Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

| Carpet Area Statement | Date: | 11.04.2026 |
|---|---|---|

**Site Address: Area Statement for UP Town Apartment Proposed Residential Apartment Building in S.F.No:422/4A2, 422/5A2 & 422/5B2 At Keeranatham Village, Annur Taluk, Coimbatore -641035.**

**Floor Details: Block 1 (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor + Terrace Floor) Residentail Building with 50 Dwelling units, Block 2 (Stilt Floor + First floor + Second floor + Third floor + Fourth floor + Fifth floor + Terrace Floor) Residentail Building with 35 Dwelling units, Block 3 (Stilt Floor + First floor + Second floor + Third floor) Commercial Building with (Parking, Community Hall, Kids Play area + Gym, Swimming Pool)**

| SI.NO | BLOCK | FLOOR | TYPE | APPARTMENT No | (a) RERA CARPET AREA (Sq.M) | (b) EXCLUSIVE BALCONY (Sq.M) | (c) EXCLUSIVE VERANDAH/ UTILITY/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 (Sq.M) | (h) UDS LAND AREA (Sq.M) | (i) Car Parking (Nos.) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Covered | Open |
| 1 | BLOCK 1 | FIRST FLOOR | 3 BHK | B101 | 99.3 | 6.30 | 5.1 | 14.6 | 125.3 | 77.9 | 203.2 | 59.8 | 1 | 1 |
| 2 | | | 2 BHK | B102 | 72.2 | 6.00 | - | 11.0 | 89.2 | 55.4 | 144.6 | 42.5 | 1 | |
| 3 | | | 2 BHK | B103 | 71.3 | 5.60 | - | 10.7 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 4 | | | 2 BHK | B104 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 5 | | | 2 BHK | B105 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 6 | | | 3 BHK | B106 | 103.8 | 6.70 | 5.1 | 14.9 | 130.5 | 81.1 | 211.6 | 62.2 | 2 | |
| 7 | | | 2 BHK | B107 | 73.0 | 7.20 | - | 11.3 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 8 | | | 2 BHK | B108 | 72.9 | 7.20 | - | 11.4 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 9 | | | 2 BHK | B109 | 73.1 | 7.20 | - | 11.2 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | 1 |
| 10 | | | 3 BHK | B110 | 103.2 | 6.70 | 5.1 | 15.1 | 130.1 | 80.8 | 210.9 | 62.1 | 1 | 1 |
| 11 | | SECOND FLOOR | 3 BHK | B201 | 99.3 | 6.30 | 5.1 | 14.6 | 125.3 | 77.9 | 203.2 | 59.8 | 1 | 1 |
| 12 | | | 2 BHK | B202 | 72.2 | 6.00 | - | 11.0 | 89.2 | 55.4 | 144.6 | 42.5 | 1 | |
| 13 | | | 2 BHK | B203 | 71.3 | 5.60 | - | 10.7 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 14 | | | 2 BHK | B204 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 15 | | | 2 BHK | B205 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 16 | | | 3 BHK | B206 | 103.8 | 6.70 | 5.1 | 14.9 | 130.5 | 81.1 | 211.6 | 62.2 | 2 | |
| 17 | | | 2 BHK | B207 | 73.0 | 7.20 | - | 11.3 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 18 | | | 2 BHK | B208 | 72.9 | 7.20 | - | 11.4 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 19 | | | 2 BHK | B209 | 73.1 | 7.20 | - | 11.2 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | 1 |
| 20 | | | 3 BHK | B210 | 103.2 | 6.70 | 5.1 | 15.1 | 130.1 | 80.8 | 210.9 | 62.1 | 1 | 1 |
| 21 | | THIRD FLOOR | 3 BHK | B301 | 99.3 | 6.30 | 5.1 | 14.6 | 125.3 | 77.9 | 203.2 | 59.8 | 1 | 1 |
| 22 | | | 2 BHK | B302 | 72.2 | 6.00 | - | 11.0 | 89.2 | 55.4 | 144.6 | 42.5 | 1 | |
| 23 | | | 2 BHK | B303 | 71.3 | 5.60 | - | 10.7 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 24 | | | 2 BHK | B304 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 25 | | | 2 BHK | B305 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 26 | | | 3 BHK | B306 | 103.8 | 6.70 | 5.1 | 14.9 | 130.5 | 81.1 | 211.6 | 62.2 | 2 | |
| 27 | | | 2 BHK | B307 | 73.0 | 7.20 | - | 11.3 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 28 | | | 2 BHK | B308 | 72.9 | 7.20 | - | 11.4 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 29 | | | 2 BHK | B309 | 73.1 | 7.20 | - | 11.2 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | 1 |
| 30 | | | 3 BHK | B310 | 103.2 | 6.70 | 5.1 | 15.1 | 130.1 | 80.8 | 210.9 | 62.1 | 1 | 1 |
| 31 | | FOURTH FLOOR | 3 BHK | B401 | 99.3 | 6.30 | 5.1 | 14.6 | 125.3 | 77.9 | 203.2 | 59.8 | 1 | 1 |
| 32 | | | 2 BHK | B402 | 72.2 | 6.00 | - | 11.0 | 89.2 | 55.4 | 144.6 | 42.5 | 1 | |
| 33 | | | 2 BHK | B403 | 71.3 | 5.60 | - | 10.7 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 34 | | | 2 BHK | B404 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 35 | | | 2 BHK | B405 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 36 | | | 3 BHK | B406 | 103.8 | 6.70 | 5.1 | 14.9 | 130.5 | 81.1 | 211.6 | 62.2 | 2 | |
| 37 | | | 2 BHK | B407 | 73.0 | 7.20 | - | 11.3 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 38 | | | 2 BHK | B408 | 72.9 | 7.20 | - | 11.4 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 39 | | | 2 BHK | B409 | 73.1 | 7.20 | - | 11.2 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | 1 |
| 40 | | | 3 BHK | B410 | 103.2 | 6.70 | 5.1 | 15.1 | 130.1 | 80.8 | 210.9 | 62.1 | 1 | 1 |
| 41 | | FIFTH FLOOR | 3 BHK | B501 | 99.3 | 6.30 | 5.1 | 14.6 | 125.3 | 77.9 | 203.2 | 59.8 | 1 | 1 |
| 42 | | | 2 BHK | B502 | 72.2 | 6.00 | - | 11.0 | 89.2 | 55.4 | 144.6 | 42.5 | 1 | |
| 43 | | | 2 BHK | B503 | 71.3 | 5.60 | - | 10.7 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 44 | | | 2 BHK | B504 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 45 | | | 2 BHK | B505 | 71.0 | 5.60 | - | 11.0 | 87.6 | 54.4 | 142.0 | 41.8 | 1 | |
| 46 | | | 3 BHK | B506 | 103.8 | 6.70 | 5.1 | 14.9 | 130.5 | 81.1 | 211.6 | 62.2 | 2 | |
| 47 | | | 2 BHK | B507 | 73.0 | 7.20 | - | 11.3 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 48 | | | 2 BHK | B508 | 72.9 | 7.20 | - | 11.4 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | |
| 49 | | | 2 BHK | B509 | 73.1 | 7.20 | - | 11.2 | 91.5 | 56.9 | 148.4 | 43.6 | 1 | 1 |
| 50 | | | 3 BHK | B510 | 103.2 | 6.70 | 5.1 | 15.1 | 130.1 | 80.8 | 210.9 | 62.1 | 1 | 1 |

