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RE REGULATORY RECORD

RERA Document

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

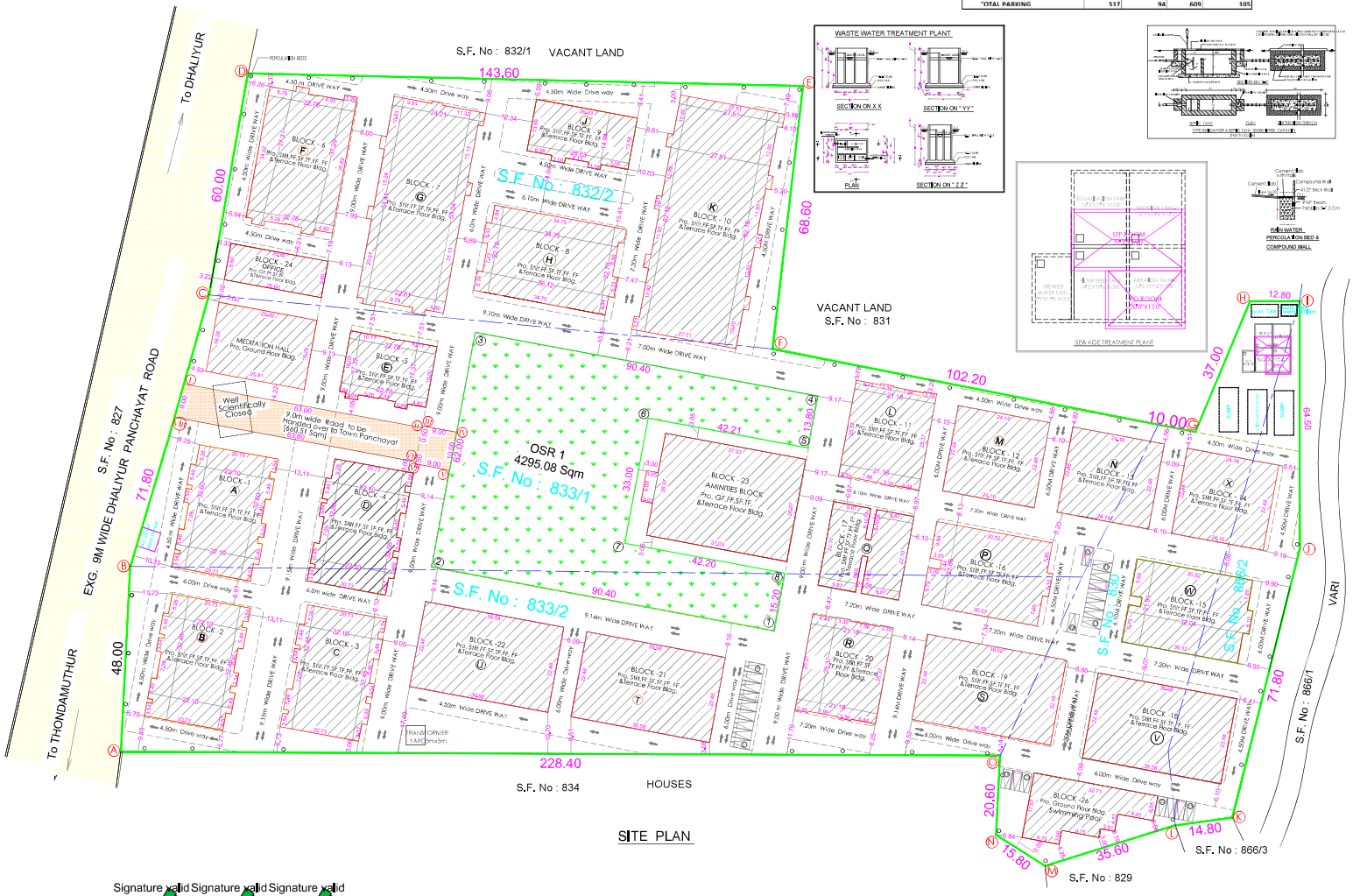
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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AREA DETAILS		
S.F. No:	Document ACRES	Patta Sqm
S.F. No : 832/2	2.28	9250.00
S.F. No : 833/1	3.52	14250.00
S.F. No : 833/2	2.90	11750.00
S.F. No : 830	1.19	4800.00
S.F. No : 866/2	0.42	1700.00
TOTAL AREA	10.31	41750.00

