Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

162/BL/2026/02/061/00663
கூட்டிட அனுமதி வழங்கப்பட்டது
மறு ஆணைக்கு உட்பட்டது
Rec. No: 2299/2026/MH2E
162/BP/2026/00663
தேதி: 11/5/2026
ஆணையாளருக்காக
செயற்பொறி மாவட்டம்
11/5/2026

Sheet No. 1/1

Plan showing the Proposed Construction of **Residential Apartment Building** in S.F.No.504/1 Part, Ward No. AD, Block No.12, T.S.No.4/4 of Uppilipalayam village, Coimbatore South Taluk, Coimbatore District and Corporation.

Title:
Site Plan, Basement Floor Plan, Stilt Floor Plan, Typical Floor Plan (First, Second, Third, Fourth and Fifth Floor Plan), Terrace Floor Plan, Section and Elevation

N W E S

Scale - 1:100

Site area as per document - 2793.10 Sq.mt

Building Area Details in Sq.mt

Floor	FSI Area	Non FSI Area	Built Up Area
Basement	0.00	1329.82	1329.82
Stilt	20.52	1340.14	1360.66
First	1267.56	93.10	1360.66
Second	1267.56	93.10	1360.66
Third	1267.56	93.10	1360.66
Fourth	1267.56	93.10	1360.66
Fifth	1267.56	93.10	1360.66
Terrace	0.00	51.74	51.740000
Drivers WC & Bath	0.00	3.71	3.71
Total	**6358.32**	**3190.91**	**9549.23**

Dwelling Unit Details

Floor	Flat	Dwelling Unit Area in Sq.mt	No of Car Parking required
First, Second, Third, Fourth and Fifth	FLAT - A	103.69	5 x 1 = 5
	FLAT - B	83.40	5 x 1 = 5
	FLAT - C	84.14	5 x 1 = 5
	FLAT - D	83.42	5 x 1 = 5
	FLAT - E	82.33	5 x 1 = 5
	FLAT - F	84.19	5 x 1 = 5
	FLAT - G	89.40	5 x 1 = 5
	FLAT - H	88.33	5 x 1 = 5
	FLAT - I	85.77	5 x 1 = 5
	FLAT - J	99.77	5 x 1 = 5
	FLAT - K	112.12	5 x 1 = 5
	FLAT - L	107.44	5 x 1 = 5
Total			60 Nos
Visitors Parking			6 Nos
Required no of car parking			66 Nos

Joinery Details

S.No	Symbol	Description	Size in Meter
1	MD	Main Door	1.07 x 2.13
2	D	Door	1.22 x 2.13
3	D1	Door	0.91 x 2.13
4	D2	Door	0.76 x 2.13
5	LD	Lift Door	0.91 x 2.13
6	O	Open	1.68 x 2.13
7	O1	Open	1.52 x 2.13
8	O2	Open	1.22 x 2.13
9	O3	Open	0.91 x 2.13
10	W	Window	1.68 x 1.37
11	W1	Window	1.52 x 1.37
12	W2	Window	1.37 x 1.37
13	W3	Window	1.22 x 1.37
14	W4	Window	1.07 x 1.37
15	W5	Window	1.07 x 2.13
16	W6	Window	0.95 x 1.37
17	W7	Window	0.91 x 1.37
18	W8	Window	0.76 x 1.52
19	W9	Window	0.76 x 1.37
20	FDW1	Fixed Door Window	2.13 x 2.13
21	FDW2	Fixed Door Window	1.98 x 2.13
22	FDW3	Fixed Door Window	1.83 x 2.13
23	FDW4	Fixed Door Window	1.75 x 2.13
24	FDW5	Fixed Door Window	1.68 x 2.13
25	V	Ventilation	0.91 x 0.61
26	V1	Ventilation	0.76 x 0.91
27	V2	Ventilation	0.57 x 0.91

FSI Calculation:

FSI - FSI Area / Site Area
- 6358.32/2793.10 = 2.2764

Permissible FSI - 2.00

Excess FSI - 0.2764

Excess FSI Area - 772.00 Sq.mt

OSR Detail:

