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RE REGULATORY RECORD

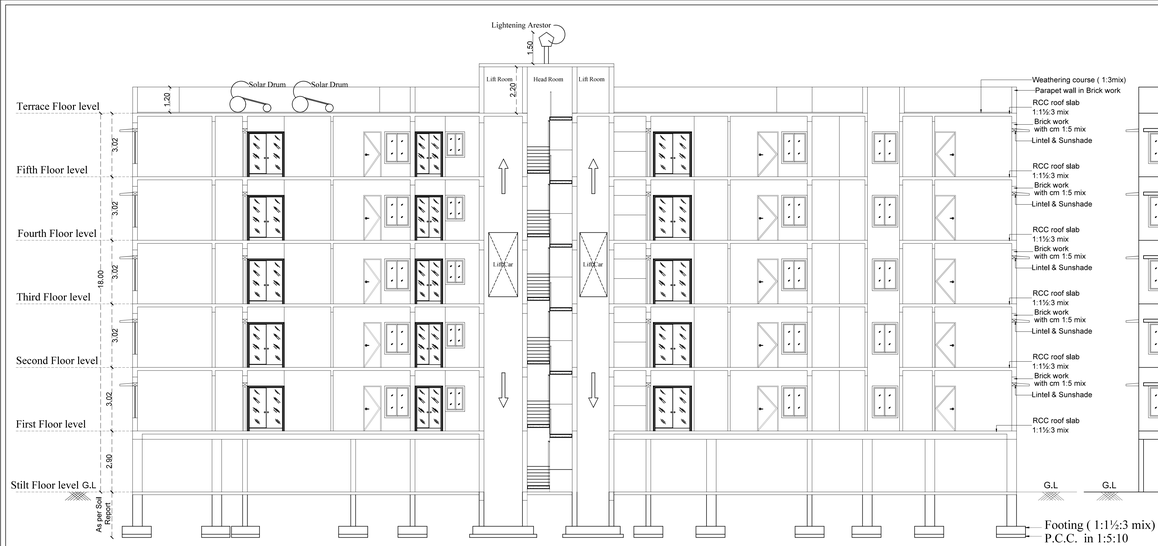
RERA Document

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

Verified RealEstate™
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SECTION- AA



WEST SIDE ELEVATION

Block - 01	Sheet No: 01/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR IN S.F. NO:402/1B2A1, VEDAPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

