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RE REGULATORY RECORD

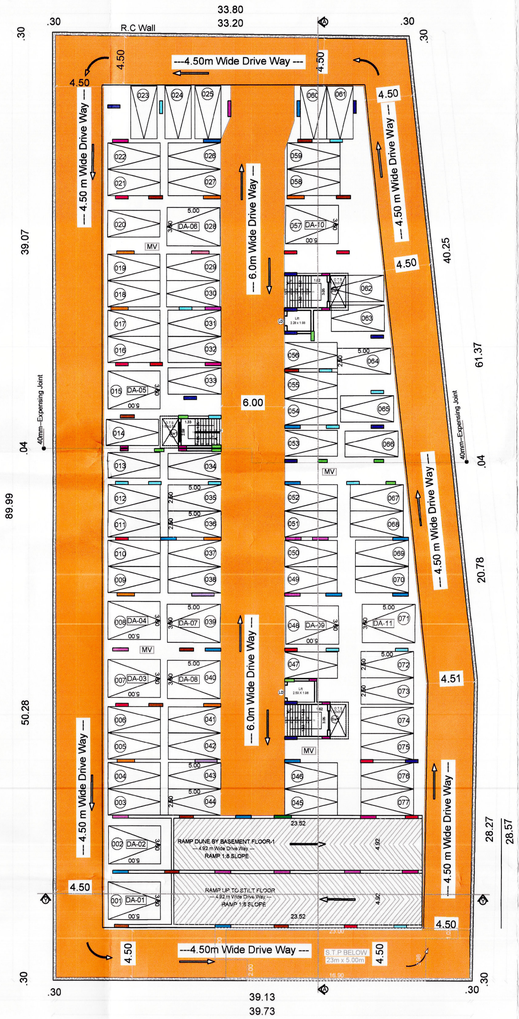
RERA Document

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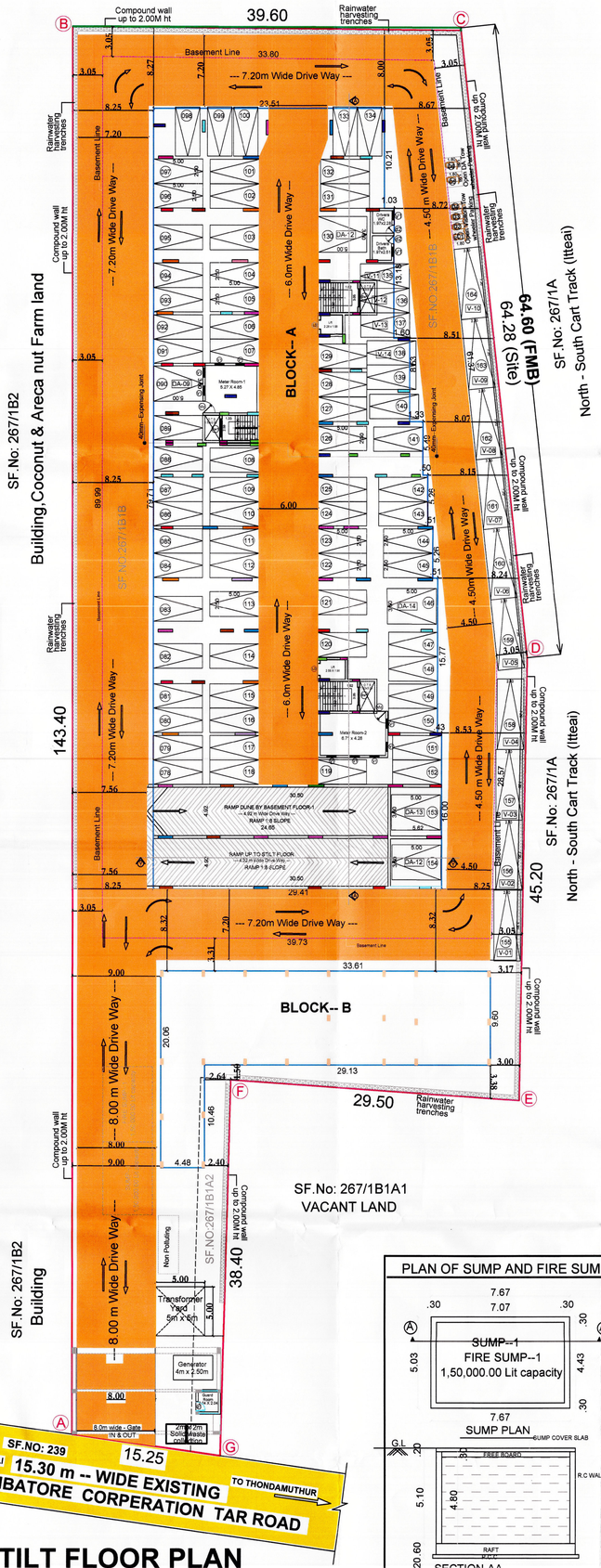
Published for reference. The authority's own register is the operative record.

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BASEMENT FLOOR -1



Existing Road

Drive Way

Proposed Site Boundary

Proposed Building

Rainwater Harvesting Trench

SITE & STILT FLOOR PLAN

Sree Daksha Property Developers India Pvt. Ltd.
Director

Signature valid
Signed by: Director
Location: not found
Date: 2026.04.21 10:47:30

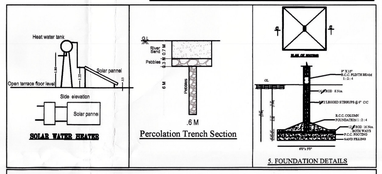
Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2026.04.21 10:47:30

0107/2026/MHI/W
162/BPA/2026/00903

BP/DTCP No.157/2026

PLANNING PERMISSION No.371/2026

JOINERY'S DETAILS	
Description of works	In Meter
md - Main Door	1.22 x 2.13
d2 - Door	0.76 x 2.13
SW -Stair Window	2.00 x 1.52
V1 - Ventilator	0.91 x 0.61
LD - Lift Door	0.91 x 2.13



