Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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## TNRERA - Carpet Area Statement

Date : 28.01.2026

Site Address : Carpet Area Statement for S+5 floors residential building at Corporation Ward No. 57, TS. No : 58/4, Block.No.82, Ward.No. A(35)-Singanallur, Coimbatore South Taluk, Coimbatore - 641005.

| Sl.No | Block | Floor | Type | Apartment No. | (a) Carpet area(as per Sec 2(k) of the RERA Act) (Sq.mt) | (b) Exclusive balcony (Sq.mt) | (c) Exclusive verandah / utility / service / open terrace (Sq.mt) | (d) Area of External walls (Sq.mt) | e = (a + b + c + d) Floor area of the aparment (Sq.mt) | (f) Proportionate common area(Sq.mt) | g = (e + f) Gross Area of the apartment (Sq.mt) | (h) UDS Land Area (Sq.mt) | (i) Car Parking (Nos.) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | BLOCK - 1 | 1st Floor | 2BHK | F1 | 68.76 | 3.66 | 0 | 8.46 | 80.88 | 15.85 | 95.6 | 37.34 | 1 | |
| 2 | BLOCK - 1 | 1st Floor | 2BHK | F2 | 61 | 4.47 | 0 | 6.96 | 72.43 | 14.19 | 85.61 | 33.44 | 1 | |
| 3 | BLOCK - 1 | 1st Floor | 2BHK | F3 | 78.57 | 3.72 | 0 | 8.87 | 91.16 | 17.86 | 107.75 | 42.09 | 1 | |
| 4 | BLOCK - 1 | 1st Floor | 2BHK | F4 | 61.8 | 3.2 | 0 | 7.42 | 72.42 | 14.19 | 85.6 | 33.44 | 1 | |
| 5 | BLOCK - 1 | 1st Floor | 2BHK | F5 | 72.65 | 3.66 | 0 | 8.03 | 84.34 | 16.52 | 99.69 | 38.94 | 1 | |
| 6 | BLOCK - 1 | 2nd Floor | 2BHK | S1 | 68.76 | 3.66 | 0 | 8.46 | 80.88 | 15.85 | 95.6 | 37.34 | 1 | |
| 7 | BLOCK - 1 | 2nd Floor | 2BHK | S2 | 61 | 4.47 | 0 | 6.96 | 72.43 | 14.19 | 85.61 | 33.44 | 1 | |
| 8 | BLOCK - 1 | 2nd Floor | 2BHK | S3 | 78.57 | 3.72 | 0 | 8.87 | 91.16 | 17.86 | 107.75 | 42.09 | 1 | |
| 9 | BLOCK - 1 | 2nd Floor | 2BHK | S4 | 61.8 | 3.2 | 0 | 7.42 | 72.42 | 14.19 | 85.6 | 33.44 | 1 | |
| 10 | BLOCK - 1 | 2nd Floor | 2BHK | S5 | 72.65 | 3.66 | 0 | 8.03 | 84.34 | 16.52 | 99.69 | 38.94 | 1 | |
| 11 | BLOCK - 1 | 3rd Floor | 2BHK | T1 | 68.76 | 3.66 | 0 | 8.46 | 80.88 | 15.85 | 95.6 | 37.34 | 1 | |
| 12 | BLOCK - 1 | 3rd Floor | 2BHK | T2 | 61 | 4.47 | 0 | 6.96 | 72.43 | 14.19 | 85.91 | 33.44 | 1 | |
| 13 | BLOCK - 1 | 3rd Floor | 2BHK | T3 | 78.57 | 3.72 | 0 | 8.87 | 91.16 | 17.86 | 107.75 | 42.09 | 1 | |
| 14 | BLOCK - 1 | 3rd Floor | 2BHK | T4 | 61.8 | 3.2 | 0 | 7.42 | 72.42 | 14.19 | 85.6 | 33.44 | 1 | |
| 15 | BLOCK - 1 | 3rd Floor | 2BHK | T5 | 72.65 | 3.66 | 0 | 8.03 | 84.34 | 16.52 | 99.69 | 38.94 | 1 | |
| 16 | BLOCK - 1 | 4th Floor | 2BHK | Q1 | 68.76 | 3.66 | 0 | 8.46 | 80.88 | 15.85 | 95.6 | 37.34 | 1 | |
| 17 | BLOCK - 1 | 4th Floor | 2BHK | Q2 | 61 | 4.47 | 0 | 6.96 | 72.43 | 14.19 | 85.61 | 33.44 | 1 | |
| 18 | BLOCK - 1 | 4th Floor | 2BHK | Q3 | 78.57 | 3.72 | 0 | 8.87 | 91.16 | 17.86 | 107.75 | 42.09 | 1 | |
| 19 | BLOCK - 1 | 4th Floor | 2BHK | Q4 | 61.8 | 3.2 | 0 | 7.42 | 72.42 | 14.19 | 85.6 | 33.44 | 1 | |
| 20 | BLOCK - 1 | 4th Floor | 2BHK | Q5 | 72.65 | 3.66 | 0 | 8.03 | 84.34 | 16.52 | 99.69 | 38.94 | 1 | |
| 21 | BLOCK - 1 | 5th Floor | 2BHK | R2 | 61 | 4.47 | 0 | 6.96 | 72.43 | 14.19 | 93.48 | 36.53 | 1 | |
| 22 | BLOCK - 1 | 5th Floor | 2BHK | R3 | 78.57 | 3.72 | 0 | 8.87 | 91.16 | 17.86 | 117.65 | 45.96 | 1 | |
| 23 | BLOCK - 1 | 5th Floor | 2BHK | R4 | 61.8 | 3.2 | 0 | 7.42 | 72.42 | 14.19 | 93.46 | 36.51 | - | 1 |
| BLOCK - 1 TOTAL | | | | | 1,572.49 | 86.23 | 0.00 | 182.21 | 1,840.93 | 360.68 | 2,201.89 | 860.00 | 22.00 | 1.00 |

LAND & BUILDINGS
4th FLOOR EAST SIDE,
NEW No. 88C, C.R. BUILDING,
RACE COURSE, COIMBATORE - 641018.
GSTIN : 33AAMFL1506E1ZR


Er. HARINI. P.S,
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
# 29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E mail : harini.propdoc@gmail.com.

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.