Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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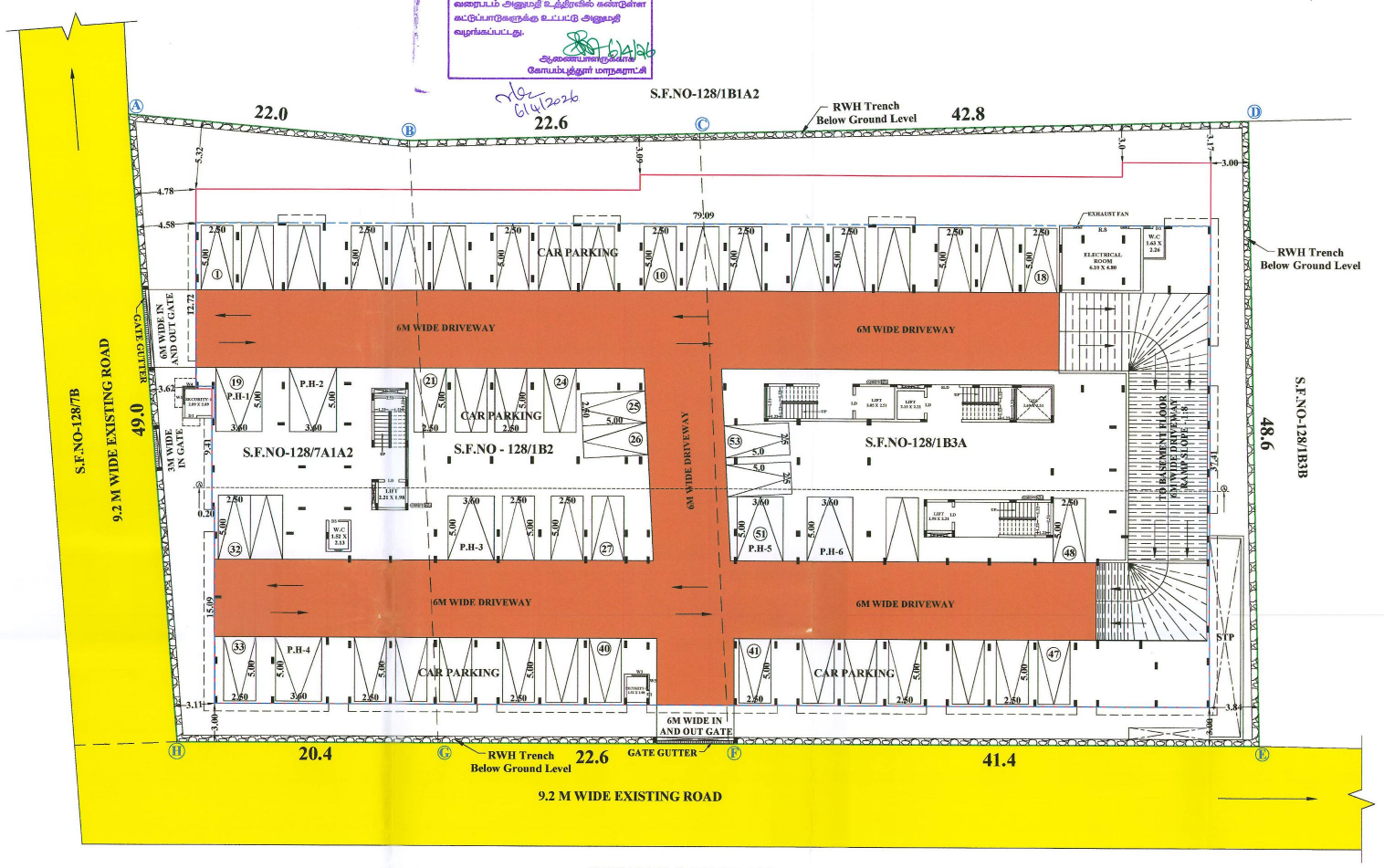
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

