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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

dhiya
foundation private limited

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chinthamani Complex,
1st Ave, G Block,
Annanagar East, Chennai, 600102

DT: 16/03/2026

SUB: REQUESTED PROJECT DETAILS

Dear Sir,

As requested I have attached the necessary project details of our project RCC Roof Stilt, First, Second, Third, Fourth & Fifth Floor of Residential & Comercial Group Development Building **Dhiya`s Sai Rishabham**, Block-A Residential Apartment Stilt + 5 Floors (70 dwellings)& Block-B Comercial Building Stilt + 5 Floors at SF No:25/1A,25/1B,28/1B2, 28/3 & 49/2B, Thudiyalur village, Coimbatore North Taluk, North Zone, Coimbatore Corporation.

Thanking You,
Yours Faithfully,

(DIRECTOR)

DHIYA FOUNDATION PVT. LTD. ★ CBE-41

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER/ARCHITECT

RCC Roof Stilt, First, Second, Third, Fourth & Fifth Floor of Residential & Comercial Group Development Building Dhiya`s Sai Rishabham, Block-A Residential Apartment Stilt + 5 Floors (70 dwellings)& Block-B Comercial Building Stilt + 5 Floors at SF No:25/1A,25/1B,28/1B2, 28/3 & 49/2B, Thudiyalur village, Coimbatore North Taluk, North Zone, Coimbatore Corporation

Carpet Area Statement Date: 16/03/2026

S.NO	Block	FLOOR	Aprtment NO	TYPE	RERA CARPET AREA (sq.m) (a)	EXCLUSIVE BALCONY (sq.m) (b)	Exclusive Verandah/Utility/ Service/Ots (sq.m) (c)	Area of External Walls (sq.m) (d)	Floor area of the apartment e=(a+b+c+d)	Proportionate Common Area (sq.m) (f)	Gross Area of the apartment (sq.m) g=(e+f)	UDS Land Area (sq.m) (h)	Car parking (i) (Covered)	Car parking (i) OPEN
1	A	First	1A	A	123.80	-	7.43	17.05	148.28	56.97	205.25	57.75	1	_
2	A	First	1B	B	125.36	-	7.52	17.27	150.15	57.69	207.84	58.48	1	_
3	A	First	1C	C	122.39	-	7.34	16.86	146.59	56.32	202.91	57.09	1	_
4	A	First	1D	D	94.9	-	5.69	13.07	113.66	43.67	157.33	44.27	1	_
5	A	First	1E	E	100.74	-	6.04	13.88	120.66	46.36	167.02	46.99	1	_
6	A	First	1F	F	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
7	A	First	1G	G	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
8	A	First	1H	H	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
9	A	First	1I	I	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
10	A	First	1J	J	139.29	-	8.36	19.18	166.83	64.10	230.93	64.98	1	

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11	A	First	1K	K	124.74	-	7.48	17.17	149.39	57.40	206.79	58.18	1	
12	A	First	1L	L	96.42	-	5.79	13.27	115.48	44.37	159.85	44.98	1	
13	A	First	1M	M	121.61	-	7.31	16.75	145.66	55.97	201.63	56.73	1	
14	A	First	1N	N	91.09	-	5.47	12.54	109.10	41.92	151.02	42.49	1	
15	A	Second	2A	A	123.80	-	7.43	17.05	148.28	56.97	205.25	57.75	1	_
16	A	Second	2B	B	125.36	-	7.52	17.27	150.15	57.69	207.84	58.48	1	_
17	A	Second	2C	C	122.39	-	7.34	16.86	146.59	56.32	202.91	57.09	1	_
18	A	Second	2D	D	94.9	-	5.69	13.07	113.66	43.67	157.33	44.27	1	_
19	A	Second	2E	E	100.74	-	6.04	13.88	120.66	46.36	167.02	46.99	1	_
20	A	Second	2F	F	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
21	A	Second	2G	G	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
22	A	Second	2H	H	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
23	A	Second	2I	I	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
24	A	Second	2J	J	139.29	-	8.36	19.18	166.83	64.10	230.93	64.98	1	
25	A	Second	2K	K	124.74	-	7.48	17.17	149.39	57.40	206.79	58.18	1	
26	A	Second	2L	L	96.42	-	5.79	13.27	115.48	44.37	159.85	44.98	1	
27	A	Second	2M	M	121.61	-	7.31	16.75	145.66	55.97	201.63	56.73	1	
28	A	Second	2N	N	91.09	-	5.47	12.54	109.10	41.92	151.02	42.49	1	_
29	A	Third	3A	A	123.80	-	7.43	17.05	148.28	56.97	205.25	57.75	1	
30	A	Third	3B	B	125.36	-	7.52	17.27	150.15	57.69	207.84	58.48	1	_
31	A	Third	3C	C	122.39	-	7.34	16.86	146.59	56.32	202.91	57.09	1	_
32	A	Third	3D	D	94.9	-	5.69	13.07	113.66	43.67	157.33	44.27	1	_
33	A	Third	3E	E	100.74	-	6.04	13.88	120.66	46.36	167.02	46.99	1	_

