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™
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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT

DATED:- 17.04.2026

SITE ADDRESS :- AURORA - SF No - 66/1A, 66/2A1,66/2A2,66,2B2B,66/1B2B , Thangamman Kovil Road, Kalapatti , Coimbatore - 641 048

Sl.No	Block	Floor	Type	Apartment No	(a) Carpet Area (as per sec2(k) of the RERA Act) (Sq.M)	(b) Excl., Balcony (Sq.M)	(C) Excl., 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) Block Area + UDS land Area (Sq.M)	Car Parking (Nos)	
													Covered	Open
1	1	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	394.872	2	2
2	2	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	405.402	2	2
3	3	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	416.322	2	2
4	4	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	426.442	2	2
5	5	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	436.562	2	2
6	6	G+1	Residential	-	430.60	-	-	-	430.60	5.858	430.60	446.682	2	2
7	7	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	469.342	2	2
8	9	G+1	Residential	-	386.57	-	-	-	386.57	5.858	386.57	444.892	2	2
9	11	G+1	Residential	-	274.78	-	-	-	274.78	5.858	274.78	324.062	2	1
10	12	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	338.282	2	1
11	14	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	335.832	2	1
12	15	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	335.832	2	1
13	16	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	335.832	2	1
14	18	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	335.832	2	1
15	19	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	335.832	2	1
16	20	G+1	Residential	-	288.97	-	-	-	288.97	5.858	288.97	333.772	2	1
17	21	G+1	Residential	-	274.78	-	-	-	274.78	5.858	274.78	342.672	2	1
18	22	G+1	Residential	-	274.78	-	-	-	274.78	5.858	274.78	342.672	2	1
19	24	G+1	Residential	-	608.86	-	-	-	608.86	5.858	608.86	630.163	2	2
20	25	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	356.782	2	2
21	27	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	356.782	2	2

22	28	G+1	Residential	-	284.01	-	-	-	284.01	5.858	284.01	328.372	2	1
23	30	G+1	Residential	-	274.78	-	-	-	274.78	5.858	274.78	347.462	2	1
24	31	G+1	Residential	-	281.65	-	-	-	281.65	5.858	281.65	357.242	2	1
25	33	G+1	Residential	-	419.69	-	-	-	419.69	5.858	419.69	439.032	2	2
26	34	G+1	Residential	-	247.21	-	-	-	247.21	5.858	247.21	308.512	2	1
27	36	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	354.402	2	2
28	37	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	356.432	2	2
29	38	G+1	Residential	-	277.86	-	-	-	277.86	5.858	277.86	327.702	2	1
30	39	G+1	Residential	-	608.86	-	-	-	608.86	5.858	608.86	630.163	2	2
31	41	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	367.352	2	2
32	42	G+1	Residential	-	323.62	-	-	-	323.62	5.858	323.62	389.212	2	2
33	43	G+1	Residential	-	329.79	-	-	-	329.79	5.858	329.79	381.122	2	2
34	45	G+1	Residential	-	321.66	-	-	-	321.66	5.858	321.66	356.432	2	2
35	46	G+1	Residential	-	234.75	-	-	-	234.75	5.858	234.75	301.802	1	1
				-	**11845.41**	-	-	-	**11845.41**	**205.03**	**11845.41**	**13390.1**	69	54
											Visitor's Car Parking		7	7
											Total		**76**	**61**

Total Extent		**15505.92**	**Sq.M**
Land Area With UDS		13390.1	Sq.M
30'0" Road HandOver		538.92	Sq.M
OSR		1576.9	Sq.M
		15505.92	**Sq.M**

For EIVAA HOMESS INDIA LLP

Designated Partner

S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/002/2024,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

NOTE :-

Carpet Area Statement with Total UDS for the least extent.
If any land reserved for the furture development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development
Car parking to be alloted / provided as per the Tamilnadu Combined development and building Rules (TNCDBR) 2019
If one parking is required for two apartement, Promoter to clearly mention the carpet area statement as how to carparking will be alloted
Promoter to clearly mentioned cover, open and visitors carparking
Carparking Allotted to individual apartment to be shown in the carpet area statement

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.