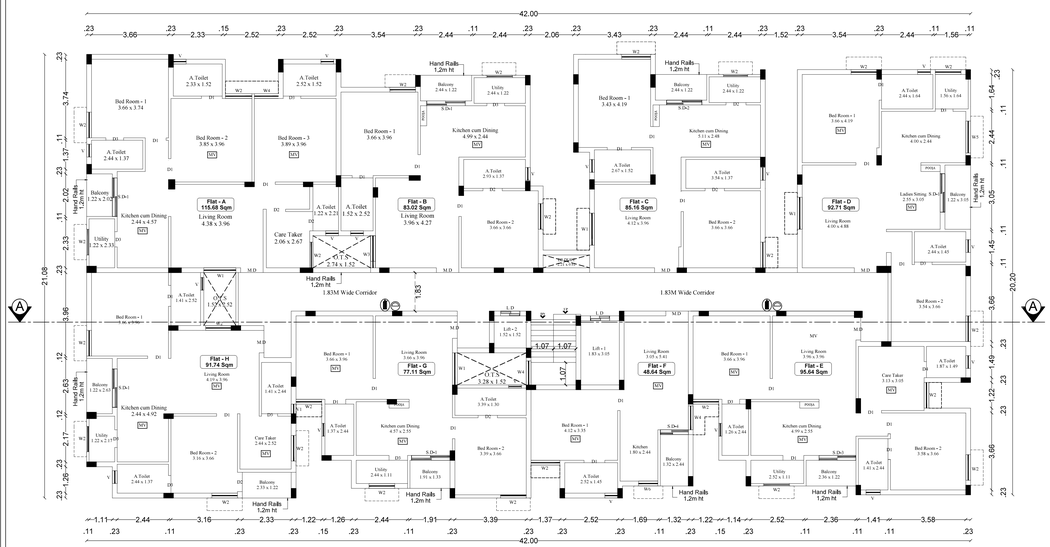
APPLICANT NAME: Mr.HARIHARAN

ONLINE APPLICATION NO: SWP/BPA/846751/2026

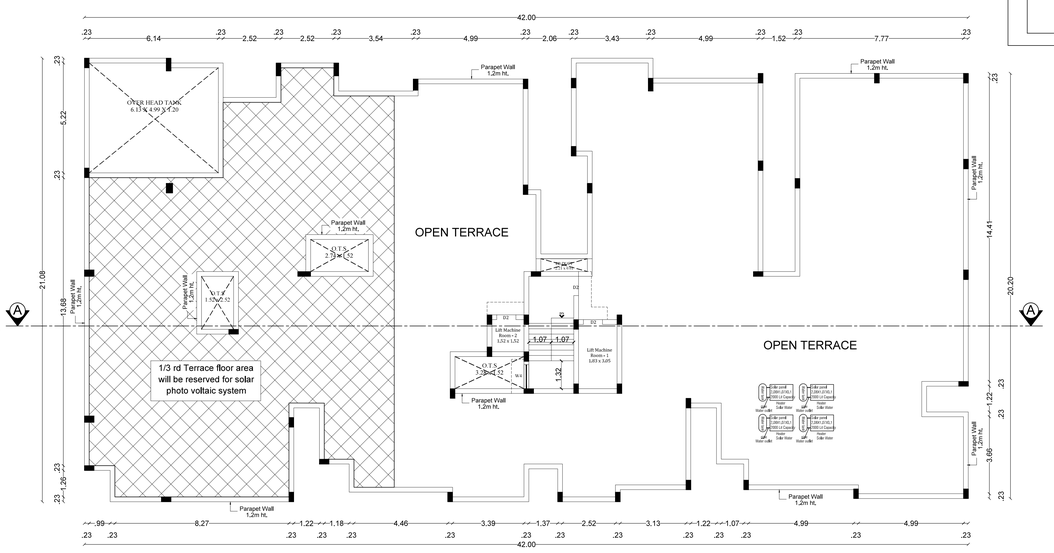
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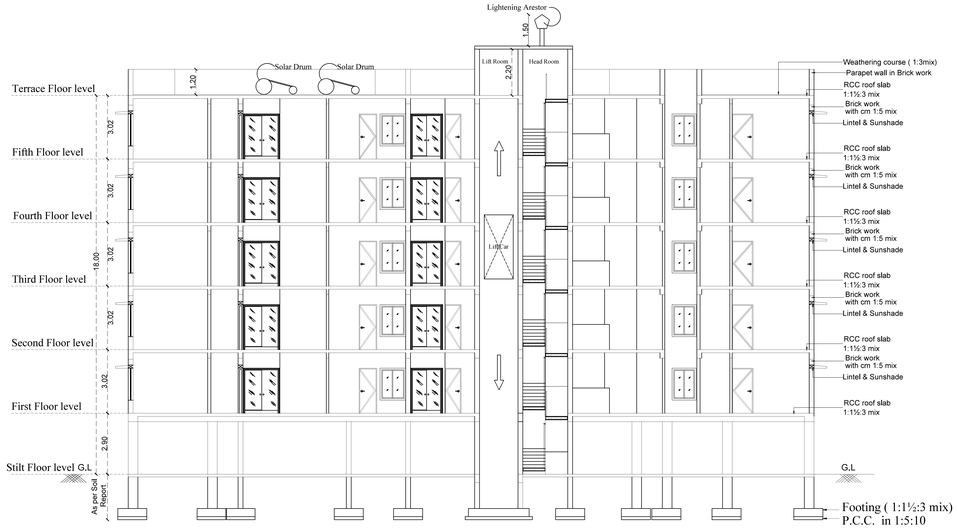
All dimensions are in metre

Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)
Area of the First Floor	776.92	--
Area of the Second Floor	776.92	--
Area of the Third Floor	776.92	--
Area of the Fourth Floor	776.92	--
Area of the Fifth Floor	776.92	--
Area of the Terrace Floor	--	25.71
Total	3884.60	25.71
	3910.31	



TYPICAL FLOOR PLAN (SECOND FLOOR TO FOURTH FLOOR)

