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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

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

MAJESTIC CITY	Date:25-05-2026

Stilt+5 Floors Residential Building with 100 units Comprising S.F.Nos: 307/1B, 1C3, 309/2A,2B,2C,2D1, 309/3A,3B,3C in Vellakinar Village, Coimbatore North Taluk, Coimbatore Corporation.

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Apartment No.	Type	(a) Carept Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive balcony (Sq.m)	(c) Exclusive Verandah/Utitliy/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 (Sqm)	(h) UDS land area (Sq.m)	(i) Car parking	
													Covered	Open
1		1st floor	101	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1	
2			102	3BHK	73.058	3.840	nil	6.822	83.720	20.222	103.942	37.349	1	
3			103	3BHK	70.418	3.255	nil	6.430	80.103	19.348	99.451	35.736	1	
4			104	2BHK	54.273	3.735	nil	6.135	64.143	15.493	79.636	28.616		
5			105	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
6			106	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
7			107	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
8			108	2BHK	54.178	3.735	nil	6.600	64.513	15.582	80.095	28.781		
9			109	2BHK	54.273	3.735	nil	6.886	64.894	15.675	80.569	28.951		
10			110	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
11			111	2BHK	55.200	3.643	nil	6.534	65.376	15.791	81.167	29.166		
12			112	1BHK	33.600	3.300	nil	4.341	41.241	9.961	51.202	18.399		
13			113	1BHK	31.634	3.526	nil	4.075	39.235	9.477	48.712	17.504		
14			114	1BHK	32.145	2.730	nil	4.591	39.466	9.533	48.999	17.607		
15			115	1BHK	33.100	3.105	nil	3.725	39.930	9.645	49.575	17.814		
16			116	2BHK	56.175	3.300	nil	6.375	65.850	15.905	81.755	29.377		
17			117	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1	
18			118	3BHK	72.883	3.840	nil	7.513	84.236	20.346	104.582	37.580	1	
19			119	2BHK	53.700	3.240	nil	6.380	63.320	15.294	78.614	28.249		
20			120	3BHK	72.265	3.840	nil	6.921	83.026	20.054	103.080	37.040	1	
21		2nd floor	101	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1	
22			102	3BHK	73.058	3.840	nil	6.822	83.720	20.222	103.942	37.349	1	
23			103	3BHK	70.418	3.255	nil	6.430	80.103	19.348	99.451	35.736	1	
24			104	2BHK	54.273	3.735	nil	6.135	64.143	15.493	79.636	28.616		
25			105	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
26			106	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
27			107	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
28			108	2BHK	54.178	3.735	nil	6.600	64.513	15.582	80.095	28.781		
29			109	2BHK	54.273	3.735	nil	6.886	64.894	15.675	80.569	28.951		
30			110	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
31			111	2BHK	55.200	3.643	nil	6.534	65.376	15.791	81.167	29.166		
32			112	1BHK	33.600	3.300	nil	4.341	41.241	9.961	51.202	18.399		
33			113	1BHK	31.634	3.526	nil	4.075	39.235	9.477	48.712	17.504		
34			114	1BHK	32.145	2.730	nil	4.591	39.466	9.533	48.999	17.607		
35			115	1BHK	33.100	3.105	nil	3.725	39.930	9.645	49.575	17.814		
36			116	2BHK	56.175	3.300	nil	6.375	65.850	15.905	81.755	29.377		
37			117	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1	
38			118	3BHK	72.883	3.840	nil	7.513	84.236	20.346	104.582	37.580	1	
39			119	2BHK	53.700	3.240	nil	6.380	63.320	15.294	78.614	28.249		
40			120	3BHK	72.265	3.840	nil	6.921	83.026	20.054	103.080	37.040	1	
41		3rd floor	101	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1	
42			102	3BHK	73.058	3.840	nil	6.822	83.720	20.222	103.942	37.349	1	
43			103	3BHK	70.418	3.255	nil	6.430	80.103	19.348	99.451	35.736	1	
44			104	2BHK	54.273	3.735	nil	6.135	64.143	15.493	79.636	28.616		
45			105	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
46			106	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
47			107	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
48			108	2BHK	54.178	3.735	nil	6.600	64.513	15.582	80.095	28.781		
49			109	2BHK	54.273	3.735	nil	6.886	64.894	15.675	80.569	28.951		
50			110	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608		
51			111	2BHK	55.200	3.643	nil	6.534	65.376	15.791	81.167	29.166		
52			112	1BHK	33.600	3.300	nil	4.341	41.241	9.961	51.202	18.399		
53			113	1BHK	31.634	3.526	nil	4.075	39.235	9.477	48.712	17.504		

