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™
3/350/2 Mettukuppam,
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Carpet Area Statement

Date :11.12.2025

Site Address	**CONSTRUCTION OF R.C.C. TERRACED ROOF STILT(PARKING), FIRST, SECOND, THIRD, FOURTH & OPEN TERRACE FLOOR BUILDING FOR RESIDENTIAL with 45 DWELLING UNITS IN R.S.F.NO. 517/1B, SUB-DIVISION R.S.F. NO. 517/1B2, SITE NO. 10, 11, 12, 13, 14, OLD WARD NO. 46, NEW WARD NO. 49, ERODE " C " VILLAGE (KASIPALAYAM), AT BLUE LEAF GARDEN (PHASE-II), IRANIYAN 2nd STREET (ANNA NAGAR), ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.**

Sl No	Block	Floor	Flat No.	Type	(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)	CAR PARKING	
													Covered	Open
1	-	1st Floor	A1	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
2	-	1st Floor	B1	2BHK	92.65	4.75	3.72	0	101.12	17.15	118.26	42.7	1	-
3	-	1st Floor	C1	2BHK	97.63	4.41	0	0	102.04	17.38	119.42	43.1	1	-
4	-	1st Floor	D1	3BHK	115.16	0	9.28	0	124.44	23.42	147.86	52.5	1	-
5	-	1st Floor	E1	3BHK	130.04	0	7.32	0	137.36	26.67	164.03	58.0	1	-
6	-	1st Floor	F1	3BHK	108.75	5.36	5.13	0	119.24	22.03	141.26	50.3	1	-
7	-	1st Floor	G1	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
8	-	1st Floor	H1	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
9	-	1st Floor	I1	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
10	-	2nd Floor	A2	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
11	-	2nd Floor	B2	2BHK	92.65	4.75	3.72	0	101.12	17.15	118.26	42.7	1	-
12	-	2nd Floor	C2	2BHK	97.63	4.41	0	0	102.04	17.38	119.42	43.1	1	-
13	-	2nd Floor	D2	3BHK	115.16	0	9.28	0	124.44	23.42	147.86	52.5	1	-
14	-	2nd Floor	E2	3BHK	130.04	0	7.32	0	137.36	26.67	164.03	58.0	1	-
15	-	2nd Floor	F2	3BHK	108.75	5.36	5.13	0	119.24	22.03	141.26	50.3	1	-
16	-	2nd Floor	G2	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
17	-	2nd Floor	H2	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
18	-	2nd Floor	I2	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-

19	-	3rd Floor	A3	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
20	-	3rd Floor	B3	2BHK	92.65	4.75	3.72	0	101.12	17.15	118.26	42.7	1	-
21	-	3rd Floor	C3	3BHK	97.63	4.41	0	0	102.04	17.38	119.42	43.1	1	-
22	-	3rd Floor	D3	3BHK	115.16	0	9.28	0	124.44	23.42	147.86	52.5	1	-
23	-	3rd Floor	E3	3BHK	130.04	0	7.32	0	137.36	26.67	164.03	58.0	1	-
24	-	3rd Floor	F3	2BHK	108.75	5.36	5.13	0	119.24	22.03	141.26	50.3	1	-
25	-	3rd Floor	G3	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
26	-	3rd Floor	H3	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
27	-	3rd Floor	I3	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
28	-	4th Floor	A4	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
29	-	4th Floor	B4	3BHK	92.65	4.75	3.72	0	101.12	17.15	118.26	42.7	1	-
30	-	4th Floor	C4	3BHK	97.63	4.41	0	0	102.04	17.43	119.47	43.1	1	-
31	-	4th Floor	D4	3BHK	115.16	0	9.28	0	124.44	23.42	147.86	52.5	1	-
32	-	4th Floor	E4	2BHK	130.04	0	7.32	0	137.36	26.67	164.03	58.0	1	-
33	-	4th Floor	F4	2BHK	108.75	5.36	5.13	0	119.24	22.03	141.26	50.3	1	-
34	-	4th Floor	G4	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
35	-	4th Floor	H4	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
36	-	4th Floor	I4	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
37	-	5th Floor	A5	3BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
38	-	5th Floor	B5	3BHK	92.65	4.75	3.72	0	101.12	17.15	118.26	42.7	1	-
39	-	5th Floor	C5	3BHK	97.63	4.41	0	0	102.04	17.43	119.47	43.1	1	-
40	-	5th Floor	D5	2BHK	115.16	0	9.28	0	124.44	23.42	147.86	52.5	1	-
41	-	5th Floor	E5	2BHK	130.04	0	7.32	0	137.36	26.67	164.03	58.0	1	-
42	-	5th Floor	F5	2BHK	108.75	5.36	5.13	0	119.24	22.03	141.26	50.3	1	-
43	-	5th Floor	G5	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-

44	-	5th Floor	H5	2BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
45	-	5th Floor	I5	3BHK	105.82	7.87	3.13	0	116.82	21.28	138.10	49.3	1	-
								Total			6216.40	2220	45	-
												Visitor's Car parking	**5**	-
												Grand Total	**50**	-

Note :-

Carpet Area statement with total UDS for the least extent.

If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS

Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.

If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.

Promoter to clearly mention cover, open and visitor carparking

Car parking allotted to individual apartment to be shown in the carpet area statement.

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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.