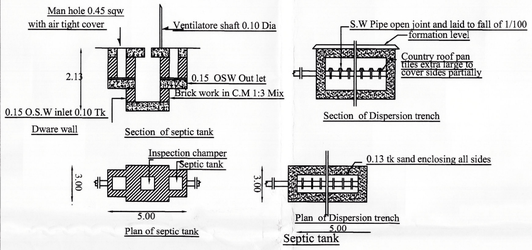
INDIVIDUAL FLAT AREA AND CAR PARKING DETAILS

Block Name	Floor Name	Flat Nos	Dwelling Area in Sqm (F.S.I)	Required Car Parking
BLOCK-A	Typical Floor (First, Second, Third, Fourth Fifth, Sixth, Seventh, Eight Ninth and Tenth)	01	175.29	02
		02	169.15	02
		03	148.48	01
		04	168.75	02
		05	149.29	01
		06	149.29	01
		07	117.96	01
		09	196.45	02
		10	208.53	02

BASEMENT-1 & STILT FLOOR PARKING DETAILS:

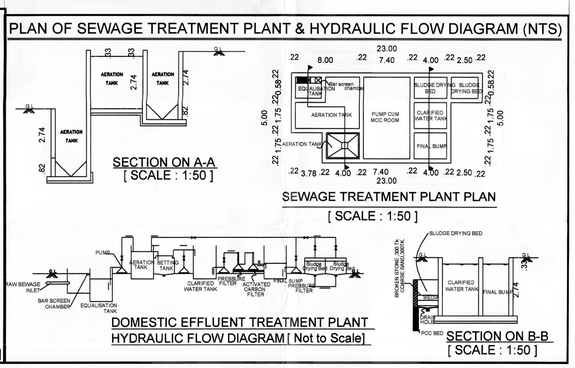
	Dwelling Unit	Car parking		Two wheeler parking	
		Required	Provided	Required	Provided
Residential Dwelling Area 75 to 150 sqm. (Normal EV Charging Point)	40 Nos.	40 Nos.	50 Nos. (Incl.14 nos DA Car Parking)	---	---
Residential Dwelling Area above 150 sqm. (Normal EV Charging Point)	50 Nos.	100 Nos.	100Nos.	02 Nos. (DA Parking)	02 Nos. (DA Parking)
Visitors Parking--10%	---	14 Nos.	14 Nos. (10 nos Open Parking)	---	04 Nos. (Fast EV Charging Points)
TOTAL	90 Nos. Dwelling Unit	154 Nos. (Incl.14Nos DA Car Parking)	164 Nos. (Incl.14Nos DA Car Parking)	02 Nos.	06 Nos. (Incl. DA Parking)

SEPTIC TANK DETAILS



PLAN OF SUMP AND FIRE SUMP

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)



SITE PLAN, STILT FLOOR & BASEMENT -1	Sheet No : 01/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTISTORY BUILDING BLOCK-A BASEMENT-1, STILT,FIRST,SECOND,THIRD, FOURTH,FIFTH,SIXTH,SEVENTH,EIGHT,NINTH, TENTH AND TERRACE FLOOR AND BLOCK-B GROUND,FIRST FLOOR AND TERRACE FLOOR IN SF.NO:267/1B1B AND 267/1B1A2 OF VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION WEST ZONE, COIMBATORE DISTRICT .

Online Application No: SWP/BPA/740139/2025

APPLICANT NAME:

M/S SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT. LTD.
R. RAMANARAYANAN (Director)

All dimensions are in meter

N

Scale - 1:200

PROPOSED SITE AREA DETAILS

SF.No & VILLAGE	DOCUMENT NO.	PATTA NO:	AS PER DOCUMENT		AS PER TSLR
			Area in acres	Area in (sqm)	area in sqm
SF.No: 267/1B1B & Veerakeralam	900/2025	5633	0.680	2752.00	5261.00
	901/2025		0.620	2509.00	
SF.No: 267/1B1A2 & Veerakeralam	9673/2025	5667	0.029	116.815	117.00
TOTAL SITE AREA:			1.329	5377.815	5378.00

Proposed Net Site Area : 5378.00 Sq.M

AREA DETAILS :-

BLOCK	FLOOR	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage	Non F.S.I Area Details
BLOCK-A	Basement Floor -1	---	3407.75	3407.75	---	Parking & Lift
	Stilt Floor	64.28	1860.92	1925.20	Meter Room-1 & 2	Parking , Drivers wc Bath & Lift
	First Floor	1772.25	---	1772.25	09 Dwelling	---
	Second Floor	1772.25	---	1772.25	09 Dwelling	---
	Third Floor	1772.25	---	1772.25	09 Dwelling	---
	Fourth Floor	1772.25	---	1772.25	09 Dwelling	---
	Fifth Floor	1772.25	---	1772.25	09 Dwelling	---
	Sixth Floor	1772.25	---	1772.25	09 Dwelling	---
	Seventh Floor	1772.25	---	1772.25	09 Dwelling	---
	Eight Floor	1772.25		1772.25	09 Dwelling	---
	Ninth Floor	1772.25		1772.25	09 Dwelling	---
	Tenth Floor	1772.25		1772.25	09 Dwelling	---
	Terrace Floor	327.12	69.72	396.84	---	Head room
	BLOCK -A TOTAL	18113.90	5338.39	23452.29	90 Dwelling	---
BLOCK-B AMENITIES	Ground Floor	369.35	---	369.35	R.O.Fire, S.T.P Pump Rooms Generator Room, Digital Communication Room, Indoor Badminton court , Club, Gym Association office Room,Toilet Multipurpose Hall	---
	First Floor	159.44	---	159.44	---	---
	Terrace Floor	---	24.93	24.93	---	---
	BLOCK -B TOTAL	528.79	24.93	553.72	---	---
Guard Room	Ground floor	---	6.25	6.25	---	Guard Room
TOTAL AREA (BLOCK- A, B & Guard Room)		18642.69	5369.57	24012.26	90 Dwelling	Parking , Lift & Head room

F.S.I CALCULATION :

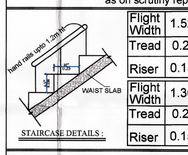
Premium F.S.I = (Permissible F.S.I + Additional - 40%) = 2.5 + 1 = 3.50

$$\text{Premium F.S.I} = \frac{\text{Proposed building area}}{\text{Proposed Minimum site area as on scrutiny report}} = \frac{18642.69}{5349.55} = 3.485$$

