Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

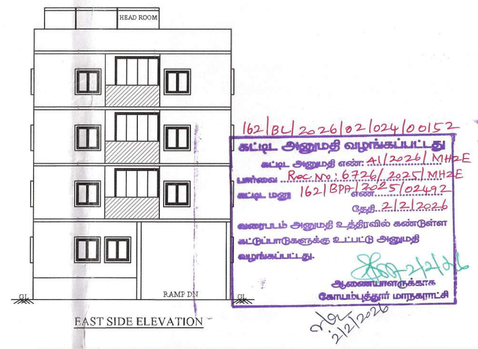
Verified RealEstate™
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DIGITALLY VERIFIED RECORD



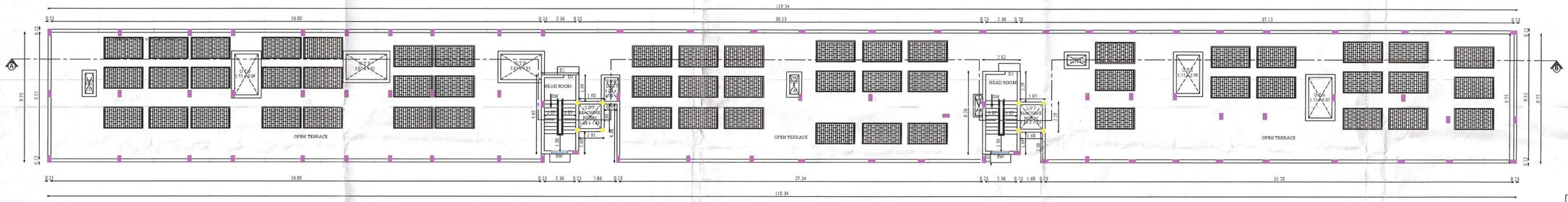
SECTION ON "A-B"



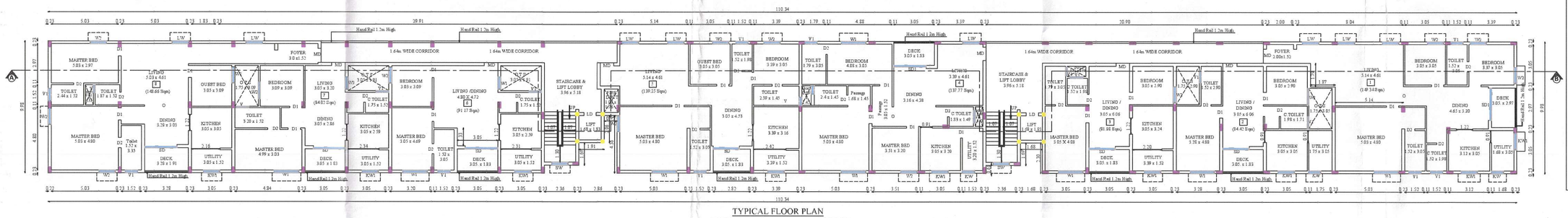
FAST SIDE ELEVATION

162/BL/2026/02024/00152
கூடல் அனுமதி வழங்கப்பட்டது
கூடல் அனுமதி எண் A1/2026/MMDE
Rec.no: 67261/2025/MMDE
கூடல் மதிப்பு 162/BP/2025-5102472
நாள் 21/01/2026
வளரூடம் அனுமதி உத்தரவில் கண்டுள்ள
விதிமுறைகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
செயல்பதவி பார்க்கவும்

