Verified RealEstate™

RE REGULATORY RECORD

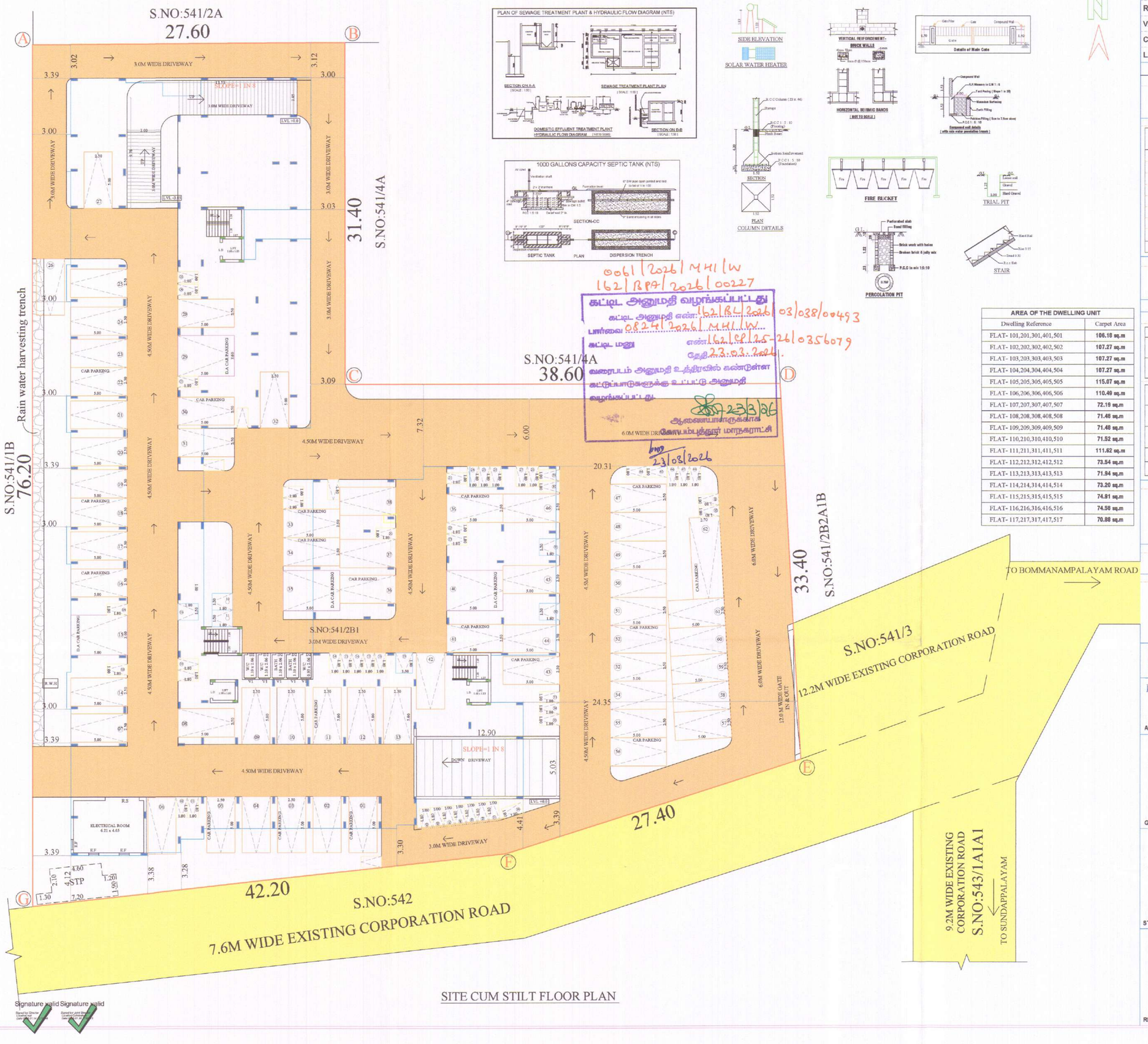
RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

0061/2026/MHI/W
162/BP7/2026/00227

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BP/2026/03/038/00493

பார்வை: 0824/2026/MHI/W

கட்டிட மறு எண்:162/BP/25-26/0356079

தேதி:23.03.2026.

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

23/3/26

ஆணையாளர்/தலைவர்

கோயம்புத்தூர் மாநகராட்சி

23/03/2026

AREA OF THE DWELLING UNIT

Dwelling Reference	Carpet Area
FLAT- 101,201,301,401,501	106.18 sq.m
FLAT- 102,202,302,402,502	107.27 sq.m
FLAT- 103,203,303,403,503	107.27 sq.m
FLAT- 104,204,304,404,504	107.27 sq.m
FLAT- 105,205,305,405,505	115.07 sq.m
FLAT- 106,206,306,406,506	110.49 sq.m
FLAT- 107,207,307,407,507	72.19 sq.m
FLAT- 108,208,308,408,508	71.46 sq.m
FLAT- 109,209,309,409,509	71.46 sq.m
FLAT- 110,210,310,410,510	71.52 sq.m
FLAT- 111,211,311,411,511	111.62 sq.m
FLAT- 112,212,312,412,512	73.54 sq.m
FLAT- 113,213,313,413,513	71.94 sq.m
FLAT- 114,214,314,414,514	73.20 sq.m
FLAT- 115,215,315,415,515	74.91 sq.m
FLAT- 116,216,316,416,516	74.58 sq.m
FLAT- 117,217,317,417,517	70.88 sq.m

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No:541/2B1 AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT. COIMBATORE CORPORATION.

