

RE

REGULATORY RECORD

RERA Document

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Proposed Construction of Apartment @R.S.No.127/2A,127/2B1&127/2B2, Kalapatti Village, Coimbatore Taluk, Coimbatore. Area of land 60 cents

PROJECT NAME: URBAN SQUARE - AREA STATEMENT

SL NO	BLOCK	FLOOR	FLAT NO	TYPE	CARPET AREA (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE Veran/Util./service/terrace (Sq.m)	proportionale .com area (Sq.m)	TOTAL area (Sq.m)	UDS area (Sq.m)	Covered Carparking	Open
1 A	1st floor		flat 101	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
2 A	1st floor		flat 102	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
3 A	1st floor		flat 103	2 BED	81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
4 A	1st floor		flat 104	2 BED	84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
5 A	1st floor		flat 105	3 BED	145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
6 A	1st floor		flat 106	3 BED	146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
7 A	1st floor		flat 107	2 BED	84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
8 A	1st floor		flat 108	2 BED	86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
9 A	2nd floor		flat 201	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
10 A	2nd floor		flat 202	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
11 A	2nd floor		flat 203	2 BED	81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
12 A	2nd floor		flat 204	2 BED	84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
13 A	2nd floor		flat 205	3 BED	145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
14 A	2nd floor		flat 206	3 BED	146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
15 A	2nd floor		flat 207	2 BED	84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
16 A	2nd floor		flat 208	2 BED	86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
17 A	3rd floor		flat 301	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
18 A	3rd floor		flat 302	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
19 A	3rd floor		flat 303	2 BED	81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
20 A	3rd floor		flat 304	2 BED	84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
21 A	3rd floor		flat 305	3 BED	145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
22 A	3rd floor		flat 306	3 BED	146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
23 A	3rd floor		flat 307	2 BED	84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
24 A	3rd floor		flat 308	2 BED	86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
25 A	4th floor		flat 401	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
26 A	4th floor		flat 402	3 BED	148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
27 A	4th floor		flat 403	2 BED	81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
28 A	4th floor		flat 404	2 BED	84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
29 A	4th floor		flat 405	3 BED	145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
30 A	4th floor		flat 406	3 BED	146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
31 A	4th floor		flat 407	2 BED	84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
32 A	4th floor		flat 408	2 BED	86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
33 A	5th floor		flat 501	3 BED	148.64	11.520	11.71	40.88	212.75	79.45	2.00	0.00
34 A	5th floor		flat 502	3 BED	148.64	11.520	11.71	40.88	212.75	79.45	2.00	0.00
35 A	5th floor		flat 503	2 BED	81.94	0	9.94	21.83	113.71	42.42	1.00	0.00
36 A	5th floor		flat 504	2 BED	84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
37 A	5th floor		flat 505	3 BED	145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
38 A	5th floor		flat 506	3 BED	146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
39 A	5th floor		flat 507	2 BED	84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
40 A	5th floor		flat 508	2 BED	86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
Total					4638.15	201.60	429.21	1232.81	6501.77	2428.00	60.00	0.00
Total car Parking										Open Visitors Carparking		66.00



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P. Pradeep

Designated Partner

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

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.

