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RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTI STORY BUILDING BLOCK-A (BASEMENT -1, & -2, STILT, FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH FLOOR) AND BLOCK-B (GROUND FLOOR) IN OLD.SF.No: 294/1PART,294/2 , NEW TS.No: 18/4 & 18/5, BLOCK-2, WARD -Y , VILLANKURUCHI VILLAGE , COIMBATORE NORTH TALUK, COIMBATORE CORPORATION EAST ZONE , COIMBATORE DISTRICT

SREE DAKSHA'S - " BEATRIZ " CARPET AREA STATEMENT @ VILLANKURUCHI VILLAGE

SL/NO	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per see2(k)of the RERA Act) (sq.m²)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE VERANDAH /UTILITY /SERVICE/OPEN TERRACE FOR (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	A	FIRST FLOOR	4 - BHK	1	171.000	-		37.751	208.751	55.091	263.842	93.818	2	-
2	A	FIRST FLOOR	4 -BHK	2	171.962	-		39.855	211.817	55.927	267.744	95.206	2	-
3	A	FIRST FLOOR	3 - BHK	3	136.288	-		35.395	171.683	45.336	217.019	77.169	2	-
4	A	FIRST FLOOR	3 - BHK	4	140.000	-		39.580	179.580	47.473	227.053	80.737	2	-
5	A	FIRST FLOOR	3 - BHK	12	135.823	-		40.134	175.957	46.451	222.408	79.085	2	-
6	A	FIRST FLOOR	3 - BHK	14	135.916	-		35.953	171.869	45.429	217.298	77.268	2	-
7	A	FIRST FLOOR	3 - BHK	15	139.911	-		39.205	179.116	47.287	226.403	80.506	2	-
8	A	FIRST FLOOR	3 - BHK	16	140.190	-		36.510	176.700	46.637	223.337	79.415	2	-
9	A	SECOND FLOOR	4 - BHK	1	171.000	-		37.751	208.751	55.091	263.842	93.818	2	-
10	A	SECOND FLOOR	4 - BHK	2	171.962	-		39.855	211.817	55.927	267.744	95.206	2	-
11	A	SECOND FLOOR	3 - BHK	3	136.288	-		35.395	171.683	45.336	217.019	77.169	2	-
12	A	SECOND FLOOR	3 - BHK	4	140.000	-		39.580	179.580	47.473	227.053	80.737	2	-
13	A	SECOND FLOOR	3 - BHK	5	139.818	-		35.303	175.121	46.265	221.386	78.722	2	-
14	A	SECOND FLOOR	3 - BHK	6	137.681	-		35.117	172.798	45.615	218.413	77.665	2	-
15	A	SECOND FLOOR	3 - BHK	7	124.210	-		31.773	155.983	41.156	197.139	70.100	2	-
16	A	SECOND FLOOR	3 - BHK	9	126.904	-		31.773	158.677	41.899	200.576	71.322	2	-
17	A	SECOND FLOOR	3 - BHK	10	139.818	-		35.303	175.121	46.265	221.386	78.722	2	-
18	A	SECOND FLOOR	3 - BHK	11	137.681	-		35.210	172.891	45.708	218.599	77.731	2	-
19	A	SECOND FLOOR	3 - BHK	12	135.823	-		40.134	175.957	46.451	222.408	79.085	2	-
20	A	SECOND FLOOR	3 - BHK	14	135.916	-		35.953	171.869	45.429	217.298	77.268	2	-
21	A	SECOND FLOOR	3 - BHK	15	139.911	-		39.205	179.116	47.287	226.403	80.506	2	-
22	A	SECOND FLOOR	3 - BHK	16	140.190	-		36.510	176.700	46.637	223.337	79.415	2	-

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

T. JOHN YOGARAJ
REGISTER ARCHITECT, (RA) GRADE-I
ARCHITECT REGISTER NO: CA/2000/26960

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT MULTI STORY BUILDING BLOCK-A (BASEMENT -1, & -2, STILT, FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH FLOOR) AND BLOCK-B (GROUND FLOOR) IN OLD.SF.No: 294/1PART,294/2 , NEW TS.No: 18/4 & 18/5, BLOCK-2, WARD -Y , VILLANKURUCHI VILLAGE , COIMBATORE NORTH TALUK, COIMBATORE CORPORATION EAST ZONE , COIMBATORE DISTRICT