LAND USE - RESIDENTIAL USE

SCALE 1 : 100 — ALL DIMENSIONS ARE IN METERS

SITE AREA DETAILS

	Sq.m.	Sq.ft.
Area Of The Site (As per Document)	3643.0	39213.25
Area Of The Site (As per Patta)	3643.0	39213.25

BUILDING AREA DETAILS

Floor Name	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Builtup Area (Sq.m.)
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Stilt Floor	0	1830.95	1830.95
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Fourth Floor	1761.12	76.58	1837.70
Fifth Floor	1761.12	76.58	1837.70
Terrace Floor Area	0	42.94	42.94
TOTAL	8805.60	4229.63	13035.23

F.S.I

F.S.I = TOTAL FLOOR AREA / SITE AREA = 8805.60 / 3643.0 = 2.42 (Premium FSI)

TOTAL NO'S OF DWELLINGS = 5 FLOORS X 17 NOS = 85 DWELLINGS

PARKING REQUIREMENT DETAILS

S.NO	DESCRIPTION	NORMS
1.	RESIDENTIAL Upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
2.	RESIDENTIAL Above 75 sq.m	1 car space for every 75 sq.m

DESCRIPTION	Car Parking		Two Wheeler Parking	
	Required	Provided	Required	Provided
RESIDENTIAL Above 75 sq.m 7 NOS X 5 FLOORS = 35 NOS	35	51	0	0
RESIDENTIAL Below 75 sq.m 10 NOS X 5 FLOORS = 50 NOS	25	39	50	50
(VISITOR'S PARKING 10%)	6	12	5	5
TOTAL PARKING	66	102	55	55

JOINERY DETAILS

LD	Lift Door	1.00 x 2.10	W	Window	1.83 x 1.50
MD	Main Door	1.07 x 2.10	W1	Window	1.22 x 1.50
D1	Door	0.90 x 2.10	W2	Window	0.92 x 1.50
D2	Door	0.76 x 2.10	V1	Ventilator	1.00 x 0.61
RS	Rolling Shutter	3.00 x 2.10	EF	Exhaust Fan	1.00 x 0.61

NOTE

FE : Fire Extinguisher Provided

EA : Emergency Alarm Provided

REFERENCE

PROPOSED SITE AS PER FIELD

PROPOSED SITE AS PER FMB

BUILDING LINE

EXISTING ROAD

DRIVEWAY

ONLINE APPLICATION NO : SWP/BPA/ /2025/TCP

SWP/SITE APPROVAL/DTCP/LP/CLPA NO : / 2025

SWP/DTCP/PLANNING PERMISSION NO : / 2025

For ARTHY ASSOCIATES

Proprietor

APPLICANT

Er.P.KULANTHAIVEL, M.E., M.B.A., (Soil)
Registered Geotechnical Engineer (TNSGTE)
Reg. No : 02/2020/TNSGTE / FDTCP
Chartered Engineer, Firm No : AM1586057
Licensed Building Surveyor
Ph.No : +91 99949 57066

GEO TECHNICAL ENGINEER

RAMA RAM SHANKAR B.Tech,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivasantha Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481953909