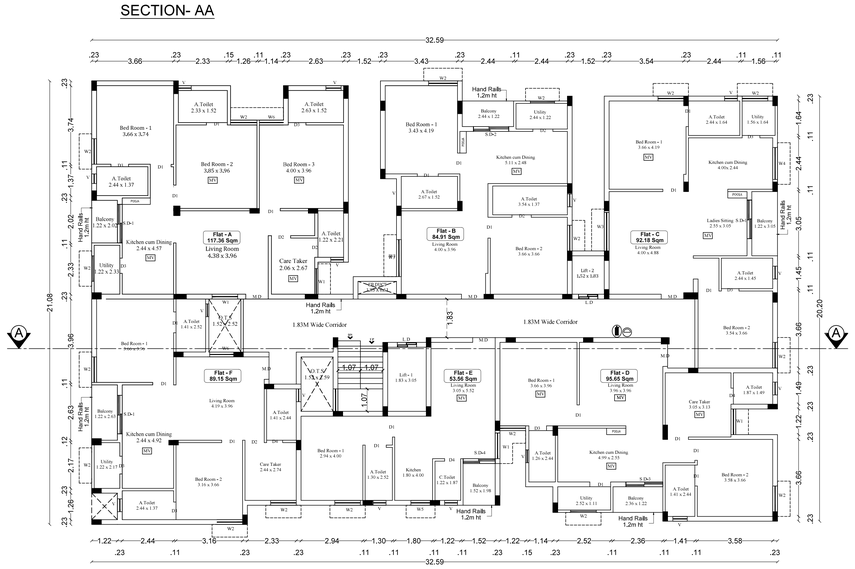

42.00
OVER HEAD TANK 6.13 x 4.99 x 1.20
OPEN TERRACE
1/3 rd Terrace floor area will be reserved for solar photo voltaic system
Parapet Wall 1.2m ht.
Parapet Wall 1.2m ht.
Parapet Wall 1.2m ht.



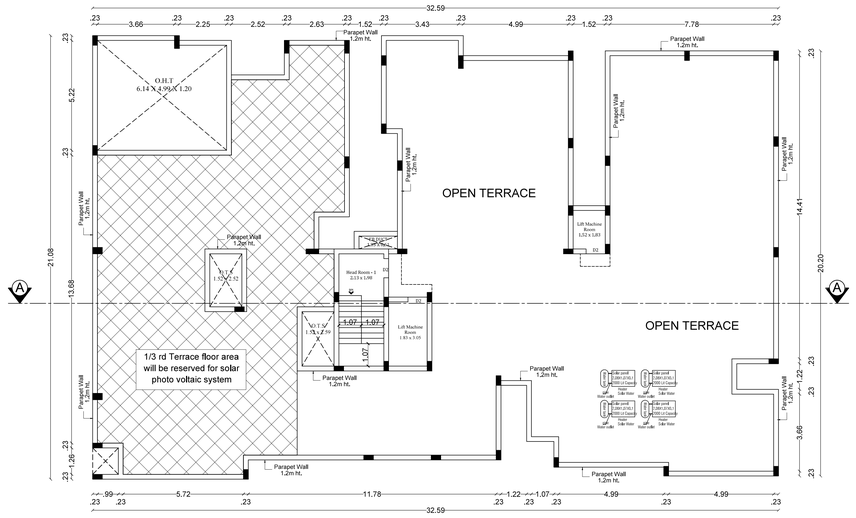
SECTION- AA



WEST SIDE ELEVATION



TYPICAL FLOOR PLAN (SECOND FLOOR TO FOURTH FLOOR)



TERRACE FLOOR PLAN



FIRST FLOOR PLAN

JOINERY DETAILS	
Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door	0.99 x 2.14
D2 - Door	0.91 x 2.14
D3 - Door	0.84 x 2.14
D4 - Door	0.76 x 2.14
S.D 1 - Sliding Door	1.83x 2.14
S.D 2 - Sliding Door	1.67 x 2.14
S.D 3 - Sliding Door	1.75 x 2.14
S.D 4 - Sliding Door	1.32 x 2.14
W1 - Window	1.22 x 1.83
W2 - Window	1.22 x 1.52
W3 - Window	1.83 x 1.52
W4 - Window	1.52 x 1.22
W5 - Window	0.91 x 1.22
W6 - Window	1.14 x 1.52
L.D - Lift door	0.91 x 2.14
V - Ventilator	0.61 x 0.91
MV - Mechanical Ventilation	

Block - 02 & 03	Sheet No: 02/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR IN S.F. NO:402/1B2A1, VEDAPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