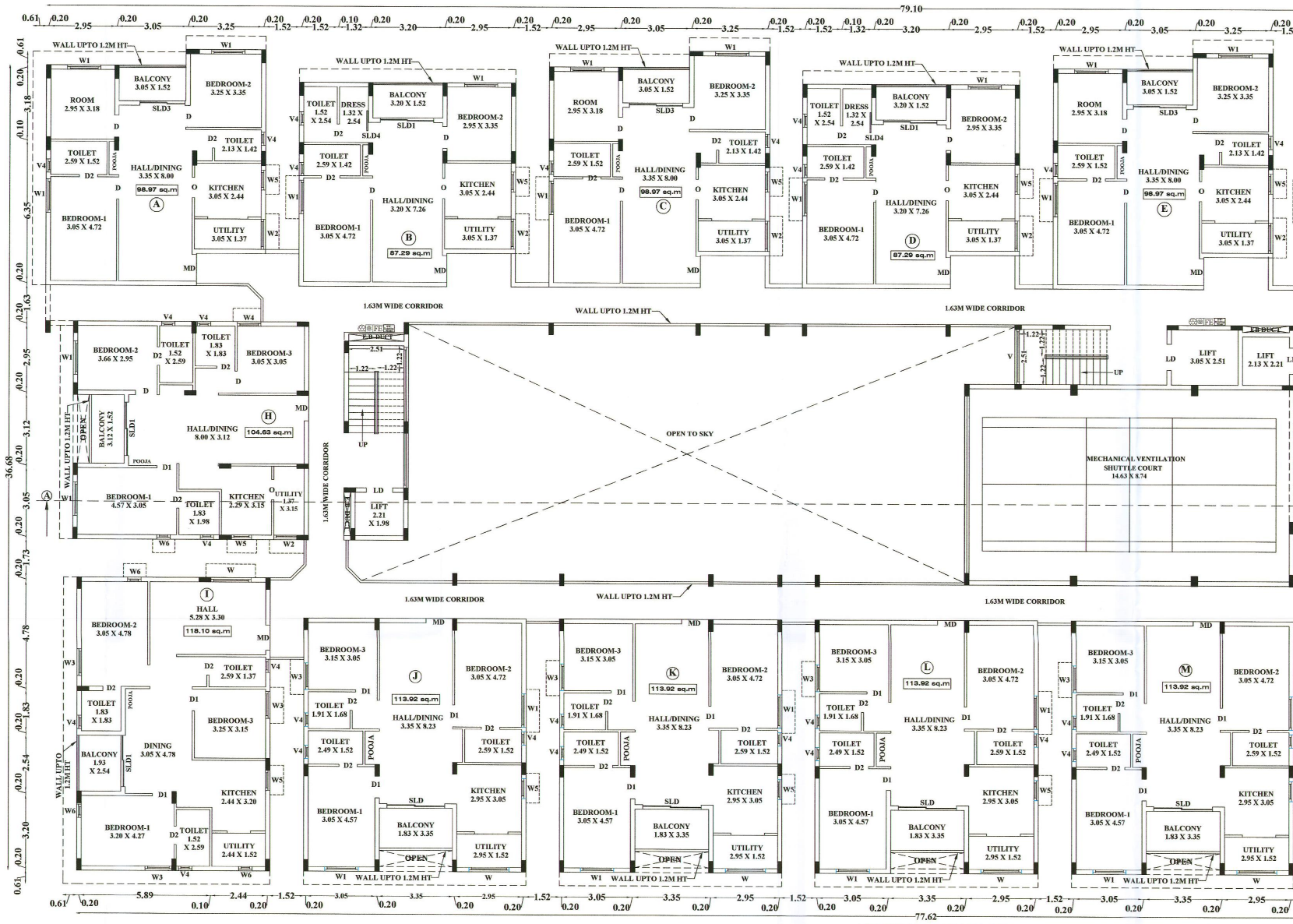
162/BL/2026/02/008/00555

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

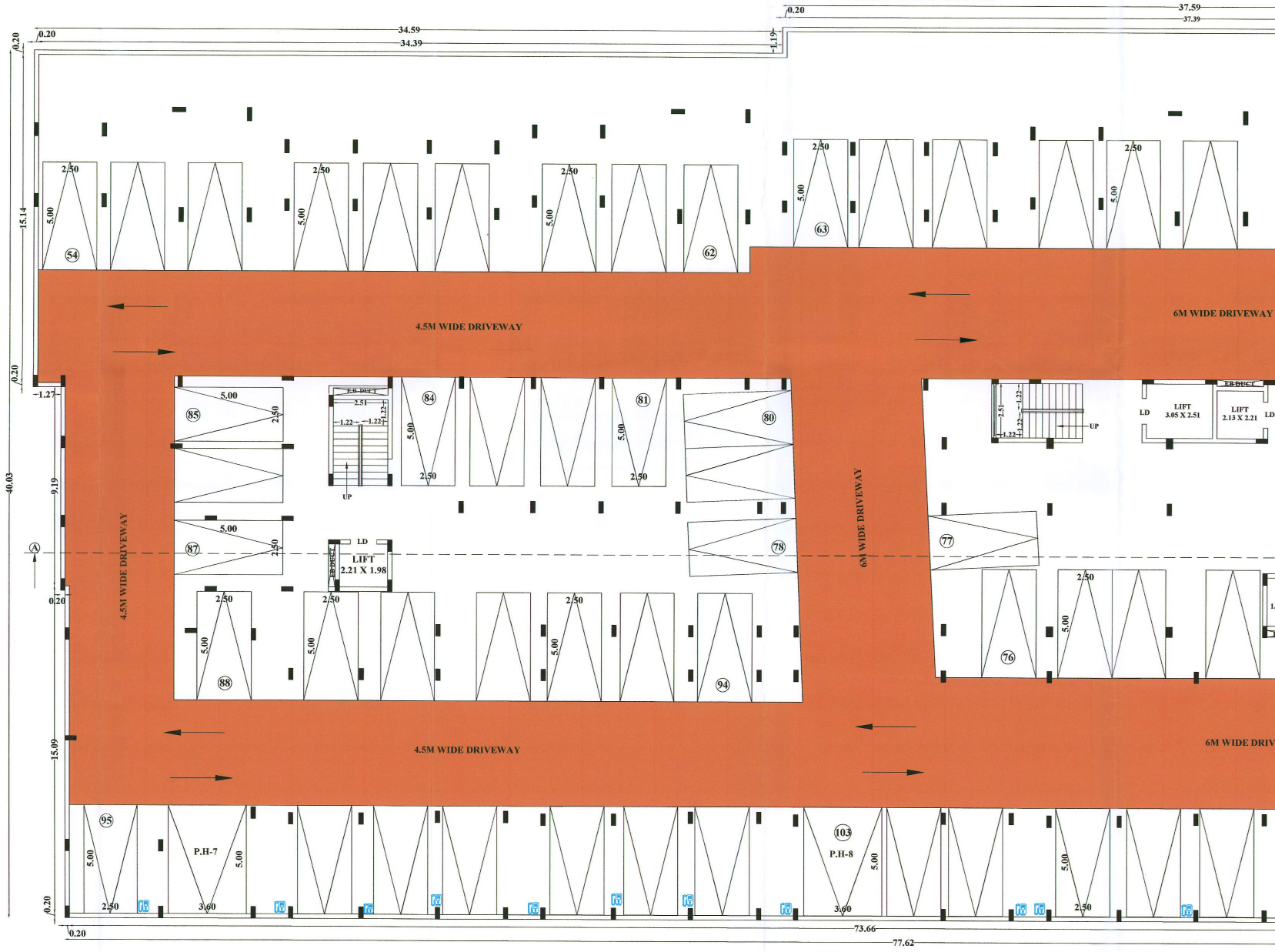
6/4/2026


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
3M WIDE IN GATE
6M WIDE IN AND OUT GATE
GATE GUTTER
STP
20.4
41.4

STILT FLOOR PLAN
SCALE - 1:200


79.10
WALL UPTO 1.2M HT
BALCONY
BEDROOM-1
BEDROOM-2
BEDROOM-3
TOILET
HALL/DINING
KITCHEN
UTILITY
POOJA
1.63M WIDE CORRIDOR
OPEN TO SKY
MECHANICAL VENTILATION SHUTTLE COURT
LIFT
77.62

