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RE REGULATORY RECORD

RERA Document

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Date:09.07.2025

CARPET AREA STATEMENT OF PROPOSED CONSTRUCTION BUILDING ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS-Non-High Rise), AND THE EXISTING / UNDER CONSTRUCTION ROYAL KALPATARU PHASE I IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part),BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

SI.No	Block	Floor	Unit No.	Type	RERA Carpet Area (Sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Utility / Service / Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m) Including Common Area	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered Parking	Open Parking
ROYAL KALPATARU PHASE II												
1	**H1**	GF + 1st Flr + 2nd Flr Pt	H1	Residential	251.75	11.56	-	49.65	301.40	300.99	1	1
2	**H2**	GF + 2 Floors	H2	Residential	175.52	5.04	-	46.02	221.53	212.55	1	1
3	**J1**	GF	J1 /1	Residential	123.31	0	-	41.11	164.42	230.73	1	1
4		1st Flr + 2nd Flr Pt	J1 / 2	Residential	192.77	4.49	-	61.72	254.49	140.24	2	1
5	**J2**	GF	J2 / 1	Residential	103.52	0	-	35.56	139.08	201.62	1	
6		1st Flr + 2nd Flr Pt	J2 / 2	Residential	168.79	4.49	-	56.98	225.76	120.36	2	
7	**J3**	GF + 1st Flr + 2nd Flr Pt	J3	Residential	285.84	17.65	-	65.84	351.68	307.54	3	1
8	**J4**	GF + 1st Flr + 2nd Flr Pt	J4	Residential	248.71	10.66	-	41.01	289.71	266.91	2	1
9	**J5**	GF + 1st Flr + 2nd Flr Pt	J5	Residential	250.12	13.77	-	43.50	293.62	272.35	2	1
10	**K1**	GF + 1st Flr + 2nd Flr Pt	K1	Residential	249.83	13.33	-	55.39	305.22	265.64	2	1
11	**K2**	GF + 1st Flr + 2nd Flr Pt	K2	Residential	249.83	13.33	-	55.39	305.22	265.64	2	1
12	**L1**	GF	L1 / 1	Residential	102.16	0	-	44.80	146.96	106.55	1	
13		1st Flr + 2nd Flr Pt	L1 / 2	Residential	197.27	8.92	-	74.78	272.05	262.06	2	
14	**L2**	GF + 2 Floors	L2	Residential	181.14	10.13	-	53.86	235.00	235.11	2	
15	**M1**	GF + 1st Flr + 2nd Flr Pt	M1	Residential	241.33	16.78	-	58.92	300.24	284.98	2	1
16	**M2**	GF + 1st Flr + 2nd Flr Pt	M2	Residential	241.33	16.78	-	58.92	300.24	284.98	2	1
TOTAL					**3263.22**	**146.93**		**843.46**	**4106.61**	**3758.25**	**28**	**11**
							Car parking for Phase II				**39**	
							Visitors car parking for Phase II				**4**	
ROYAL KALPATARU PHASE I												
1	**A**	GF + 2 Floors	A1	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
2		GF + 2 Floors	A2	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
3	**B**	GF + 1st Flr + 2nd Flr Pt	B1	Residential	270.58	22.56	-	75.72	346.30	302.40	2	2
4		GF + 1st Flr + 2nd Flr Pt	B2	Residential	270.58	22.56	-	75.72	346.30	302.40	2	2
5		GF + 1st Flr + 2nd Flr Pt	B3	Residential	270.58	22.56	-	75.72	346.30	302.40	2	2
6		GF + 1st Flr + 2nd Flr Pt	B4	Residential	270.58	22.56	-	75.72	346.30	302.40	2	2
7	**C**	GF + 1st Flr + 2nd Flr Pt	C1	Residential	282.07	16.48	-	69.03	351.09	295.98	2	2
8		GF + 1st Flr + 2nd Flr Pt	C2	Residential	282.07	16.48	-	69.03	351.09	295.98	2	2
9		GF + 1st Flr + 2nd Flr Pt	C3	Residential	282.07	16.48	-	69.03	351.09	295.98	2	2
10		GF + 1st Flr + 2nd Flr Pt	C4	Residential	282.07	16.48	-	69.03	351.09	295.98	2	2
11	**D**	GF + 2 Floors	D1	Residential	125.83	3.05	-	35.40	161.22	149.87	1	
12	**E**	GF + 2 Floors	E1	Residential	125.85	2.72	-	35.05	160.90	151.23	1	
13	**F**	GF + 2 Floors	F1	Residential	262.36	13.15	-	66.26	328.62	273.72	3	1

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
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CA/98/28109 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 Kalpataru Ventures
Partners

For Kalpataru Ventures
Partners

For ROYAL ABODE
Managing Partner
Power Agent

SI.No	Block	Floor	Unit No.	Type	RERA Carpet Area (Sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Utility / Service / Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m) Including Common Area	UDS land Area (sq.m)	Car Parking (Nos.)	
14	G	GF + 2 Floors	G1	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
15		GF + 2 Floors	G2	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
16		GF + 2 Floors	G3	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
17		GF + 2 Floors	G4	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
18		GF + 2 Floors	G5	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
19		GF + 2 Floors	G6	Residential	189.4	9.08	-	52.84	242.24	221.23	1	1
20		GF + 2 Floors	G7	Residential	189.4	9.08	-	52.84	242.24	205.65	1	1
21	N	GF + 2 Floors	N1	Residential	183.75	15.11	-	58.53	242.28	202.70	1	1
22	P	GF + 2 Floors	P1	Residential	182.01	17.94	-	58.82	240.83	212.71	1	1
23	Q	GF + 2 Floors	Q1	Residential	222.4	9.98	-	55.76	278.15	246.71	2	1
24	R	GF + 2 Floors	R1	Residential	187.46	9.98	-	52.43	239.89	211.05	1	1
25	S	GF + 2 Floors	S1	Residential	187.98	6.82	-	48.31	236.28	205.68	1	1
26	T	GF + 2 Floors	T1	Residential	179.43	12.32	-	53.96	233.38	212.47	1	1
27	V	GF + 2 Floors	V1	Residential	186.92	12.32	-	55.31	242.22	216.02	1	1
28	W	GF + 2 Floors	W1	Residential	196.19	12.32	-	56.96	253.14	224.93	2	1
29	Z	GF + 2 Floors	Z (Shop)	Commercial	189.64	0	-	40.37	230.01	227.06	2	
TOTAL					**6145.02**	**353.59**		**1671.72**	**7816.61**	**6903.16**	**42**	**34**
							Car parking for Phase I				**76**	
							Visitors car parking for Phase I				**8**	
ABSTRACT												
ROYAL KALPATARU PHASE-I					6145.02	353.59		1671.72	7816.61	6903.16	**84**	
ROYAL KALPATARU PHASE-II					3263.22	146.93		843.46	4106.61	3758.25	**43**	
GRAND TOTAL					**9408.24**	**500.52**		**2515.18**	**11923.22**	**10661.41**	**127**	
TOTAL SITE AREA										**12019.16**		
OSR 1										**484.75**		
OSR 2										**699.92**		
Extent of Land to be surrendered for Road widening										**126.35**		
Extent of Land for Road access										**46.73**		
TOTAL EXTENT OF GIFTED AREA										**1357.75**		
UDS Area Calculated after deducting Gifted Area										**10661.41**		

For ROYAL SHELTER
Managing Partner
Power Agent

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
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RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
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For Kalpataru Ventures
Partners

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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.