Verified RealEstate™

RE REGULATORY RECORD

RERA Document

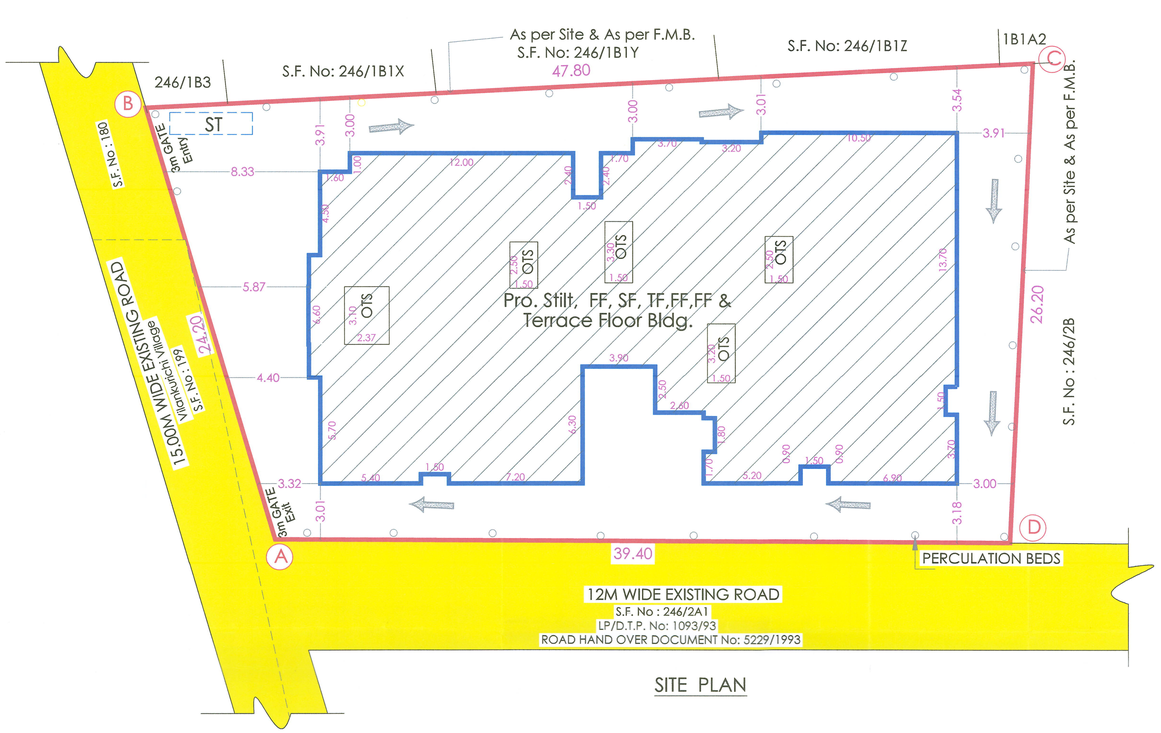
The document as the regulator published it, reproduced in full behind this page.

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

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

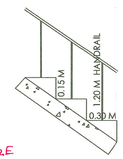
hello@verified.realestate
+91 9996 12 9996
verified.realestate

D/2

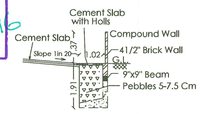


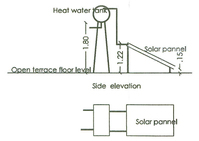
STAIRCASE DETAILS

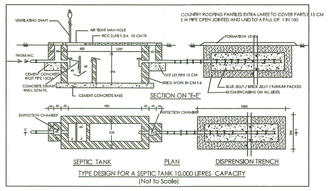
WIDTH - 1.20 m
TREAD - 0.30 m
RISE - 0.15 m

