Verified RealEstate™

RE REGULATORY RECORD

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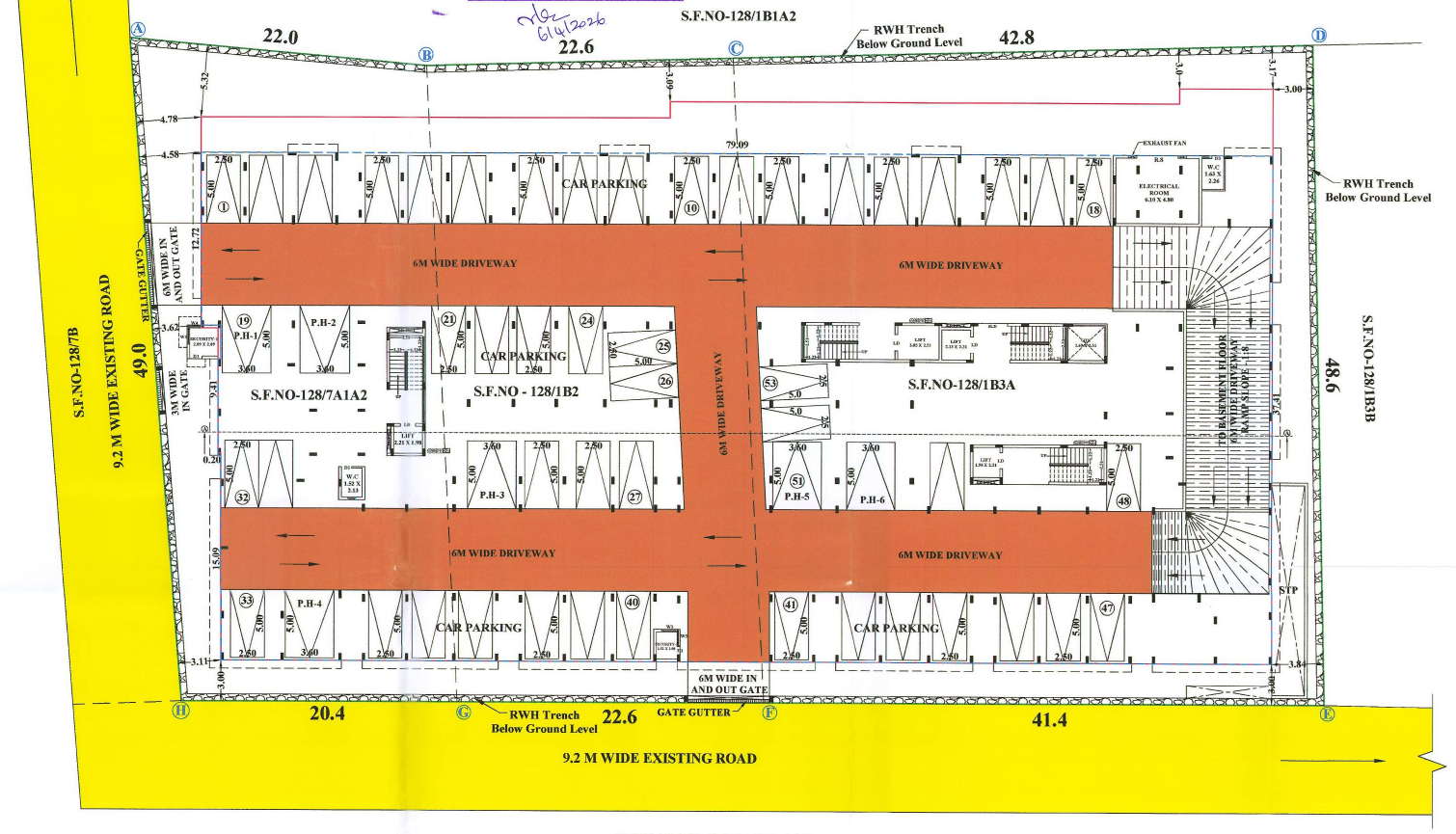
DIGITALLY VERIFIED RECORD

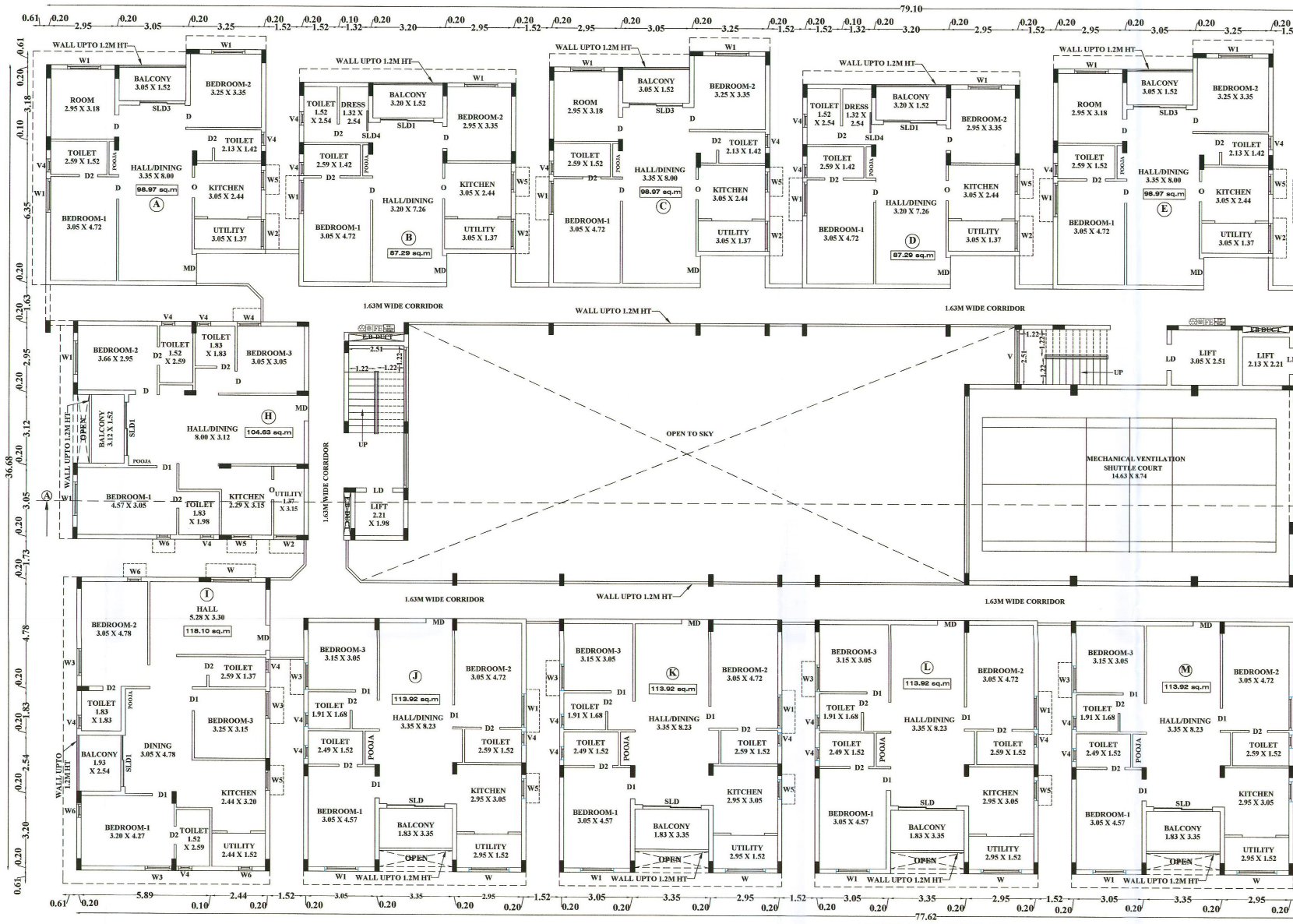
162/BL/2026/02/008/00555

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 152/2026/MH2E
பார்வை Roc. No: 924/2026/MH2E
கட்டிட மனு 162/BPA/2026/00273 எண்
தேதி 6/4/2026
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
6/4/26
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

