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

DIGITALLY VERIFIED RECORD

28-08-2026

SREEVATSA VRINDHAVAN

Carpet Area Statement

Site Address :S.F.NOS.45/1B2B & 46/1B1, KALAPATTI WEST VILLAGE, EAST SONE, NORTH TALUK, COIMBATORE

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 (Nos.)	
													Covered	Open
1	1	GF+FF+TF	Row house / Villas	1	288.39		50.24	18.76	357.39	37.01	394.40	361.05	2	0
2		GF+FF+TF	Row house / Villas	2	254.83		42.36	23.81	321	32.71	353.71	342.87	2	0
3		GF+FF+TF	Row house / Villas	3	254.83		42.36	23.81	321	32.71	353.71	335.76	2	0
4		GF+FF+TF	Row house / Villas	4	246.03		38.33	23.15	307.51	31.59	339.10	324.76	2	0
5		GF+FF+TF	Row house / Villas	5	246.13		38.33	23.18	307.64	31.59	339.23	317.58	2	0
6		GF+FF+TF	Row house / Villas	6	225.1		45.16	23.40	293.66	28.89	322.55	339.30	2	0
7	2	GF+FF+TF	Row house / Villas	7	208.64		30.06	21.14	259.84	26.78	286.62	272.82	2	0
8		GF+FF+TF	Row house / Villas	7A	171.74		23.13	19.15	214.02	22.04	236.06	225.62	2	0
9		GF+FF+TF	Row house / Villas	9	171.75		23.13	19.15	214.03	22.04	236.07	228.78	2	0
10		GF+FF+TF	Row house / Villas	10	171.76		23.13	19.15	214.04	22.04	236.08	232.35	2	0
11		GF+FF+TF	Row house / Villas	11	187.69		24.73	20.59	233.01	24.09	257.10	245.18	2	0
12		GF+FF+TF	Row house / Villas	12	187.69		24.73	19.80	232.22	24.09	256.31	245.75	2	0
13		GF+FF+TF	Row house / Villas	12A	187.68		24.73	19.00	231.41	24.09	255.50	246.58	2	0
14		GF+FF+TF	Row house / Villas	14	183.35		23.75	20.17	227.27	23.53	250.80	266.85	2	0
15		GF+FF+TF	Row house / Villas	15	154.81		22.11	20.30	197.22	19.87	217.09	227.32	2	0
16		GF+FF+TF	Row house / Villas	16	158.07		27.40	20.35	205.82	20.29	226.11	221.64	2	0
17		GF+FF+TF	Row house / Villas	17	158.03		27.43	20.32	205.78	20.29	226.07	221.64	2	0

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

SANKAR & ASSOCIATES COIMBATORE

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													Covered	Open
18	3	GF+FF+TF	Row house / Villas	18	158.05		27.43	20.32	205.8	20.29	226.09	221.64	2	0
19		GF+FF+TF	Row house / Villas	19	158.08		27.43	20.32	205.83	20.29	226.12	221.64	2	0
20		GF+FF+TF	Row house / Villas	20	158.11		27.54	20.21	205.86	20.29	226.15	221.64	2	0
21		GF+FF+TF	Row house / Villas	21	158.07		27.40	20.35	205.82	20.29	226.11	221.64	2	0
22		GF+FF+TF	Row house / Villas	22	191.56		41.83	23.11	256.5	24.59	281.09	273.46	2	0
23		GF+FF+TF	Row house / Villas	23	228.8		38.20	22.71	289.71	29.36	319.07	291.16	2	0
24		GF+FF+TF	Row house / Villas	24	181.85		28.88	20.27	231	23.34	254.34	233.44	2	0
25		GF+FF+TF	Row house / Villas	25	181.85		28.78	20.37	231	23.34	254.34	233.44	2	0
26		GF+FF+TF	Row house / Villas	26	181.85		28.88	20.27	231	23.34	254.34	233.44	2	0
27		GF+FF+TF	Row house / Villas	27	181.85		28.88	20.27	231	23.34	254.34	233.44	2	0
28		GF+FF+TF	Row house / Villas	28	181.85		28.88	20.27	231	23.34	254.34	233.44	2	0
29		GF+FF+TF	Row house / Villas	29	181.88		28.88	20.27	231.03	23.34	254.37	233.44	2	0
30		GF+FF+TF	Row house / Villas	30	181.89		28.94	20.21	231.04	23.34	254.38	233.44	2	0
31		GF+FF+TF	Row house / Villas	31	187.68		25.10	20.61	233.39	24.09	257.48	247.08	2	0
32		GF+FF+TF	Row house / Villas	32	157.46		23.03	20.28	200.77	20.21	220.98	245.92	2	0
33		GF+FF+TF	Row house / Villas	33	157.45		22.35	20.28	200.08	20.21	220.29	239.08	2	0
34		GF+FF+TF	Row house / Villas	34	157.45		22.35	20.28	200.08	20.21	220.29	243.14	2	0
35		GF+FF+TF	Row house / Villas	35	157.48		22.35	20.28	200.11	20.21	220.32	247.82	2	0

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													Covered	Open
36	4	GF+FF+TF	Row house / Villas	36	157.43		22.35	20.28	200.06	20.21	220.27	252.17	2	0
37		GF+FF+TF	Row house / Villas	37	157.44		22.35	20.28	200.07	20.21	220.28	256.28	2	0
38		GF+FF+TF	Row house / Villas	38	158.08		27.15	20.54	205.77	20.29	226.06	222.31	2	0
39		GF+FF+TF	Row house / Villas	39	158.08		27.15	20.54	205.77	20.29	226.06	222.08	2	0
40		GF+FF+TF	Row house / Villas	40	191.57		42.04	22.69	256.3	24.59	280.89	273.23	2	0
41		GF+FF+TF	Row house / Villas	41	181.85		28.55	20.52	230.92	23.34	254.26	235.15	2	0
42		GF+FF+TF	Row house / Villas	42	181.85		28.56	20.47	230.88	23.34	254.22	232.54	2	0
43		GF+FF+TF	Row house / Villas	43	178.13		21.31	20.17	219.61	22.86	242.47	251.96	1	1
44	5	GF+FF+TF	Row house / Villas	44	148.78		17.02	32.95	198.75	19.09	217.84	253.17	1	1
45		GF+FF+TF	Row house / Villas	45	152		27.30	33.00	212.3	19.51	231.81	233.82	2	0
46		GF+FF+TF	Row house / Villas	46	191.79		43.79	32.33	267.91	24.61	292.52	284.14	2	0
TOTAL					8456.73	0	1345.81	989.68	10792.22	1,085.37	11877.59	11,681.00	90	2
												Visitors' Car Parking	5	5
												Grand Total	95	7

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

SANKAR & ASSOCIATES COIMBATORE

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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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.