OSR Area required - 10% of Site area
-10% of 2793.10
-279.31 Sq.mt

OSR Area Provided
(to be Handed over to Local body) - 280.12 Sq.mt (10.03%)

Parking Details:

Car Parking Required - 66 Nos
Car Parking Provided - 102 Nos
Two Wheeler Parking Required - Nil
Two Wheeler Parking Provided - 16 Nos

Reference:

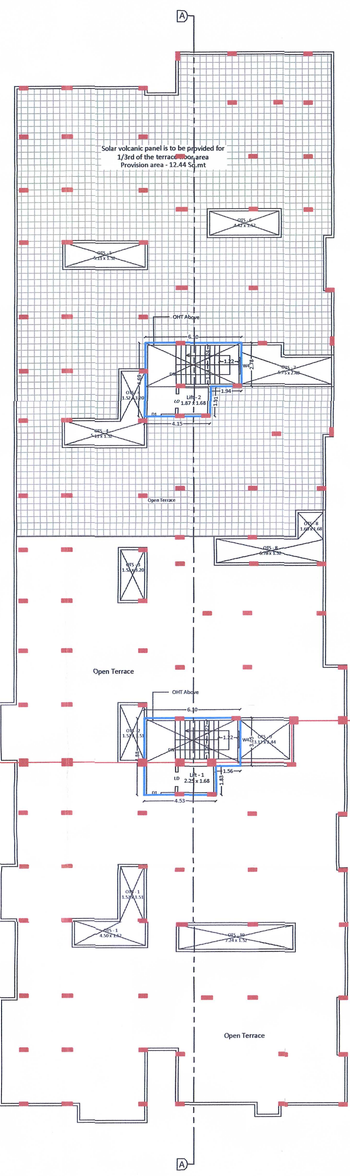
Site Boundary as per Field -
Site Boundary as per TSLR -
Proposed Building Boundary -
Existing Road -
Drive way -
OSR to be handed over -