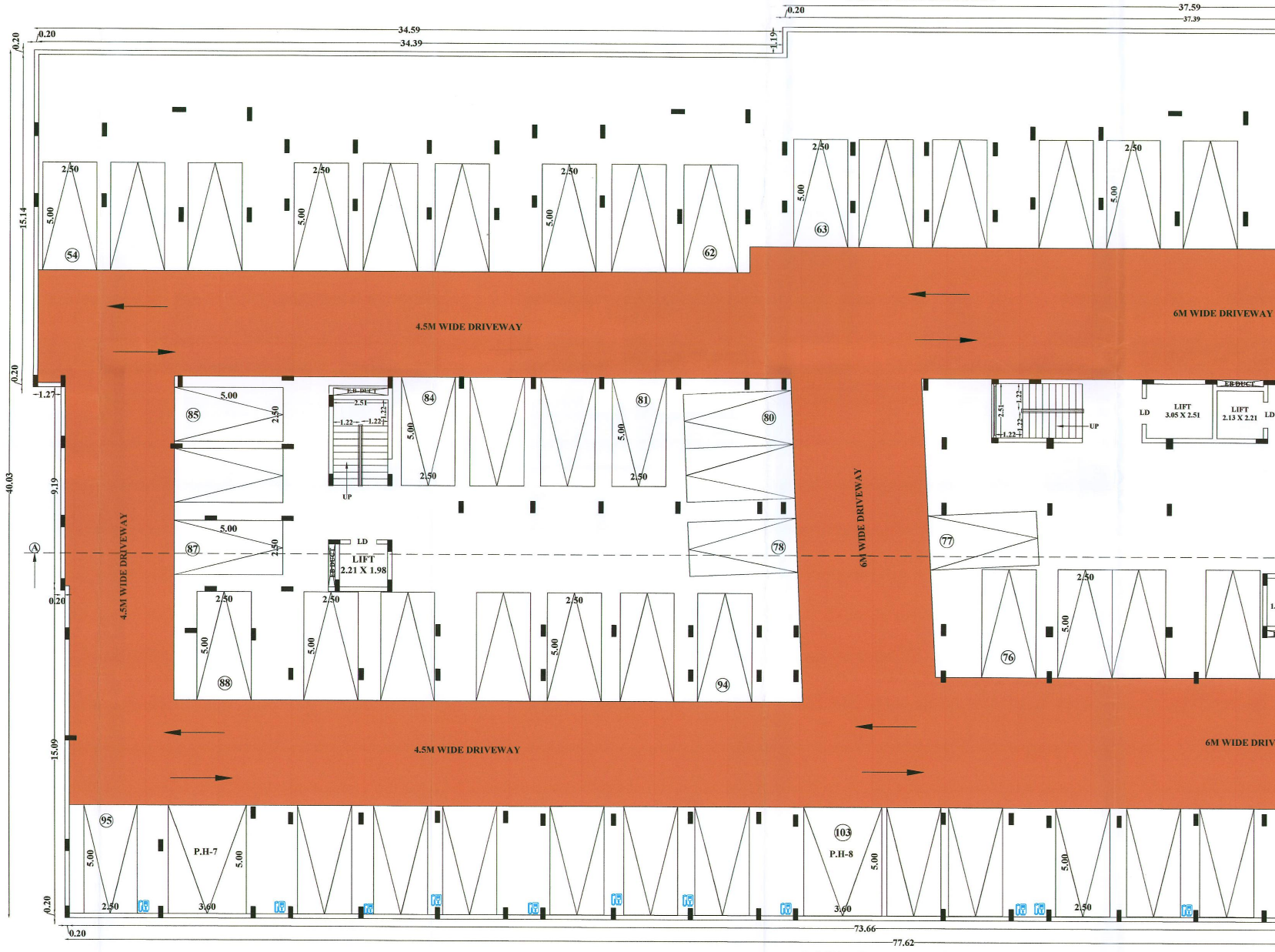
6/4/2026


S.F.NO-128/1B1A2
22.0
22.6
42.8
RWH Trench Below Ground Level
CAR PARKING
6M WIDE DRIVEWAY
S.F.NO-128/7A1A2
S.F.NO - 128/1B2
S.F.NO-128/1B3A
S.F.NO-128/1B3B
S.F.NO-128/7B
9.2 M WIDE EXISTING ROAD
49.0
48.6
STP
20.4
22.6
41.4
GATE GUTTER
6M WIDE IN AND OUT GATE

STILT FLOOR PLAN
SCALE - 1:200


BALCONY
BEDROOM-1
BEDROOM-2
BEDROOM-3
TOILET
KITCHEN
UTILITY
HALL/DINING
1.63M WIDE CORRIDOR
WALL UPTO 1.2M HT
OPEN TO SKY
MECHANICAL VENTILATION SHUTTLE COURT
LIFT

FIRST FLOOR PLAN


4.5M WIDE DRIVEWAY
6M WIDE DRIVEWAY
LIFT 2.21 X 1.98
P.H-7
P.H-8

BASEMENT FLOOR PLAN



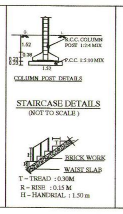
WEST SIDE ELEVATION

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DW - Drinking Water DRINKING WATER
- POINT

COLOR INDEX:

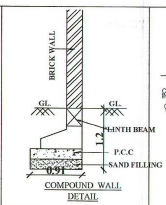
SITE BOUNDARY	🟩
EXISTING ROAD	🟨
PROPOSED BUILDING	🟥
DRIVE WAY	🟧


R.C.C. COLUMN POST 1:2:4 MIX
P.C.C. 1:5:10 MIX
BRICK WORK
WAIST SLAB

COLUMN POST DETAILS

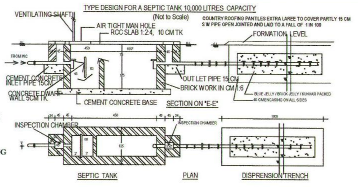
STAIRCASE DETAILS
(NOT TO SCALE)

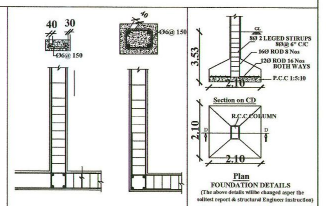
T - TREAD : 0.30M
R - RISE : 0.15 M
H - HANDRIAL : 1.50 m


BRICK WALL
GL
PLINTH BEAM
P.C.C
SAND FILLING
1.2
0.91

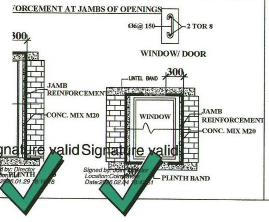
COMPOUND WALL DETAIL

TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)


VENTILATING SHAFT
AIR TIGHT MAN HOLE
RCC SLAB 1:2:4, 10 CM TK
FORMATION LEVEL
CEMENT CONCRETE INLET PIPE 15CM
CONCRETE DWARF WALL 5CM TK
CEMENT CONCRETE BASE
OUT LET PIPE 15 CM
BRICK WORK IN CM 1:6
SECTION ON "E-E"
INSPECTION CHAMBER
SEPTIC TANK
PLAN
DISPRENSION TRENCH