APPLICANT NAME: Mr.HARIHARAN

ONLINE APPLICATION NO: SWP/BPA/846751/2026

N Scale: 1:100

All dimensions are in metre

Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)
Area of the First Floor	601.95	--
Area of the Second Floor	601.95	--
Area of the Third Floor	601.95	--
Area of the Fourth Floor	601.95	--
Area of the Fifth Floor	601.95	--
Area of the Terrace Floor	--	26.77
Total	3009.75	26.77
	3036.52	

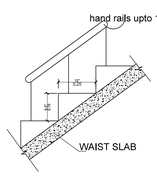
MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

INDIVIDUAL FLAT AREA - BLOCK 2 & 3

SL.NO	Flat Name	AREA IN SQM FLOOR -1 to 5
01	A	117.36
02	B	84.91
03	C	92.18
04	D	95.65
05	E	53.56
06	F	89.15
Common Area		69.14
TOTAL		601.95

STAIRCASE DETAILS :



	In CM
Flight Width	107
Tread	25
Riser	16

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOV,
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/032/2024
3/358, Arul Jothi Nagar, Karanaimpettai,
Palladam, Tirupur - 641 401.

Structural Engineer

E. 11/5/2026

Applicant

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, M.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.

Geotech. Engineer

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer

P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 33 '681
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect

Block - 04	Sheet No: 03/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR IN S.F. NO:402/1B2A1, VEDAPATTY VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

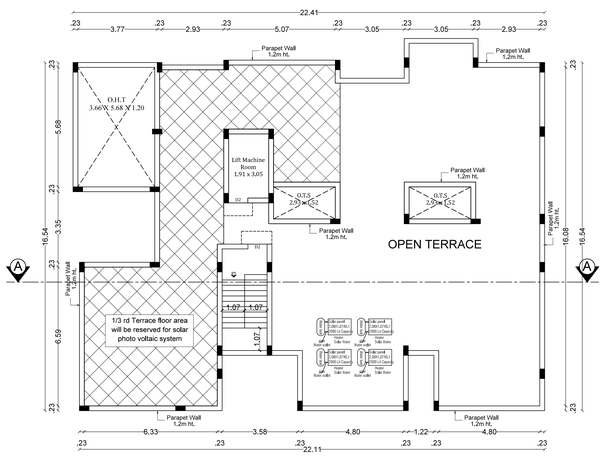
APPLICANT NAME: Mr.HARIHARAN

ONLINE APPLICATION NO: SWP/BPA/846751/2026

N Scale: 1:100

All dimensions are in metre

Area Details	F.S.I AREA (sqm)	NON F.S.I AREA (sqm)
Area of the First Floor	335.99	--
Area of the Second Floor	335.99	--
Area of the Third Floor	335.99	--
Area of the Fourth Floor	335.99	--
Area of the Fifth Floor	335.99	--
Area of the Terrace Floor	--	21.99
Total	1679.95	21.99
	1701.94	



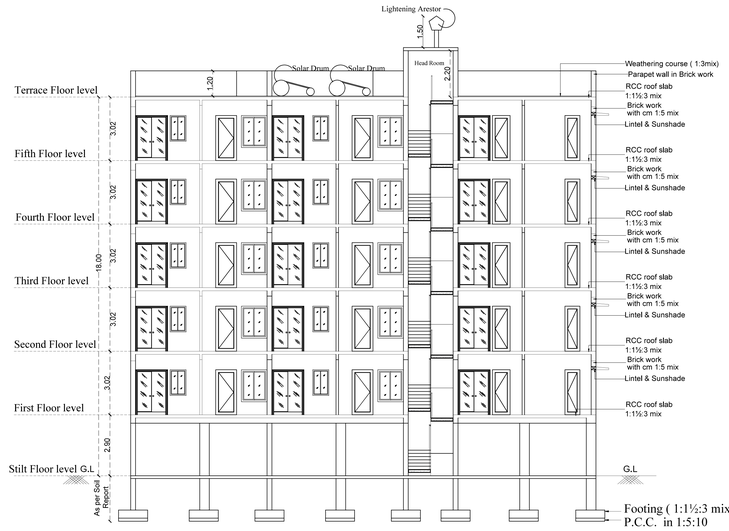
TERRACE FLOOR PLAN



WEST SIDE ELEVATION



TYPICAL FLOOR PLAN (FIRST FLOOR TO FIFTH FLOOR)