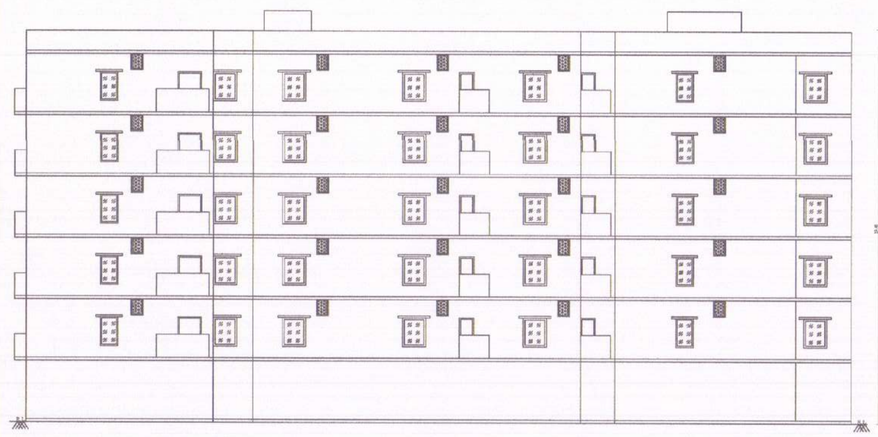
STRUCTURAL ENGINEER

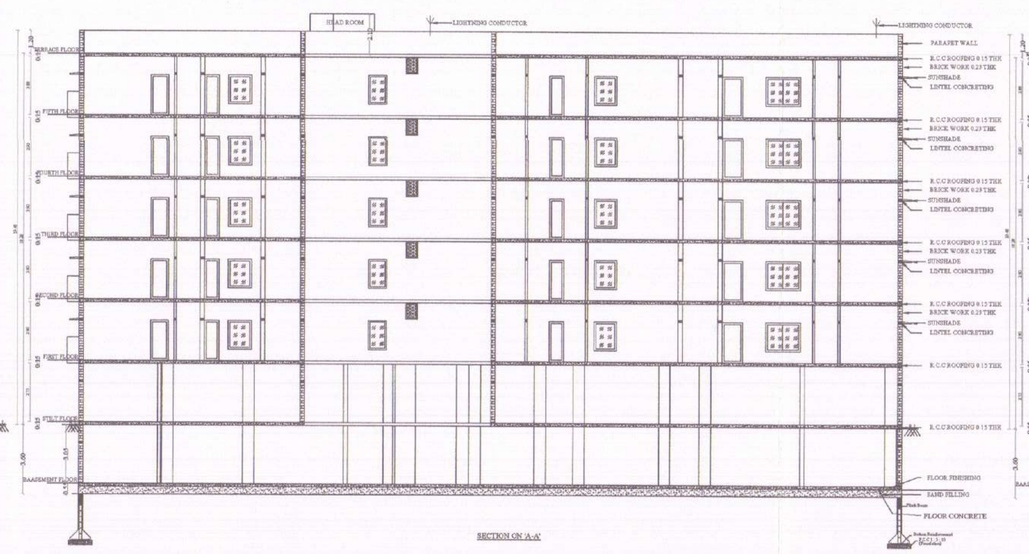
Er. R. RAVIBHARATH, B.E.,(Civil)
DTCP Registered Engineer & Grade-I(Mpal)
Reg. No: RE GR-II-2021/10/003
RP CONSTRUCTIONS
F 46/5, Maruthi Complex,
Convent School Opp, THENI-625 531.
Cell: 8056578242, 8380486848

