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RE REGULATORY RECORD

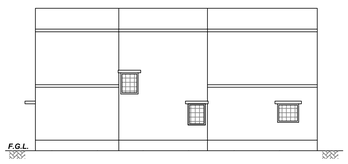
RERA Document

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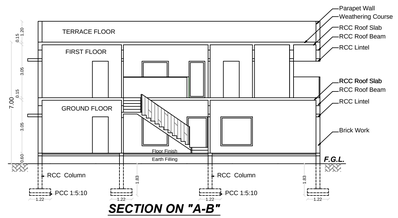
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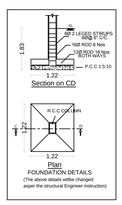
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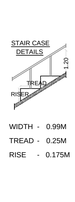


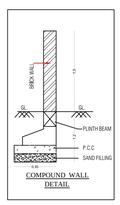
SOUTH SIDE ELEVATION

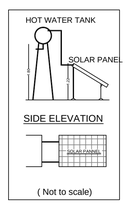


SECTION ON "A-B"











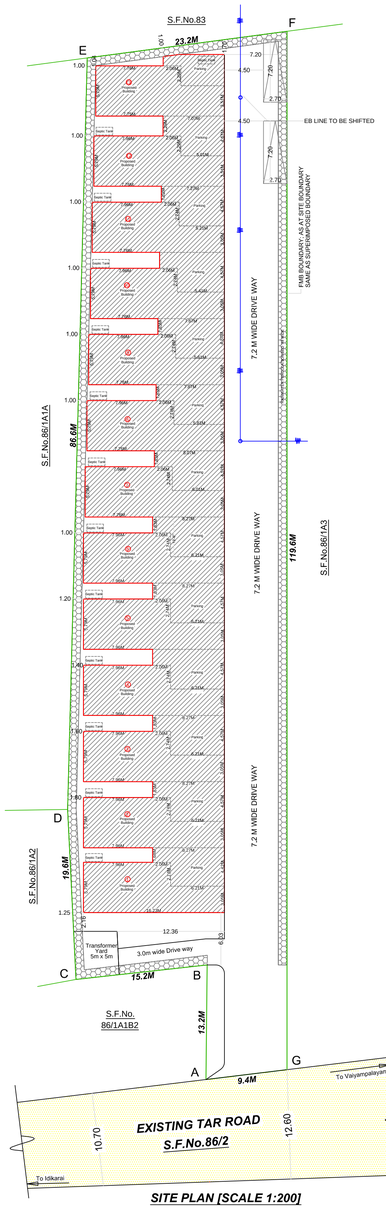
GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

EAST SIDE ELEVATION

Application No.: SWP/BPA/508368/2025
Site Boundary "A to G"
B.P./(C.L.P.A) No.: 370/2025
Planning Permission No.: 448/2025



SITE PLAN [SCALE 1:200]

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS BUILDING IN S.F.No.86/1A1B1, IDIKARAI VILLAGE AND TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DIST.

RESIDENTIAL BUILDING

ONLINE APPLICATION No. SWP/BPA/508368/2025

N

SCALE= 1:100

SITE AREA:

AS PER DOCUMENT - - 2606.56sqm.

AS PER TSLR -- - - 2607.00 sqm.

GROUND FLOOR		FIRST FLOOR		TOTAL BUILTUP AREA
FSI in Sqm.	Non FSI in Sqm.	FSI in Sqm.	Non FSI in Sqm.	in Sqm.
987.42	386.42	1297.36	---	2673.60

TOTAL BUILTUP AREA - 2672.60 SQM.

VILLA AREA:

Dwelling	FSI AREA in Sqm.			Non FSI in Sqm.	TOTAL AREA in Sqm.
	Ground Floor	First Floor	Unit Area	Ground Floor Parking	
1	76.96	101.98	178.94	30.90	209.84
2	76.96	102.98	179.94	32.16	212.10
3	76.96	102.98	179.94	32.16	212.10
4	76.96	102.98	179.94	32.16	212.10
5	76.96	102.98	179.94	32.16	212.10
6	76.96	102.98	179.94	32.16	212.10
7	76.35	101.55	177.90	31.24	209.14
8	75.74	100.12	175.86	30.33	206.19
9	75.13	98.69	173.82	29.42	203.24
10	74.52	97.26	171.78	28.51	200.29
11	73.92	95.83	169.75	27.59	197.34
12	75.60	94.40	167.85	29.77	199.77
13	74.40	92.63	167.03	20.46	187.49
Total	987.42	1297.36	2284.78	389.02	2673.80

REFERENCE:-

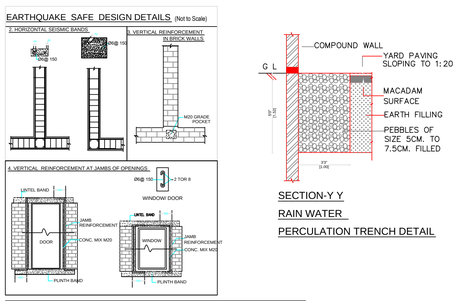
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	(987.42+1297.36) / 2284.78 / 2606.56	2.00	0.877
PARKING AREA	CAR	15Nos.	15Nos.
HEIGHT OF THE BUILDING 7.00M			
NO. OF DWELLINGS -- -- 13Nos.			

COLOUR INDEX:-
SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -

SCHEDULE OF JOINERY:-

MD	Main Door	1.22 x 2.10	Fw1	Window	1.52 x 1.68
D1	Door	0.91 x 2.10	Fw2	Window	1.22 x 2.10
D2	Door	0.76 x 2.10	Kw	Window	1.83 x 1.07
W1	Window	1.83 x 1.22	Kw1	Window	1.22 x 1.07
W2	Window	1.52 x 1.68	Sw	Window	1.00 x 1.50
			V	Ventilator	0.76 x 0.76
W4	Window	0.76 x 1.22	O	Opening	0.91 x 2.10

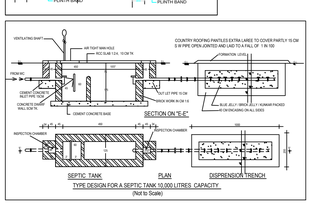
ALL DIMENSIONS ARE IN METER



SECTION-Y Y

RAIN WATER

PERCULATION TRENCH DETAIL



Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99449 30620.
STRUCTURAL ENGINEER

Er. S. MANIKANDAN, M.E., Structural
Structural Consultant, Registered Engineer,
Reg. No : CLPA / RE / GR-II / 119/2024
92A/41A, Bharathi Nagar, S.I.H.S. Colony,
Civil Aerodrome Post, Coimbatore -641 014.
Mobile: 99977 74757
REGISTERED ENGINEER

Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/042/2024
No.5, Annamadam Lane, Narayanapuram,
Coimbatore - 641 036, Mob: 9500815306
CONSTRUCTION ENGINEER

APPLICANT / DEVELOPER

(e-signed)
Member Secretary/Joint Director (I/c)
Coimbatore Local Planning Authority
Coimbatore District.

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
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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.