For Novascape Realty Ventures LLP

Partner.

Er.S.PRADEEP, B.E.,M.E(STR)
REGISTERED ENGINEER Grade-II,
Reg.No:GR-II/162/03/2019
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655090064

11/04/2021

Ph.No: +91 96 55 00 80 64
associates@gmail.com
# 55/2A, Near Ganapathi Fire Service, FCI Road,
Gandhi Maa Nagar, Ganapathy, Coimbatore- 641006.

SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 51 | BLOCK 2 | FIRST FLOOR | 3 BHK | A101 | 99.4 | 6.30 | 5.11 | 14.49 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 52 | | | 2 BHK | A102 | 72.2 | 6.00 | - | 11.00 | 89.20 | 55.4 | 144.63 | 42.5 | 1 | |
| 53 | | | 3 BHK | A103 | 102.1 | 6.80 | 5.11 | 15.20 | 129.20 | 80.3 | 209.49 | 61.6 | 2 | |
| 54 | | | 2 BHK | A104 | 70.9 | 5.70 | - | 11.10 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 55 | | | 2 BHK | A105 | 71.3 | 5.70 | - | 10.70 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 56 | | | 2 BHK | A106 | 72.0 | 6.00 | - | 11.60 | 89.60 | 55.7 | 145.28 | 42.7 | 1 | |
| 57 | | | 3 BHK | A107 | 99.3 | 6.30 | 5.11 | 14.59 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 58 | | SECOND FLOOR | 3 BHK | A201 | 99.4 | 6.30 | 5.11 | 14.49 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 59 | | | 2 BHK | A202 | 72.2 | 6.00 | - | 11.00 | 89.20 | 55.4 | 144.63 | 42.5 | 1 | |
| 60 | | | 3 BHK | A203 | 102.1 | 6.80 | 5.11 | 15.20 | 129.20 | 80.3 | 209.49 | 61.6 | 2 | |
| 61 | | | 2 BHK | A204 | 70.9 | 5.70 | - | 11.10 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 62 | | | 2 BHK | A205 | 71.3 | 5.70 | - | 10.70 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 63 | | | 2 BHK | A206 | 72.0 | 6.00 | - | 11.60 | 89.60 | 55.7 | 145.28 | 42.7 | 1 | |
| 64 | | | 3 BHK | A207 | 99.3 | 6.30 | 5.11 | 14.59 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 65 | | THIRD FLOOR | 3 BHK | A301 | 99.4 | 6.30 | 5.11 | 14.49 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 66 | | | 2 BHK | A302 | 72.2 | 6.00 | - | 11.00 | 89.20 | 55.4 | 144.63 | 42.5 | 1 | |
| 67 | | | 3 BHK | A303 | 102.1 | 6.80 | 5.11 | 15.20 | 129.20 | 80.3 | 209.49 | 61.6 | 1 | |
| 68 | | | 2 BHK | A304 | 70.9 | 5.70 | - | 11.10 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 69 | | | 2 BHK | A305 | 71.3 | 5.70 | - | 10.70 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 70 | | | 2 BHK | A306 | 72.0 | 6.00 | - | 11.60 | 89.60 | 55.7 | 145.28 | 42.7 | 1 | |
| 71 | | | 3 BHK | A307 | 99.3 | 6.30 | 5.11 | 14.59 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 72 | | FOURTH FLOOR | 3 BHK | A401 | 99.4 | 6.30 | 5.11 | 14.49 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 73 | | | 2 BHK | A402 | 72.2 | 6.00 | - | 11.00 | 89.20 | 55.4 | 144.63 | 42.5 | 1 | |
| 74 | | | 3 BHK | A403 | 102.1 | 6.80 | 5.11 | 15.20 | 129.20 | 80.3 | 209.49 | 61.6 | 1 | |
| 75 | | | 2 BHK | A404 | 70.9 | 5.70 | - | 11.10 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 76 | | | 2 BHK | A405 | 71.3 | 5.70 | - | 10.70 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 77 | | | 2 BHK | A406 | 72.0 | 6.00 | - | 11.60 | 89.60 | 55.7 | 145.28 | 42.7 | 1 | |