REGISTERED ENGINEER

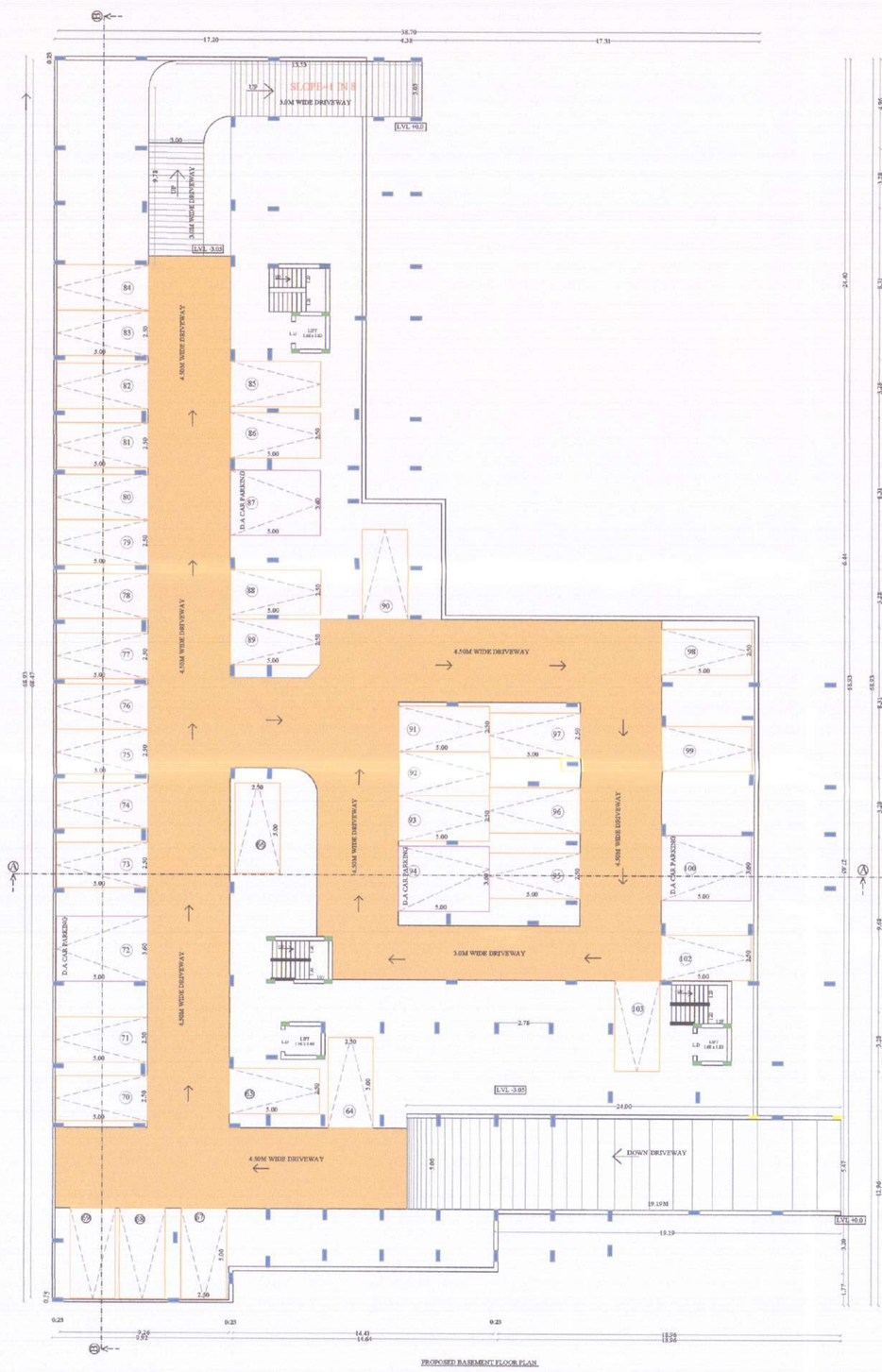
SITE CUM STILT FLOOR PLAN

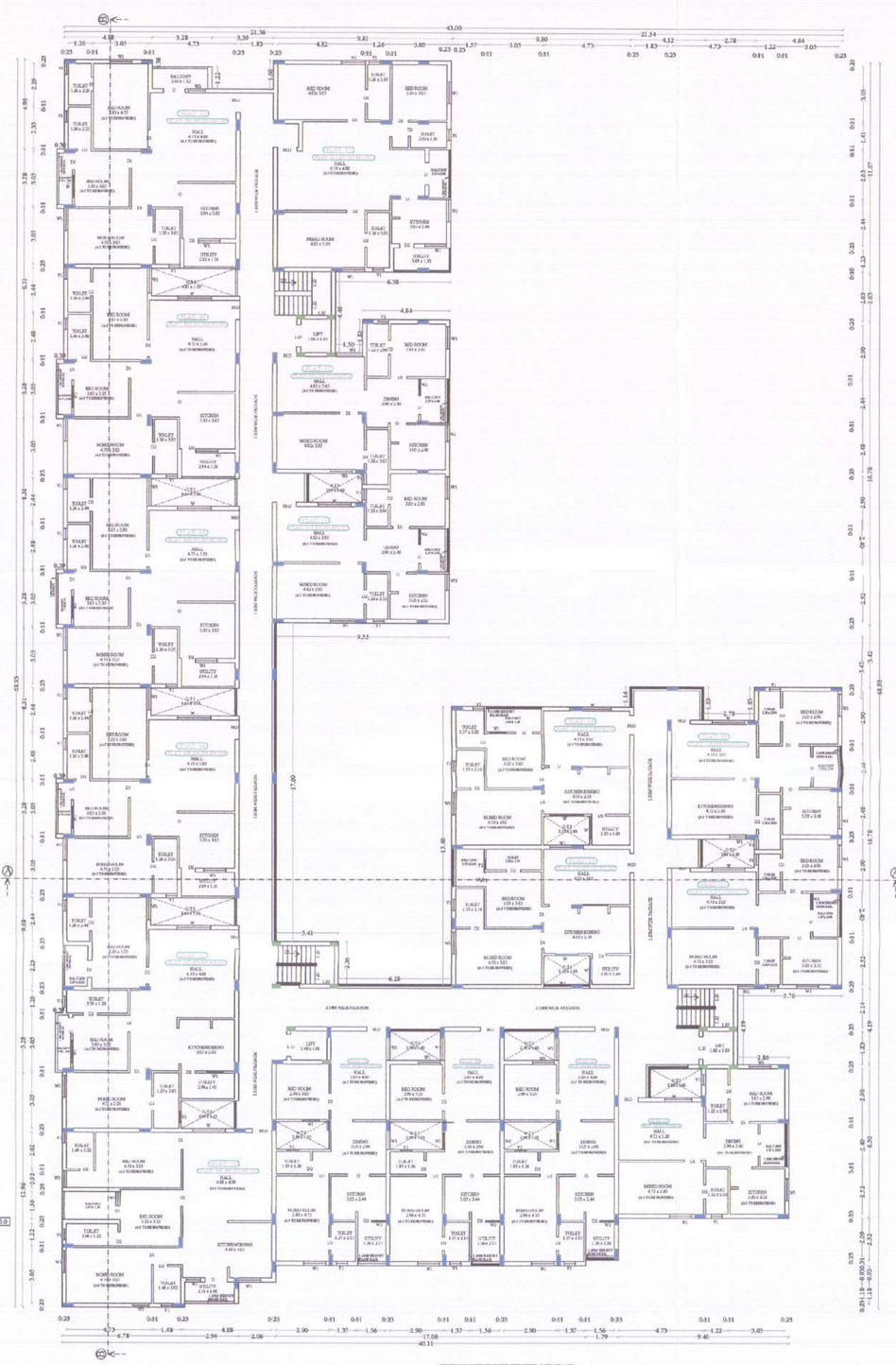
Signature valid Signature valid

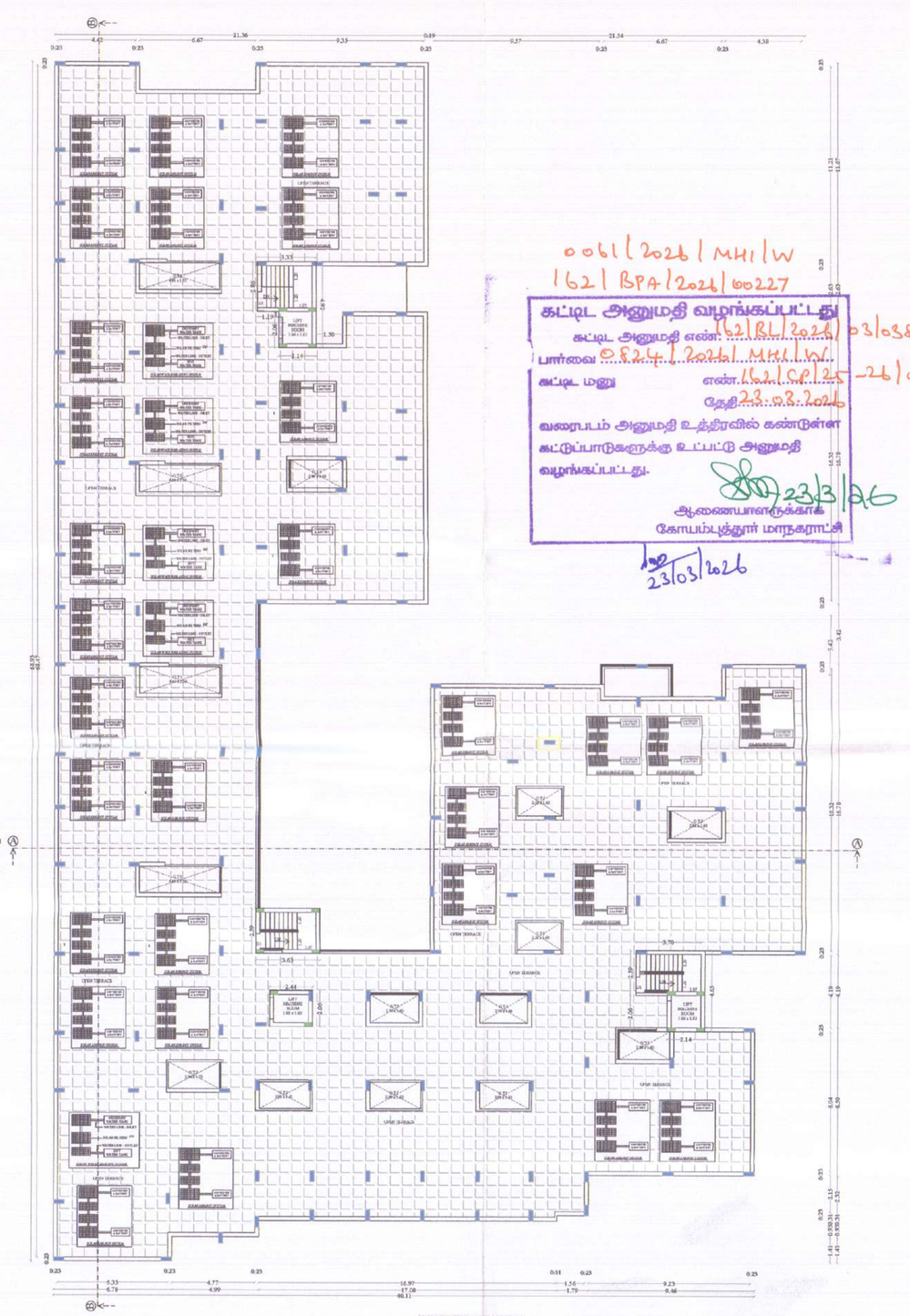

FRONT ELEVATION


SECTION ON A-A'


SECTION ON B-B'


PROPOSED BASEMENT FLOOR PLAN


TYPICALLY PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR , THIRD FLOOR, FOURTH FLOOR PLAN, FIFTH FLOOR PLAN


PROPOSED TERRACE FLOOR PLAN

0061/2026/MHILW
162/BPA/2024/00227

கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BL/2026/03038/00493
பார்வை: 0.B.24.12.2024 MHILW 162/BPA/2024/00227-26/035079
கட்டட மனு எண்: 162/CC/25
தேதி: 23.03.2026
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
23/3/26
ஆணையாளருக்காக
கோபிநந்துஜா மாநகராட்சி
23/03/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No:541/2B1 AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT. COIMBATORE CORPORATION.