(Premium F.S.I - 0.985)

PLOT COVERAGE CALCULATION :

$$\text{P.C} = \frac{\text{Proposed Floor area}}{\text{Proposed Minimum site area as on scrutiny report}} = \frac{2531.42}{5349.55} = 47.32\ \%$$



Flight Width	1.52 M	
Tread	0.25 M	
Riser	0.15 M	
Flight Width	1.30 M	
Tread	0.25 M	
Riser	0.15 M	

MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

Note :

O.T.S Start From First Floor

Sree Daksha Property Developers (India) Pvt.Ltd. Director — Applicant	T. JOHN YOGARAJ REGISTER ARCHITECT (RN:/(ARB)/) ARCHITECT REGISTER NO: CA/2000/36960 — Architect
Er.P.SENTHIL KUMAR, M.E (STRUCT), AAV Reg.No: Coimbatore (N / SE / GM / 050 / 2024 30 - A 1st Floor, Kalidas Street, Ram Nagar, Coimbatore - 641 009. — Structural Engineer	Sr. P. DURAI MUTHU M.E., PGDQM, MBA., (PH Registered Quality Auditor (QA) Reg. No. TN.R / QA / 2023 / 181 / 001 ANGELA CONSULTANT 6-A/10, ASRB Complex, Market Road, Polyamthode - 627 002. Mobile: 99421 72300, Ph.: 0462-2576162 — Quality Auditor
Er.K.P.VETRISELVAN, M.E. (GEO TECH), MIGE, MSTE GEOTECHNICAL ENGINEER Reg.No: Coimbatore District / CE / 01 / 2025 Geodesign India Pvt. Ltd. D. No. 45, II Flr., 21st Main Road, K.K.Pudur, Coimbatore - 641 038 +91 90421 44488, Email: geodesign123@gmail.com — Geotech. Engineer	Er.S. VINNY GEORGE Reg.No: Coimbatore District / CE / 01 / 2025 20, Rajiv Gandhi Nagar, Seeranaickenpalayam, Coimbatore - 641 007. — Construction Engineer

BLOCK--A	FIRST FLOOR, TYPICAL TERRACE FLOOR PLAN	Sheet No: 02/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTISTORY BUILDING BASEMENT-1, STILT,FIRST,SECOND,THIRD, FOURTH,FIFTH,SIXTH,SEVENTH,EIGHT,NINTH, TENTH AND TERRACE FLOOR IN SF.NO:267/1B1B AND 267/1B1A2 OF VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION WEST ZONE, COIMBATORE DISTRICT .

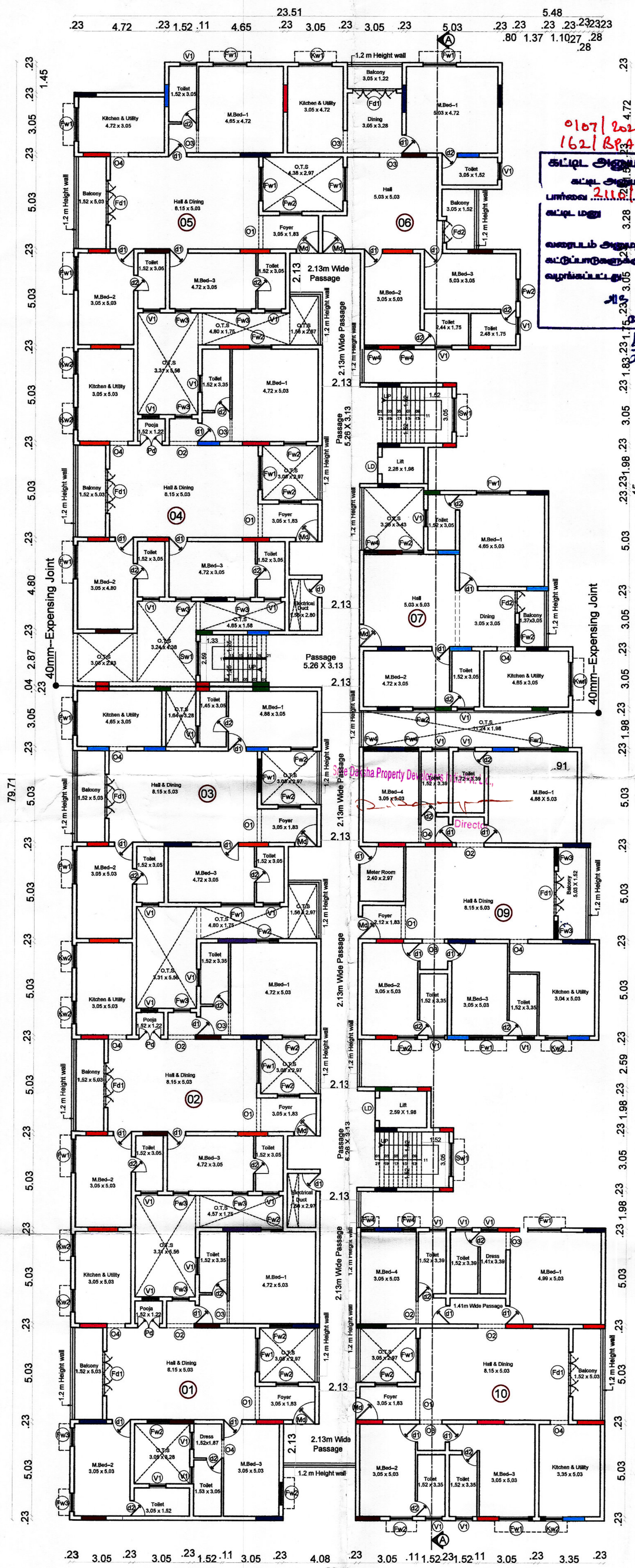
APPLICANT NAME:
M/S SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT, LTD.
R. RAMANARAYANAN (Director)

Online Application No: SWP/BPA/740139/2025

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Scale:1 : 100
All dimensions are in meter