DHIYA FOUNDATION PVT. LTD., CBE-47

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34	A	Third	3F	F	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
35	A	Third	3G	G	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
36	A	Third	3H	H	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
37	A	Third	3I	I	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	
38	A	Third	3J	J	139.29	-	8.36	19.18	166.83	64.10	230.93	64.98	1	
39	A	Third	3K	K	124.74	-	7.48	17.17	149.39	57.40	206.79	58.18	1	
40	A	Third	3L	L	96.42	-	5.79	13.27	115.48	44.37	159.85	44.98	1	
41	A	Third	3M	M	121.61	-	7.31	16.75	145.66	55.97	201.63	56.73	1	
42	A	Third	3N	N	91.09	-	5.47	12.54	109.10	41.92	151.02	42.49	1	
43	A	FOURTH	4A	A	123.80	-	7.43	17.05	148.28	56.97	205.25	57.75	1	_
44	A	FOURTH	4B	B	125.36	-	7.52	17.27	150.15	57.69	207.84	58.48	1	_
45	A	FOURTH	4C	C	122.39	-	7.34	16.86	146.59	56.32	202.91	57.09	1	_
46	A	FOURTH	4D	D	94.9	-	5.69	13.07	113.66	43.67	157.33	44.27	1	_
47	A	FOURTH	4E	E	100.74	-	6.04	13.88	120.66	46.36	167.02	46.99	1	_
48	A	FOURTH	4F	F	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
49	A	FOURTH	4G	G	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
50	A	FOURTH	4H	H	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
51	A	FOURTH	4I	I	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
52	A	FOURTH	4J	J	139.29	-	8.36	19.18	166.83	64.10	230.93	64.98	1	_

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53	A	FOURTH	4K	K	124.74	-	7.48	17.17	149.39	57.40	206.79	58.18	1	_
54	A	FOURTH	4L	L	96.42	-	5.79	13.27	115.48	44.37	159.85	44.98	1	_
55	A	FOURTH	4M	M	121.61	-	7.31	16.75	145.66	55.97	201.63	56.73	1	_
56	A	FOURTH	4N	N	91.09	-	5.47	12.54	109.10	41.92	151.02	42.49	1	_
57	A	FIFTH	5A	A	123.80	-	7.43	17.05	148.28	56.97	205.25	57.75	1	_
58	A	FIFTH	5B	B	125.36	-	7.52	17.27	150.15	57.69	207.84	58.48	1	_
59	A	FIFTH	5C	C	122.39	-	7.34	16.86	146.59	56.32	202.91	57.09	1	_
60	A	FIFTH	5D	D	94.9	-	5.69	13.07	113.66	43.67	157.33	44.27	1	_
61	A	FIFTH	5E	E	100.74	-	6.04	13.88	120.66	46.36	167.02	46.99	1	_
62	A	FIFTH	5F	F	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
63	A	FIFTH	5G	G	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
64	A	FIFTH	5H	H	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
65	A	FIFTH	5I	I	99.66	-	5.98	13.73	119.37	45.86	165.23	46.49	1	_
66	A	FIFTH	5J	J	139.29	-	8.36	19.18	166.83	64.10	230.93	64.98	1	_
67	A	FIFTH	5K	K	124.74	-	7.48	17.17	149.39	57.40	206.79	58.18	1	_
68	A	FIFTH	5L	L	96.42	-	5.79	13.27	115.48	44.37	159.85	44.98	1	_
69	A	FIFTH	5M	M	121.61	-	7.31	16.75	145.66	55.97	201.63	56.73	1	_
70	A	FIFTH	5N	N	91.09	-	5.47	12.54	109.08	42.01	151.09	42.49	1	_
71	B	First	1F	1	224.07	-	-	12.28	236.35	55.39	291.74	82.10	1	_
72	B	Second	2F	2	224.07	-	-	12.28	236.35	55.39	291.74	82.10	2	_
73	B	Third	3F	3	224.07	-	-	12.28	236.35	55.39	291.74	82.10	2	_

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74	B	FOURTH	4F	4	224.07	-		12.28	236.35	55.39	291.74	82.10	2	_
75	B	FIFTH	5F	5	224.07	-		12.28	236.35	55.39	291.74	82.10	2	_
Visitor Parking													1	7
TOTAL AREA									**10398.13**	**3818.09**	**14216.22**	**4000.0**	**80.00**	**7.0**

Thanking You,
Yours Faithfully

For Dhiya Foundation Pvt Ltd

DHIYA FOUNDATION PVT. LTD. CBE-41

(DIRECTOR)

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
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REGISTERED ENGINEER / ARCHITECT

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.