FIRST FLOOR PLAN


34.59
37.59
4.5M WIDE DRIVEWAY
6M WIDE DRIVEWAY
LIFT 2.21 X 1.98
P.H-7
P.H-8
73.66
77.62

BASEMENT FLOOR PLAN

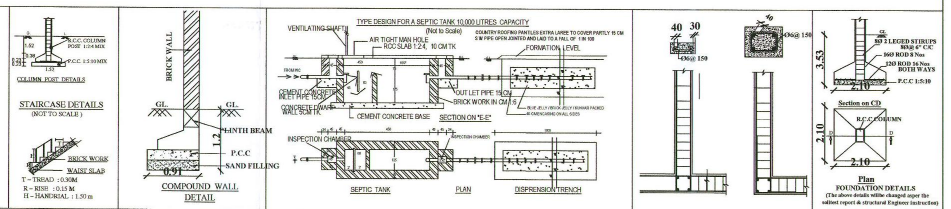


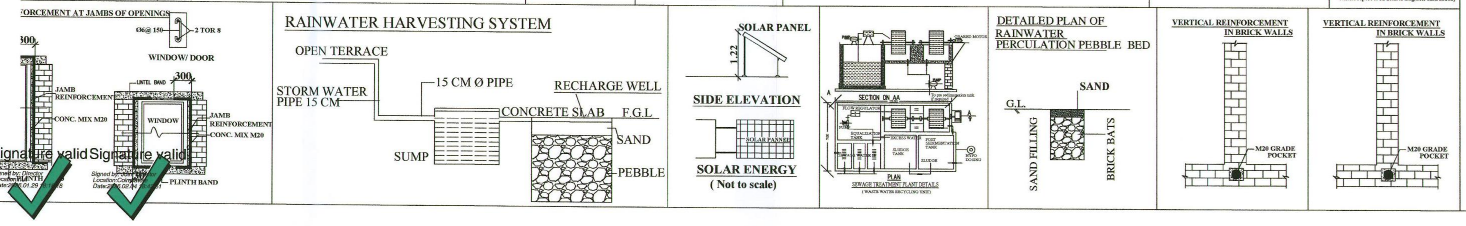
WEST SIDE ELEVATION

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

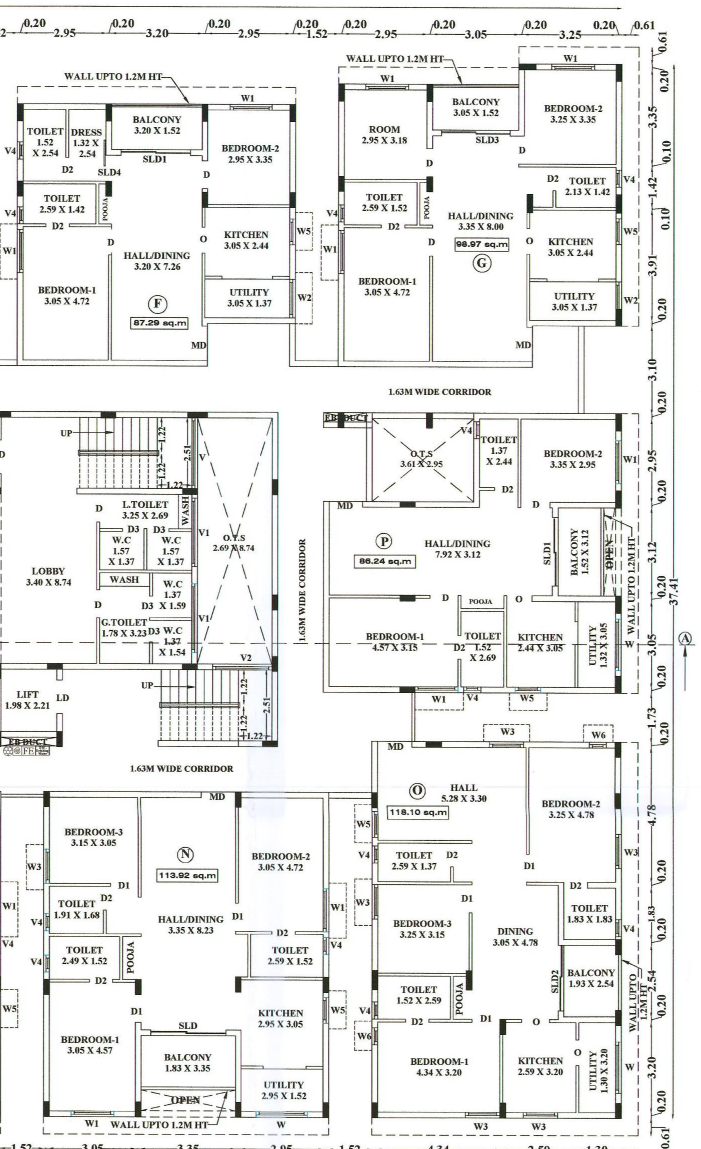
COLOR INDEX:

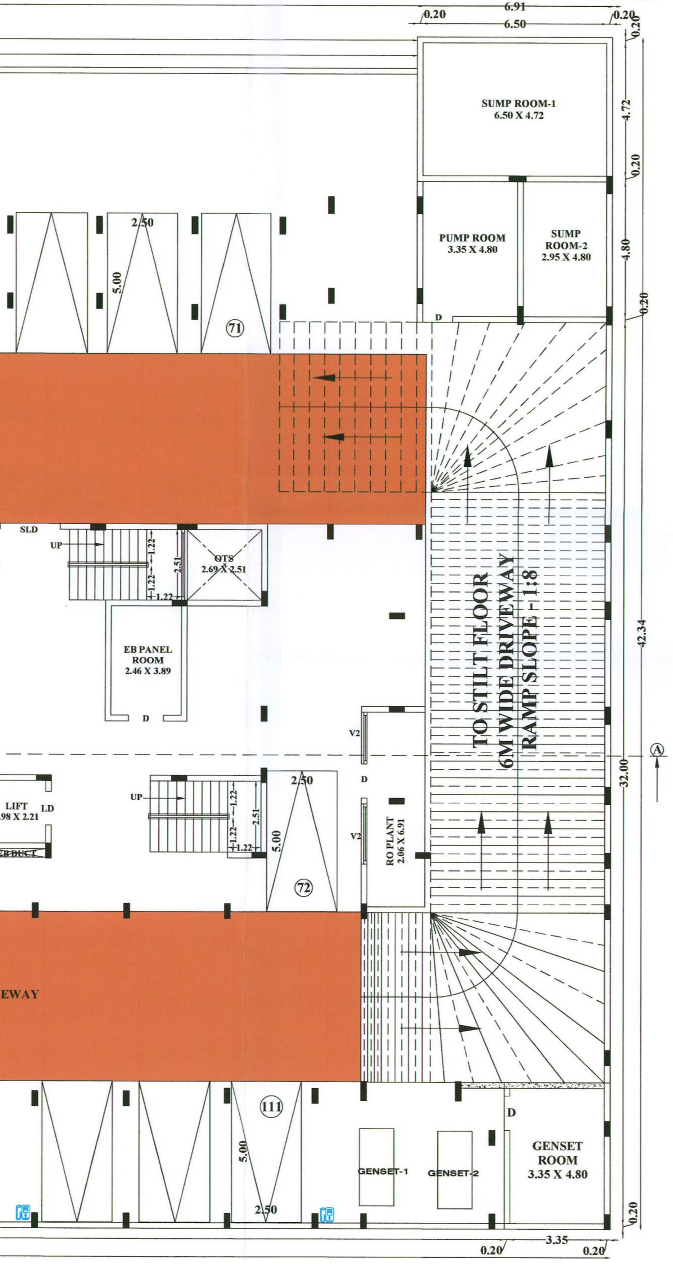
SITE BOUNDARY	🟩
EXISTING ROAD	🟨
PROPOSED BUILDING	🟥
DRIVE WAY	🟧

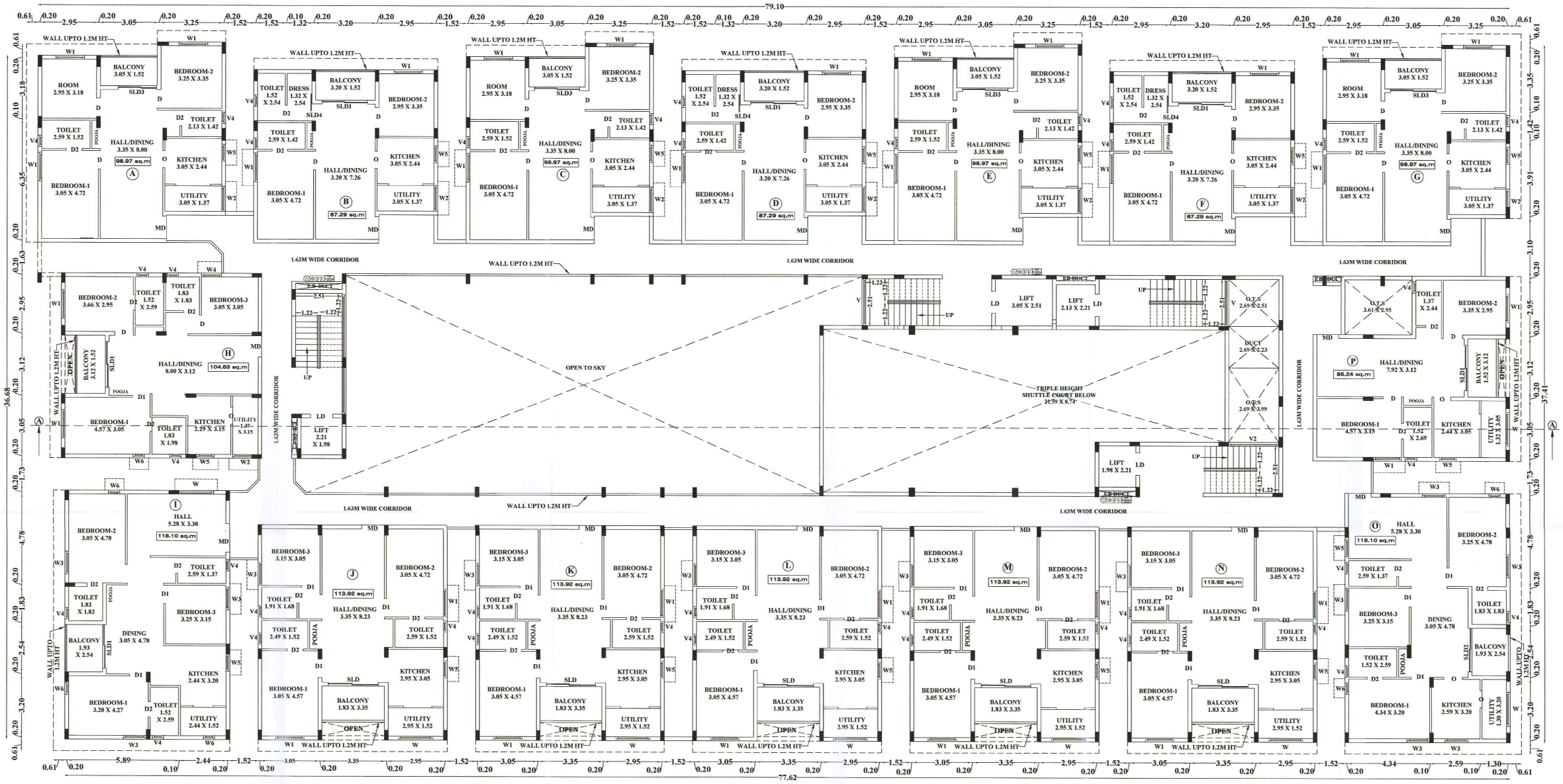

COLUMN POST DETAILS
STAIRCASE DETAILS (NOT TO SCALE)
COMPOUND WALL DETAIL
SEPTIC TANK
PLAN
FOUNDATION DETAILS


REINFORCEMENT AT JAMBS OF OPENINGS
WINDOW/ DOOR
JAMB REINFORCEMENT
CONC. MIX M20
PLINTH BAND
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
SIDE ELEVATION
SOLAR ENERGY (Not to scale)
DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED
G.L
SAND
SAND FILLING
BRICK BATS
VERTICAL REINFORCEMENT IN BRICK WALLS
VERTICAL REINFORCEMENT IN BRICK WALLS