SECTION- AA

JOINERY DETAILS

Description works	In Meter
M.D - Main Door	1.07 x 2.14
D1 - Door	0.99 x 2.14
D2 - Door	0.91 x 2.14
S.D 1 - Sliding Door	1.72 x 2.14
S.D 2 - Sliding Door	1.83 x 2.14
S.D 3 - Sliding Door	1.52 x 2.14
W1 - Window	1.22 x 1.52
W2 - Window	0.91 x 1.22
L.D - Lift door	0.91 x 2.14
V - Ventilator	0.61 x 0.91
MV - Mechanical Ventilation	

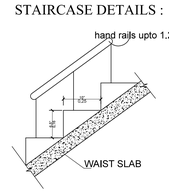
— MULTI TYPE FIRE FIGHTER

— FIRE EXTINGUISHER

INDIVIDUAL FLAT AREA - BLOCK 4

SL.NO	Flat Name	AREA IN SQM FLOOR -1 to 5
01	A	49.50
02	B	49.49
03	C	48.96
04	D	42.99
05	E	42.48
06	F	47.35
Common Area		55.22
TOTAL		335.99

STAIRCASE DETAILS :



	In CM
Flight Width	107
Tread	25
Riser	16

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MICI, MIOV.
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/032/2024
2/358, Arul Jothi Nagar, Karanampettai, Palladam, Tirupur - 641 401.

Structural Engineer

E. 11/5/2026

Applicant

Er. K.P. VETRISELVAN, M.E.,(GEOTECH) MIGS, MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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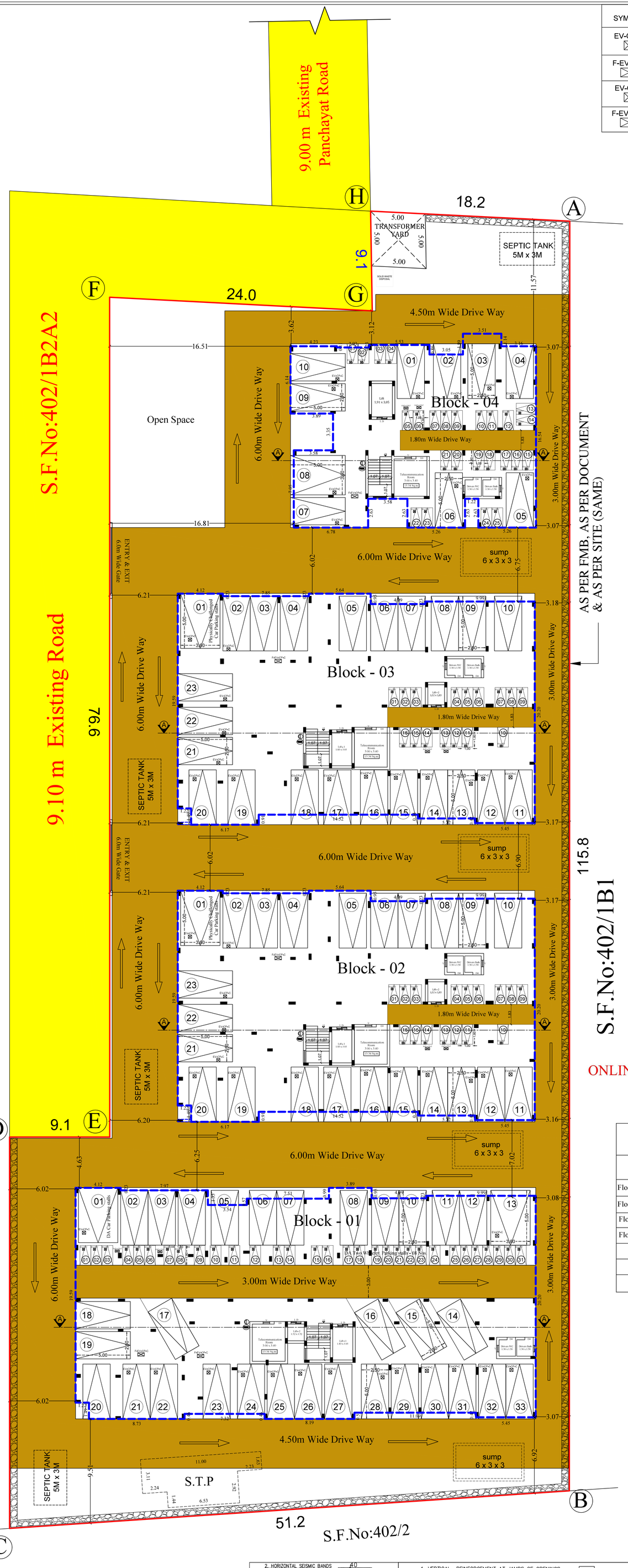
Geotech. Engineer