| 78 | | | 3 BHK | A407 | 99.3 | 6.30 | 5.11 | 14.59 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 79 | | FIFTH FLOOR | 3 BHK | A501 | 99.4 | 6.30 | 5.11 | 14.49 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| 80 | | | 2 BHK | A502 | 72.2 | 6.00 | - | 11.00 | 89.20 | 55.4 | 144.63 | 42.5 | 1 | |
| 81 | | | 3 BHK | A503 | 102.1 | 6.80 | 5.11 | 15.20 | 129.20 | 80.3 | 209.49 | 61.6 | 1 | |
| 82 | | | 2 BHK | A504 | 70.9 | 5.70 | - | 11.10 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 83 | | | 2 BHK | A505 | 71.3 | 5.70 | - | 10.70 | 87.70 | 54.5 | 142.20 | 41.8 | 1 | |
| 84 | | | 2 BHK | A506 | 72.0 | 6.00 | - | 11.60 | 89.60 | 55.7 | 145.28 | 42.7 | 1 | |
| 85 | | | 3 BHK | A507 | 99.3 | 6.30 | 5.11 | 14.59 | 125.30 | 77.9 | 203.16 | 59.8 | 1 | |
| GRAND TOTAL (BLOCK 1+BLOCK 2) In(Sq.m) | | | | | 6989.95 | 534.50 | 153.30 | 1054.25 | 8732.00 | 5426.30 | 14158.30 | 4164.70 | 92 | 5 |
| | | | | | | | | | | | Visitors Car Parking | | 0 | 10 |
| | | | | | | | | | | | Grand Total | | 107 | |

| | |
|---|---|
| Note: | That in the above mentioned project, Block 3 is being constructed exclusively as an Amenity Block (Commercial) |

That we hereby solemnly declare and confirm that the said Amenity Block (Block '3') Commercial shall not be sold , transferred,leased or otherwise alienated to any individual or entity at any point of time in the future , and shall be retained solely for common use as approved

DATE: 11/04/2026

For Novascape Realty Ventures LLP

Partner.

S. Pradeep 11/04/2026

Er.S.PRADEEP, B.E.,M.E(ST),
REGISTERED ENGINEER Grade-II,
Reg.No:GR-II/162/03/2019
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064 80 64

srirathnaassociates@gmail.com

# 55/2A, Near Ganapathi Fire Service, FCI Road,
Gandhi Maa Nagar, Ganapathy, Coimbatore- 641006.

# DIRECTORATE OF TOWN & COUNTRY PLANNING

## OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

## NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)
Namakkal-637001.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.S.PRADEEP** has enrolled as **REGISTERED ENGINEER GRADE-II (RE-II)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E. (CIVIL ENGINEERING)** and experience in the relevant field for **THREE** Years and **SIX** Month.

He/She has been given the Registration No. **DTCP/NAMAKKAL/RE-II/003/2022.** He/She Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals ", Tamil Nadu Combined Development and Building Rules,2019, approved vide G.O.(MS) No.18 Municipal Administration and water Supply (MA1) Department, Dated 04.02.2019.

This Registration is Valid up to: 24.03.2027

25 MAR 2022

**Place: Namakkal-01**
**Date:** 25.3.22

**ASSITANT DIRECTOR**
**DISTRICT TOWN &COUNTRY PLANNING OFFICE, NAMAKKAL DISTRICT**
**NAMAKKAL-637001.**

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+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.