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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

KANSAS CITY	Date: 18.08.2026

Basement + Stilt cum Ground Floor + 5 Floors Residential Building with 143 Units Comprising in S.F.NO-255/1A3A, Kannampalayam Village & Town Panchayat, Sulur Taluk, Coimbatore -641402.

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		Ground floor	001	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
2			002	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
3			003	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
4			004	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
5			017	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
6			018	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
7			019	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
8			020	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
9		1st floor	101	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
10			102	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
11			103	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
12			104	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
13			105	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
14			106	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
15			107	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
16			108	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
17			109	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
18			110	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
19			111	2BHK	64.038	8.625	nil	6.364	79.026	20.244	99.270	38.567	1	
20			112	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
21			113	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
22			114	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
23			115	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
24			116	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
25			117	2BHK	65.063	3.840	nil	5.763	74.666	21.322	95.988	36.439	1	
26			118	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
27			119	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
28			120	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
29			121	2BHK	60.895	3.960	nil	5.910	70.765	20.808	91.573	34.535	1	
30			122	1BHK	37.061	3.960	nil	4.613	45.634	13.031	58.665	22.271		
31			123	1BHK	37.590	3.300	nil	4.515	45.405	12.966	58.371	22.159		
32			124	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
33			125	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		

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

For **TNCD LLP**

Designated Partner

34			126	1BHK	40.164	3.960	nil	4.695	48.819	13.941	62.760	23.825		
35			127	2BHK	61.135	3.960	nil	5.910	71.005	20.876	91.881	34.652	1	
36			201	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
37			202	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
38			203	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
39			204	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
40			205	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
41			206	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
42			207	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
43			208	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
44			209	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
45			210	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
46			211	2BHK	64.038	8.625	nil	6.364	79.026	20.244	99.270	38.567	1	
47			212	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
48			213	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
49			214	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
50		2nd floor	215	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
51			216	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
52			217	2BHK	65.063	3.840	nil	5.763	74.666	21.322	95.988	36.439	1	
53			218	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
54			219	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
55			220	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
56			221	2BHK	60.895	3.960	nil	5.910	70.765	20.808	91.573	34.535	1	
57			222	1BHK	37.061	3.960	nil	4.613	45.634	13.031	58.665	22.271		
58			223	1BHK	37.590	3.300	nil	4.515	45.405	12.966	58.371	22.159		
59			224	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
60			225	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
61			226	1BHK	40.164	3.960	nil	4.695	48.819	13.941	62.760	23.825		
62			227	2BHK	61.135	3.960	nil	5.910	71.005	20.876	91.881	34.652	1	
63			301	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
64			302	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
65			303	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
66			304	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
67			305	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
68			306	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
69			307	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
70			308	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
71			309	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
72			310	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
73			311	2BHK	64.038	8.625	nil	6.364	79.026	20.244	99.270	38.567	1	
74			312	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore I PA/RA/GB-I/10/04/010

For TNCD LLP

Designated Partner

75		3rd floor	313	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
76			314	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
77			315	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
78			316	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
79			317	2BHK	65.063	3.840	nil	5.763	74.666	21.322	95.988	36.439	1	
80			318	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
81			319	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
82			320	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
83			321	2BHK	60.895	3.960	nil	5.910	70.765	20.808	91.573	34.535	1	
84			322	1BHK	37.061	3.960	nil	4.613	45.634	13.031	58.665	22.271		
85			323	1BHK	37.590	3.300	nil	4.515	45.405	12.966	58.371	22.159		
86			324	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
87			325	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
88			326	1BHK	40.164	3.960	nil	4.695	48.819	13.941	62.760	23.825		
89			327	2BHK	61.135	3.960	nil	5.910	71.005	20.876	91.881	34.652	1	
90		4th floor	401	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
91			402	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
92			403	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
93			404	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
94			405	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
95			406	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
96			407	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
97			408	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
98			409	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
99			410	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
100			411	2BHK	64.038	8.625	nil	6.364	79.026	20.244	99.270	38.567	1	
101			412	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
102			413	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
103			414	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
104			415	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
105			416	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
106			417	2BHK	65.063	3.840	nil	5.763	74.666	21.322	95.988	36.439	1	
107			418	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
108			419	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
109			420	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
110			421	2BHK	60.895	3.960	nil	5.910	70.765	20.808	91.573	34.535	1	
111			422	1BHK	37.061	3.960	nil	4.613	45.634	13.031	58.665	22.271		
112			423	1BHK	37.590	3.300	nil	4.515	45.405	12.966	58.371	22.159		
113			424	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
114			425	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
115			426	1BHK	40.164	3.960	nil	4.695	48.819	13.941	62.760	23.825		

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For **TNCD LLP**

Designated Partner

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Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

116			427	2BHK	61.135	3.960	nil	5.910	71.005	20.876	91.881	34.652	1	
117			501	2BHK	54.015	10.150	nil	5.798	69.963	19.978	89.941	34.144		
118			502	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
119			503	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
120			504	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
121			505	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
122			506	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
123			507	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
124			508	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
125			509	2BHK	54.015	3.520	nil	5.115	62.650	18.490	81.140	30.575		
126			510	2BHK	54.015	3.520	nil	5.302	62.838	18.544	81.381	30.666		
127			511	2BHK	64.038	8.625	nil	6.364	79.026	20.244	99.270	38.567	1	
128			512	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
129			513	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
130		5th floor	514	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
131			515	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
132			516	2BHK	64.038	3.840	nil	6.082	73.960	18.797	92.757	36.094	1	
133			517	2BHK	65.063	3.840	nil	5.763	74.666	21.322	95.988	36.439	1	
134			518	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
135			519	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
136			520	3BHK	72.582	3.840	nil	5.851	82.273	25.494	107.767	40.151	1	
137			521	2BHK	60.895	3.960	nil	5.910	70.765	20.808	91.573	34.535	1	
138			522	1BHK	37.061	3.960	nil	4.613	45.634	13.031	58.665	22.271		
139			523	1BHK	37.590	3.300	nil	4.515	45.405	12.966	58.371	22.159		
140			524	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
141			525	1BHK	35.130	3.960	nil	4.346	43.436	12.404	55.840	21.198		
142			526	1BHK	40.164	3.960	nil	4.695	48.819	13.941	62.760	23.825		
143			527	2BHK	61.135	3.960	nil	5.910	71.005	20.876	91.881	34.652	1	
	TOTAL				**8077.843**	**596.445**		**778.834**	**9453.122**	**2702.542**	**12155.664**	**4613.380**	**64**	

2BHK allotment on first come basis	**20**	**0**
Visitor's Parking	**8**	**0**
Grand Total	**92**	

Note : The total parking required for this project as per norms is 92 nos, out of which 20 nos will be alloted on first come basis for 2bhk units.

Parking allotment	
1BHK	-
2BHK	45
3BHK	19
First come basis for 2BHK	20
VISITOR'S	8
Total	**92**

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

For **TNCD LLP**

Designated Partner

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
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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.