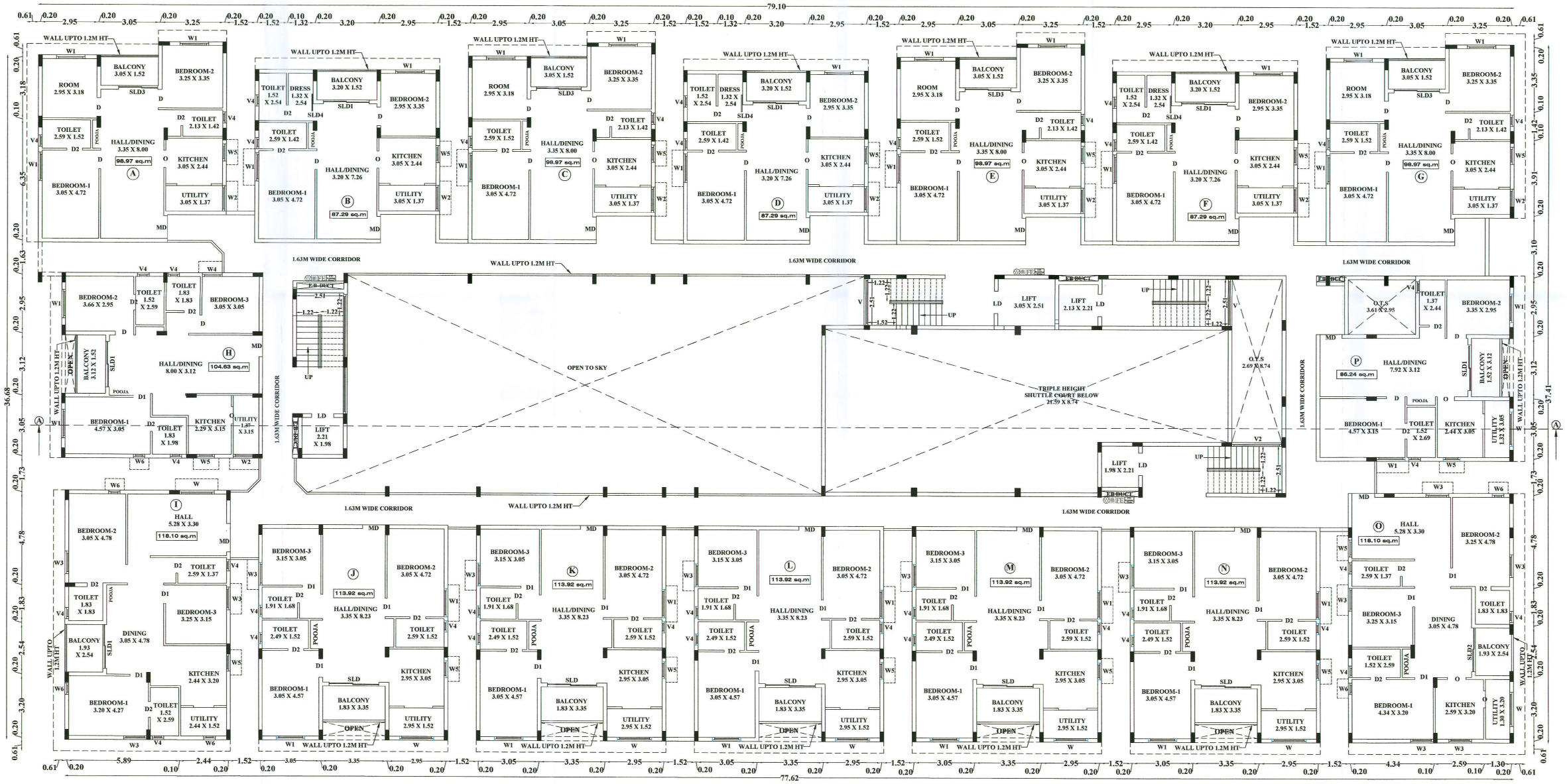
Signature valid Signature valid


WALL UPTO 1.2M HT
1.63M WIDE CORRIDOR
LOBBY 3.40 X 8.74
L.TOILET 3.25 X 2.69
G.TOILET 1.78 X 3.23
LIFT 1.98 X 2.21
O.T.S 2.69 X 8.74
F 87.29 sq.m
G 98.97 sq.m
P 86.24 sq.m
N 113.92 sq.m
O 118.10 sq.m
1.63M WIDE CORRIDOR

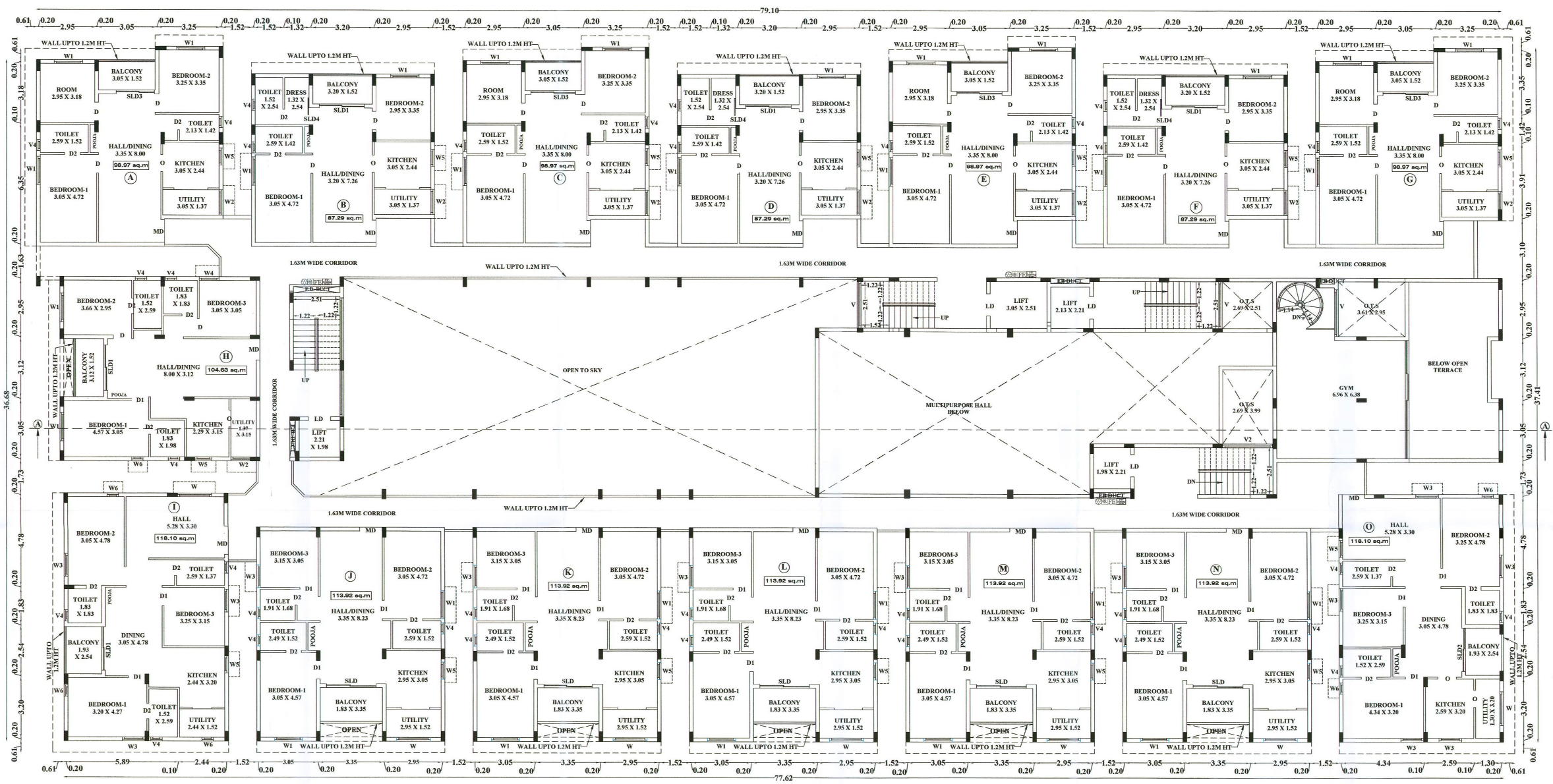

SUMP ROOM-1 6.50 X 4.72
PUMP ROOM 3.35 X 4.80
SUMP ROOM-2 2.95 X 4.80
EB PANEL ROOM 2.46 X 3.89
LIFT 1.98 X 2.21
RO PLANT 2.06 X 6.91
TO STILT FLOOR
6M WIDE DRIVEWAY
RAMP SLOPE - 1:8
GENSET-1
GENSET-2
GENSET ROOM 3.35 X 4.80
71
72
111
EWAY