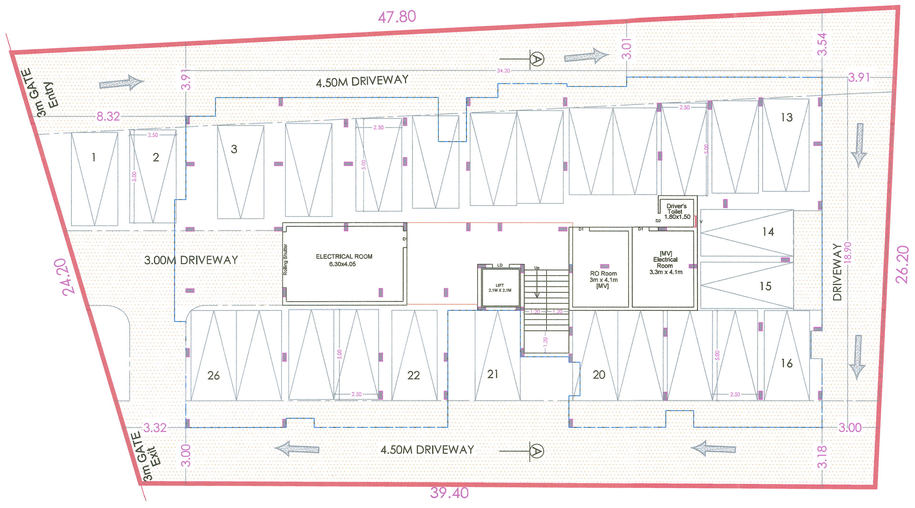


162/BL/2026/02/008/00078
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 24/2026/MH2E
பணியை Ref. No: 634p/2025/MH2E
கட்டிட வரை 162/BPP/2025/024661
தேதி: 20/11/2026
வளாகம் அனுமதி உத்திரவில் வகுக்கப்பட்ட கட்டுமானங்களுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயமுத்தூர் மாநகராட்சி
20/11/26
20/11/2026









PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN SITE No: 79, 80, 81 & 82, IN THE APPROVED LAYOUT No: LP/D.T.P. No: 1093/93, IN S.F.No: 246/2A2, KONGU NAGAR, KALAPATTI VILLAGE {WEST}, COIMBATORE CORPORATION.

MASTER PLAN LAND USE : RESIDENTIAL

ONLINE APPLICATION No : SWP/BPA/705062/2025

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY | DRIVE WAY
EXISTING ROAD | PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [11536.40 Sft]	1071.76
	SITE AREA AS PER TSLR (A) - (D)	1072.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT UP AREA

FLOOR NAME	Built up Area F.S.I.	Non. F.S.I.	TOTAL Area
STILT FLOOR	60.53	518.82	579.35
FIRST FLOOR	540.33	------	540.33
SECOND FLOOR	540.33	------	540.33
THIRD FLOOR	540.33	------	540.33
FOURTH FLOOR	545.11	------	545.11
FIFTH FLOOR	545.11	------	545.11
TERRACE FLOOR	------	39.95	39.95
TOTAL FSI AREA	2771.74	558.77	3330.51

TOTAL F.S.I AREA	2771.74 Sqm
HEIGHT OF THE BUILDING	18.30 m
NUMBER OF DWELLINGS	24 Nos.
FLOOR SPACE INDEX = 2771.74 / 1071.76	= 2.00 + 0.80 = 2.586

PARKING CALCULATION

DESCRIPTION	ALLOWED	PROVIDED
CAR PARKING	24 + 2 Cars Space	26 Cars Space

SCHEDULE OF JOINERY

		METRE
RS	ROLLING SHUTTER	3.00 x 2.10
LD	LIFT DOOR	1.20 x 2.10
MD	MAIN DOOR	1.05 x 2.10
SD	SILIDING DOOR	1.80 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
W1	WINDOW	1.80 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.20 x 1.20
V	VENTILATOR	0.60 x 1.00

Special Condition

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

SITE APPROVAL L.P. CLPA / No : 762/2025

PLANNING PERMISSION NO : 894/2025

PROFESSIONAL DETAILS BASED ON FROM C

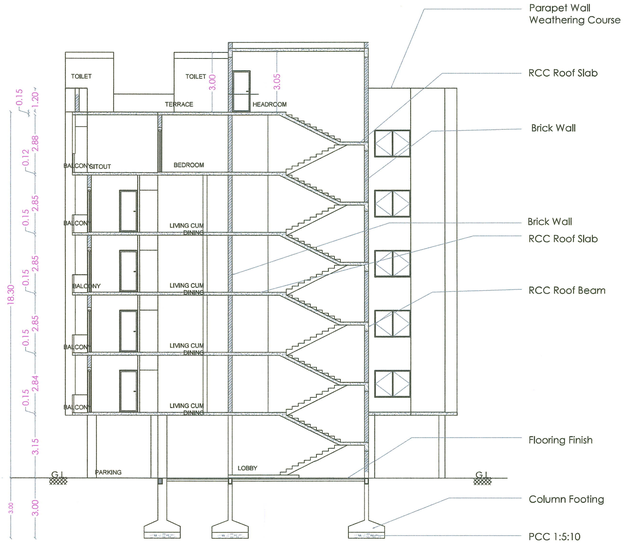
Er.C. NATARAJAN LPA/RE/GR-1/003/2024	C. NATARAJAN, B.E., Consulting Engineer NAVEEN ASSOCIATES 364, Second St., Extension Gandhipuram, Coimbatore - 641 012 COIMBATORE LPA / RE / GR-1 / 003 / 2024	APPLICANT	Revantha Services Private Limited	For REVANTHA SERVICES PRIVATE LIMITED Authorised Signatory
		STRUCTURAL ENGINEER	Er.S. ARUN KUMAR LPA/SE/GR-I/066/2024	S. ARUN KUMAR, ME., (Struct.) Coimbatore LPA/SE/GR-I/066/2024 METIS STRUCTURES 9,9-1,Lakshmi Garden, Sankara Collage Road, Saravanampatti, Coimbatore - 35. GSTIN : 33AAXFM9597P1ZT