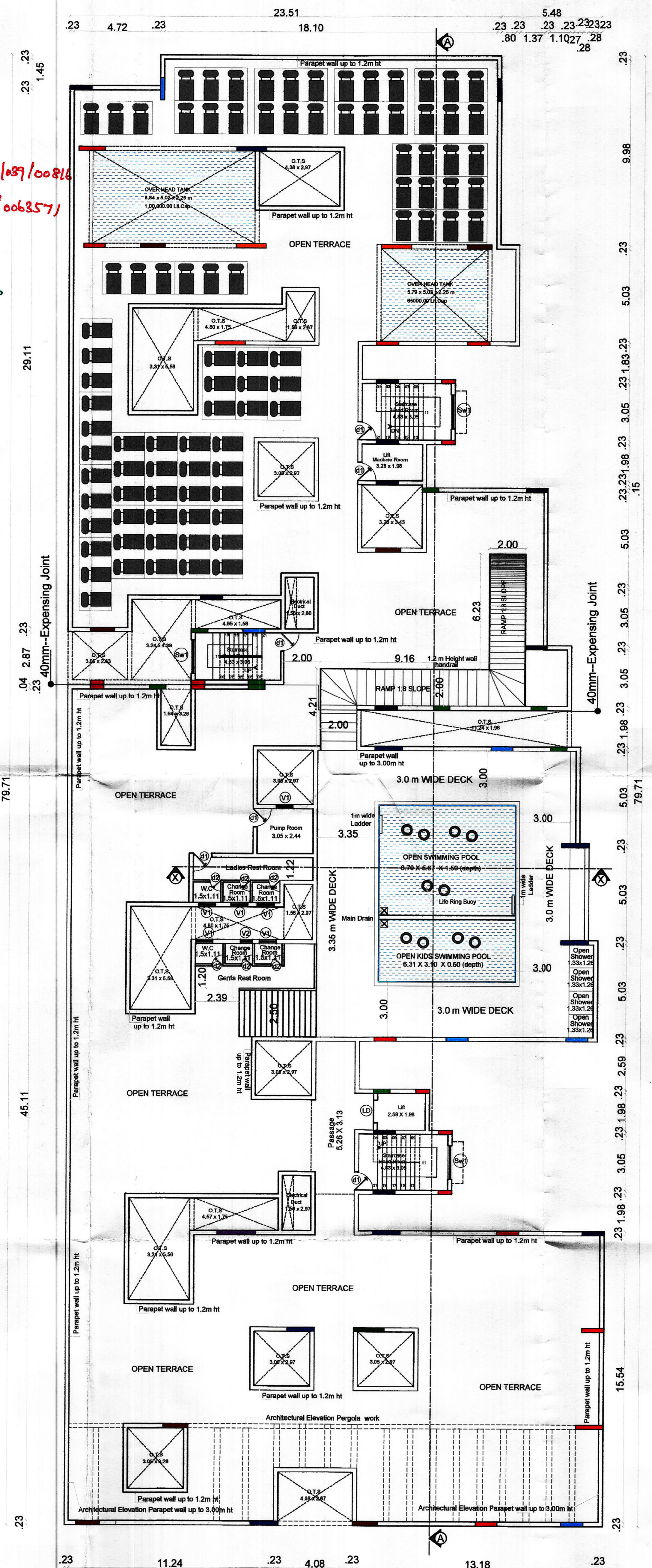
0107/2026/MH1/W
162/BPA/2026/00903

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2026/03/039/00816
பார்வை 2110/2026/MH1/W
கட்டிட மனு எண். 162/CP/26-27/006357/
தேதி 26.05.2026
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
24/05/2026



TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH, FIFTH,SIXTH,SEVENTH, EIGHTH,NINTH & TENTH FLOOR)

Sree Daksha Property Developers India Pvt. Ltd.,
Director



TERRACE FLOOR PLAN

Area Details	F.S.I Ares (sqm)	Non F.S.I Ares (sqm)	TOTAL Ares (sqm)	Non F.S.I DETAILS
First Floor	1772.25	--	1951.43	--
Second Floor	1772.25	--	2870.66	--
Third Floor	1772.25	--	2870.66	--
Fouth Floor	1772.25	--	2870.66	--
Fifth Floor	1772.25	--	2870.66	--
Sixth Floor	1772.25	--	2870.66	--
Seventh Floor	1772.25	--	2870.66	--
Eight Floor	1772.25	--	2870.66	--
Ninth Floor	1772.25	--	2870.66	--
Tenth Floor	1772.25	--	2870.66	--
Terrace Floor	327.12	69.72	69.72	--
Total Floor Area	18049.62	69.72	19272.24	--

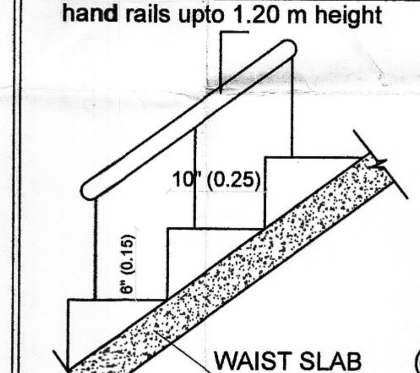
INDIVIDUAL FLAT AREA

SL.NO	Typical Floor FLAT NOS	AREA IN SQM (F.S.I)
01	01	175.29
02	02	169.15
03	03	149.79
04	04	168.75
05	05	158.80
06	06	152.83
07	07	117.96
08	09	196.45
09	10	208.53

JOINERY'S DETAILS

Description of works	In Meter
Md- Main Door	1.22 x 2.13
d1 - Door	0.99 x 2.13
d2 - Door	0.84 x 2.13
Fd1-French door	2.44 x 2.13
Fw0 - Window	1.71 x 1.83
Fw - Window	2.22 x 1.83
Fw1 - Window	2.00 x 1.83
Fw2 - Window	1.22 x 1.83
Fw3 - Window	0.91 x 1.83
Fw4 - Window	0.76 x 1.83
Kw1 - Kitchen window	1.83 x 1.22
Kw2 - Kitchen window	1.22 x 1.22
SW - Staircase Window	2.00 x 1.52
V1 - Ventilator	0.91 x 0.61
LD - Lift Door	0.91 x 2.13
O1 - Open	1.83 x 2.13
O2 - Open	1.52 x 2.13
O3 - Open	1.22 x 2.13
O4 - Open	0.99 x 2.13

