Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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CARPET AREA STATEMENT

Date : 01.07.2026

Project Name: "EKTA APARTMENT"

Residential Building Block-1 having (Basement + Stilt + 5 Floors) with 78 Dwelling Units at S.F.No.128/1B2, 128/1B3A, 128/7A1A2 in Kalapatti West Village, Coimbatore North Taluk, Coimbatore District.

SI 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	FIRST	3BHK	101	99.53	5.16	7.02	9.02	120.73	37.91	158.64	59.76	1	0
2	1	FIRST	3BHK	102	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
3	1	FIRST	3BHK	103	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
4	1	FIRST	3BHK	104	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
5	1	FIRST	3BHK	105	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
6	1	FIRST	3BHK	106	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
7	1	FIRST	3BHK	107	100.30	5.16	6.58	8.98	121.01	38	159.01	59.9	1	0
8	1	FIRST	3BHK	108	86.99	5.08	4.32	8.24	104.63	32.85	137.48	51.79	1	0
9	1	FIRST	2.5BHK	109	81.60	4.95	7.68	8.23	102.47	32.18	134.65	50.72	1	0
10	1	FIRST	2BHK	110	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
11	1	FIRST	2.5BHK	111	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
12	1	FIRST	2BHK	112	70.33	4.95	7.65	7.57	90.51	28.42	118.93	44.8	1	0
13	1	FIRST	2.5BHK	113	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
14	1	FIRST	2BHK	114	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
15	1	FIRST	2.5BHK	115	81.60	4.95	9.85	8.23	104.63	32.86	137.49	51.79	1	0
16	1	FIRST	2BHK	116	68.86	5.08	8.70	8.12	90.75	28.5	119.25	44.92	1	0
17	1	SECOND	3BHK	101	99.53	5.16	7.02	9.02	120.73	37.91	158.64	59.76	1	0
18	1	SECOND	3BHK	102	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
19	1	SECOND	3BHK	103	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
20	1	SECOND	3BHK	104	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
21	1	SECOND	3BHK	105	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
22	1	SECOND	3BHK	106	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
23	1	SECOND	3BHK	107	100.30	5.16	6.58	8.98	121.01	38	159.01	59.9	1	0
24	1	SECOND	3BHK	108	86.99	5.08	4.32	8.24	104.63	32.85	137.48	51.79	1	0
25	1	SECOND	2.5BHK	109	81.60	4.95	7.68	8.23	102.47	32.18	134.65	50.72	1	0
26	1	SECOND	2BHK	110	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
27	1	SECOND	2.5BHK	111	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
28	1	SECOND	2BHK	112	70.33	4.95	7.65	7.57	90.51	28.42	118.93	44.8	1	0
29	1	SECOND	2.5BHK	113	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
30	1	SECOND	2BHK	114	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
31	1	SECOND	2.5BHK	115	81.60	4.95	9.85	8.23	104.63	32.86	137.49	51.79	1	0
32	1	SECOND	2BHK	116	68.86	5.08	8.70	8.12	90.75	28.5	119.25	44.92	1	0
33	1	THIRD	3BHK	101	99.53	5.16	7.02	9.02	120.73	37.91	158.64	59.76	1	0
34	1	THIRD	3BHK	102	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
35	1	THIRD	3BHK	103	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
36	1	THIRD	3BHK	104	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
37	1	THIRD	3BHK	105	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
38	1	THIRD	3BHK	106	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0

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For PURNAYA DEVELOPERS Pvt.Ltd.

