Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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KCK ARCHITECTS

PLAN SHOWING THE REVISED AND PROPOSED RESIDENTIAL GROUP HOUSING BUILDING IN S.F No : 194 / A1, 195 / 2A,4B & 4D, KALAPATTY (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION & DISTRICT COIMBATORE LOCAL PLANNING AUTHORITY.

TNRERA - Carpet Area Statement | **INTERMONT-WELLINGTON VILLAGE** | **22/05/2025**

Sl.No	Villa No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
									covered parking	open parking
1	VILLA - 1	4BHK	325.68	18.00	59.06	60.20	403.88	349.47	2	2
2	VILLA - 2	4BHK	348.40	18.35	64.47	74.28	441.03	364.08	2	2
3	VILLA - 3	4BHK	307.16	26.16	54.68	62.06	395.38	334.86	1	3
4	VILLA - 4	4BHK	310.35	27.72	55.37	67.13	405.20	346.25	1	3
5	VILLA - 5	4BHK	310.35	27.72	55.37	67.13	405.20	353.62	1	3
6	VILLA - 6	4BHK	310.35	27.72	55.37	67.13	405.20	353.86	1	3
7	VILLA - 7	4BHK	310.35	27.72	55.37	67.13	405.20	354.14	1	3
8	VILLA - 8	4BHK	310.35	27.72	55.37	67.13	405.20	354.91	1	3
9	VILLA - 9	4BHK	310.35	27.72	55.37	67.13	405.20	353.94	1	3
10	VILLA - 10	4BHK	310.35	27.72	55.37	67.13	405.20	348.04	1	3
11	VILLA - 11	4BHK	318.07	17.19	65.52	67.52	402.77	339.44	1	3
12	VILLA - 12	4BHK	318.07	17.19	65.52	67.52	402.77	340.01	1	3
13	VILLA - 13	4BHK	318.07	17.19	65.52	67.52	402.77	355.47	1	3
14	VILLA - 14	4BHK	294.54	13.98	73.19	66.46	374.97	353.37	2	2
15	VILLA - 15	4BHK	294.54	13.98	73.19	66.46	374.97	327.68	2	2
16	VILLA - 16	4BHK	294.54	13.98	73.19	66.46	374.97	327.68	2	2
17	VILLA - 17	4BHK	294.54	13.98	73.19	66.46	374.97	327.69	2	2
18	VILLA - 18	4BHK	294.54	13.98	73.19	66.46	374.97	327.70	2	2
19	VILLA - 19	4BHK	242.29	5.06	37.70	66.70	314.05	243.53	1	2
20	VILLA - 20	4BHK	242.29	5.06	37.70	66.70	314.05	247.53	1	2
21	VILLA - 21	4BHK	242.29	5.06	37.70	66.70	314.05	274.45	1	2
22	VILLA - 22	4BHK	178.19	3.06	43.01	62.22	243.47	219.62	1	1
23	VILLA - 23	4BHK	292.88	16.37	53.18	54.40	363.64	314.24	1	3
24	VILLA - 24	4BHK	292.88	16.37	53.18	54.40	363.64	314.24	1	3
25	VILLA - 25	4BHK	292.88	16.37	53.18	54.40	363.64	314.24	1	3
26	VILLA - 26	4BHK	292.88	16.37	53.18	54.40	363.64	314.24	1	3
27	VILLA - 27	4BHK	292.88	16.37	53.18	54.40	363.64	340.11	1	3
28	VILLA - 28	4BHK	292.88	16.34	53.28	54.24	363.45	340.80	1	3
29	VILLA - 29	4BHK	292.88	16.34	53.28	54.24	363.45	314.23	1	3
30	VILLA - 30	4BHK	292.88	16.34	53.28	54.24	363.45	314.22	1	3
31	VILLA - 31	4BHK	292.88	16.34	53.28	54.24	363.45	314.21	1	3
32	VILLA - 32	4BHK	292.88	16.34	53.28	54.24	363.45	314.20	1	3
33	VILLA - 33	4BHK	178.19	3.06	43.01	62.22	243.47	219.62	1	1
34	VILLA - 34	4BHK	291.80	16.35	57.23	64.22	372.38	423.18	1	3
35	VILLA - 35	4BHK	290.32	15.92	52.06	62.16	368.40	312.06	1	3
36	VILLA - 36	4BHK	290.32	15.92	52.06	62.16	368.40	311.62	1	3
37	VILLA - 37	4BHK	290.32	15.92	52.06	62.16	368.40	311.65	1	3
38	VILLA - 38	4BHK	290.32	15.92	52.06	62.16	368.40	323.96	1	3
39	VILLA - 39	4BHK	249.81	14.75	40.09	181.15	445.70	442.98	1	2
40	VILLA - 40	4BHK	312.77	18.19	59.35	78.20	409.15	335.78	2	2
41	VILLA - 41	4BHK	312.77	18.19	59.35	78.20	409.15	339.35	2	2
42	VILLA - 42	4BHK	312.77	18.19	59.35	78.20	409.15	342.91	2	2
43	VILLA - 43	4BHK	312.77	18.19	59.35	78.20	409.15	346.32	2	2
44	VILLA - 44	4BHK	312.77	18.19	59.35	78.20	409.15	349.79	2	2
45	VILLA - 45	4BHK	312.77	18.19	59.35	78.20	409.15	352.78	2	2
46	VILLA - 46	4BHK	312.77	18.19	59.35	78.20	409.15	355.86	2	2
47	VILLA - 47	4BHK	312.77	18.19	59.35	78.20	409.15	359.12	2	2
							AMENITY BLOCK			4
							VISITIORS CAR PARKING			8
		TOTAL	13797.61	803.05	2640.02	3188.63	17789.30	15519.00	62.00	130.00

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
CORPORATION REGN. No: RA003012021
PLOT No:1, BHAGGYAM GREEN MEADOWS,
ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,
CHENNAI-600 097. PH: 9962051511

#65, Mangala Murthy Apartment, 1A, Ground Floor, 1st Main Road, Sastri Nagar, Adyar, Chennai – 600020
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For Pars Engineering India Pvt. Ltd.

Managing Director

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.