STAIRCASE DETAILS :
hand rails upto 1.20 m height

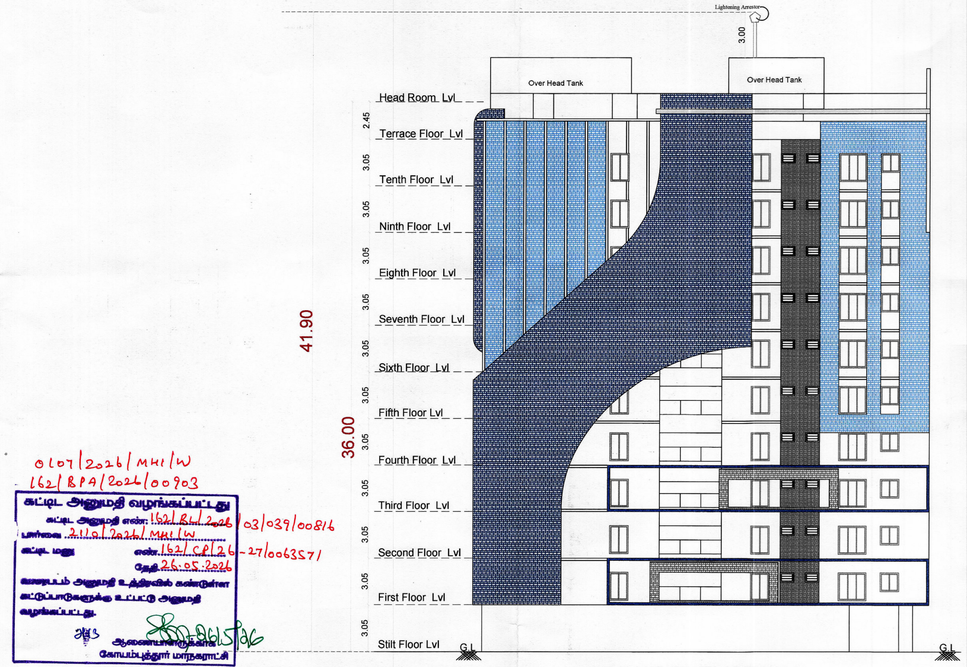


Flight Width	1.52 M
Tread	0.25 M
Riser	0.15 M
Flight Width	1.30 M
Tread	0.25 M
Riser	0.15 M

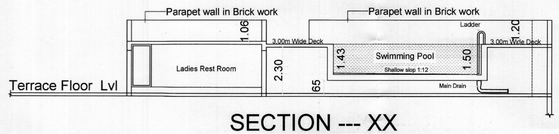
MULTI TYPE FIRE FIGHTER
FIRE EXTINGUISHER

Applicant	Architect	Structural Engineer
Sree Daksha Property Developers (India) Pvt.Ltd. Director	T. JOHN YOGARAJ REGISTER ARCHITECT, (RA) GRADE-I ARCHITECT REGISTER NO: CA/2000/26960	Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV Reg No: Coimbatore LPA / SE / GR-I / 050 / 2024 30 - A 1st Floor, Kalidas Street, Ram Nagar, Coimbatore - 641 009.

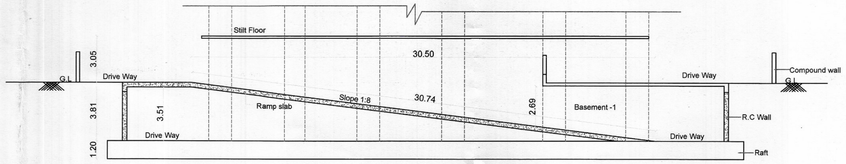
Geotech. Engineer	Quality Auditor	Construction Engineer
Er. K.P. VETRISELVAN, M.E. GEOTECHNICAL ENGINEER Reg No: Coimbatore LPA / GTE / 009 / 2024 Geodesign India Private Limited, Coimbatore - 641 038	Er. P. DURAI MUTHU, Registered Quality Auditor (QA) Reg. No. TVLR / QA / 2022 / 09 / 001 ANGELA CONSULTANT Palayamkottai - 627 002.	Er.S.VINNY GEORGE Reg No: Coimbatore District / CE / 01 / 2025 20, Rajiv Gandhi Nagar, Seeranaickenpalayam, Coimbatore - 641 007.



FRONT ELEVATION



SECTION --- XX



SECTION --- YY



SECTION --- AA

0107/2026/MHI/W
162/BPA/2024/00903

கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/Biz/2026/03/039/00816
நாள் 21/01/2026/MHI/W
கட்டட மனு எண்: 162/CAF/26-27/006357/
தேதி 25.05.2026
மாநகராட்சி உதவிசெய் கண்காணிப்பாளர்
கட்டுமானங்களுக்கு கட்டட அனுமதி
வழங்கப்பட்டது.
ஆணையாளர்/நகர
கோயம்புத்தூர் மாநகராட்சி
26/05/26
26/05/26

BLOCK--A	SECTION ELEVATION	Sheet No: 03/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTISTORY BUILDING BASEMENT-1, STILT,FIRST,SECOND,THIRD, FOURTH,FIFTH,SIXTH,SEVENTH,EIGHT,NINTH, TENTH AND TERRACE FLOOR IN SF.NO:267/1B1B AND 267/1B1A2 OF VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION WEST ZONE, COIMBATORE DISTRICT .