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 98.97 sq.m
B 87.29 sq.m
C 98.97 sq.m
D 87.29 sq.m
E 98.97 sq.m
F 87.29 sq.m
G 98.97 sq.m
H 104.63 sq.m
I 118.10 sq.m
J 113.92 sq.m
K 113.92 sq.m
L 113.92 sq.m
M 113.92 sq.m
N 113.92 sq.m
O 118.10 sq.m
P 86.24 sq.m

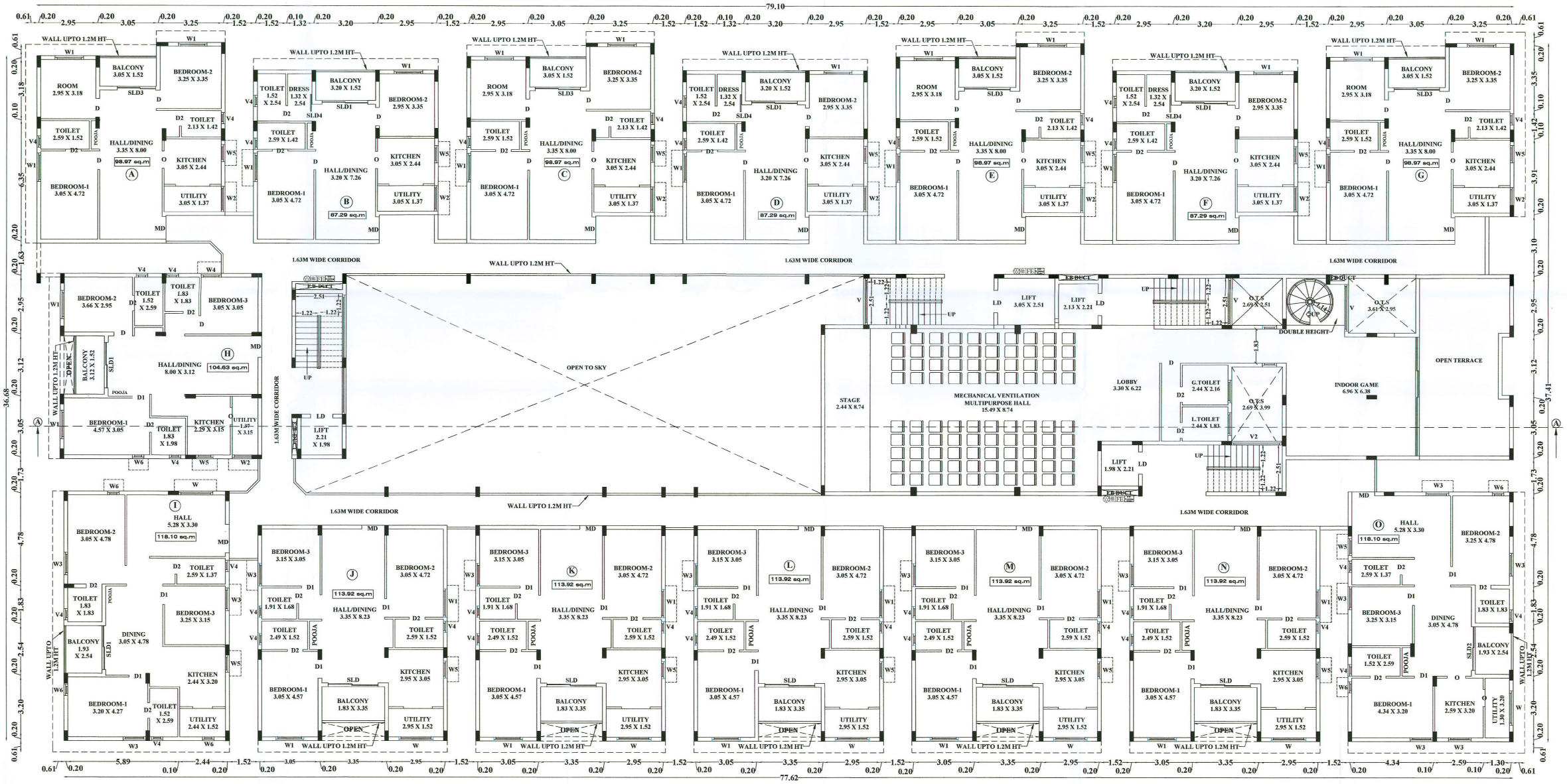
THIRD FLOOR PLAN


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 98.97 sq.m
B 87.29 sq.m
C 98.97 sq.m
D 87.29 sq.m
E 98.97 sq.m
F 87.29 sq.m
G 98.97 sq.m
H 104.63 sq.m
I 118.10 sq.m
J 113.92 sq.m
K 113.92 sq.m
L 113.92 sq.m
M 113.92 sq.m
N 113.92 sq.m
O 118.10 sq.m
P 86.24 sq.m