Dr. N.Balasundaram, M.E, Ph.D
Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer

P.KATHIRAVAN, B.Arch., M.Tech., Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 33 '691
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar, Coimbatore-641045.

Engineer (or) Architect



SITE & STILT FLOOR PLAN

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
EV-CP-C	- Normal EV Charging Point - Car	55 Nos.	55 Nos.
F-EV-CP-C	- Fast EV Charging Point - Car	05 Nos.	05 Nos.
EV-CP-T	- Normal EV Charging Point - Two Wheeler	88 Nos.	88 Nos.
F-EV-CP-T	- Fast EV Charging Point - Two Wheeler	08 Nos.	08 Nos.

Note :
O.T.S Start From First Floor

JOINERY'S DETAILS

Description works	In Meter
D4 - Door 4	0.76 x 2.14
D3 - Door 4	1.00 x 2.14
V - Ventilator 1	0.61 x 0.91
LD - Lift Door	0.91 x 2.14

INDIVIDUAL FLAT AREA - BLOCK 1

SL.NO	Flat Name	AREA IN SQM FLOOR -1 to 5
01	A	115.68
02	B	83.02
03	C	85.16
04	D	92.71
05	E	95.64
06	F	48.64
07	G	77.11
08	H	91.74
Common Area		87.22
TOTAL		776.92

INDIVIDUAL FLAT AREA - BLOCK 2 & 3

SL.NO	Flat Name	AREA IN SQM FLOOR -1 to 5
01	A	117.36
02	B	84.91
03	C	92.18
04	D	95.65
05	E	53.56
06	F	89.15
Common Area		69.14
TOTAL		601.95

INDIVIDUAL FLAT AREA - BLOCK 4

SL.NO	Flat Name	AREA IN SQM FLOOR -1 to 5
01	A	49.50
02	B	49.49
03	C	48.96
04	D	42.99
05	E	42.48
06	F	47.35
Common Area		55.22
TOTAL		335.99

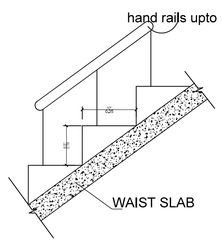
ONLINE APPLICATION NO: SWP/BPA/846751/2026

B.P/DTCP No: 416/ 2026

Parking Detail - Panchayat Area
Residential Building (Block 1, 2, 3, & 4)

Description	No. of Dwelling	Required parking		Provided parking	
		Two wheeler	Car	Two wheeler	Car
Floor area up to 50 sq.m	35 Nos.	Nil	Nil	--	--
Floor area 50 sq.m to 75 sq.m	10 Nos.	10 Nos.	Nil	10 Nos.	--
Floor area 75 sq.m to 100 sq.m	70 Nos.	70 Nos.	35 Nos.	70 Nos.	35 Nos.
Floor area above 100 sq.m	15 Nos.	--	15 Nos.	--	15 Nos.
TOTAL	130 Nos.	80 Nos.	50 Nos.	80 Nos.	50 Nos.
Visitors Parking 10%		08 Nos.	05 Nos.	08 Nos.	39 Nos.
NET TOTAL		88 Nos.	55 Nos.	88 Nos.	89 Nos.

STAIRCASE DETAILS :



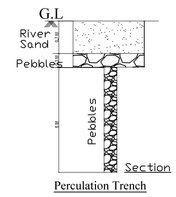
	In CM
Flight Width	107
Tread	25
Riser	16

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GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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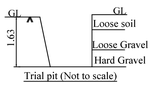
Geotech. Engineer

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Construction Engineer
Reg. No. LPA/CE/002/2024
356, Nanjundapuram Road,
Near Shree Pathy Nagar, Coimbatore - 641 036.