40
30
Ø6@ 150
3.53
2.10
Section on CD
R.C.C COLUMN
P.C.C 1:5:10

Plan
FOUNDATION DETAILS
(The above details willbe changed asper the solitest report & structural Engineer instruction)

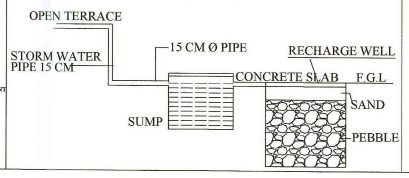

Ø6@ 150
2 TOR 8
WINDOW/ DOOR
300
LINTEL BAND
JAMB REINFORCEMENT
CONC. MIX M20
WINDOW
PLINTH BAND

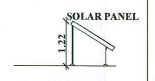
FORCEMENT AT JAMBS OF OPENINGS

Signature valid
Signed by: Director
Date: 2026.01.29

Signature valid
Date: 2026.02.04

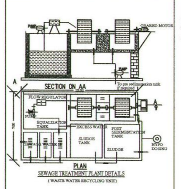
RAINWATER HARVESTING SYSTEM


OPEN TERRACE
STORM WATER PIPE 15 CM
15 CM Ø PIPE
RECHARGE WELL
CONCRETE SLAB
F.G.L
SUMP
SAND
PEBBLE


SOLAR PANEL
1.22

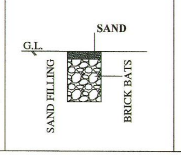
SIDE ELEVATION

SOLAR ENERGY
(Not to scale)

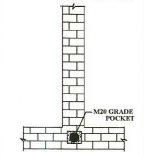

SECTION ON AA
PLAN

SEWAGE TREATMENT PLANT DETAILS

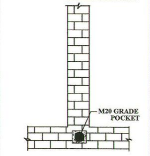
DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED

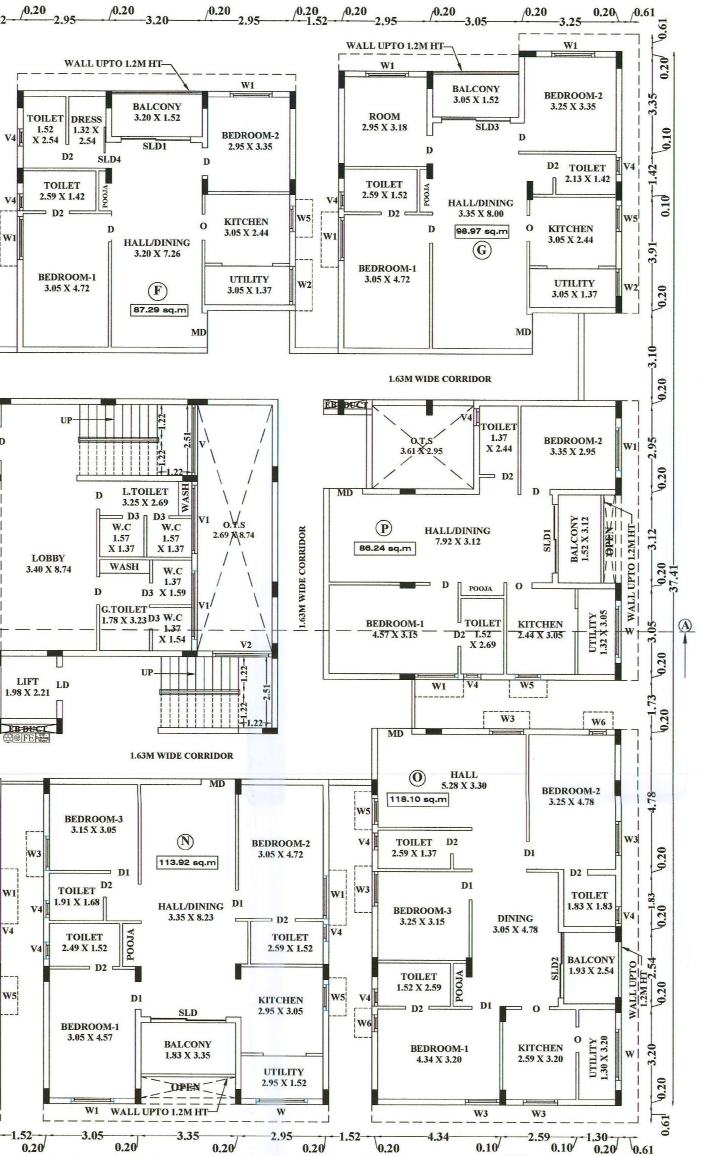

SAND
G.L.
SAND FILLING
BRICK BATS

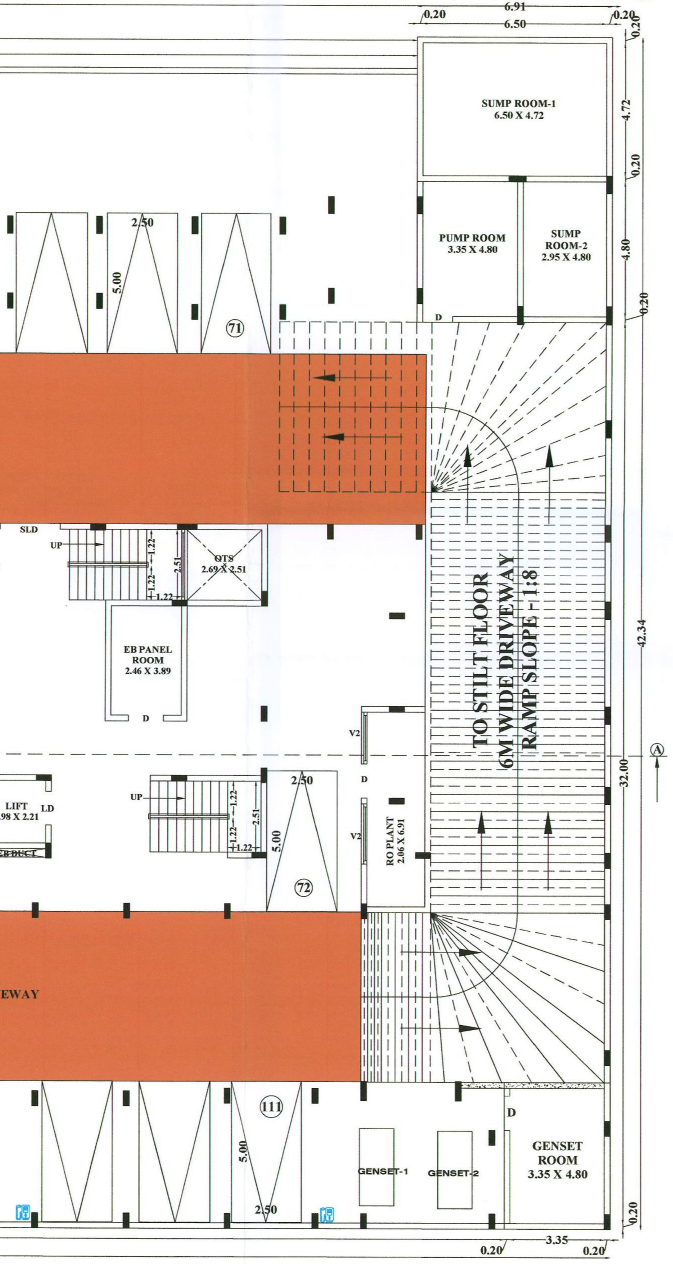
VERTICAL REINFORCEMENT IN BRICK WALLS

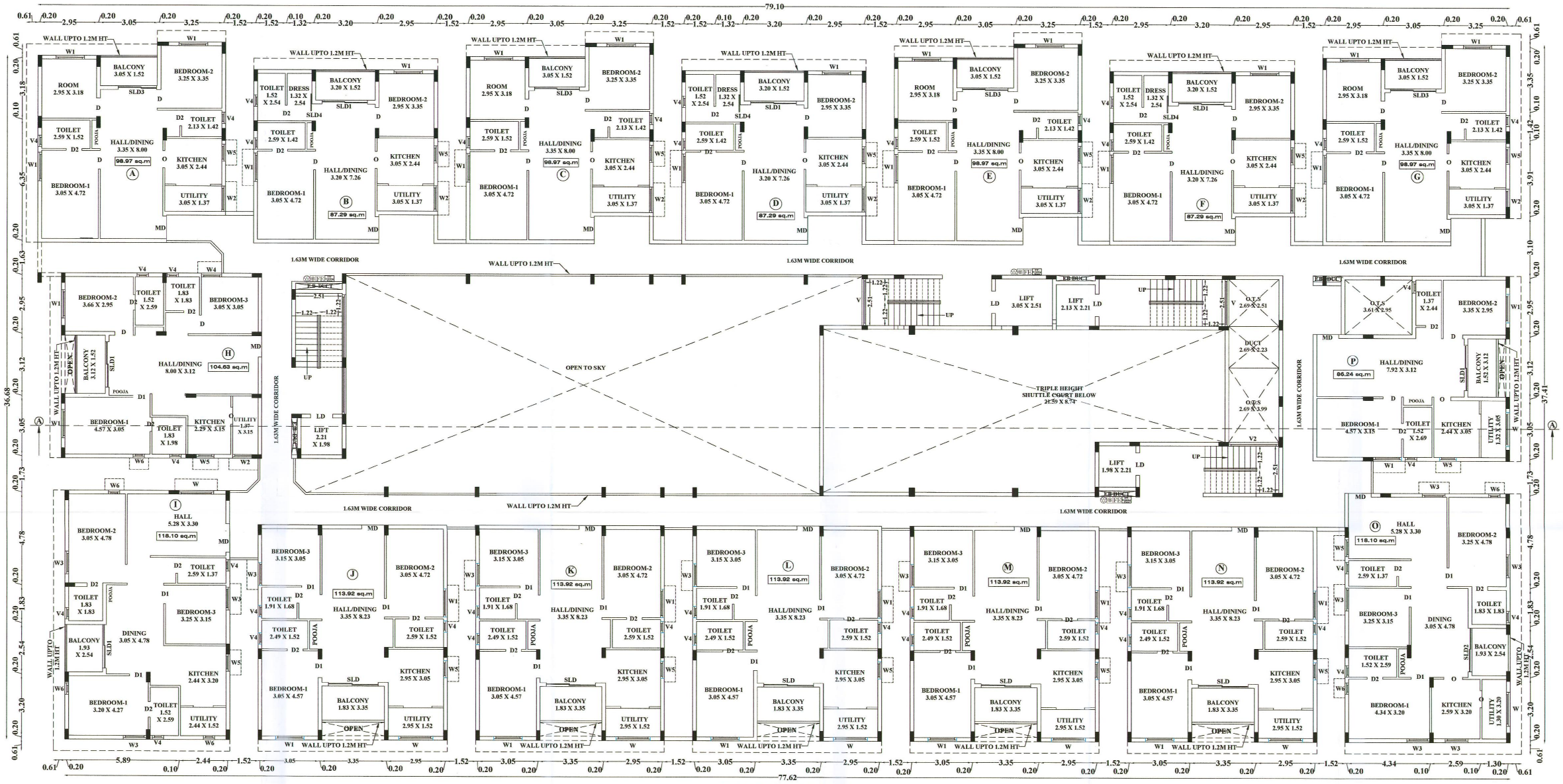

M20 GRADE POCKET

VERTICAL REINFORCEMENT IN BRICK WALLS

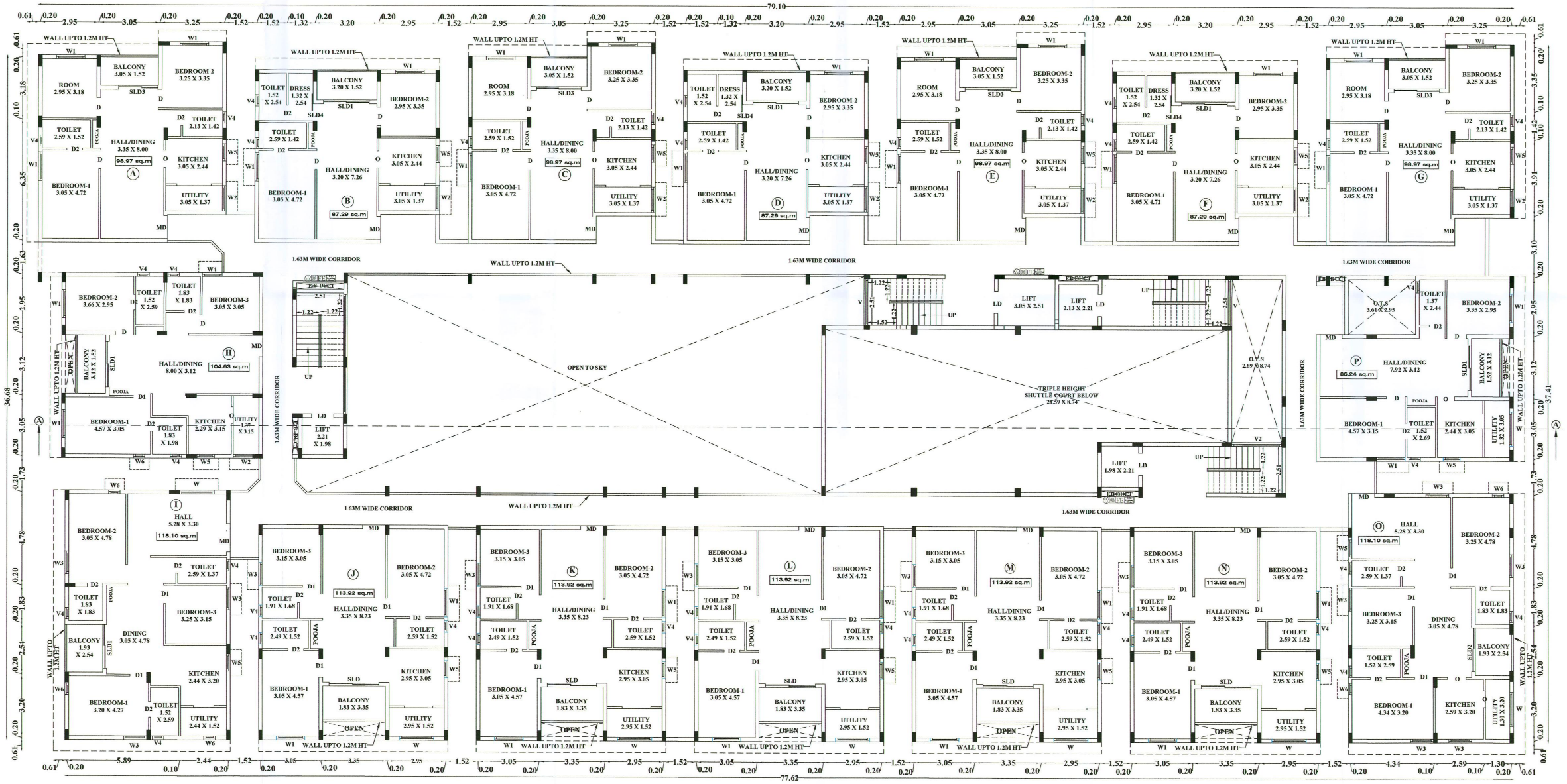

M20 GRADE POCKET


1.63M WIDE CORRIDOR
LOBBY 3.40 X 8.74
LIFT 1.98 X 2.21
WALL UPTO 1.2M HT
F
G
P
N
O
37.41

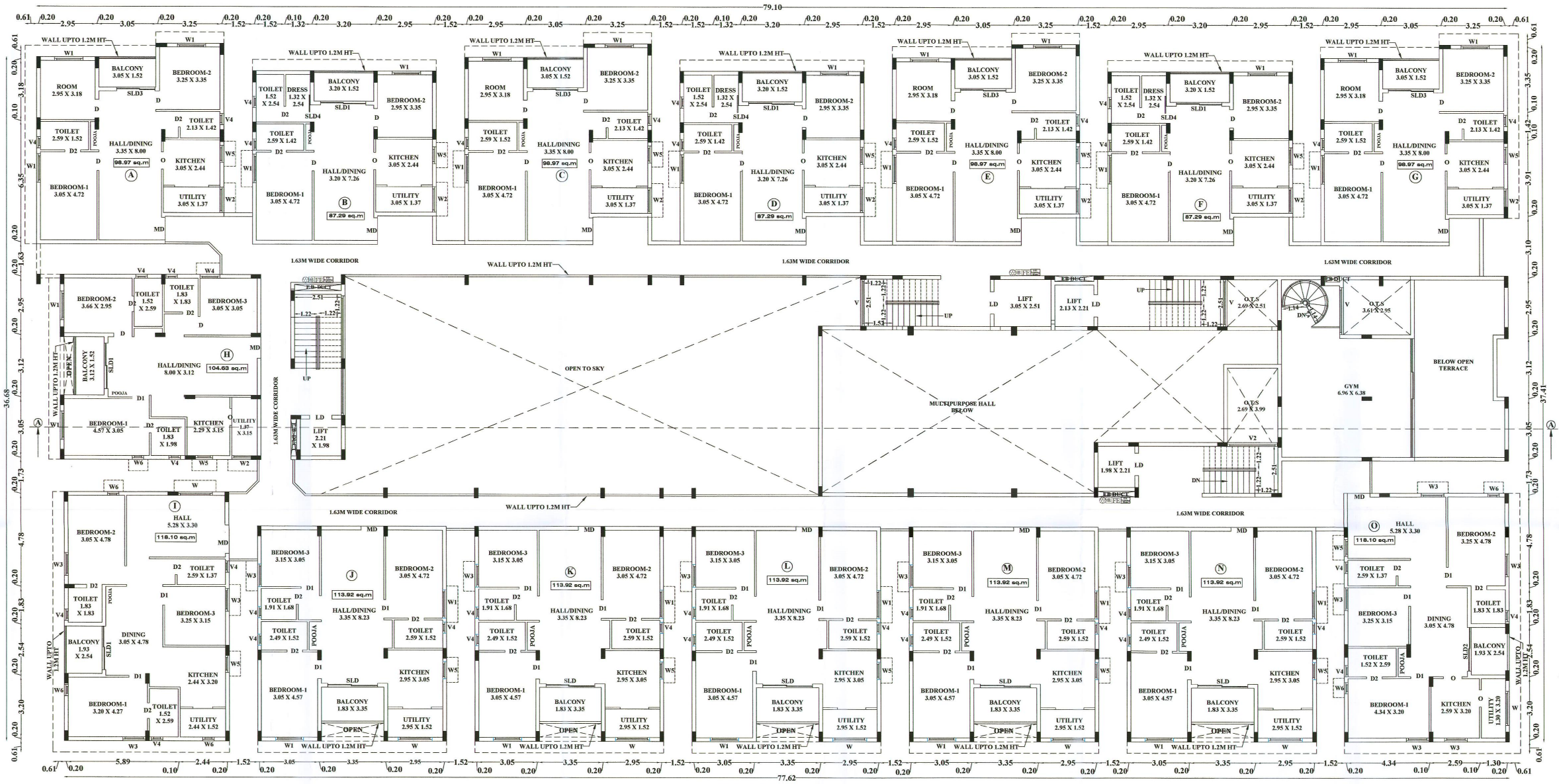

SUMP ROOM-1 6.50 X 4.72
PUMP ROOM 3.35 X 4.80
SUMP ROOM-2 2.95 X 4.80
TO STILT FLOOR
6M WIDE DRIVEWAY
RAMP SLOPE - 1:8
EB PANEL ROOM 2.46 X 3.89
RO PLANT 2.06 X 6.91
GENSET ROOM 3.35 X 4.80
GENSET-1
GENSET-2
LIFT 1.98 X 2.21
71
72
111
6.91
6.50
32.00
42.34


79.10
77.62
36.68
37.41
WALL UPTO 1.2M HT
1.63M WIDE CORRIDOR
OPEN TO SKY
TRIPLE HEIGHT SHUTTLE COURT BELOW 21.59 X 8.74
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LIFT 2.21 X 1.98
LIFT 1.98 X 2.21
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
98.97 sq.m
87.29 sq.m
104.63 sq.m
118.10 sq.m
113.92 sq.m
96.24 sq.m

