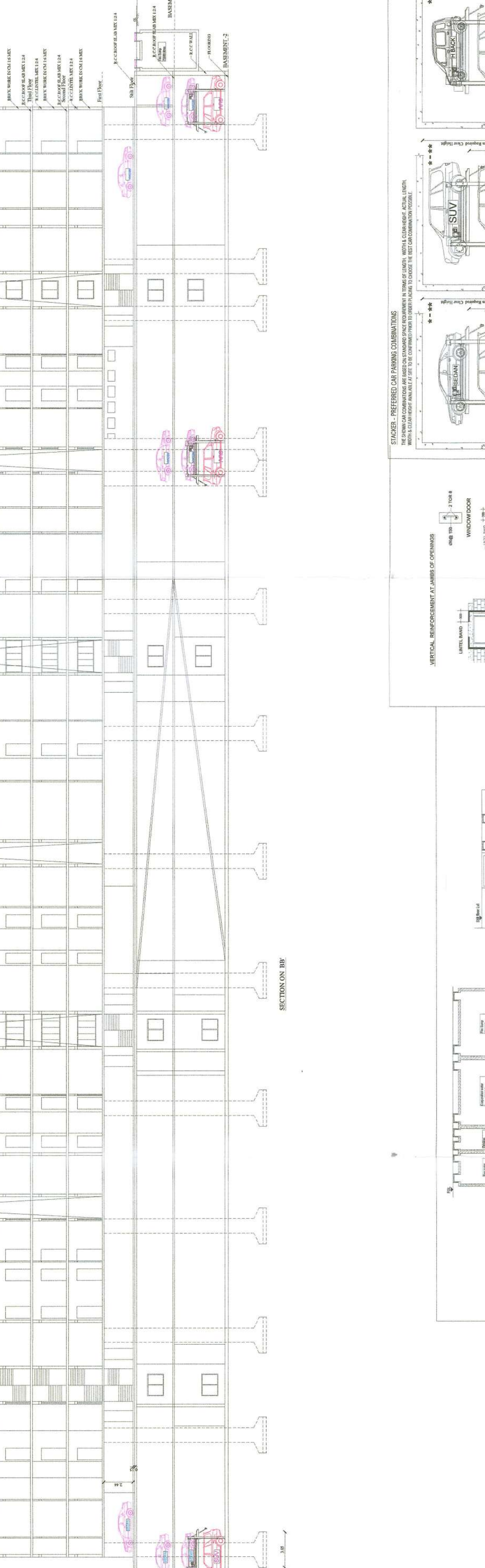
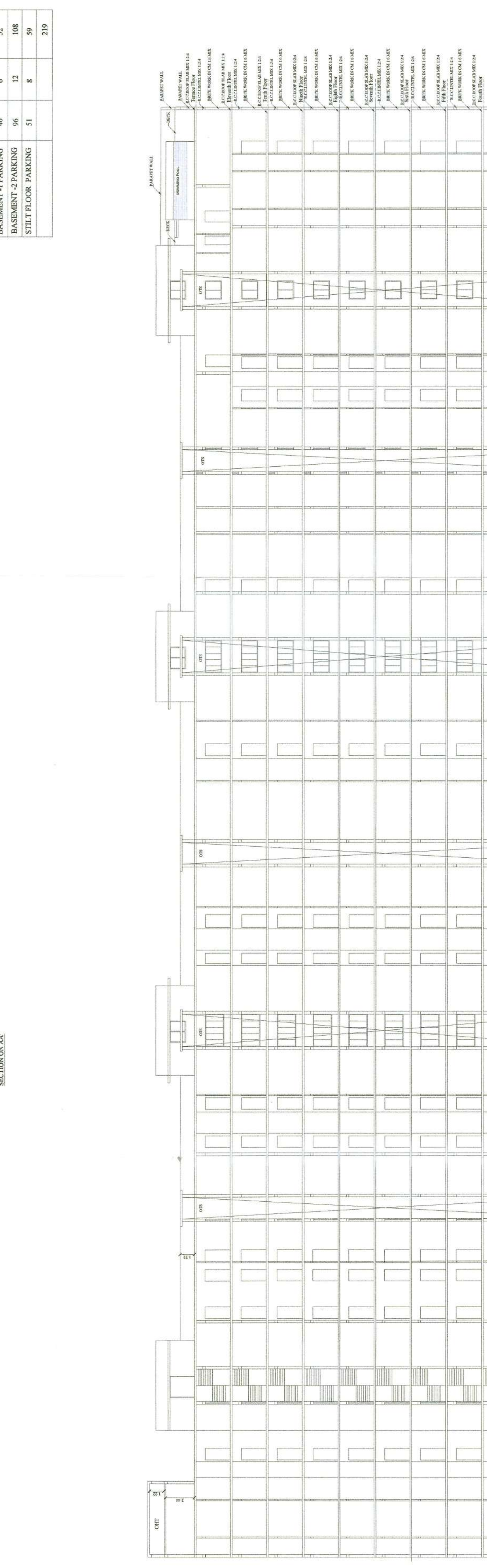
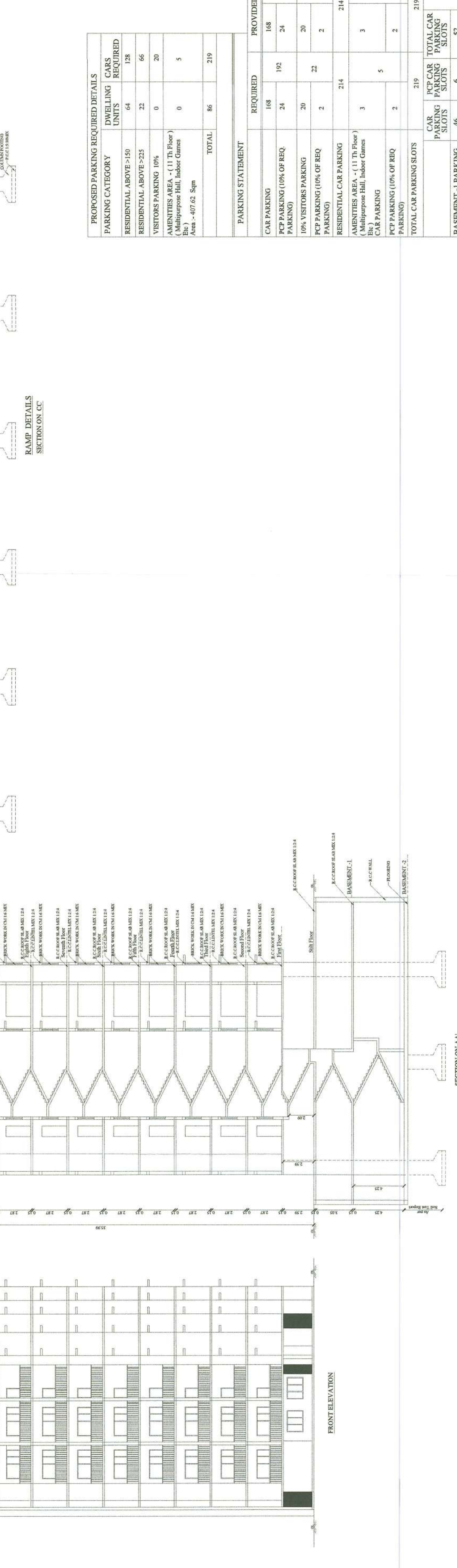
FLOOR NINETY 1892.26 --- 1892.26

FLOOR NINETY ONE 1892.26 --- 1892.26

FLOOR NINETY TWO 1892.26 --- 1892.26

FLOOR NINETY THREE 1892.26 --- 1892.26

FLOOR NINETY FOUR 1892.26 --- 1892.26



# 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.