DIRECTOR

39	1	THIRD	3BHK	107	100.30	5.16	6.58	8.98	121.01	38	159.01	59.9	1	0
40	1	THIRD	3BHK	108	86.99	5.08	4.32	8.24	104.63	32.85	137.48	51.79	1	0
41	1	THIRD	2.5BHK	109	81.60	4.95	7.68	8.23	102.47	32.18	134.65	50.72	1	0
42	1	THIRD	2BHK	110	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
43	1	THIRD	2.5BHK	111	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
44	1	THIRD	2BHK	112	70.33	4.95	7.65	7.57	90.51	28.42	118.93	44.8	1	0
45	1	THIRD	2.5BHK	113	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
46	1	THIRD	2BHK	114	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
47	1	THIRD	2.5BHK	115	81.60	4.95	9.85	8.23	104.63	32.86	137.49	51.79	1	0
48	1	THIRD	2BHK	116	68.86	5.08	8.70	8.12	90.75	28.5	119.25	44.92	1	0
49	1	FOURTH	3BHK	101	99.53	5.16	7.02	9.02	120.73	37.91	158.64	59.76	1	0
50	1	FOURTH	3BHK	102	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
51	1	FOURTH	3BHK	103	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
52	1	FOURTH	3BHK	104	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
53	1	FOURTH	3BHK	105	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
54	1	FOURTH	3BHK	106	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
55	1	FOURTH	3BHK	107	100.30	5.16	6.58	8.98	121.01	38	159.01	59.9	1	0
56	1	FOURTH	3BHK	108	86.99	5.08	4.32	8.24	104.63	32.85	137.48	51.79	1	0
57	1	FOURTH	2.5BHK	109	81.60	4.95	7.68	8.23	102.47	32.18	134.65	50.72	1	0
58	1	FOURTH	2BHK	110	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
59	1	FOURTH	2.5BHK	111	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
60	1	FOURTH	2BHK	112	70.33	4.95	7.65	7.57	90.51	28.42	118.93	44.8	1	0
61	1	FOURTH	2.5BHK	113	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
62	1	FOURTH	2BHK	114	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
63	1	FOURTH	2.5BHK	115	81.60	4.95	9.85	8.23	104.63	32.86	137.49	51.79	1	0
64	1	FIFTH	3BHK	101	99.53	5.16	7.02	9.02	120.73	37.91	158.64	59.76	1	0
65	1	FIFTH	3BHK	102	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
66	1	FIFTH	3BHK	103	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
67	1	FIFTH	3BHK	104	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
68	1	FIFTH	3BHK	105	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
69	1	FIFTH	3BHK	106	93.91	6.47	4.49	9.05	113.92	35.77	149.69	56.39	1	0
70	1	FIFTH	3BHK	107	100.30	5.16	6.58	8.98	121.01	38	159.01	59.9	1	0
71	1	FIFTH	3BHK	108	86.99	5.08	4.32	8.24	104.63	32.85	137.48	51.79	1	0
72	1	FIFTH	2.5BHK	109	81.60	4.95	7.68	8.23	102.47	32.18	134.65	50.72	1	0
73	1	FIFTH	2BHK	110	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
74	1	FIFTH	2.5BHK	111	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
75	1	FIFTH	2BHK	112	70.33	4.95	7.65	7.57	90.51	28.42	118.93	44.8	1	0
76	1	FIFTH	2.5BHK	113	81.60	4.95	8.82	8.23	103.61	32.53	136.14	51.28	1	0
77	1	FIFTH	2BHK	114	70.33	5.20	8.98	7.57	92.09	28.92	121.01	45.58	1	0
78	1	FIFTH	2.5BHK	115	81.60	4.95	9.85	8.23	104.63	32.86	137.49	51.79	1	0
TOTAL					**6675.41**				**8297.19**	**2605.35**	**10902.54**	**4106.91**	**78**	
											REQUIRED CAR PARKING		**78**	0
											CAR PARKING PROVIDED INCLUDING PH (Covered)		**95**	0
											VISITORS CAR PARKING (Covered)		**16**	0
											GRAND TOTAL		**111**	0

Er.T.THILAK RANJITH,
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Registered Engineer /Grade -I
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For PURNAYA DEVELOPERS Pvt.Ltd.

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.