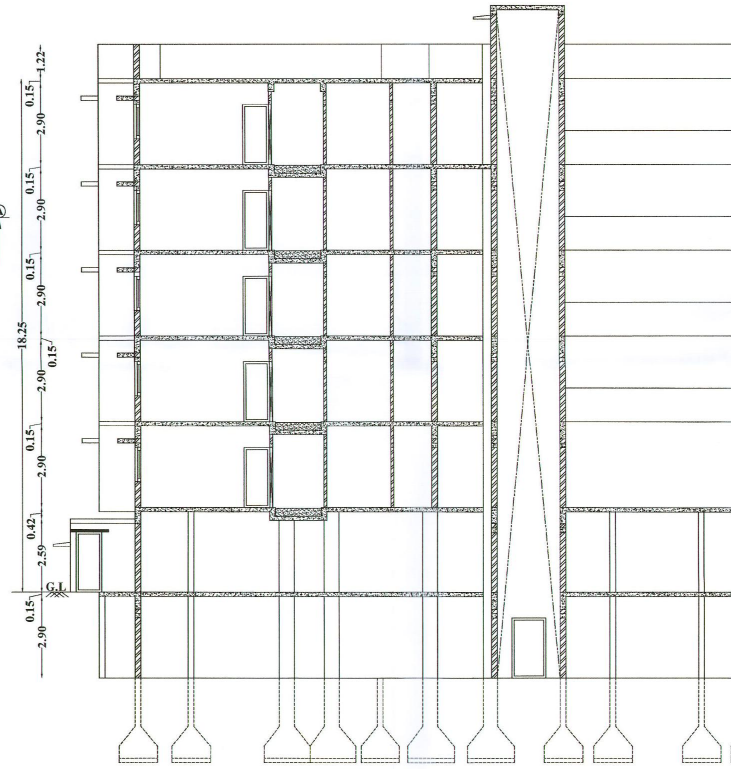
THIRD FLOOR PLAN

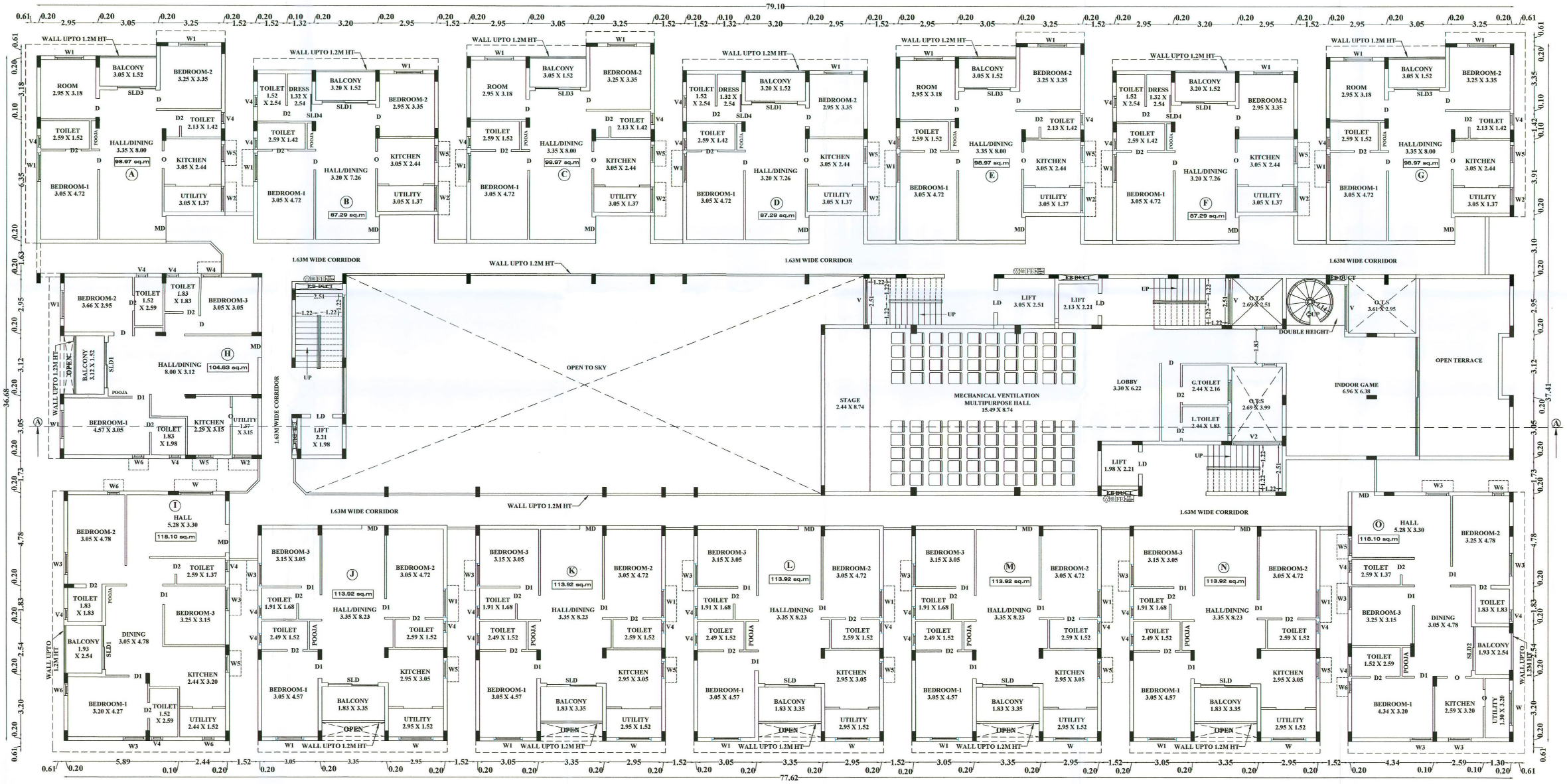

79.10
77.62
36.68
37.41
WALL UPTO 1.2M HT
1.63M WIDE CORRIDOR
OPEN TO SKY
TRIPLE HEIGHT SHUTTLE COURT BELOW 21.59 X 8.74
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LIFT 2.21 X 1.98
LIFT 1.98 X 2.21
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
98.97 sq.m
87.29 sq.m
104.63 sq.m
118.10 sq.m
113.92 sq.m
96.24 sq.m