FLAT	STILT FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TERRACE FLOOR	TOTAL AREA		TOTAL BUILT	Dwelling	PARKING REQUIRED		PARKING PROVIDED	
A'ARTMENT	Non. F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	Non. F.S.I.	F.S.I.	Non. F.S.I.	UP AREA	Nos.	CAR	TWO WHEELER	CAR	TWO WHEELER
BLOCK - 1 [A]	677.82	----	652.67	652.67	652.67	652.67	652.67	31.86	3263.35	709.68	3973.03	20	20	----	24	----
BLOCK - 2 [B]	677.82	----	652.67	652.67	652.67	652.67	652.67	31.86	3263.35	709.68	3973.03	20	20	----	24	----
BLOCK - 3 [C]	677.82	----	652.67	652.67	652.67	652.67	652.67	31.86	3263.35	709.68	3973.03	20	20	----	24	----
BLOCK - 4 [D]	677.82	----	652.67	652.67	652.67	652.67	652.67	31.86	3263.35	709.68	3973.03	20	20	----	24	----
BLOCK - 5 [E]	372.65	----	372.65	372.65	372.65	372.65	372.65	45.27	1863.25	417.92	2281.17	10	10	----	18	----
BLOCK - 6 [F]	803.67	----	761.32	761.32	761.32	761.32	761.32	32.90	3806.60	836.57	4643.17	20	20	----	32	----
BLOCK - 7 [G]	1237.46	----	1163.24	1163.24	1163.24	1163.24	1163.24	66.67	5816.20	1304.13	7120.33	30	30	----	51	----
BLOCK - 8 [H]	787.13	----	745.65	745.65	745.65	745.65	745.65	35.99	3728.25	823.12	4551.37	20	20	----	29	----
BLOCK - 9 [J]	370.63	----	370.63	370.63	370.63	370.63	370.63	39.27	1853.15	409.90	2263.05	10	10	----	16	----
BLOCK - 10 [K]	1663.61	----	1538.50	1538.50	1538.50	1538.50	1538.50	73.53	7692.50	1737.14	9429.64	40	40	----	61	----
BLOCK - 11 [L]	535.20	----	508.49	508.49	508.49	508.49	508.49	34.77	2542.45	569.97	3112.42	20	20	----	18	----
BLOCK - 12 [M]	542.99	----	493.71	493.71	493.71	493.71	493.71	30.08	2468.55	573.07	3041.62	20	20	----	21	----
BLOCK - 13 [N]	542.99	----	493.71	493.71	493.71	493.71	493.71	30.08	2468.55	573.07	3041.62	20	20	----	21	----
BLOCK - 14 [K]	542.99	----	493.71	493.71	493.71	493.71	493.71	30.08	2468.55	573.07	3041.62	20	20	----	21	----
BLOCK - 15 [W]	670.43	----	606.60	606.60	606.60	606.60	606.60	32.32	3033.00	702.75	3735.75	30	15	30	26	40
BLOCK - 16 [P]	670.43	----	606.60	606.60	606.60	606.60	606.60	32.32	3033.00	702.75	3735.75	30	15	30	26	40
BLOCK - 17 [Q]	469.74	----	447.50	447.50	447.50	447.50	447.50	36.05	2237.50	505.79	2743.29	20	10	20	13	25
BLOCK - 18 [V]	822.19	----	741.99	741.99	741.99	741.99	741.99	66.41	3709.95	888.60	4598.55	30	30	----	30	----
BLOCK - 19 [S]	822.19	----	741.99	741.99	741.99	741.99	741.99	66.41	3709.95	888.60	4598.55	30	30	----	30	----
BLOCK - 20 [R]	535.20	----	508.49	508.49	508.49	508.49	508.49	34.77	2542.45	569.97	3112.42	20	20	----	20	----
BLOCK - 21 [T]	822.19	----	741.99	741.99	741.99	741.99	741.99	66.41	3709.95	888.60	4598.55	30	30	----	25	----
BLOCK - 22 [U]	822.19	----	741.99	741.99	741.99	741.99	741.99	66.41	3709.95	888.60	4598.55	30	30	----	30	----
BLOCK - 23 [AMINITIES BLOCK	----	1023.48	998.96	998.96	998.96	----	----	52.42	4020.36	52.42	4072.78	----	31	----	----	----
BLOCK - 24 [OFFICE]	----	245.82	245.82	245.82	245.82	----	----	23.58	983.28	23.58	1006.86	----	7	14	----	----
BLOCK - 25 [MEDITATION HAL.]	----	473.68	----	----	----	----	----	----	473.68	----	473.68	----	5	----	----	----
BLOCK - 26 [SWIMMING POOL]	----	401.77	----	----	----	----	----	----	401.77	----	401.77	----	4	----	----	----
TOTAL	15745.16	2144.75	15934.22	15934.22	15934.22	14689.44	14689.44	1023.18	79326.29	16768.34	96094.63	510	517	94	584	105
											OPEN PARKING				25	
											TOTAL PARKING		517	94	609	105

