Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

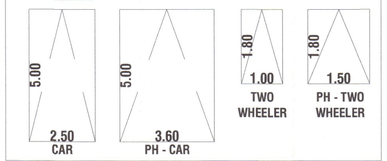
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

PARKING & DWELLING AREA DESCRIPTION:-

S.NO & FLOOR NAME		01				02				03				04				05		TOTAL
		FIRST FLOOR				SECOND FLOOR				THIRD FLOOR				FOURTH FLOOR				FIFTH FLOOR		
DWELLING NO'S & AREA SQM		A1	B1	C1	D1	A2	B2	C2	D2	A3	B3	C3	D3	A4	B4	C4	D4	A5	B5	18 FLAT
		130.09	128.64	128.13	104.39	130.09	128.64	128.13	104.39	130.09	128.64	128.13	104.39	130.09	128.64	128.13	104.39	130.09	128.64	2223.73
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	18
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	02																		02
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	20
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	02																		

PARKING SIZES:



NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.

ONLINE APPLICATION NO : SWP/BPA/676542/2025
SWP / SITE APPROVAL : L.P / CLPA NO : 724/2025
SWP / PLANNING PERMISSION NO : 846/2025

NOTE :-
MASTER PLAN 2041 LAND USE
KALAPATTI VILLAGE - RESIDENTIAL USE

SITE & DETAILS PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F NO.114/5A1D AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/676542/2025
APPLICANT NAME: M/S.GREENFIELD HOUSING INDIA PRIVATE LIMITED, REPRESENTED BY ITS MANAGING DIRECTOR Mr.C.K.BALASUBRAMANIAM & TWO OTHERS

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	1012.00 Sqm	0.250 Acre
AREA OF SITE AS PER DOCUMENT	=	1012.00 Sqm	0.250 Acre
SUPER IMPOSED PLOT AREA	=	1010.76 Sqm	

OSR DETAILS:-

OSR AREA = 1012.00 Sqm X 10% = 101.20 Sqm
* OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	28.23	555.67	583.90
2	FIRST FLOOR	571.39	12.51	583.90
3	SECOND FLOOR	571.39	12.51	583.90
4	THIRD FLOOR	571.39	12.51	583.90
5	FOURTH FLOOR	571.39	12.51	583.90
6	FIFTH FLOOR	305.69	-	305.69
7	TERRACE FLOOR (HEADROOM + OHT)	-	40.93	40.93
	TOTAL AREA	2619.48	646.64	3266.12

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (2619.48 / 1012.00) = 2.588 < 2.60

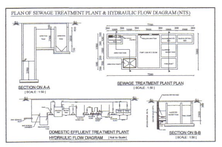
2.588 < 2.60, THEREFORE 0.588 PREMIUM FSI

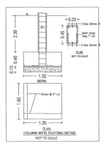
BUILDING HEIGHT :-

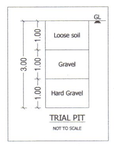
BUILDING HEIGHT = 18.29 Mt

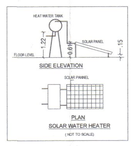
JOINERY DETAILS:-

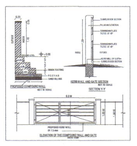
SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.30 X 2.13
RS	ROLLING SHUTTER	2.44 X 2.13
D	DOOR	1.07 X 2.13
D1	DOOR	0.91 X 2.13
LD	LIFT DOOR	1.22 X 2.13
O	OPEN	1.22 X 2.13
O1	OPEN	0.91 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.91 X 1.37
W2	WINDOW	0.93 X 1.37
W3	WINDOW	1.83 X 1.37
FW	FRENCH WINDOW	3.02 X 1.83
FW1	FRENCH WINDOW	2.44 X 1.83
FW2	FRENCH WINDOW	1.83 X 1.83
FW3	FRENCH WINDOW	1.22 X 1.83
FW4	FRENCH WINDOW	0.95 X 1.83
FG	FRENCH GLASS	0.58 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.76 X 0.91

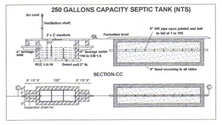










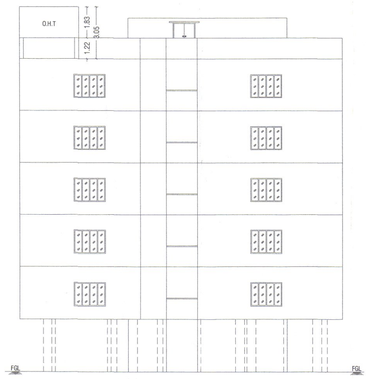




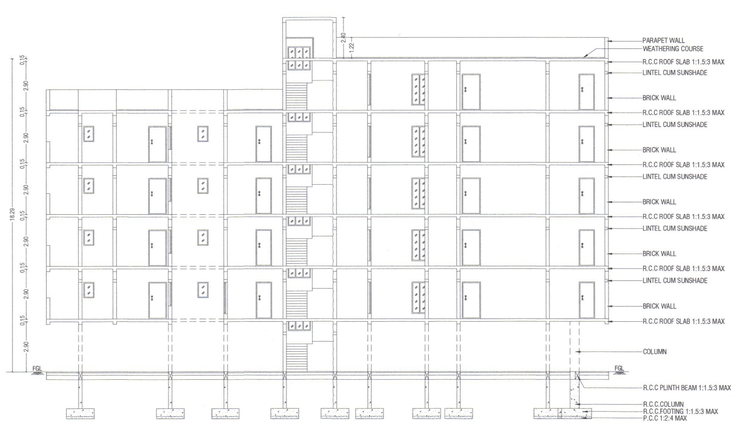
COLOUR INDEX:-

BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
AS PER FILED BOUNDARY	:

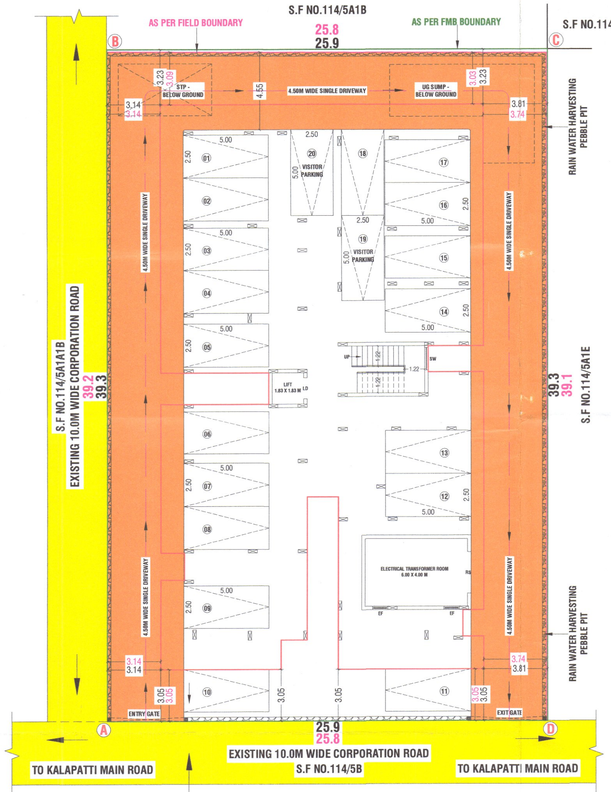
FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA



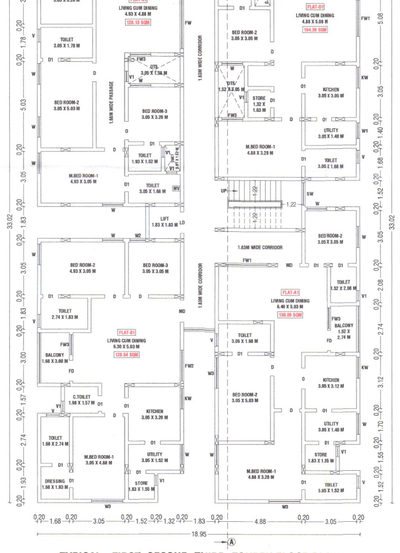
FRONT ELEVATION @ SOUTH SIDE VIEW



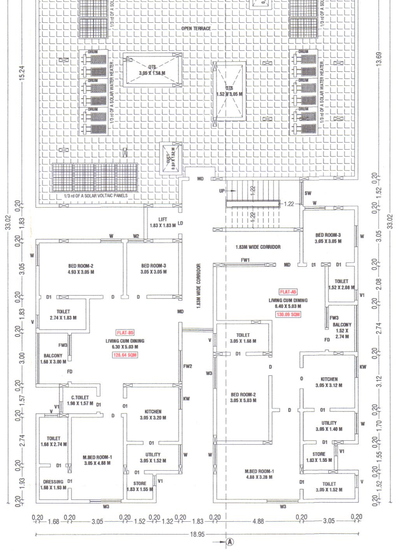
SECTION - AA @ EAST SIDE VIEW



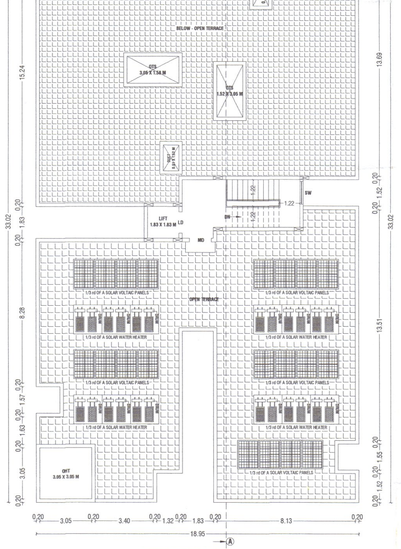
SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)



TYPICAL - FIRST, SECOND, THIRD, FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

162/BL/2026/02/0005/000836
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162226/LM42E
பணிகள் Reg. No: 6202/2025/LM42E
கட்டிட பதிவு எண் 162/BPA/2025/02352
தேதி: 05/11/2026.
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

சாலைக்கான சான்று
ந.க.எண்.23260/2020/இ1,
நாள்.18.12.2020

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2025.11.25 17:15:40

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED GEOTECH ENGINEER

Er.S.PRADEEP, B.E.,M.I.S.T.,
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED STRUCTURAL ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED ENGINEER / ARCHITECT

Er.K. PRAKASH M.E., MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13236
REGISTERED CONSTRUCTION ENGINEER

For Green Field Housing India Pvt. Ltd
C.K. Balasubramaniam
Managing Director
OWNER / 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.