SECOND FLOOR PLAN

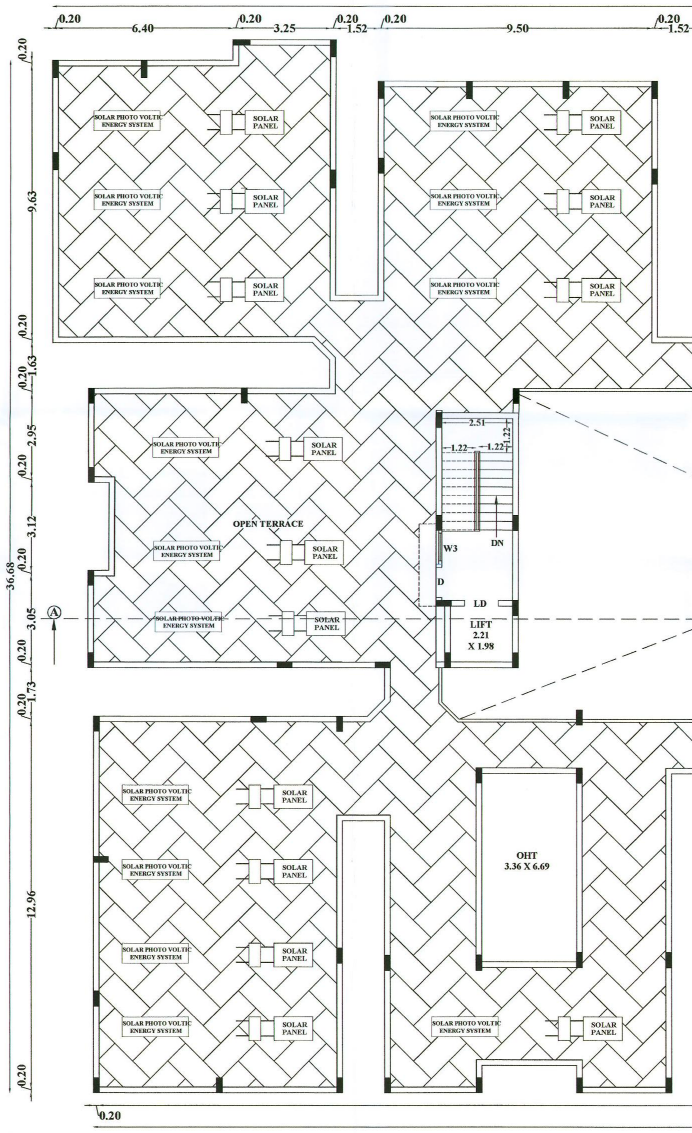

79.10
77.62
36.68
37.41
1.63M WIDE CORRIDOR
WALL UPTO 1.2M HT
OPEN TO SKY
MULTIPURPOSE HALL BELOW
BELOW OPEN TERRACE
GYM 6.96 X 6.38
O.T.S 2.69 X 3.99
O.T.S 3.61 X 2.95
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LIFT 1.98 X 2.21
LIFT 2.21 X 1.98
UP
DN
ROOM 2.95 X 3.18
BALCONY 3.05 X 1.52
BEDROOM-2 3.25 X 3.35
TOILET 2.13 X 1.42
TOILET 2.59 X 1.52
HALL/DINING 3.35 X 8.00
KITCHEN 3.05 X 2.44
UTILITY 3.05 X 1.37
BEDROOM-1 3.05 X 4.72
98.97 sq.m
87.29 sq.m
104.63 sq.m
118.10 sq.m
113.92 sq.m
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
POOJA
DRESS 1.32 X 2.54
HALL/DINING 3.20 X 7.26
BALCONY 3.20 X 1.52
BEDROOM-2 2.95 X 3.35
HALL/DINING 8.00 X 3.12
BEDROOM-2 3.66 X 2.95
BEDROOM-3 3.05 X 3.05
BEDROOM-1 4.57 X 3.05
KITCHEN 2.29 X 3.15
HALL 5.28 X 3.30
BEDROOM-2 3.05 X 4.78
BEDROOM-3 3.25 X 3.15
DINING 3.05 X 4.78
KITCHEN 2.44 X 3.20
BEDROOM-1 3.20 X 4.27
UTILITY 2.44 X 1.52
BEDROOM-3 3.15 X 3.05
HALL/DINING 3.35 X 8.23
BEDROOM-2 3.05 X 4.72
TOILET 1.91 X 1.68
TOILET 2.49 X 1.52
KITCHEN 2.95 X 3.05
BALCONY 1.83 X 3.35
UTILITY 2.95 X 1.52
BEDROOM-1 3.05 X 4.57
OPEN
BEDROOM-1 4.34 X 3.20
KITCHEN 2.59 X 3.20
BALCONY 1.93 X 2.54

FIFTH FLOOR PLAN

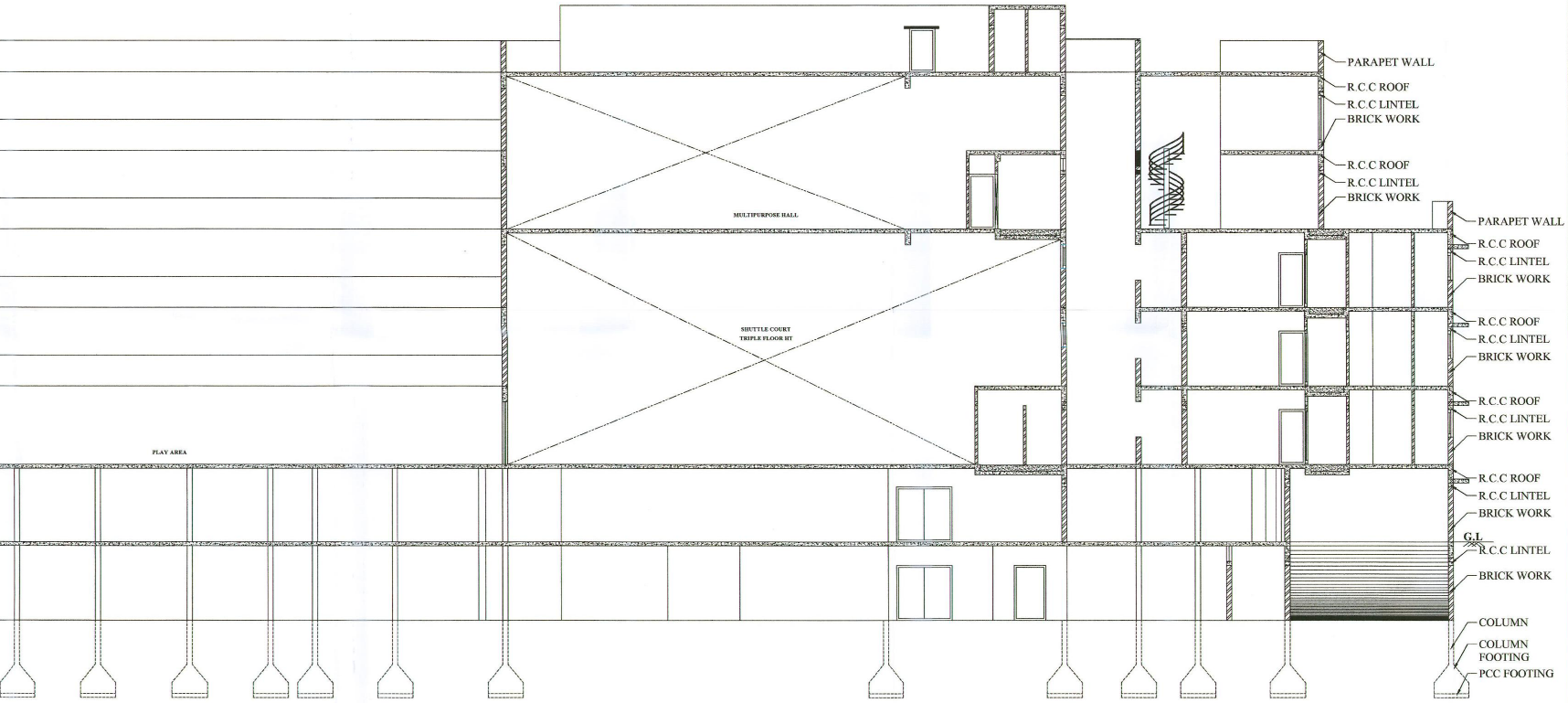



79.10
77.62
1.63M WIDE CORRIDOR
WALL UPTO 1.2M HT
OPEN TO SKY
STAGE 2.44 X 8.74
MECHANICAL VENTILATION MULTIPURPOSE HALL 15.49 X 8.74
LOBBY 3.30 X 6.22
G.TOILET 2.44 X 2.16
L.TOILET 2.44 X 1.83
INDOOR GAME 6.96 X 6.30
OPEN TERRACE
DOUBLE HEIGHT
O.T.S 2.69 X 3.99
O.T.S 3.61 X 2.95
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LIFT 1.98 X 2.21
LIFT 2.21 X 1.98
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
98.97 sq.m
87.29 sq.m
104.63 sq.m
118.10 sq.m
113.92 sq.m