APPLICANT NAME:
M/S SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
R. RAMANARAYANAN (Director)

Online Application No: SWP/BPA/740139/2025

Scale:1 : 100
All dimensions are in meter

Sree Daksha Property Developers (India) Pvt.Ltd.
Director
Applicant

T. JOHN YOGARAJ
REGISTER ARCHITECT, (IN) GRADE-I
ARCHITECT REGISTER NO: CA/2000/20992
Architect

Er.S. VINNY GEORGE
Reg No: Coimbatore District - CE / 01 / 2025
20, Rajiv Gandhi Nagar,
Seeranaickenpalayam, Coimbatore - 641 007.
Construction Engineer

Er.P.SENTHIL KUMAR, M.E (STRUCT), AM
Reg No: Coimbatore/CPE/E/004/2024
39 - A 2nd Floor, Rathina Street,
Ram Nagar, Coimbatore - 641 009.
Structural Engineer

Dr. P. DURAI MUTHUKUMAR, M.SC., PHD(IIT KGP)., PDF
Registered Quality Auditor (QA)
Reg. No. TN/01/Dir/0322/20/1001
ANGELA CONSULTANT
6-2/10, Abirami Nagar, Mukkal Road,
Pollachi - 642 002.
Mobile: 99421 72100, Ph : 04259 - 221102
Quality Auditor

Er. K.P. VETRISELVAN, M.E (SOIL MECH. ENGG.), MIGS
GEOTECHNICAL ENGINEER
REG. NO. Coimbatore/CPE / 1272 / 2019 / 2024
Geodesign India Pvt. Limited
G - No. 42, H.No. 2A, 6th Cross Street,
K.K.Pudur, Coimbatore - 641 038
+91 90472 41448, Email: geodesign.cbe@gmail.com
Geotech. Engineer

Sree Daksha Property Developers India Pvt. Ltd.,
Director

BLOCK--B	AMENITIES : TYPICAL FLOOR PLAN	Sheet No: 04/04

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTISTORY BUILDING BASEMENT-1, STILT,FIRST,SECOND,THIRD, FOURTH,FIFTH,SIXTH,SEVENTH,EIGHT,NINTH, TENTH AND TERRACE FLOOR IN SF.NO:267/1B1B AND 267/1B1A2 OF VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION WEST ZONE, COIMBATORE DISTRICT .

APPLICANT NAME:

M/S SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT, LTD.
R. RAMANARAYANAN (Director)

Online Application No: SWP/BPA/740139/2025

N

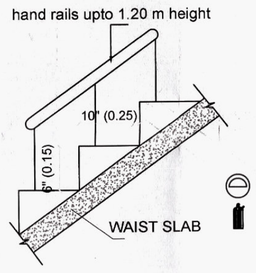
Scale:1 : 100
All dimensions are in meter

AREA DETAILS :

Floor Details	F.S.I Ares (sqm)	Non F.S.I Ares (sqm)	TOTAL Ares (sqm)	Non F.S.I DETAILS
Ground Floor	1951.43	--	1951.43	--
First Floor	2870.66	--	2870.66	--
Terrace Floor	--	96.85	96.85	--
Total Floor Area	19175.39	96.85	19272.24	--

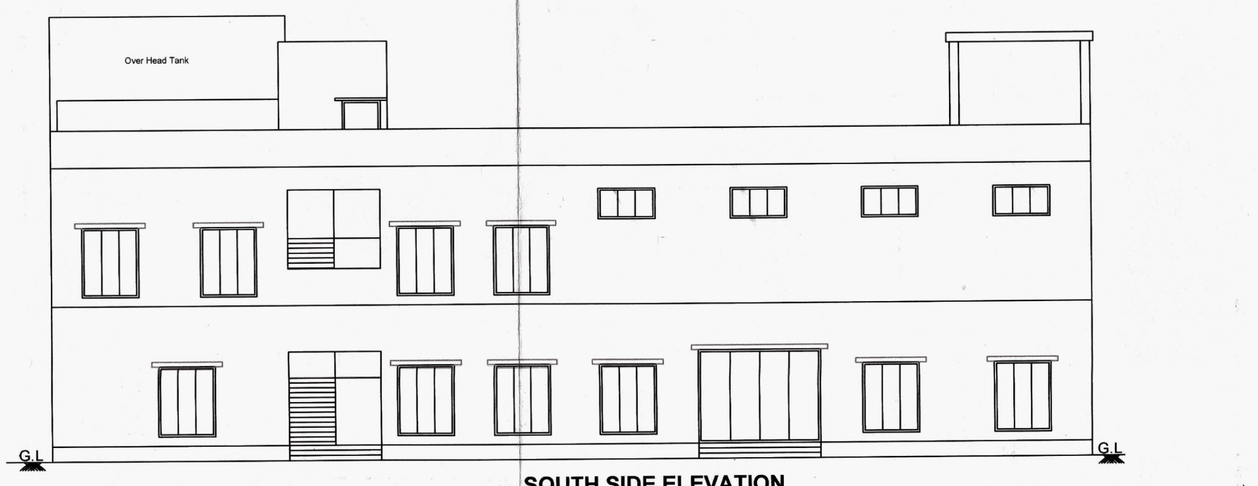
JOINERY'S DETAILS	
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Md- Main Door	1.22 x 2.13
d2 - Door	0.84 x 2.13
Fd0-French door	3.00 x 2.13
Fd1-French door	2.44 x 2.13
Fw1 - Window	2.00 x 1.83
SW - Staircase Window	2.00 x 1.52
V0 - Ventilator	1.83 x 0.61
V1 - Ventilator	0.91 x 0.61

STAIRCASE DETAILS :