Signature valid
Signed by: Joint Director / Member Secretary, District Town and Country Planning Office
Location: Coimbatore
Date: 2026.02.10

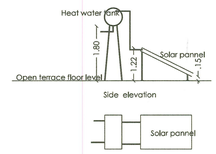
e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
Coimbatore District



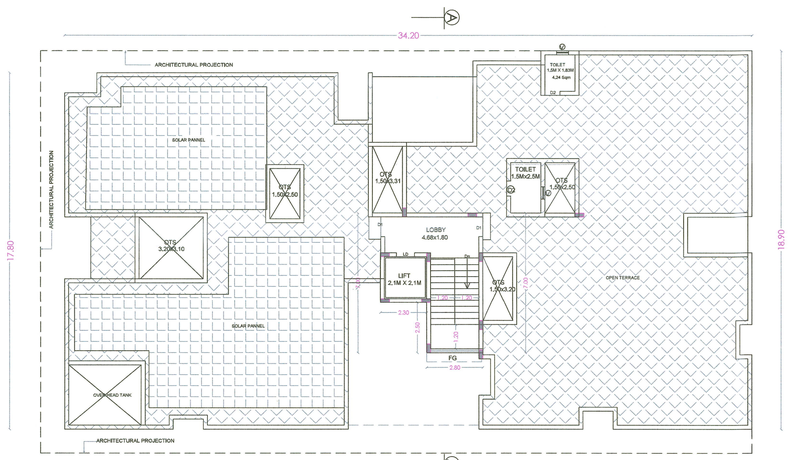
SOUTH SIDE ELEVATION



SECTION ON A A



SOLAR WATER HEATER



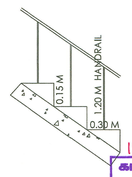
TERRACE FLOOR PLAN

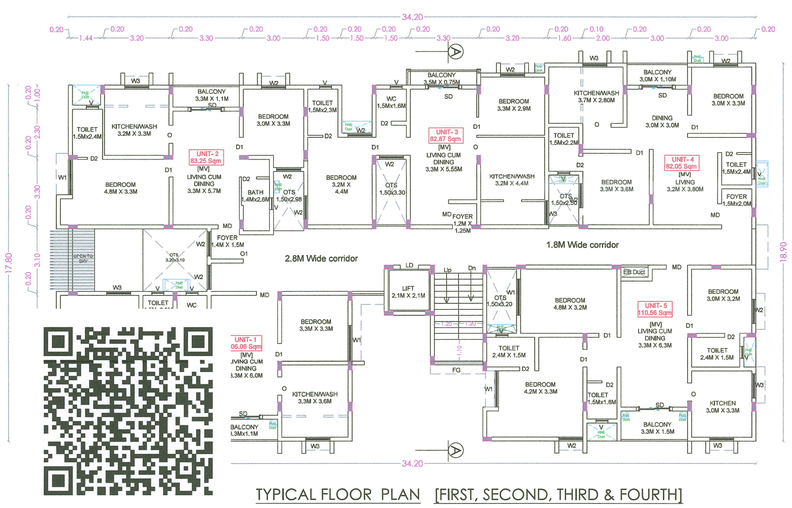
STAIRCASE DETAILS

WIDTH - 1.20 m

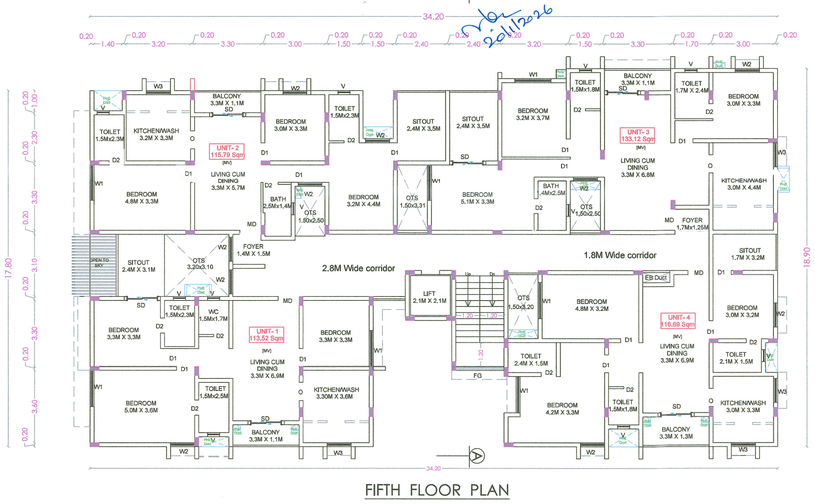
TREAD - 0.30 m

RISE - 0.15 m





TYPICAL FLOOR PLAN [FIRST, SECOND, THIRD & FOURTH]



FIFTH FLOOR PLAN

Typical [First,Second, Third & Fourth] Floor Area Details				Parking Calculation
UNIT	FSI Area Sqm	Non FSI Area Sqm	Total Area Sqm	No of Cars
1	106.08	----	106.08	1
2	83.25	----	83.25	1
3	82.87	----	82.87	1
4	82.05	----	82.05	1
5	110.56	----	110.56	1
Common Area	75.52	----	75.52	
Total	540.33	----	540.33	5

Fifth Floor Area Details				Parking Calculation
UNIT	FSI Area Sqm	Non FSI Area Sqm	Total Area Sqm	No of Cars
1	113.52	----	113.52	1
2	115.79	----	115.79	1
3	133.12	----	133.12	1
4	116.69	----	116.69	1
Common Area	68.65	----	68.65	
Total	545.11	----	545.11	4

TOTAL PARKING CALCULATION	
REQUIRED CAR PARKING	24 + 2
PROVIDED CAR PARKING	26

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN SITE No: 79, 80, 81 & 82, IN THE APPROVED LAYOUT No: LP/D.T.P. No: 1093/93, IN S.F.No: 246/2A2, KONGU NAGAR, KALAPATTI VILLAGE {WEST}, COIMBATORE CORPORATION.

MASTER PLAN LAND USE : RESIDENTIAL

ONLINE APPLICATION No : SWP/BPA/705062/2025