LAND USE - RESIDENTIAL USE

SCALE 1 : 100 — ALL DIMENSIONS ARE IN METERS

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Area Of The Site (As per Patta)	3643.0	39213.25

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Terrace Floor Area	0	42.94	42.94
TOTAL	**8805.60**	4229.63	13035.23

JOINERY DETAILS

L.D	Lift Door	1.00 x 2.10	W	Window	1.83 x 1.50
M.D	Main Door	1.07 x 2.10	W1	Window	1.22 x 1.50
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D1	Door	0.90 x 2.10	W3	Window	0.76 x 1.50
D2	Door	0.76 x 2.10	V1	Ventilator	1.00 x 0.61
RS	Rolling Shutter	3.00 x 2.10	EF	Exhaust Fan	1.00 x 0.61

For ARTHY ASSOCIATES

Proprietor

APPLICANT

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 02/2020/RGTE / EDTCP
Chartered Engineer, Reg.No : AM1086057
Licensed Building Surveyor
Ph.No : +91 95249 57886

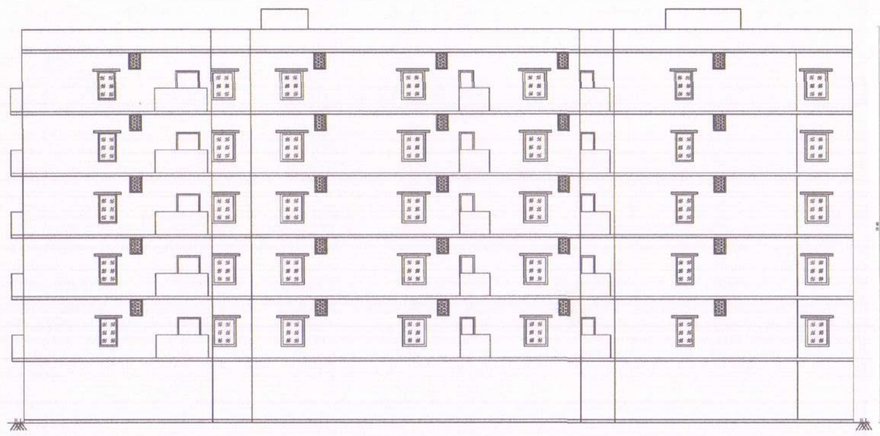
GEO TECHNICAL ENGINEER

RAMA RAM SHANKAR B.Tech,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
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Theni (Dt) - 625 531. Mobile No: 9481953909