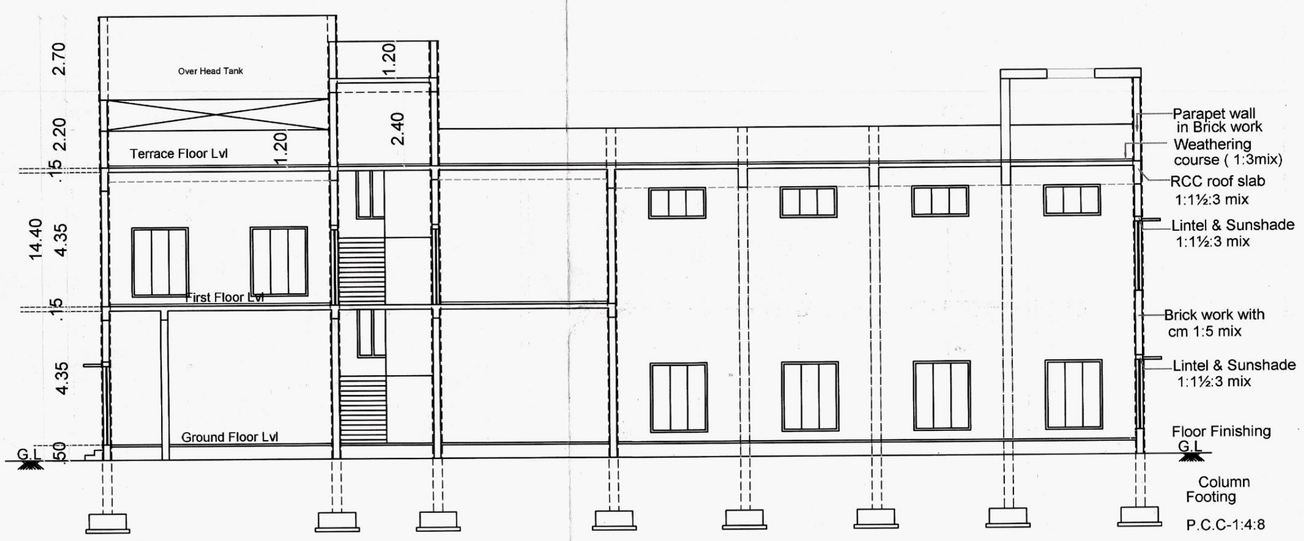


Flight Width	1.52 M
Tread	0.25 M
Riser	0.15 M

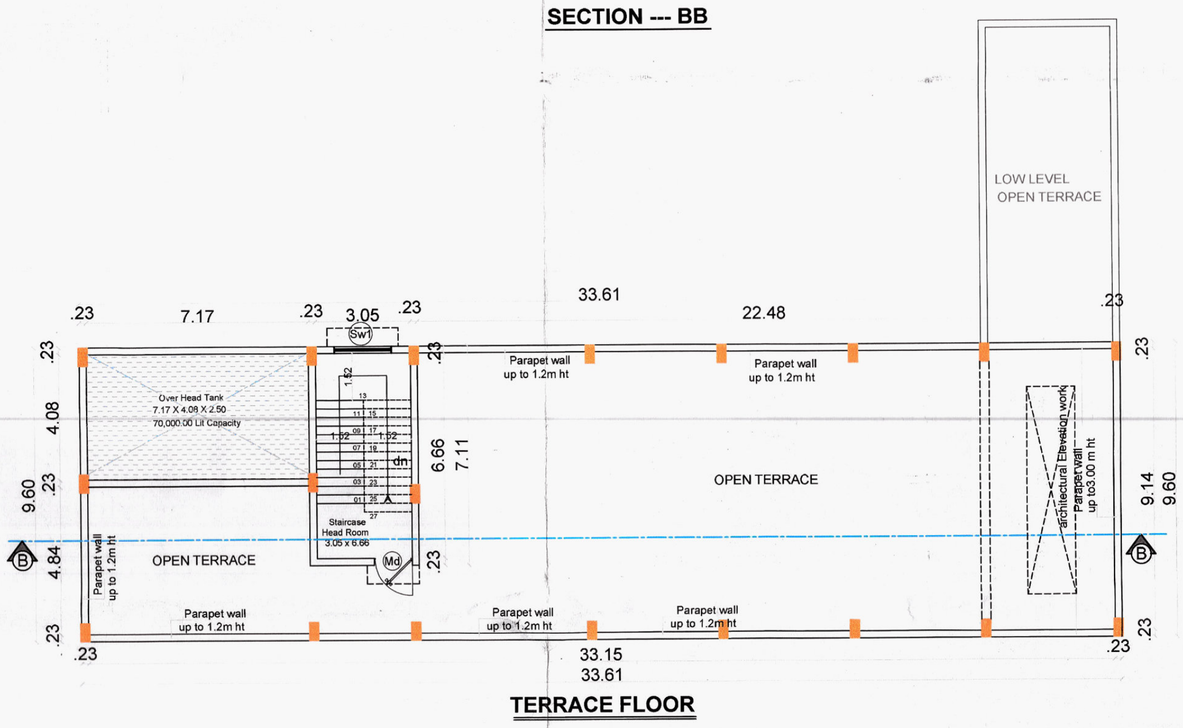
MULTI TYPE FIRE FIGHTER
FIRE EXTINGUISHER



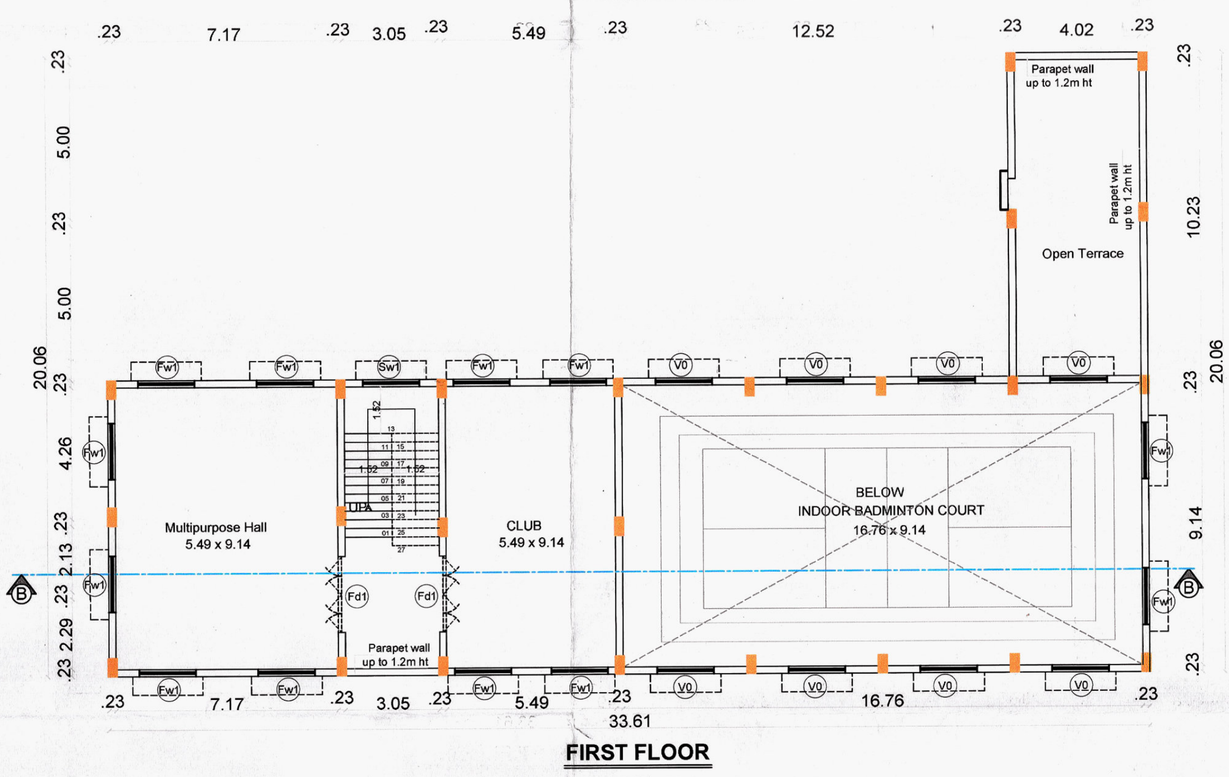
SOUTH SIDE ELEVATION



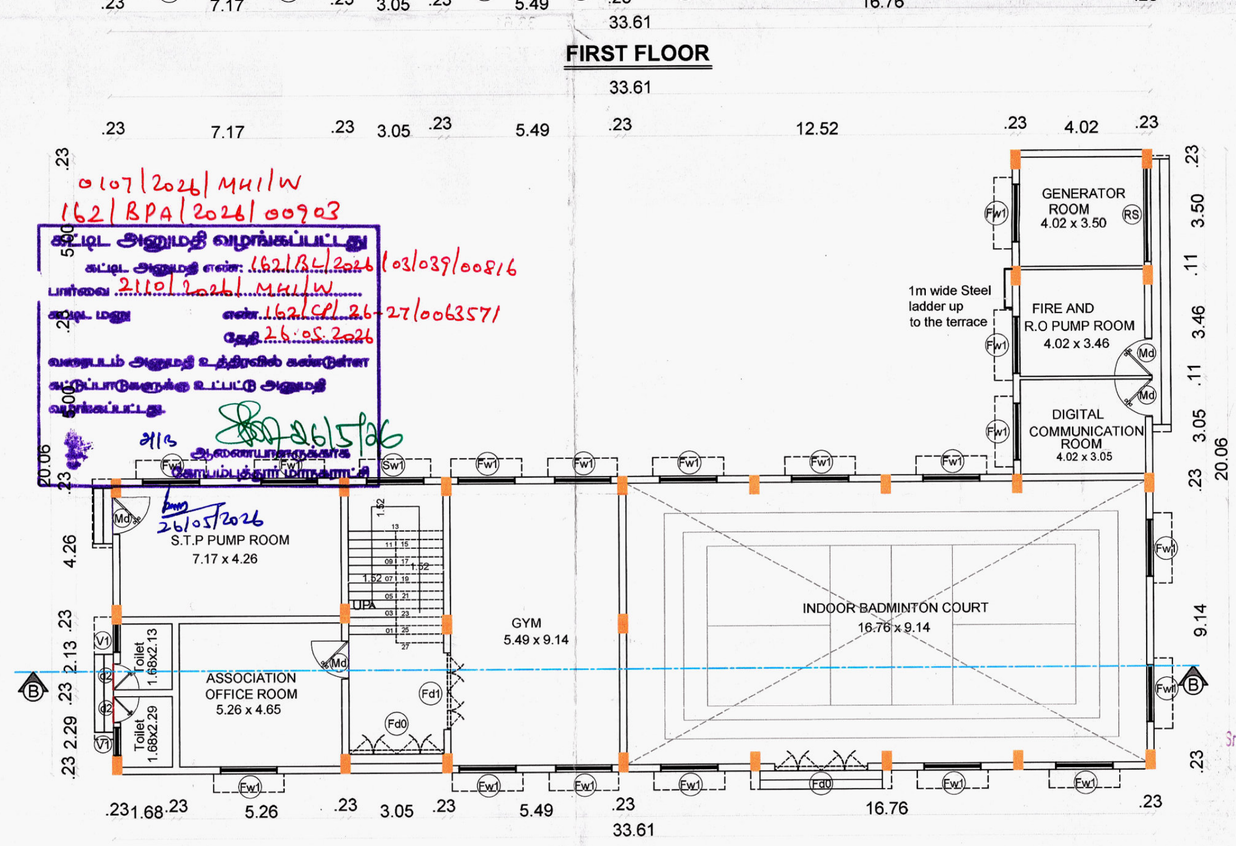
SECTION --- BB



TERRACE FLOOR



FIRST FLOOR



GROUND FLOOR

Sree Daksha Property Developers India Pvt. Ltd.,
Director

Applicant	Architect	Structural Engineer
Sree Daksha Property Developers (India) Pvt.Ltd. Director	T. JOHN YOGARAJ, REGISTER ARCHITECT, (RA) GRADE-I, ARCHITECT REGISTER NO: CA/2000/30960	Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV, Reg No: Coimbatore LPA / SE / 084 / 050 / 2024, 30 - A 1st Floor, Kalidas Street, Ram Nagar, Coimbatore - 641 009.
Geotech. Engineer	**Quality Auditor**	**Construction Engineer**
Er. K.P. VETRISELVAN, M.E (GEO TECH), MIG, MIRTE, GEOTECHNICAL ENGINEER, REG No: Coimbatore LPA / GTE / 009 / 2024, Gendesign India Private Limited, D. No: 40, N.No: 29, 6th Street, K.K.Pudur, Coimbatore - 641 038, +91 90433 44488, Email: gtedesign123@gmail.com	Er. P. DURAI MUTHU M.E., PGDDEM, M.Sc., (RM), Registered Quality Auditor (QA), Reg. No. TN.BI / QA / 2022 / 09 / 001, ANGELA CONSULTANT, 6-B/10, ASRN Complex, Market Road, Palayamkottai - 627 002, Mobile: 89421 72100, Ph : 0462-2578182	Er.S. VINNY GEORGE, Reg No: Coimbatore District / CE / 01 / 2025, 20, Rajiv Gandhi Nagar, Seeranaickenpalayam, Coimbatore - 641 007.

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.