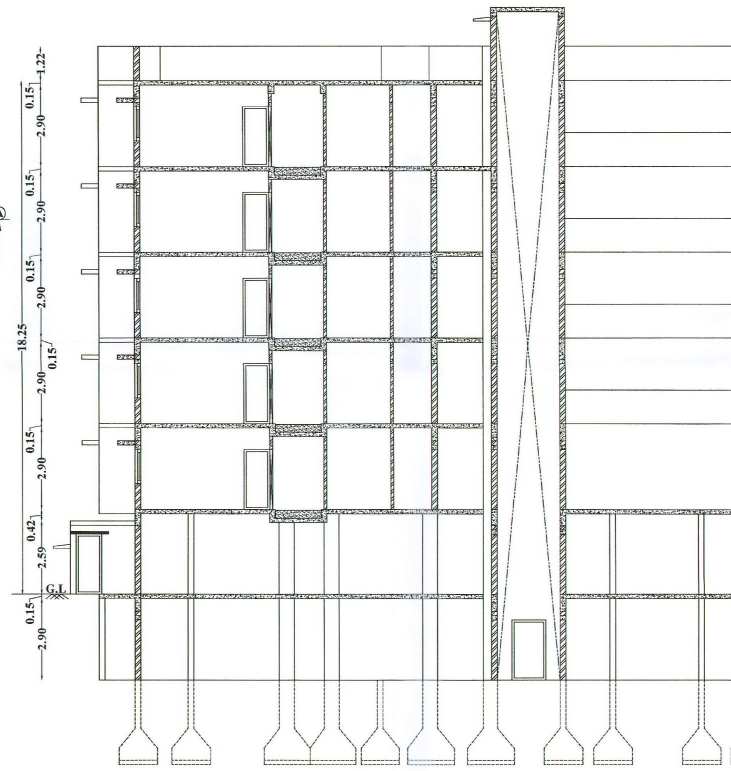
SECOND FLOOR PLAN

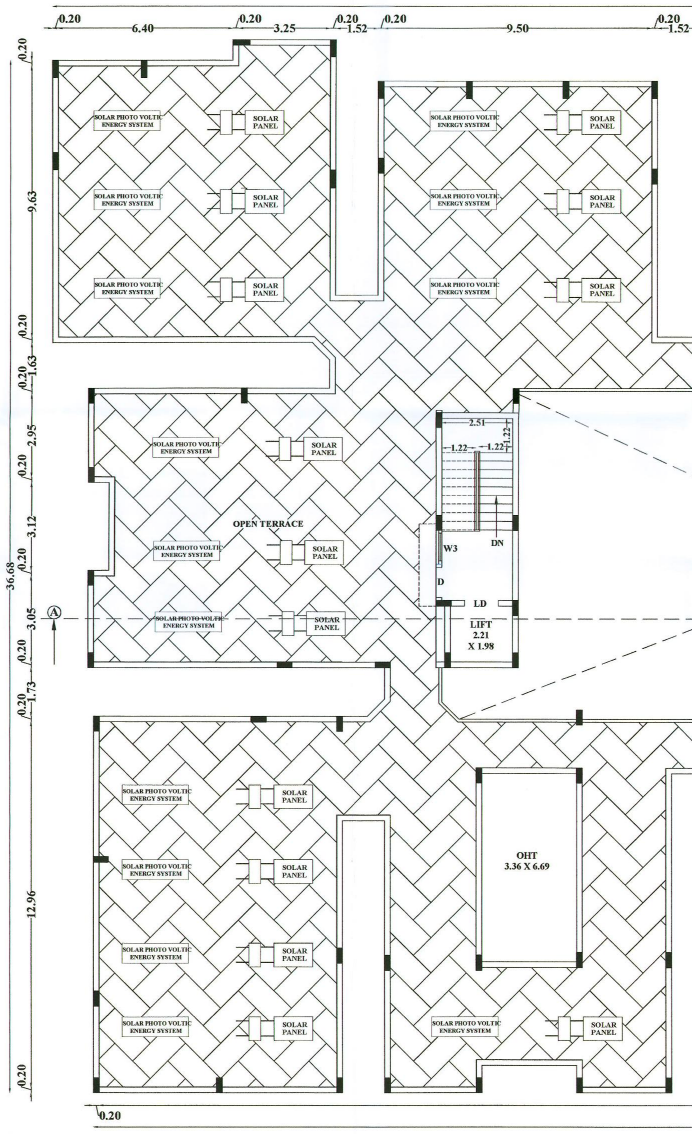

79.10
77.62
36.68
37.41
WALL UPTO 1.2M HT
1.63M WIDE CORRIDOR
OPEN TO SKY
MULTIPURPOSE HALL BELOW
GYM 6.96 X 6.38
BELOW OPEN TERRACE
LIFT
O.T.S
BALCONY
BEDROOM-1
BEDROOM-2
BEDROOM-3
HALL/DINING
KITCHEN
TOILET
UTILITY
POOJA
DRESS
ROOM
DINING
HALL
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
98.97 sq.m
87.29 sq.m
104.63 sq.m
118.10 sq.m
113.92 sq.m

FIFTH FLOOR PLAN


79.10
77.62
36.68
37.41
WALL UPTO 1.2M HT
1.63M WIDE CORRIDOR
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 6.38
OPEN TERRACE
DOUBLE HEIGHT
LIFT
O.T.S
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