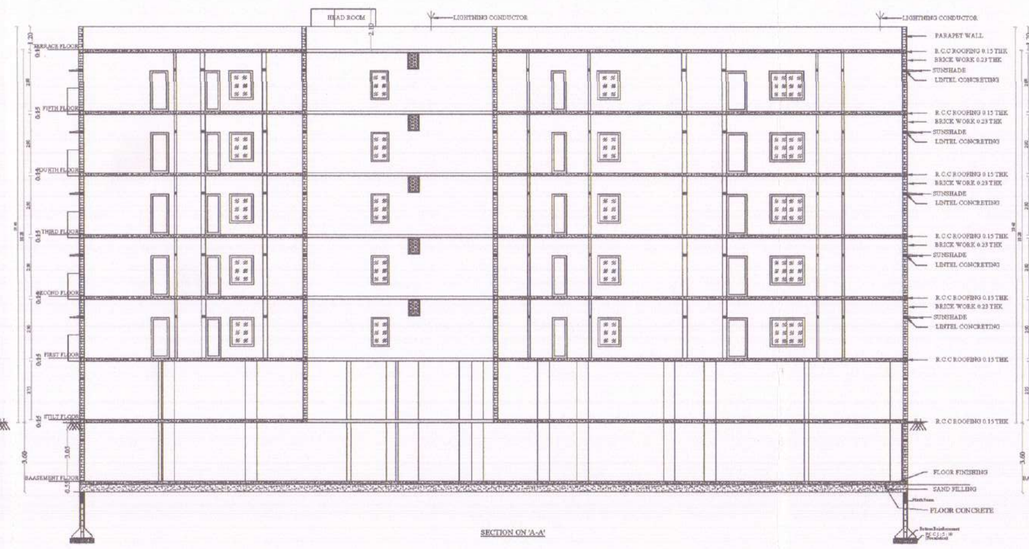
STRUCTURAL ENGINEER

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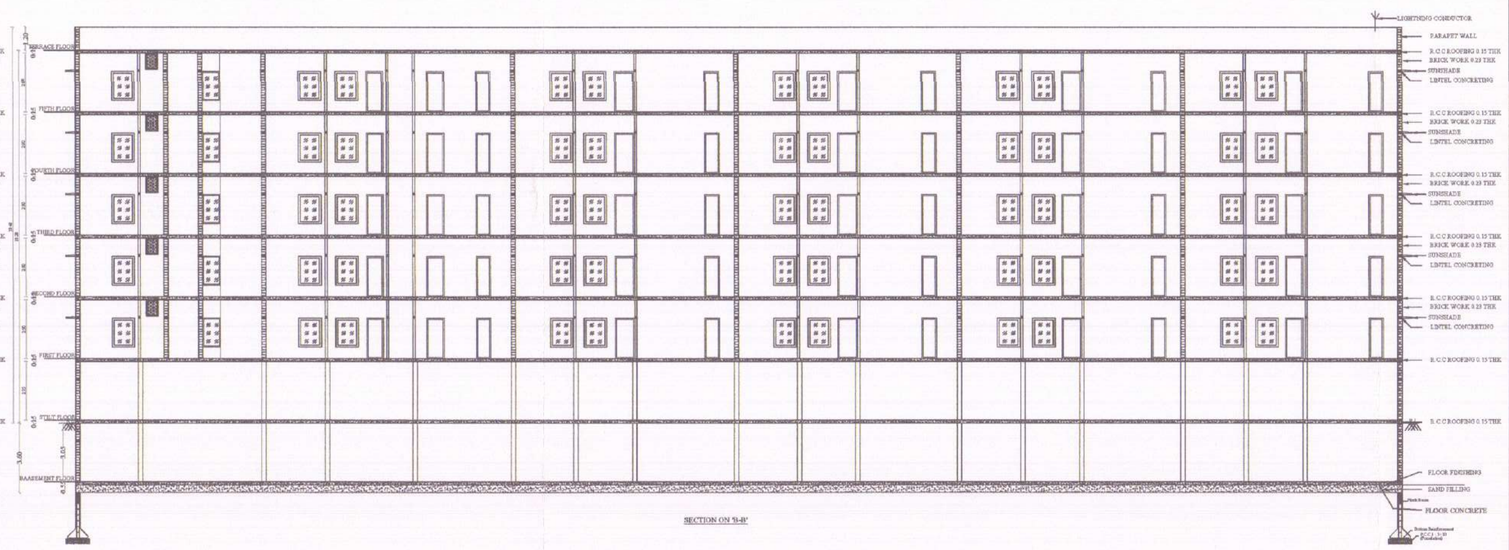
REGISTERED ENGINEER



