Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

CARPET AREA STATEMENT												Date : 01 / 07 / 2026		
Site Address : T.S No : 15 / 3, 4 & 5, Ward No : AL Ramanathapuram, Block No : 15, Ramanathapuram Village, Coimbatore Corporation. Singanallur DD Plan No : 47														
Sl. No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per sec 2(k) of the RERA Act) (Sq.M.)	(b) Exclusive Balcony (Sq.M.)	(c) Exclusive Verandah / Utility / Service / Open Terrace (Sq.M.)	(d) Area of External Walls (Sq.M.)	(e) = (a + b + c + d) Floor Area of the Apartment (Sq.M.)	(f) Proportionate Common Area (Sq.M.)	(g) = (e + f) Gross Area of the Apartment (Sq.M.)	(h) UDS Land Area (Sq.M.)	(i) Car Parking	
													Covered	Open
1	1	1st Floor	2 BHK	101	67.36	6.34	4.60	11.22	89.52	8.19	97.71	40.03	1	0
2			2 BHK	102	69.91	5.92	0.00	9.91	85.74	7.85	93.59	38.34	1	1
3			2 BHK	103	71.85	0.00	0.00	8.41	80.26	7.35	87.61	35.89	1	1
4			2 BHK	104	67.26	4.45	0.00	9.39	81.10	7.42	88.52	36.26	1	0
5			2 BHK	105	69.95	3.66	4.24	10.75	88.60	8.11	96.71	39.62	1	0
6			2 BHK	106	70.16	5.92	0.00	9.46	85.54	7.83	93.37	38.25	1	1
7			2 BHK	107	69.89	0.00	0.00	9.03	78.92	7.22	86.14	35.29	1	1
8			2 BHK	108	65.46	3.37	4.40	9.82	83.05	7.60	90.65	37.13	1	0
9		2nd Floor	2 BHK	201	67.36	6.34	4.60	11.22	89.52	8.19	97.71	40.03	1	0
10			2 BHK	202	69.91	5.92	0.00	9.91	85.74	7.85	93.59	38.34	1	1
11			2 BHK	203	71.85	0.00	0.00	8.41	80.26	7.35	87.61	35.89	1	1
12			2 BHK	204	67.26	4.45	0.00	9.39	81.10	7.42	88.52	36.26	1	0
13			2 BHK	205	69.95	3.66	4.24	10.75	88.60	8.11	96.71	39.62	1	0
14			2 BHK	206	70.16	5.92	0.00	9.46	85.54	7.83	93.37	38.25	1	1
15			2 BHK	207	69.89	0.00	0.00	9.03	78.92	7.22	86.14	35.29	1	1
16			2 BHK	208	65.46	3.37	4.40	9.82	83.05	7.60	90.65	37.13	1	0
17		3rd Floor	2 BHK	301	67.36	6.34	4.60	11.22	89.52	8.19	97.71	40.03	1	0
18			2 BHK	302	69.91	5.92	0.00	9.91	85.74	7.85	93.59	38.34	1	0
19			2 BHK	303	71.85	0.00	0.00	8.41	80.26	7.35	87.61	35.89	1	0
20			2 BHK	304	67.26	4.45	0.00	9.39	81.10	7.42	88.52	36.26	0	1
21			2 BHK	305	69.95	3.66	4.24	10.75	88.60	8.11	96.71	39.62	0	1
22			2 BHK	306	70.16	5.92	0.00	9.46	85.54	7.83	93.37	38.25	0	1
23			2 BHK	307	69.89	0.00	0.00	9.03	78.92	7.22	86.14	35.29	0	1
24			2 BHK	308	65.46	3.37	4.40	9.82	83.05	7.60	90.65	37.13	0	1
25		4th Floor	2 BHK	401	67.36	6.34	4.60	11.22	89.52	8.19	97.71	40.03	0	1
26			2 BHK	402	69.91	5.92	0.00	9.91	85.74	7.85	93.59	38.34	0	1
27			2 BHK	403	71.85	0.00	0.00	8.41	80.26	7.35	87.61	35.89	0	1
28			2 BHK	404	67.26	4.45	0.00	9.39	81.10	7.42	88.52	36.26	0	1
29			2 BHK	405	69.95	3.66	4.24	10.75	88.60	8.11	96.71	39.62	0	1
30			2 BHK	406	70.16	5.92	0.00	9.46	85.54	7.83	93.37	38.25	0	1
31			2 BHK	407	69.89	0.00	0.00	9.03	78.92	7.22	86.14	35.29	0	1
32			2 BHK	408	65.46	3.37	4.40	9.82	83.05	7.60	90.65	37.13	0	1
33		5th Floor	2 BHK	501	67.36	6.34	4.60	11.22	89.52	8.19	97.71	40.03	0	1
34			2 BHK	502	69.91	5.92	0.00	9.91	85.74	7.85	93.59	38.34	0	1
35			2 BHK	503	71.85	0.00	0.00	8.41	80.26	7.35	87.61	35.89	0	1
36			2 BHK	504	67.26	4.45	0.00	9.39	81.10	7.42	88.52	36.26	0	1
37			2 BHK	505	69.95	3.66	4.24	10.75	88.60	8.11	96.71	39.62	0	1
38			2 BHK	506	70.16	5.92	0.00	9.46	85.54	7.83	93.37	38.25	0	1
39			2 BHK	507	69.89	0.00	0.00	9.03	78.92	7.22	86.14	35.29	0	1
40			2 BHK	508	65.46	3.37	4.40	9.82	83.05	7.60	90.65	37.13	0	1
Total					**2759.20**	**148.30**	**66.20**	**389.95**	**3363.65**	**307.90**	**3671.55**	**1504.00**	**19**	**21**
												Visitor Parking	4	0
												Total Parking	**23**	**21**

T. JOHN YOGARAJ
Architect Grade : (RA) CA / 2000 / 26960
Reg No: Coimbatore LPA/RA/GR-I/19/03/005
B.3 Anand Abodes (Shalom)
38-A, Anna Street, Venkittapuram,
Coimbatore - 641 025. Cell:98940 98212

For VINCON ENVIRON PRIVATE LIMITED

Authorised Signatory

1.G Sathiya Santhi 2.

3. 4.

5.

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.