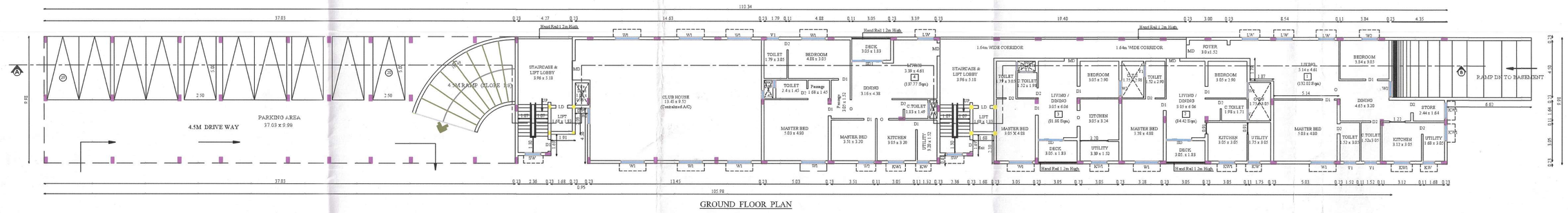
21/01/2026



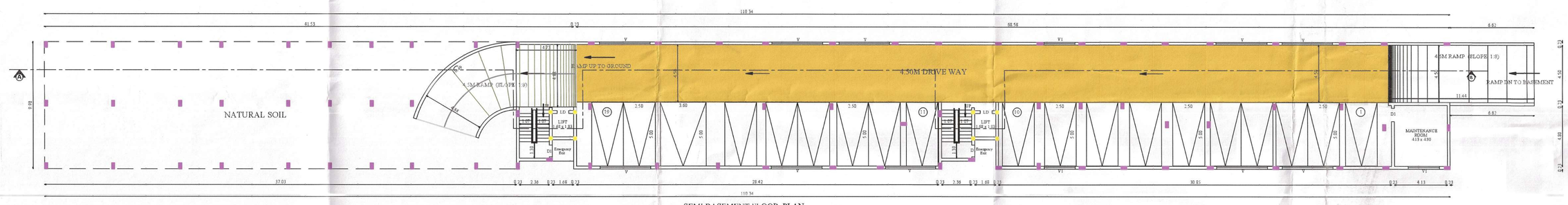
TERRACE FLOOR PLAN



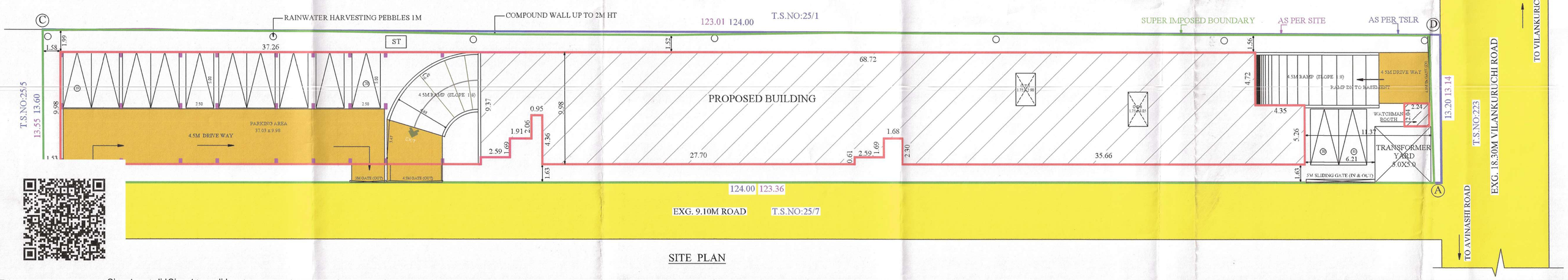
TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD FLOORS)



GROUND FLOOR PLAN



SEMI BASEMENT FLOOR PLAN



SITE PLAN

Signature valid Signature valid

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN WARD NO:25, BLOCK NO: 20, T.S.NO:25/6 AT VILANKURICHI VILLAGE, NORTH TALUK, COIMBATORE CORPORATION.

North

Scale 1 : 100

Applicant Name : Mr.G.SRINIVASAN
Online Application No : SWP/BPA/659823/2025
Site Boundary Shown as "A to D"

B.P/DTCP No : 584 /2025

AREA DETAILS:

AREA OF THE SITE : 1635.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
SEMI BASEMENT FLOOR	24.09	696.52	720.61
GROUND FLOOR	677.97	371.89	1049.86
FIRST FLOOR	1052.47		1052.47
SECOND FLOOR	1052.47	-	1052.47
THIRD FLOOR	1052.47	-	1052.47
TERRACE FLOOR	-	43.18	43.18
TOTAL	3859.47	1111.59	4971.06
WATCHMAN BOOTH	-	4.57	4.57
NET TOTAL	3859.47	1116.16	4975.63

FLOOR SPACE INDEX = 3859.47 / 1635.00 = 2.360 (Premium FSI)