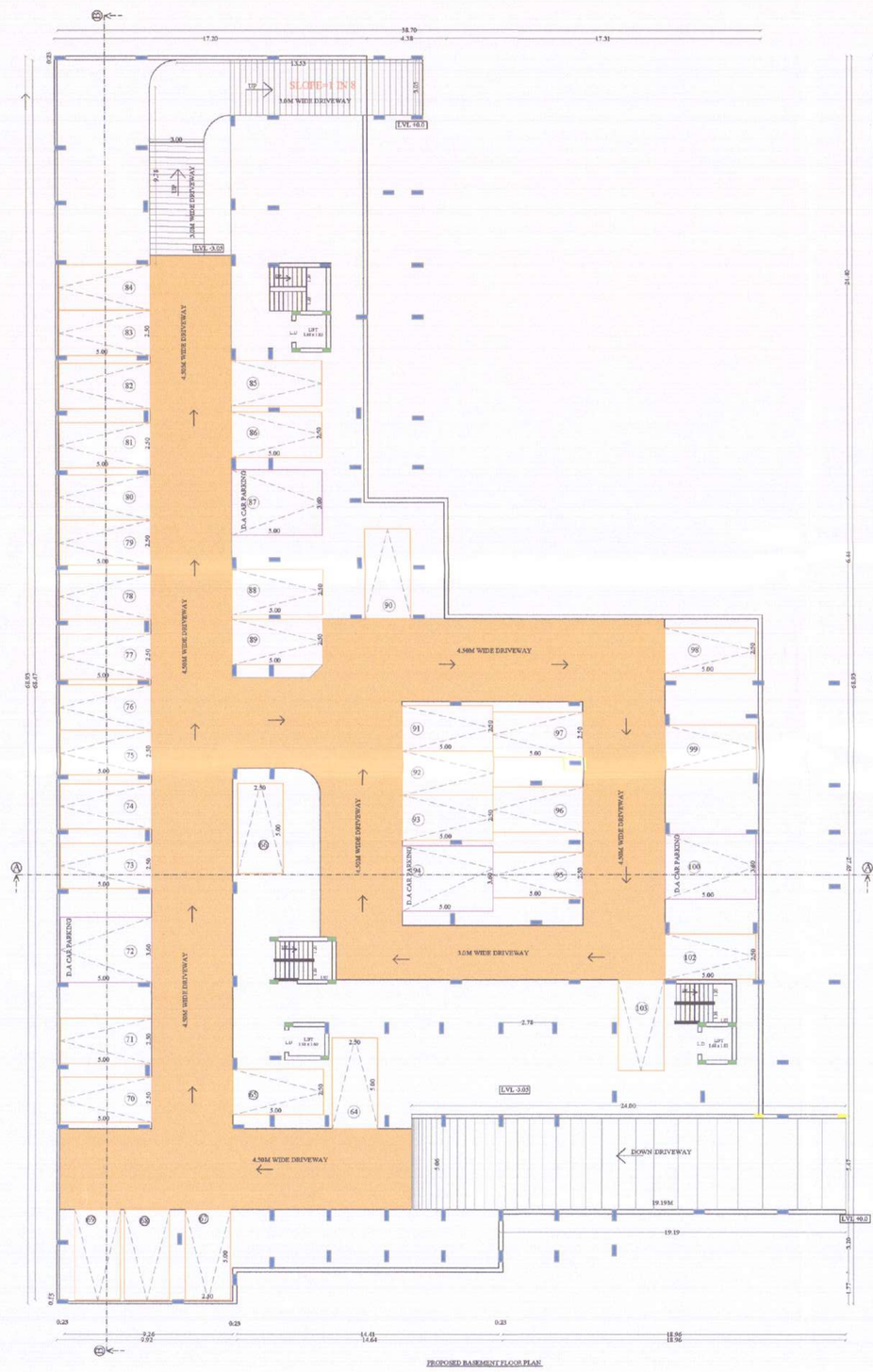
FRONT ELEVATION



SECTION ON X-Y



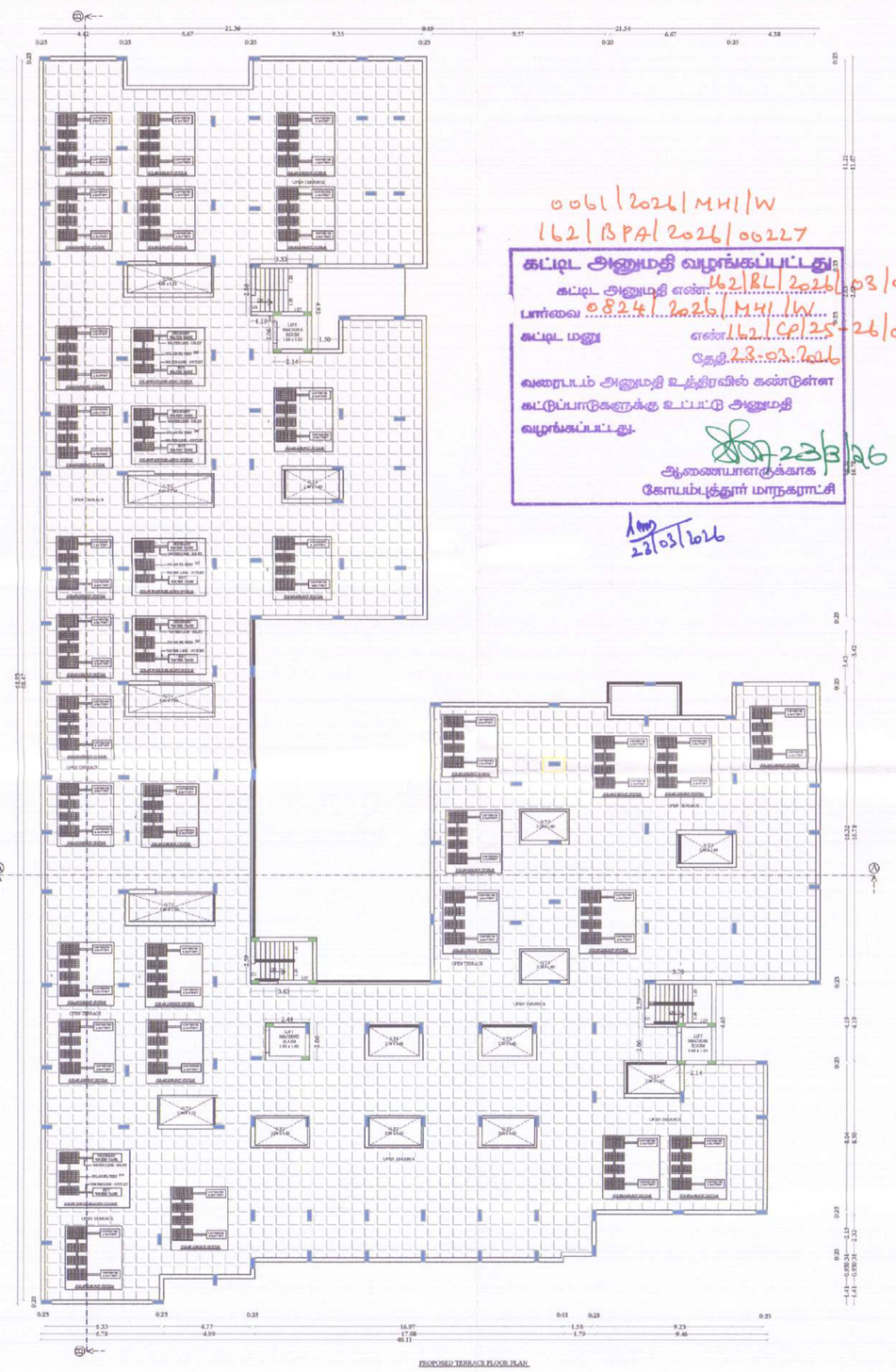
SECTION ON X-Y



PROPOSED BASEMENT FLOOR PLAN



TYPICAL PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR , THIRD FLOOR, FOURTH FLOOR PLAN, FIFTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

0061/2026/MHI/W
162/BPA/2026/00227

கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 142/BL/2026-03/038/00493
பார்வை 0822/2026/MHI/W
கட்டட மனு எண்:162/CP/25-26/0356075
தேதி 23.03.2026
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
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கோபம்புத்தூர் மாநகராட்சி
23/03/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF

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COIMBATORE CORPORATION.

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REGISTERED ENGINEER

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.