ONLINE APPLICATION No: SWP/BPA/512502/2025



SHEET NO : 1

SITE PLAN SHOWING THE PROPOSED GROUPHOUSE RESIDENTIAL BUILDING IN S.F. No : 830, 832/2, 833/1, 833/2 & 866/2 AT KALIKKANAICKENPALAYAM VILLAGE, DHALIYUR TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

SCALE : 1 : 400

REFERENCE

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	79326.29 / 41726.59	2.00	1.901
Parking Calculation		517 Car & 94 Two Wheelers	609 Car & 105 Two Wheelers

AREA STATEMENT	Sqm
AREA OF THE SITE [As per Document] [10.31 Acres] (A) to (C)	41726.59
AREA OF THE SITE [As per PATTA]	41750.00
AREA OF THE 9M ROAD HANDED OVER TO TOWN PANCHAYAT (I) to (VIII)	660.51
TOTAL F.S.I. AREA	79326.29
TOTAL BUILT UP AREA	96094.63
AREA OF THE O.S.R. (1) to (8)	4295.08
NO. OF DWELLINGS	510 Nos.

FLOOR NAME	F.S.I	NON F.S.I.	TOTAL
STILT FLOOR	----	15745.16	15745.16
GROUND FLOOR	2144.75	----	2144.75
FIRST FLOOR	15934.22	----	15934.22
SECOND FLOOR	15934.22	----	15934.22
THIRD FLOOR	15934.22	----	15934.22
FOURTH FLOOR	14689.44	----	14689.44
FIFTH FLOOR	14689.44	----	14689.44
TERRACE FLOOR	----	1023.18	1023.18
TOTAL	79326.29	16768.34	96094.63

COLOUR INDEX

- EXISTING ROAD -
- SITE BOUNDARY -
- PROPOSED BUILDING -
- ROAD TO BE HANDED OVER TO TOWN PANCHAYAT -
- O S R OPEN SPACE RESERVATION -

J. PREM KUMAR
B.E.(CIVIL), M.E. (STRUCTURAL)
COIMBATORE I.P.E.(I) No. IN/CBE/1111/2011
REGISTERED STRUCTURAL ENGINEER GRADE-I
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

STRUCTURAL ENGINEER

M/s. ANANYA SHELTERS (P) LTD.
Chairman & Managing Director

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE / GM-1 / 19 / 03 / 002

LBS/ REGISTERED ENGINEER

Signature valid Signature valid Signature valid

ONLINE APPLICATION No:
SWP/BPA/512502/2025

SHEET NO : 2

PLAN SHOWING THE PROPOSED GROUPHOUSE RESIDENTIAL BUILDING IN S.F. No : 830, 832/2, 833/1, 833/2 & 866/2 AT KALIKKANAICKENPALAYAM VILLAGE, DHALIYUR TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