DWELLING AREA DETAILS (Ground Floor)		DWELLING AREA DETAILS (First, Second & Third Floor)	
No. of Dwellings = 4 Nos.		8 Nos. x 3 Floors = 24 Nos.	
Dwelling No.	AREA in Sqm	Dwelling No.	AREA in Sqm
1	132.02	1	149.34
2	84.42	2	84.42
3	81.88	3	81.88
4	138.74	4	137.77
		5	139.25
		6	91.17
		7	84.02
		8	148.66
TOTAL	437.06	TOTAL	916.51

JOINERY DETAILS

Sym.	DESCRIPTION	SIZE
MD	MAIN DOOR	1.06 x 2.13
D1	DOOR-1	0.99 x 2.13
D2	DOOR-2	0.76 x 2.13
W1	WINDOW-1	1.83 x 1.22
W2	WINDOW-2	1.22 x 1.22
W3	WINDOW-3	0.99 x 1.22
LW	LONG WINDOW	1.22 x 2.13
KW	KITCHEN WINDOW	0.99 x 1.06
KW1	KITCHEN WINDOW-1	1.22 x 1.06
SD	SLIDING DOOR	1.98 x 2.13
SD1	SLIDING DOOR-1	2.44 x 2.13
V	VENTILATOR	0.61 x 0.91
V1	VENTILATOR-1	0.91 x 0.61
V2	VENTILATOR-2	3.98 x 0.61
SW	STAIR WINDOW	1.83 x 1.22

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

PARKING DETAILS

	DWELLING NUMBERS	CAR PARKING Required	CAR PARKING Provided
Floor Area Above 75 Sqm to 150 Sqm Every 75 Sqm 1 Car Parking	28	28	
		28	
TOTAL		28 x 10% = 31	31

Note:

- Site Boundary (A,B,C & D)
- Proposed Building
- Existing Road

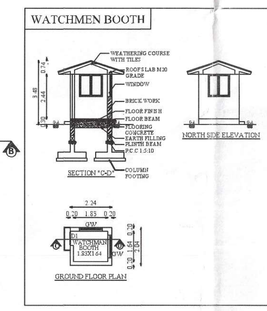
VIDYA SRINIVASAN
CA/ 2015/69371
VESTA ARCHITECTS
252, Avinashi Road,
Peelamedu,
Coimbatore - 641 004

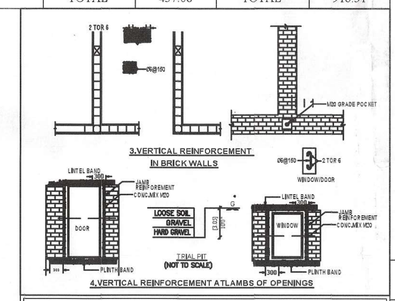
Architect

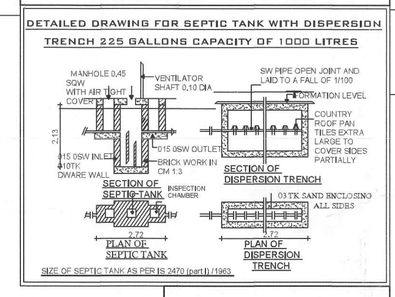
G. Nirmal Chander ME (Structures) MIE
Chartered Engineer - M 57946
Structural Consultant
29, New Dannu Nagar, Pollachikalam Road,
Coimbatore - 641 037.

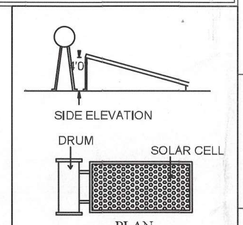
Structural Engineer

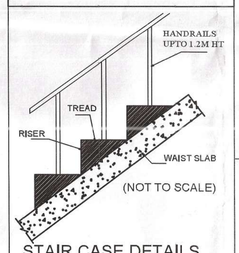
Applicant





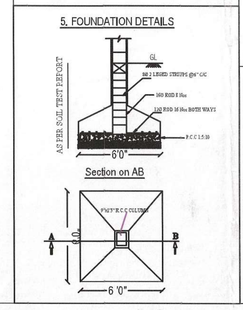






STAIR CASE DETAILS

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



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.