Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date:09.02.2026

Site Address : ROYAL WINDGATES PH-III ,a Residential Apartment Building at Plot Nos.5,6 & 7 in T.S.No.1/1A Part,Block-5,Ward AB,K.Abhisekapuram Village,Cantonment,Tiruchirappalli Corporation.

SI.No	Block	Floor	Type	Apartment No.	Carpet Area as per Sec 2(k) of the RERA Act) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Utility / Service / Open Terrace (sq.m)	Area of External Wall (sq.m)	Floor area of the apartment (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the apartment (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
													Covered Parking	Open Parking
ROYAL WINDGATES PHASE III														
1	Block	First Floor	Residential	1A	112.15	5.34	0	11.02	128.51	15.86	144.37	55.53	1	
2	Block	First Floor	Residential	1B	124.23	9.39	0	11.15	144.77	17.87	162.64	62.55	1	
3	Block	First Floor	Residential	1C	97.97	4.41	0	11.1	113.48	14.01	127.49	49.03	1	
4	Block	First Floor	Residential	1E	126.42	5.3	0	11.93	143.65	17.73	161.38	62.07	1	
5	Block	First Floor	Residential	1F	125.7	4.63	0	11	141.33	17.45	158.78	61.06	1	
6	Block	First Floor	Residential	1G	128	8.69	0	12.89	149.58	18.47	168.05	64.63	1	1
7	Block	Second floor	Residential	2A	112.15	5.34	0	11.02	128.51	15.86	144.37	55.53	1	
8	Block	Second floor	Residential	2B	124.22	9.39	0	11.64	145.25	17.93	163.18	62.76	1	
9	Block	Second floor	Residential	2C	90.69	4.41	0	9.26	104.36	12.88	117.24	45.09	1	
10	Block	Second floor	Residential	2D	135.27	8.43	0	13.06	156.76	19.35	176.11	67.73	2	
11	Block	Second floor	Residential	2E	126.42	5.3	0	11.93	143.65	17.73	161.38	62.07	1	
12	Block	Second floor	Residential	2F	125.7	4.63	0	11	141.33	17.45	158.78	61.06	1	
13	Block	Second floor	Residential	2G	128	8.69	0	12.89	149.58	18.47	168.05	64.63	1	1
14	Block	Third floor	Residential	3A	112.15	5.34	0	11.02	128.51	15.86	144.37	55.53	1	
15	Block	Third floor	Residential	3B	124.22	9.39	0	11.64	145.25	17.93	163.18	62.76	1	
16	Block	Third floor	Residential	3C	90.69	4.41	0	9.26	104.36	12.88	117.24	45.09	1	
17	Block	Third floor	Residential	3D	135.27	8.43	0	13.06	156.76	19.35	176.11	67.73	1	1
18	Block	Third floor	Residential	3E	126.42	5.3	0	11.93	143.65	17.73	161.38	62.07	1	
19	Block	Third floor	Residential	3F	125.7	4.63	0	11	141.33	17.45	158.78	61.06	1	
20	Block	Third floor	Residential	3G	128	8.69	0	12.89	149.58	18.47	168.05	64.63	1	1
21	Block	Fourth floor	Residential	4A	112.15	5.34	0	11.02	128.51	15.86	144.37	55.53	1	
22	Block	Fourth floor	Residential	4B	124.22	9.39	0	11.64	145.25	17.93	163.18	62.76	1	
23	Block	Fourth floor	Residential	4C	90.69	4.41	0	9.26	104.36	12.88	117.24	45.09	1	
24	Block	Fourth floor	Residential	4D	135.27	8.43	0	13.06	156.76	19.35	176.11	67.73	1	1

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Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

For ROYALSHELTER

Managing Partner
Power Agent

SI.No	Block	Floor	Type	Apartment No.	Carpet Area as per Sec 2(k) of the RERA Act) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Utility / Service / Open Terrace (sq.m)	Area of External Wall (sq.m)	Floor area of the apartment (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the apartment (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
25	Block	Fourth floor	Residential	4E	126.42	5.3	0	11.93	143.65	17.73	161.38	62.07	1	
26	Block	Fourth floor	Residential	4F	125.7	4.63	0	11	141.33	17.45	158.78	61.06	1	
27	Block	Fourth floor	Residential	4G	128	8.69	0	12.89	149.58	18.47	168.05	64.63	1	1
28	Block	Fifth floor	Residential	5A	112.15	5.34	0	11.02	128.51	15.86	144.37	55.53	1	
29	Block	Fifth floor	Residential	5B	124.22	9.39	0	12.14	145.75	17.99	163.74	62.97	1	
30	Block	Fifth floor	Residential	5C	90.69	4.41	0	9.74	104.84	12.94	117.78	45.30	1	
31	Block	Fifth floor	Residential	5E	126.42	5.3	0	11.93	143.65	17.73	161.38	62.07	1	
32	Block	Fifth floor	Residential	5F	196.12	11.38	0	20.02	227.52	28.09	255.61	98.31	3	1
TOTAL									**4479.91**	**553.06**	**5032.97**	**1935.65**		
33	Block	Ground Floor	Commercial	Swimming pool	211.3	0	-	13.87	225.17		225.17	86.60		
34	Block	First Floor	Commercial	Gym & Indoor games	139.09	0	-	23.46	162.55		162.55	62.52		
									387.72	**0.00**	**387.72**	**149.11**		
TOTAL											**5420.69**	**2084.76**	**35**	**7**
Total Car Parking Provided													**42**	
Additional TANDEM Parking													**4**	

UDS Area of 149.11 Sq.m corresponding to the above Swimmimg pool, Gym and Indoor games wiil be handed over to the fedaration consisting of all the three Phases viz., Royal Windgates Phase I, Royal Windgates Phase II and Royal Windgates Phase III.

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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.