Ar. PRESTON VARGHESE
REG No. CA/2008/42873

For TNCD LLP

Designated Partner

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

54			114	1BHK	32.145	2.730	nil	4.591	39.466	9.533	48.999	17.607	
55			115	1BHK	33.100	3.105	nil	3.725	39.930	9.645	49.575	17.814	
56			116	2BHK	56.175	3.300	nil	6.375	65.850	15.905	81.755	29.377	
57			117	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1
58			118	3BHK	72.883	3.840	nil	7.513	84.236	20.346	104.582	37.580	1
59			119	2BHK	53.700	3.240	nil	6.380	63.320	15.294	78.614	28.249	
60			120	3BHK	72.265	3.840	nil	6.921	83.026	20.054	103.080	37.040	1
61			101	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1
62			102	3BHK	73.058	3.840	nil	6.822	83.720	20.222	103.942	37.349	1
63			103	3BHK	70.418	3.255	nil	6.430	80.103	19.348	99.451	35.736	1
64			104	2BHK	54.273	3.735	nil	6.135	64.143	15.493	79.636	28.616	
65			105	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
66			106	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
67			107	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
68			108	2BHK	54.178	3.735	nil	6.600	64.513	15.582	80.095	28.781	
69			109	2BHK	54.273	3.735	nil	6.886	64.894	15.675	80.569	28.951	
70		4th floor	110	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
71			111	2BHK	55.200	3.643	nil	6.534	65.376	15.791	81.167	29.166	
72			112	1BHK	33.600	3.300	nil	4.341	41.241	9.961	51.202	18.399	
73			113	1BHK	31.634	3.526	nil	4.075	39.235	9.477	48.712	17.504	
74			114	1BHK	32.145	2.730	nil	4.591	39.466	9.533	48.999	17.607	
75			115	1BHK	33.100	3.105	nil	3.725	39.930	9.645	49.575	17.814	
76			116	2BHK	56.175	3.300	nil	6.375	65.850	15.905	81.755	29.377	
77			117	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1
78			118	3BHK	72.883	3.840	nil	7.513	84.236	20.346	104.582	37.580	1
79			119	2BHK	53.700	3.240	nil	6.380	63.320	15.294	78.614	28.249	
80			120	3BHK	72.265	3.840	nil	6.921	83.026	20.054	103.080	37.040	1
81			101	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1
82			102	3BHK	73.058	3.840	nil	6.822	83.720	20.222	103.942	37.349	1
83			103	3BHK	70.418	3.255	nil	6.430	80.103	19.348	99.451	35.736	1
84			104	2BHK	54.273	3.735	nil	6.135	64.143	15.493	79.636	28.616	
85			105	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
86			106	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
87			107	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
88			108	2BHK	54.178	3.735	nil	6.600	64.513	15.582	80.095	28.781	
89			109	2BHK	54.273	3.735	nil	6.886	64.894	15.675	80.569	28.951	
90			110	2BHK	54.273	3.735	nil	6.117	64.125	15.489	79.614	28.608	
91			111	2BHK	55.200	3.643	nil	6.534	65.376	15.791	81.167	29.166	
92			112	1BHK	33.600	3.300	nil	4.341	41.241	9.961	51.202	18.399	
93			113	1BHK	31.634	3.526	nil	4.075	39.235	9.477	48.712	17.504	
94			114	1BHK	32.145	2.730	nil	4.591	39.466	9.533	48.999	17.607	
95			115	1BHK	33.100	3.105	nil	3.725	39.930	9.645	49.575	17.814	
96			116	2BHK	56.175	3.300	nil	6.375	65.850	15.905	81.755	29.377	
97			117	3BHK	73.558	3.840	nil	7.402	84.800	20.483	105.283	37.831	1
98			118	3BHK	72.883	3.840	nil	7.513	84.236	20.346	104.582	37.580	1
99			119	2BHK	53.700	3.240	nil	6.380	63.320	15.294	78.614	28.249	
100		5th floor	120	3BHK	72.265	3.840	nil	6.921	83.026	20.054	103.080	37.040	1
	TOTAL				5555.550	357.218		612.998	6525.765	1576.235	8102.000	2911.300	30

2BHK allotment on first come basis	15	10
Visitor's Parking		6
Grand Total	61	

Note : The total parking required for this project as per norms is 61nos, out of which 25 nos will be alloted on first come basis for 2bhk units.

Parking allotment	
1BHK	-
2BHK	25
3BHK	30
VISITOR'S	6
Total	61

For TNCD LLP

Designated Partner

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

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

Verified RealEstate
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.