Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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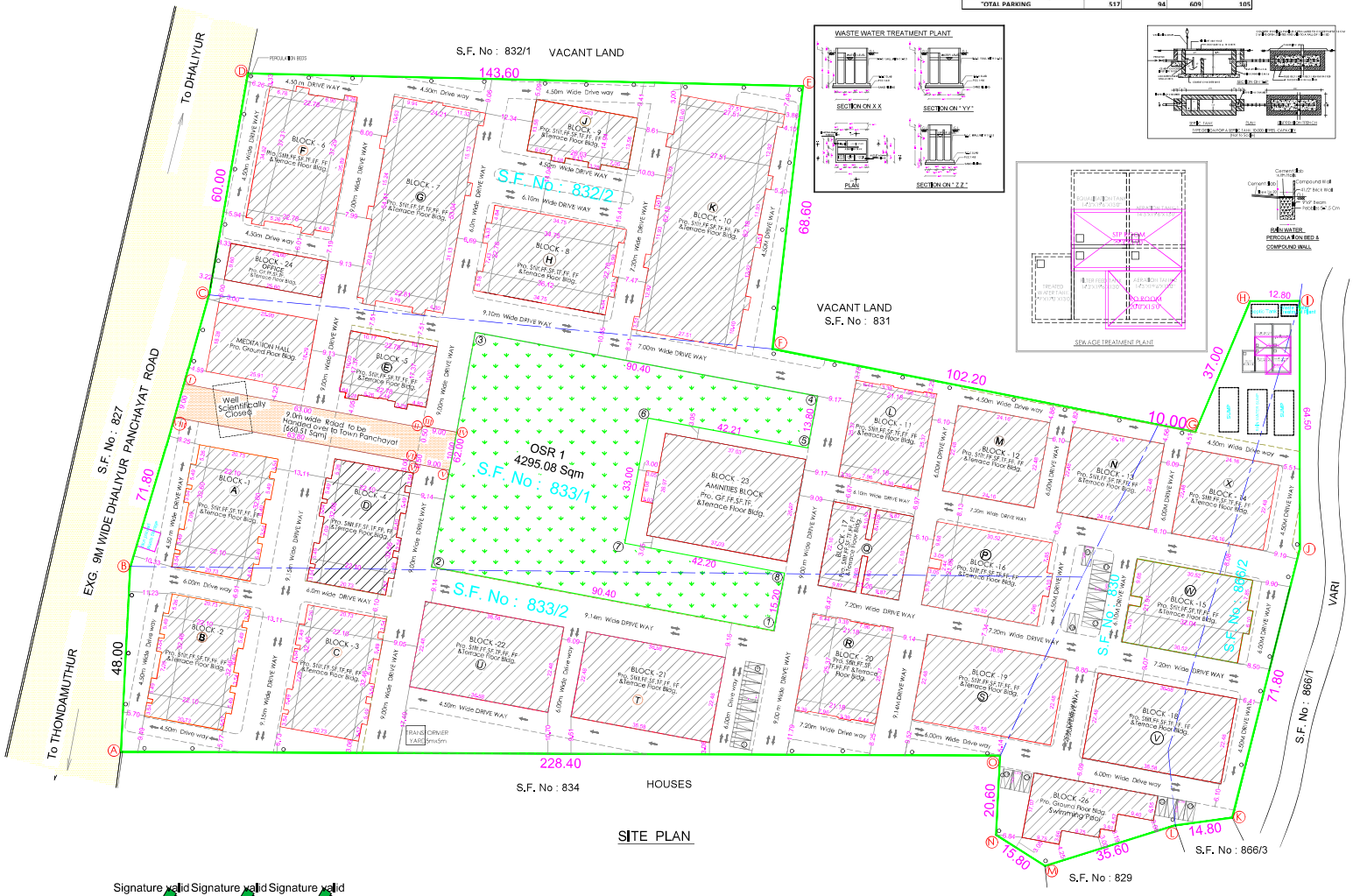
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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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.