Construction Engineer



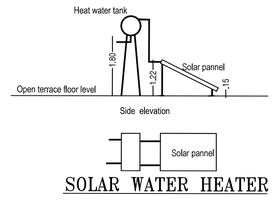
Perculation Trench



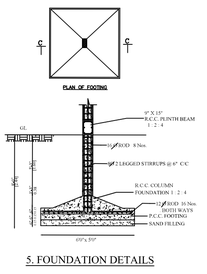
Trial pit (Not to scale)

Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MICI, MIOV,
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/GR-1/032/2024
3/358, Arul Jothi Nagar, Karanampettai,
Palladam, Tirupur - 641 401.

Structural Engineer



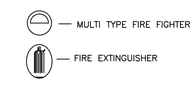
SOLAR WATER HEATER

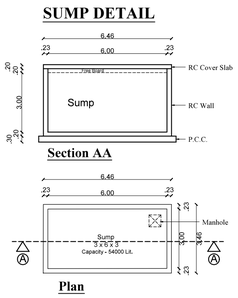


5. FOUNDATION DETAILS

P.KATHIRAVAN,B.Arch.,M.Tech.,Ph.D.,
REGISTERED ARCHITECT,
CA / 2004 / 33 '681
S K ASSOCIATES
2/3, 1st Floor, Vinayagar Kovil Street,
Krishnasamy Nagar,Coimbatore-641045.

Engineer (or) Architect



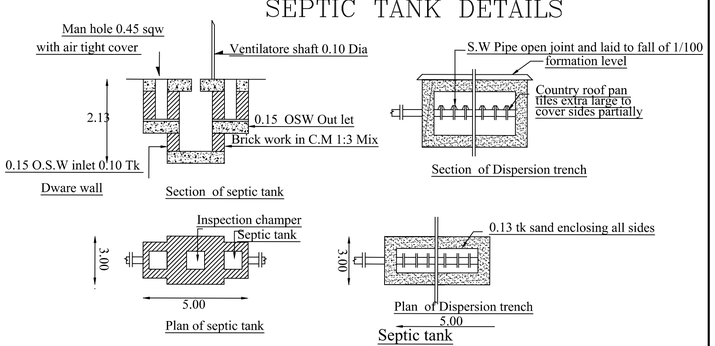


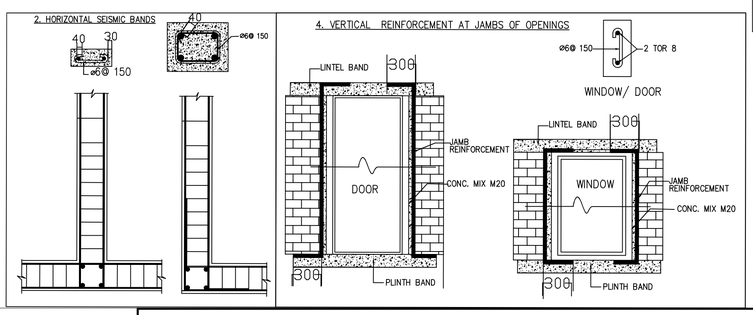
Existing Road
Drive Way
Proposed Building
Proposed Site Boundary
Rainwater Harvesting Trench

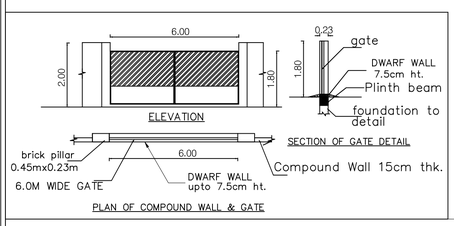
E.H/S 11/5/2026

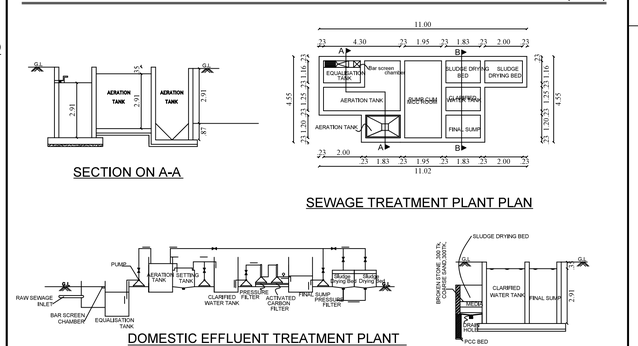
Applicant

SEPTIC TANK DETAILS









Signature valid Signature Not Verified Signature Not Verified

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.