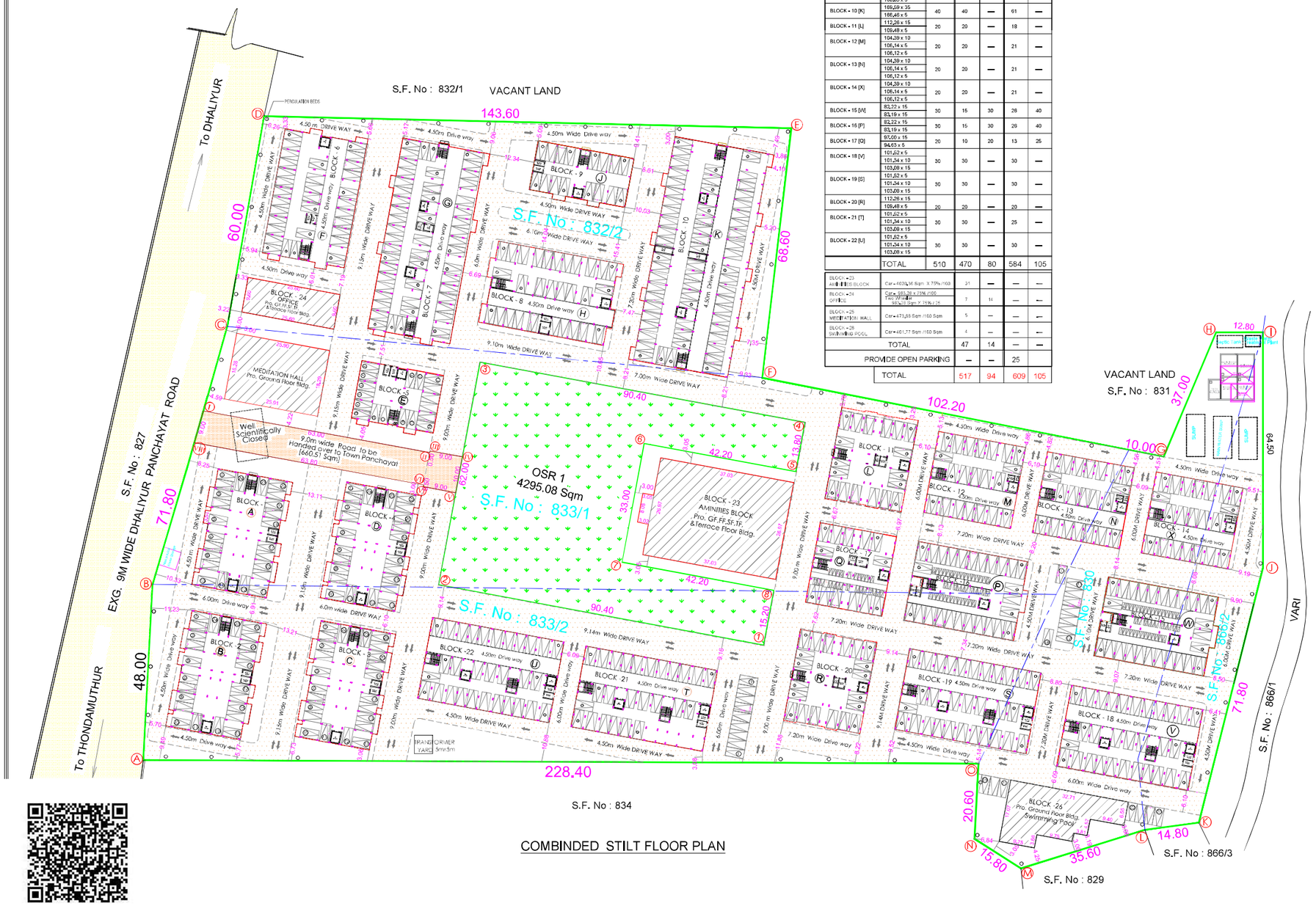
SCALE : 1 : 400

DWELLING UNIT PARKING DETAILS

BLOCK NAME	Dwelling Unit Area Sqm	Dwelling Nos.	Req. Parking Cars	Req. Parking Two Wheelers	Provide Parking Cars	Provide Parking Two Wheelers
BLOCK - 1 [A]	137.17 x 5 137.57 x 15	20	20	—	24	—
BLOCK - 2 [B]	137.17 x 5 137.57 x 15	20	20	—	24	—
BLOCK - 3 [C]	137.17 x 5 137.57 x 15	20	20	—	24	—
BLOCK - 4 [D]	137.17 x 5 137.57 x 15	20	20	—	24	—
BLOCK - 5 [E]	167.28 x 10	10	10	—	18	—
BLOCK - 6 [F]	167.28 x 5 167.43 x 5 164.01 x 10	20	20	—	32	—
BLOCK - 7 [G]	167.28 x 15 164.17 x 5 164.12 x 5 164.01 x 5	30	30	—	51	—
BLOCK - 8 [H]	161.34 x 5 158.93 x 5 164.02 x 5 164.26 x 5	20	20	—	29	—
BLOCK - 9 [J]	168.73 x 5 168.83 x 5	10	10	—	18	—
BLOCK - 10 [K]	169.69 x 35 166.46 x 5	40	40	—	61	—
BLOCK - 11 [L]	112.26 x 15 109.48 x 5	20	20	—	18	—
BLOCK - 12 [M]	104.39 x 10 106.14 x 5 106.12 x 5	20	20	—	21	—
BLOCK - 13 [N]	104.39 x 10 106.14 x 5 106.12 x 5	20	20	—	21	—
BLOCK - 14 [X]	104.39 x 10 106.14 x 5 106.12 x 5	20	20	—	21	—
BLOCK - 15 [W]	82.22 x 15 83.19 x 15	30	15	30	28	40
BLOCK - 16 [P]	82.22 x 15 83.19 x 15	30	15	30	29	40
BLOCK - 17 [Q]	97.00 x 15 94.65 x 5	20	10	20	13	25
BLOCK - 18 [V]	101.62 x 5 101.34 x 10 103.09 x 15	30	30	—	30	—