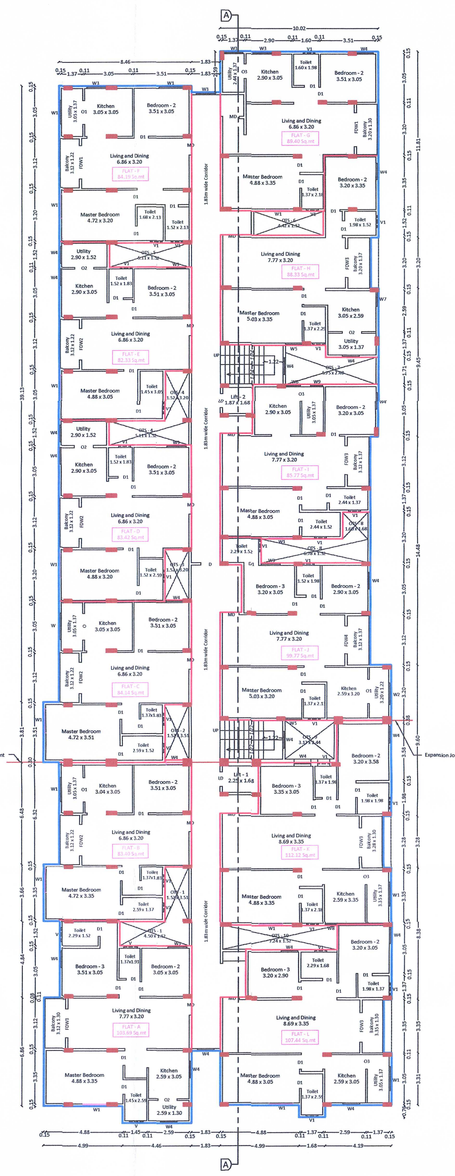
SECTION - AA -



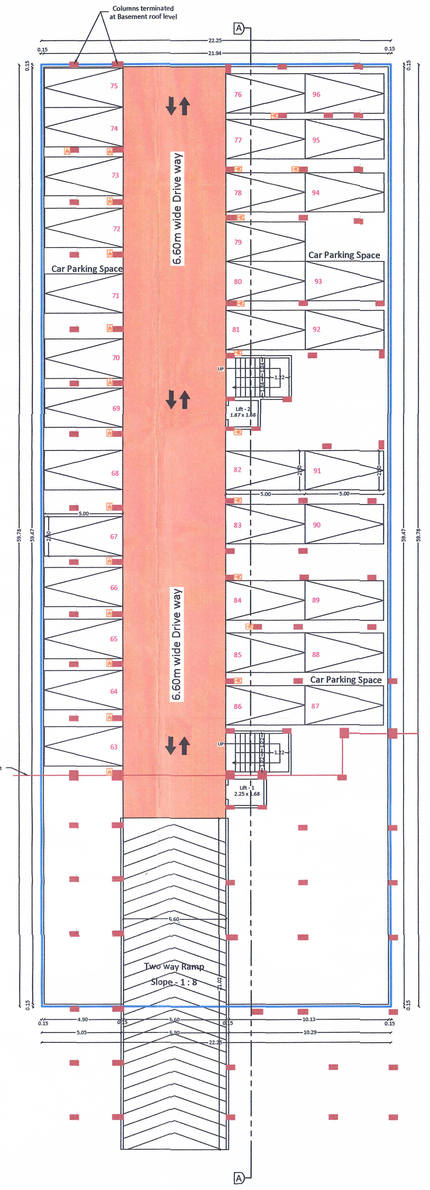
FRONT ELEVATION



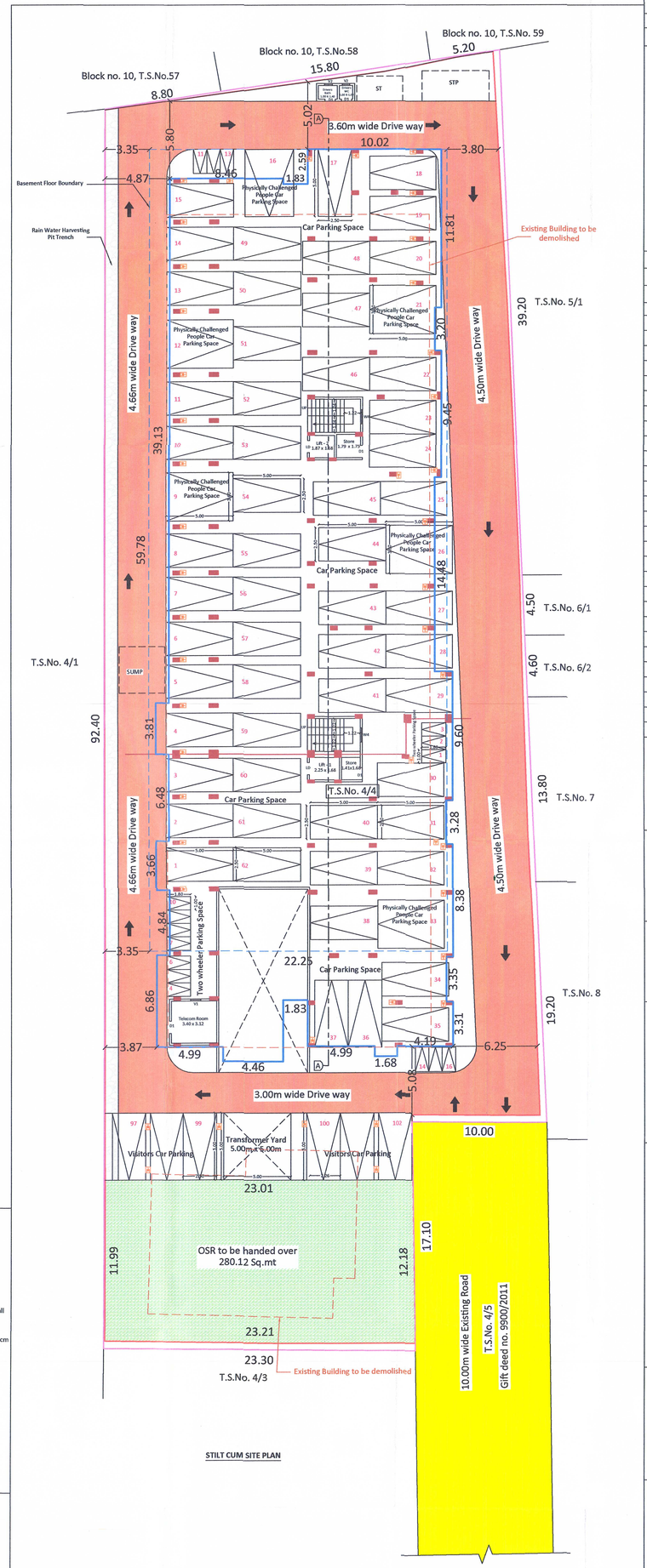
TERRACE FLOOR PLAN



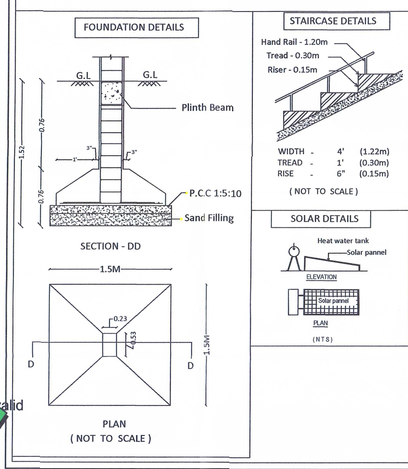
TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR PLAN)

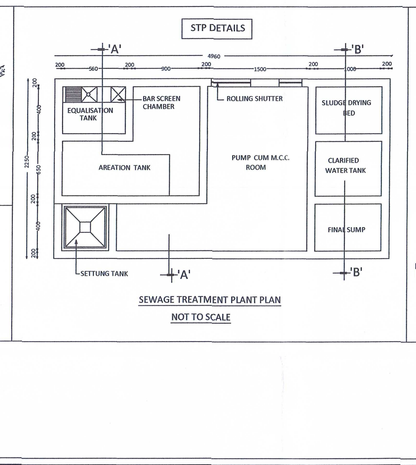


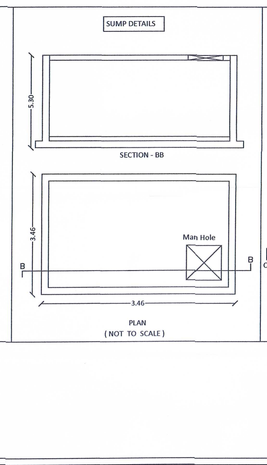
BASEMENT FLOOR PLAN

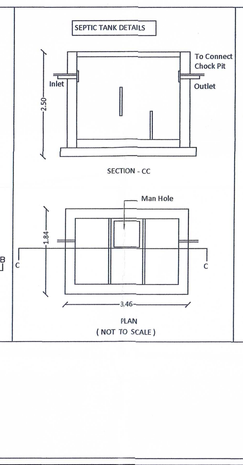


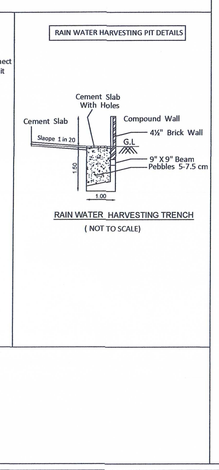
STILT CUM SITE PLAN











Signature valid
Signed by: Director
Location:mud
Date:2026.03.07

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.03.20

Dr.G.S.VENKATASUBRAMANI
Ph.D.,ME(Structural)..,FIE.C.Engg(I),PE.,
MISTE.,MI Smicr E.,MICI..FIV
Structural Engineer Grade -1-CRE/SE/GR-1/07/2025
Professional Engineer,
Chartered Civil Engineer & Approved Valuer
53, M.A Palanisamy Street, K.K. Pudur Post
Coimbatore - 641 038
Structural Engineer

N.VIJAYAN, B.ARCH.
REGISTERED ARCHITECT
COA REG No: CA/2022/148492
No.145/6A, M5 THOTTANNAN KADU
KARUNGALPATTI, SALEM-636006
Architect

For RR Housing Enabl Private Limited
K. Jailanan
Director
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

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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.