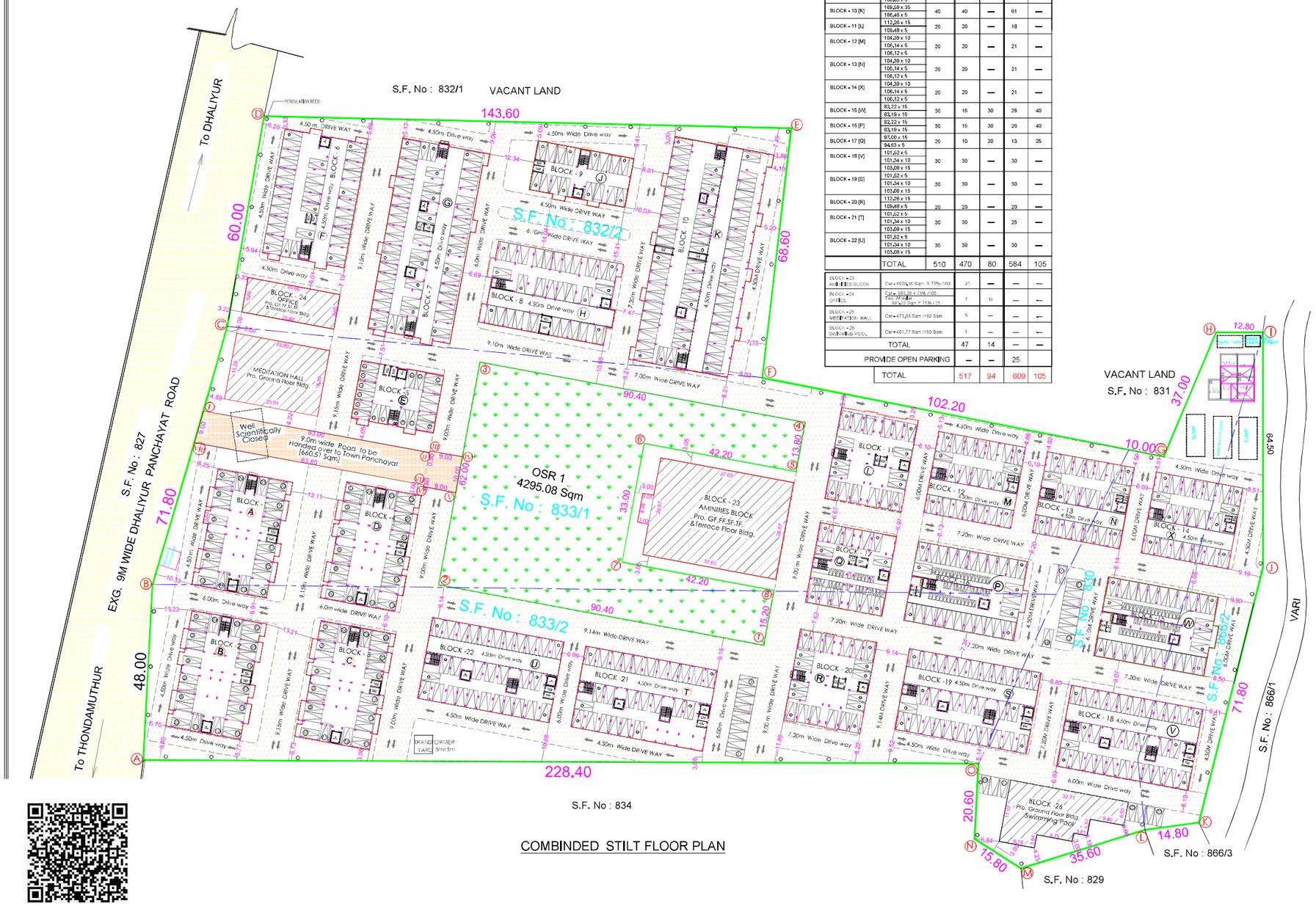
SCALE : 1 : 400

## 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<br>137.57 x 15 | 20 | 20 | — | 24 | — |
| BLOCK - 2 [B] | 137.17 x 5<br>137.57 x 15 | 20 | 20 | — | 24 | — |
| BLOCK - 3 [C] | 137.17 x 5<br>137.57 x 15 | 20 | 20 | — | 24 | — |
| BLOCK - 4 [D] | 137.17 x 5<br>137.57 x 15 | 20 | 20 | — | 24 | — |
| BLOCK - 5 [E] | 167.28 x 10 | 10 | 10 | — | 18 | — |
| BLOCK - 6 [F] | 167.28 x 5<br>167.43 x 5<br>164.01 x 10 | 20 | 20 | — | 32 | — |
| BLOCK - 7 [G] | 167.28 x 15<br>164.17 x 5<br>164.12 x 5<br>164.01 x 5 | 30 | 30 | — | 51 | — |
| BLOCK - 8 [H] | 161.34 x 5<br>158.93 x 5<br>164.02 x 5<br>164.26 x 5 | 20 | 20 | — | 29 | — |
| BLOCK - 9 [J] | 168.73 x 5<br>168.83 x 5 | 10 | 10 | — | 18 | — |
| BLOCK - 10 [K] | 169.69 x 35<br>166.46 x 5 | 40 | 40 | — | 61 | — |
| BLOCK - 11 [L] | 112.26 x 15<br>109.48 x 5 | 20 | 20 | — | 18 | — |
| BLOCK - 12 [M] | 104.39 x 10<br>106.14 x 5<br>106.12 x 5 | 20 | 20 | — | 21 | — |
| BLOCK - 13 [N] | 104.39 x 10<br>106.14 x 5<br>106.12 x 5 | 20 | 20 | — | 21 | — |
| BLOCK - 14 [X] | 104.39 x 10<br>106.14 x 5<br>106.12 x 5 | 20 | 20 | — | 21 | — |
| BLOCK - 15 [W] | 82.22 x 15<br>83.19 x 15 | 30 | 15 | 30 | 28 | 40 |
| BLOCK - 16 [P] | 82.22 x 15<br>83.19 x 15 | 30 | 15 | 30 | 29 | 40 |
| BLOCK - 17 [Q] | 97.00 x 15<br>94.65 x 5 | 20 | 10 | 20 | 13 | 25 |
| BLOCK - 18 [V] | 101.62 x 5<br>101.34 x 10<br>103.09 x 15 | 30 | 30 | — | 30 | — |
| BLOCK - 19 [S] | 101.62 x 5<br>101.34 x 10<br>103.09 x 15 | 30 | 30 | — | 30 | — |
| BLOCK - 20 [R] | 112.26 x 15<br>109.48 x 5 | 20 | 20 | — | 20 | — |
| BLOCK - 21 [T] | 101.62 x 5<br>101.34 x 10<br>103.09 x 15 | 30 | 30 | — | 25 | — |
| BLOCK - 22 [U] | 101.62 x 5<br>101.34 x 10<br>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<br>Two Wheeler<br>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
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
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

**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.