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

**RERA CARPET AREA STATEMENT**
**PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT VILLAS BUILDING IN WARD NO: 26, BLOCK NO: 1, T.S.NO: 9/1B2, 9/1B3 & 9/1B4 (S.F.NO:364/1 PART) AT VILANKURICHI VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION**
**M/s Karpagam Builders - "INDRAPRASTHA"**

| S.No | Block | Floor | Flat No | Type | RERA Carpet Area (sq.m) | Exclusive Balcony (sq.m) | Exclusive Verandah/Utility/ Service/Open Terrace (sq.m) | Proportionate Common Area (sq.m) | Total Area (sq.m) | UDS Land Area (sq.m) | Car Parking (Nos) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | Open parking | Covered parking |
| 1 | Block 1 | **Ground+1** | 1 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.00 | 0 | 2 |
| 2 | Block 2 | **Ground+1** | 2 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 3 | Block 3 | **Ground+1** | 3 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 4 | Block 4 | **Ground+1** | 4 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 5 | Block 5 | **Ground+1** | 5 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 6 | Block 6 | **Ground+1** | 6 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 7 | Block 7 | **Ground+1** | 7 | 3BHK | 194.19 | 10.54 | 17.92 | 21.24 | 243.89 | 273.03 | 0 | 2 |
| 8 | Block 8 | **Ground+1** | 8 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 9 | Block 9 | **Ground+1** | 9 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 10 | Block 10 | **Ground+1** | 10 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 11 | Block 11 | **Ground+1** | 11 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 12 | Block 12 | **Ground+1** | 12 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 13 | Block 13 | **Ground+1** | 13 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| 14 | Block 14 | **Ground+1** | 14 | 3BHK | 211.58 | 23.68 | 15.14 | 23.76 | 274.16 | 305.52 | 0 | 2 |
| Open Parking | | | | | | | | | | | 3 | 0 |
| **Total** | | | | | **2840.39** | **239.56** | **231.39** | **315.02** | **3626.35** | **4050.0** | **3** | 28 |

*Club House is accessible and common only for 14 Dwelling units (Block 1 to 14), for UDS Calculation the land area of the Block 15 -Club House is also considered only for the 14 Dwelling units (Block 1 to 14) and it is shared by these units. Block 15 -Club house building will be constructed and handed over to the residents of 14 dwelling units.

Date: 30.07.2025

Keromiyons Architectonics lab n Studio Works
(Aravindh. U)
Chief Architect
COA Register Number
CA/2005/36445

Dr. M. ELANGO, M.E.(struct.), MIE
Coimbatore LPA/SE/GR-II 001/2024
CHARTERED ENGINEER AM1705880-6
No.36, 2nd Floor, Bharathi Colony Main Road, Peelamedu, Coimbatore- 641 004.

For KARPAGAM BUILDERS
Proprietor

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

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# 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.