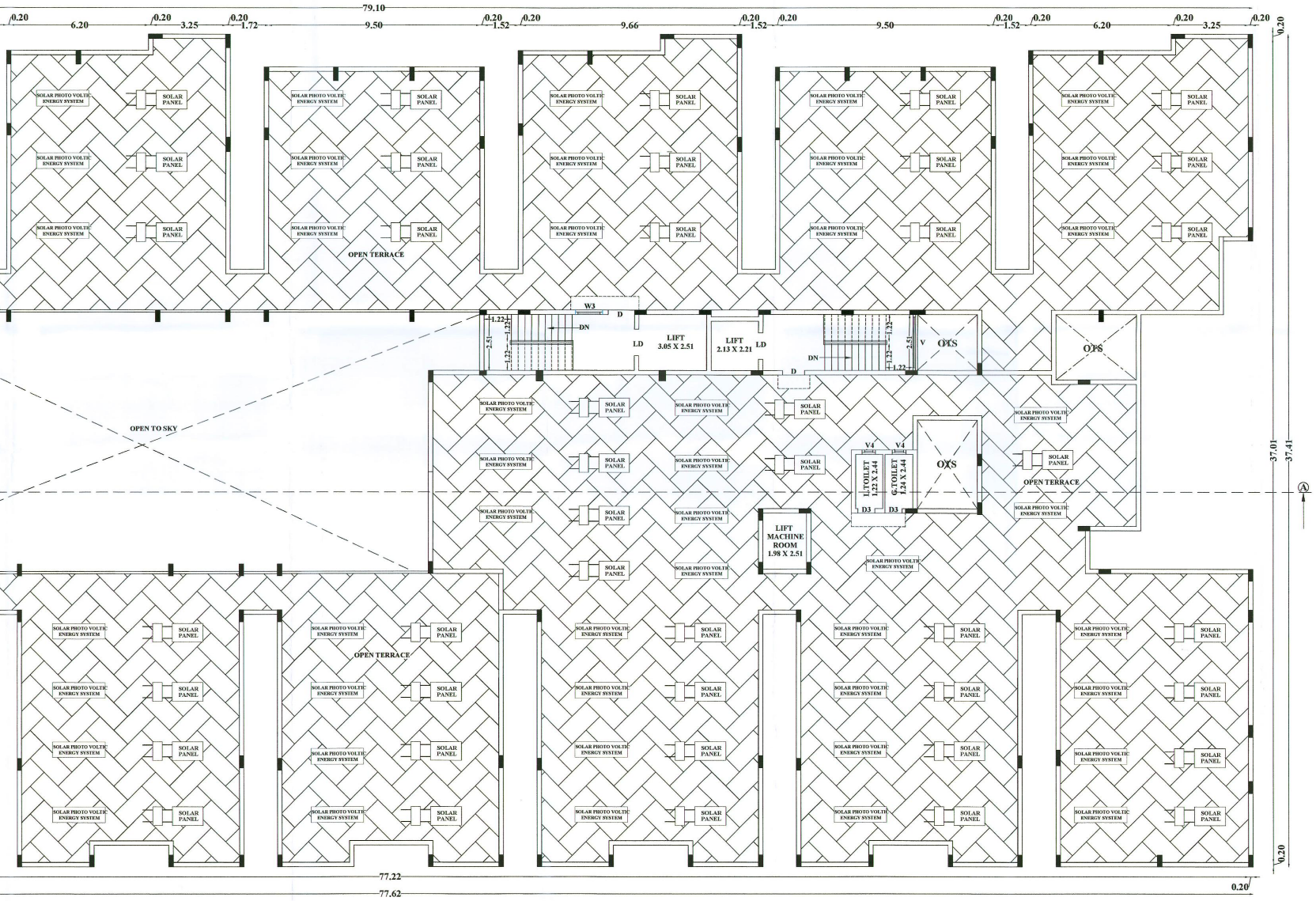
FOURTH FLOOR PLAN


SOLAR PHOTO VOLTIC ENERGY SYSTEM
SOLAR PANEL
OPEN TERRACE
OHT 3.36 X 6.69
LIFT 2.21 X 1.98
DN
6.40
3.25
9.50
12.96

JOINERY DETAILS		
S.NO	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.22 X 2.13
2	DOOR - D	0.99 X 2.13
3	DOOR - D1	0.91 X 2.13
4	DOOR - D2	0.84 X 2.13
5	DOOR - D3	0.76 X 2.13
6	LIFT DOOR - LD	1.20 X 2.13
7	SLIDING DOOR - SLD	2.67 X 2.13
8	SLIDING DOOR - SLD1	2.44 X 2.13
9	SLIDING DOOR - SLD2	2.34 X 2.13
10	SLIDING DOOR - SLD3	2.06 X 2.13
11	SLIDING DOOR - SLD4	0.91 X 2.13
12	WINDOW - W	1.83 X 1.22
13	WINDOW - W1	1.52 X 1.22
14	WINDOW - W2	1.37 X 1.22
15	WINDOW - W3	1.22 X 1.22
16	WINDOW - W4	1.07 X 1.22
17	WINDOW - W5	0.91 X 1.22
18	WINDOW - W6	0.61 X 1.22
19	VENTILATOR - V	2.51 X 0.61
20	VENTILATOR - V1	2.44 X 0.61
21	VENTILATOR - V2	2.13 X 0.61
22	VENTILATOR - V3	0.76 X 0.61
23	VENTILATOR - V4	0.61 X 0.61


PARAPET WALL
R.C.C ROOF
R.C.C LINTEL
BRICK WORK
MULTIPURPOSE HALL
SHUTTLE COURT
TRIPLE FLOOR HT
PLAY AREA
G.L
COLUMN
COLUMN FOOTING
PCC FOOTING

SECTION ON 'AA'


79.10
0.20
6.20
3.25
1.72
9.50
1.52
9.66
SOLAR PHOTO VOLTIC ENERGY SYSTEM
SOLAR PANEL
OPEN TERRACE
W3
DN
D
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LD
V
OTS
OPEN TO SKY
V4
D3
TOILET 1.22 X 2.44
TOILET 1.24 X 2.44
LIFT MACHINE ROOM 1.98 X 2.51
37.01
37.41
A
77.22
77.62

TERRACE FLOOR PLAN

SITE AND DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL APARTMENT BUILDING BLOCK-A HAVING BASEMENT + STILT + FIVE FLOORS IN S.F.NO-128/1B2, 128/1B3A, 128/7A1A2 AT KALAPATTI WEST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO. - SWP/BPA/747889 /2026

NAME OF THE APPLICANT :
Mr.P.GOPALAKRISHNAN S/o Mr.PURUSHOTHAMAN,

AREA DETAILS :

AS PER PATTA/TSLR - 4107.00 Sq.m
AS PER DOCUMENT - 4107.00 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
1	BASEMENT FLOOR	-	3189.74	2.69	3189.74	-
2	STILT FLOOR	-	2760.68	163.64	2760.68	-
3	FIRST FLOOR	2251.22	-	344.52	2251.22	16
4	SECOND FLOOR	2081.48	-	514.25	2081.48	16
5	THIRD FLOOR	2081.48	-	514.25	2081.48	16
6	FOURTH FLOOR	2210.16	-	338.27	2210.16	15
7	FIFTH FLOOR	2026.64	-	521.04	2026.64	15
8	TERRACE FLOOR	-	98.81	-	98.81	-
TOTAL		10650.98	6049.23	2398.66	16700.21	78

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{10650.98}{4107.00} = 2.593 < 2.60 \text{ (Premium FSI)}$$

ALLOWABLE FSI = 2.0
PREMIUM FSI = 2.6
PREMIUM FSI :
APPROVED ROAD WIDTH 9 M TO 12 M } 30% OF NORMALLY ALLOWABLE FSI

MAXIMUM HEIGHT OF THE BUILDING-18.25 M

PARKING DETAILS			
PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED
FLOOR AREA ABOVE 75 Sq.M	78	78	95 (INCLUDING 8 PH)
10% VISITORS PARKING	-	8	16
TOTAL	78	86	111

DWELLING AREA DETAILS			DWELLING AREA DETAILS		
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M	FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03,	A	98.97	FLOOR04, FLOOR05-	A	98.97
	B	87.29		B	87.29
	C	98.97		C	98.97
	D	87.29		D	87.29
	E	98.97		E	98.97
	F	87.29		F	87.29
	G	98.97		G	98.97
	H	104.63		H	104.63
	I	118.10		I	118.10
	J	113.92		J	113.92
	K	113.92		K	113.92
	L	113.92		L	113.92
	M	113.92		M	113.92
	N	113.92		N	113.92
	O	118.10		O	118.10
	P	86.24			

Er. K.PRAKASH, M.E., (Geo-Technical Engg)., MIGS.
Registered Geo-Technical Engineer (GTE).
Regn. No: Coimbatore LPA/GTE/004/2024
prakash.civil157@gmail.com
Contact: 9894713236, 86376 27705

REGISTERED GEOTECHNICAL ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Construction Engineer
CLPA/CE/007/2024
Thilakranjith19@gmail.com, 9486112301

REGISTERED CONSTRUCTION ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Structural Engineer /Grade -I
CLPA/SE/GR-I/024/2024
Thilakranjith19@gmail.com, 9486112301

REGISTERED STRUCTURAL ENGINEER

Er.T.THILAK RANJITH,
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APPLICANT

B.P/DTCP No.63/2026

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.