18.25
2.90
0.15
G.L


SOLAR PHOTO VOLTIC ENERGY SYSTEM
SOLAR PANEL
OPEN TERRACE
OHT 3.36 X 6.69
LIFT 2.21 X 1.98
DN
36.68
12.96
9.63

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

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

N

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

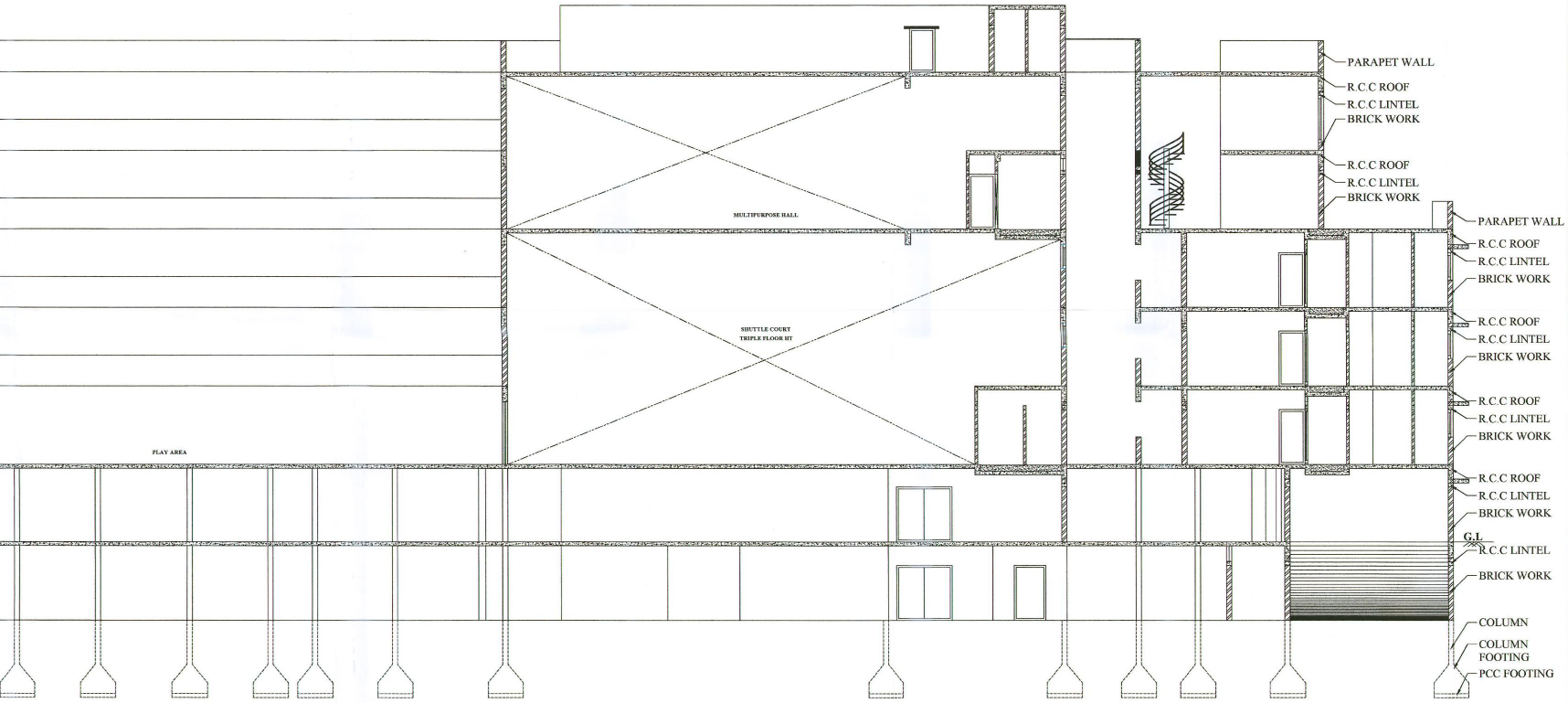
PREMIUM FSI :
APPROVED ROAD WIDTH 9 M TO 12 M – 30% OF NORMALLY ALLOWABLE FSI

MAXIMUM HEIGHT OF THE BUILDING-18.25 M

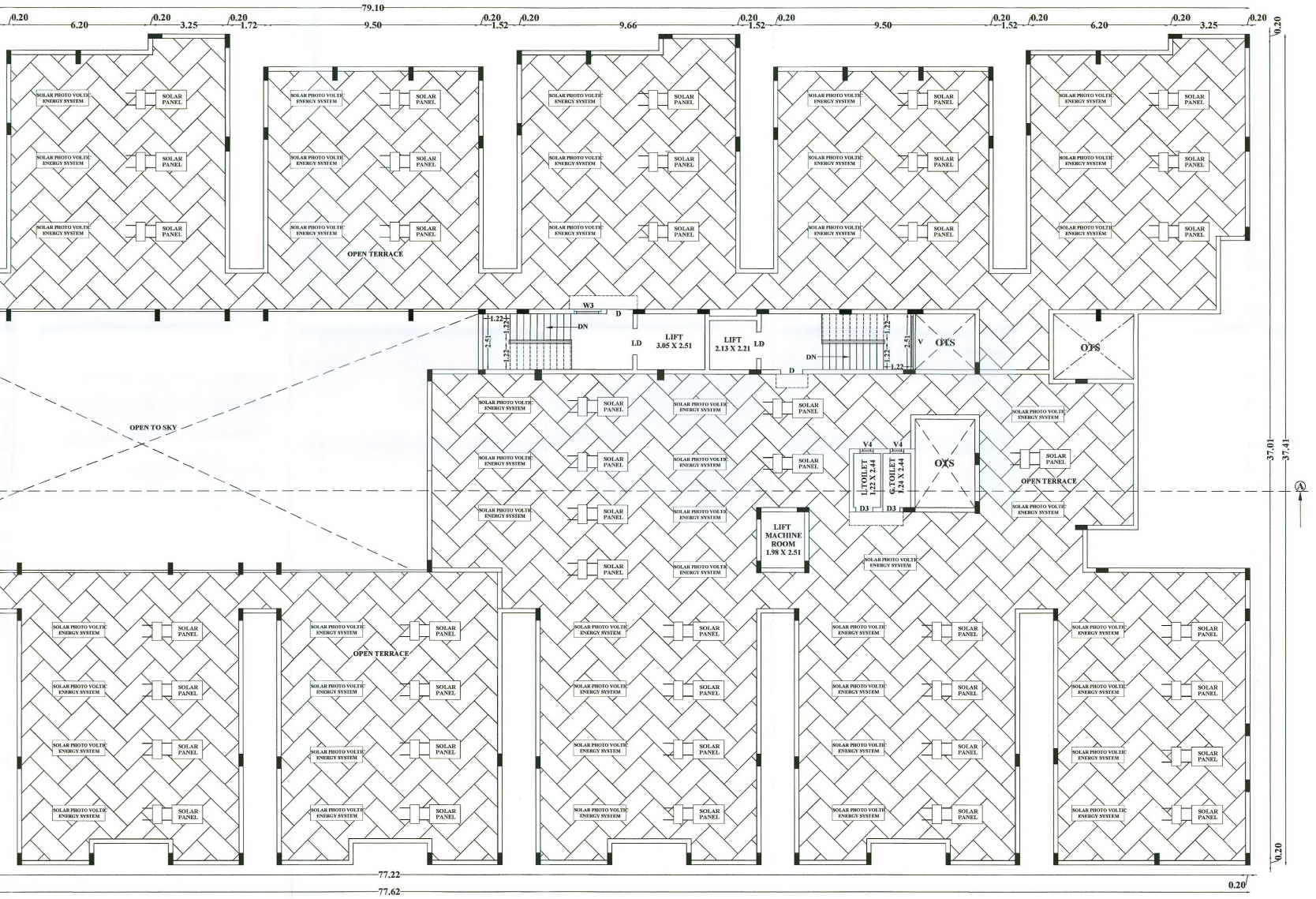
PARKING DETAILS			
PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED
FLOOR AREA ABOVE 75 Sq.M	78	78	95 (INCLUDING 8 PH)
10% VISITORS PARKING	-	8	16
TOTAL	78	86	111

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

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


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

SECTION ON 'AA'


79.10
6.20
3.25
1.72
9.50
1.52
9.66
SOLAR PHOTO VOLTIC ENERGY SYSTEM
SOLAR PANEL
OPEN TERRACE
OPEN TO SKY
W3
DN
LIFT 3.05 X 2.51
LIFT 2.13 X 2.21
LD
OTS
V4
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
0.20

TERRACE FLOOR PLAN

B.P/DTCP No.63/2026

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,
B.E(Civil), M.E(Str),MIE,AIV,FICC,C.Engg, P.E(ECI)
Registered Engineer /Grade -I
CMDA-RE/GRI/2022/08/392
Thilakranjith19@gmail.com, 9486112301

REGISTERED ENGINEER

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

Verified RealEstate
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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.