BLOCK - 19 [S]	101.62 x 5 101.34 x 10 103.09 x 15	30	30	—	30	—
BLOCK - 20 [R]	112.26 x 15 109.48 x 5	20	20	—	20	—
BLOCK - 21 [T]	101.62 x 5 101.34 x 10 103.09 x 15	30	30	—	25	—
BLOCK - 22 [U]	101.62 x 5 101.34 x 10 103.09 x 15	30	30	—	30	—
	TOTAL	510	470	80	584	105
BLOCK - 23 AMENITIES BLOCK	Car - 4629.36 Sqm X 75% /100		21	—	—	—
BLOCK - 24 OFFICE	Car - 683.28 x 75% /100 Two Wheeler 683.28 Sqm X 75% / 25		7	14	—	—
BLOCK - 25 MEDITATION HALL	Car - 673.88 Sqm / 100 Sqm		5	—	—	—
BLOCK - 26 SWIMMING POOL	Car - 461.77 Sqm / 100 Sqm		4	—	—	—
	TOTAL		47	14	—	—
	PROVIDE OPEN PARKING		—	—	25	
	TOTAL		517	94	609	105

SCHEDULE OF JOINERY

		Meter
LD	LIFT DOOR	1.22 x 2.10
D2	DOOR	0.84 x 2.10
V	VENTILATOR	0.61 x 0.90



COMBINDED STILT FLOOR PLAN

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-I/1/2012
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Chairman & Managing Director
APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
164, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-I / 19 / 03 / 002
LBS/ REGISTERED ENGINEER

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

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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.