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

AREA STATEMENT

FLOOR NAME	Built up Area F.S.I.	Non. F.S.I.	TOTAL Area
STILT FLOOR	60.53	518.82	579.35
FIRST FLOOR	540.33	------	540.33
SECOND FLOOR	540.33	------	540.33
THIRD FLOOR	540.33	------	540.33
FOURTH FLOOR	545.11	------	545.11
FIFTH FLOOR	545.11	------	545.11
TERRACE FLOOR	------	39.95	39.95
TOTAL FSI AREA	2771.74	558.77	3330.51

TOTAL F.S.I AREA	2771.74 Sqm
HEIGHT OF THE BUILDING	18.30 m
NUMBER OF DWELLINGS	24 Nos.
FLOOR SPACE INDEX	= 2771.74 / 1071.76 = 2.00 + 0.80 = 2.586

PARKING CALCULATION

DESCRIPTION	ALLOWED	PROVIDED
CAR PARKING	24 + 2 Cars Space	26 Cars Space

SCHEDULE OF JOINERY

METRE

RS	ROLLING SHUTTER	3.00 x 2.10
LD	LIFT DOOR	1.20 x 2.10
MD	MAIN DOOR	1.05 x 2.10
SD	SILIDING DOOR	1.80 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
W1	WINDOW	1.80 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.20 x 1.20
FG	FIXED GLASS	2.40 x 3.00
V	VENTILATOR	0.60 x 1.00

SITE APPROVAL L.P. CLPA / No : 762/2025

PLANNING PERMISSION NO : 894/2025

162/BL/2026/02008/00078

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 24/2026/MHE

பார்வை Rec. No: 6340/2025/MHE

கட்டிட மதிப்பு 162/BPD/2025/02441

தேதி: 20/11/2026

வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
செயற்பொறியாளர்

20/11/2026

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

STRUCTURAL ENGINEER

For REVANTHA SERVICES PRIVATE LIMITED

Authorised Signatory.

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extensions
Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE /
GR-I / 003 / 2024

REGISTERED ENGINEER

D/2

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.