SREE DAKSHA'S - " BEATRIZ " CARPET AREA STATEMENT @ VILLANKURUCHI VILLAGE

SL/NO	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per see2(k)of the RERA Act) (sq.m²)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE VERANDAH /UTILITY /SERVICE/OPEN TERRACE FOR (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
23	A	THIRD FLOOR	4 - BHK	1	171.000	-	-	37.751	208.751	55.091	263.842	93.818	2	-
24	A	THIRD FLOOR	4 - BHK	2	171.962	-	-	39.855	211.817	55.927	267.744	95.206	3	-
25	A	THIRD FLOOR	3 - BHK	3	136.288	-	-	35.395	171.683	45.336	217.019	77.169	2	-
26	A	THIRD FLOOR	3 - BHK	4	140.000	-	-	39.580	179.580	47.473	227.053	80.737	2	-
27	A	THIRD FLOOR	3 - BHK	5	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
28	A	THIRD FLOOR	3 - BHK	6	137.681	-	-	35.117	172.798	45.615	218.413	77.665	2	-
29	A	THIRD FLOOR	3 - BHK	7	124.210	-	-	31.773	155.983	41.156	197.139	70.100	2	-
30	A	THIRD FLOOR	3 - BHK	9	126.904	-	-	31.773	158.677	41.899	200.576	71.322	2	-
31	A	THIRD FLOOR	3 - BHK	10	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
32	A	THIRD FLOOR	3 - BHK	11	137.681	-	-	35.210	172.891	45.708	218.599	77.731	2	-
33	A	THIRD FLOOR	3 - BHK	12	135.823	-	-	40.134	175.957	46.451	222.408	79.085	2	-
34	A	THIRD FLOOR	3 - BHK	14	135.916	-	-	35.953	171.869	45.429	217.298	77.268	2	-
35	A	THIRD FLOOR	3 - BHK	15	139.911	-	-	39.205	179.116	47.287	226.403	80.506	2	-
36	A	THIRD FLOOR	3 - BHK	16	140.190	-	-	36.510	176.700	46.637	223.337	79.415	2	-
37	A	FOURTH FLOOR	4 - BHK	1	171.000	-	-	37.751	208.751	55.091	263.842	93.818	2	-
38	A	FOURTH FLOOR	4 - BHK	2	171.962	-	-	39.855	211.817	55.927	267.744	95.206	3	-
39	A	FOURTH FLOOR	3 - BHK	3	136.288	-	-	35.395	171.683	45.336	217.019	77.169	2	-
40	A	FOURTH FLOOR	3 - BHK	4	140.000	-	-	39.580	179.580	47.473	227.053	80.737	2	-
41	A	FOURTH FLOOR	3 - BHK	5	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
42	A	FOURTH FLOOR	3 - BHK	6	137.681	-	-	35.117	172.798	45.615	218.413	77.665	2	-
43	A	FOURTH FLOOR	3 - BHK	7	124.210	-	-	31.773	155.983	41.156	197.139	70.100	2	-
44	A	FOURTH FLOOR	3 - BHK	9	126.904	-	-	31.773	158.677	41.899	200.576	71.322	2	-
45	A	FOURTH FLOOR	3 - BHK	10	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

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REGISTER ARCHITECT, (RA) GRADE-I
ARCHITECT REGISTER NO: CA/2000/26960

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SL/NO	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per see2(k)of the RERA Act) (sq.m²)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE VERANDAH /UTILITY /SERVICE/OPEN TERRACE FOR (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
46	A	FOURTH FLOOR	3 - BHK	11	137.681	-	-	35.210	172.891	45.708	218.599	77.731	2	-
47	A	FOURTH FLOOR	3 - BHK	12	135.823	-	-	40.134	175.957	46.451	222.408	79.085	2	-
48	A	FOURTH FLOOR	3 - BHK	14	135.916	-	-	35.953	171.869	45.429	217.298	77.268	2	-
49	A	FOURTH FLOOR	3 - BHK	15	139.911	-	-	39.205	179.116	47.287	226.403	80.506	2	-
50	A	FOURTH FLOOR	3 - BHK	16	140.190	-	-	36.510	176.700	46.637	223.337	79.415	2	-
51	A	FIFTH FLOOR	4 - BHK	1	171.000	-	-	37.751	208.751	55.091	263.842	93.818	2	-
52	A	FIFTH FLOOR	4 - BHK	2	171.962	-	-	39.855	211.817	55.927	267.744	95.206	3	-
53	A	FIFTH FLOOR	3 - BHK	3	136.288	-	-	35.395	171.683	45.336	217.019	77.169	2	-
54	A	FIFTH FLOOR	3 - BHK	4	140.000	-	-	39.580	179.580	47.473	227.053	80.737	2	-
55	A	FIFTH FLOOR	3 - BHK	5	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
56	A	FIFTH FLOOR	3 - BHK	6	137.681	-	-	35.117	172.798	45.615	218.413	77.665	2	-
57	A	FIFTH FLOOR	3 - BHK	7	124.210	-	-	31.773	155.983	41.156	197.139	70.100	2	-
58	A	FIFTH FLOOR	3 - BHK	9	126.904	-	-	31.773	158.677	41.899	200.576	71.322	2	-
59	A	FIFTH FLOOR	3 - BHK	10	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
60	A	FIFTH FLOOR	3 - BHK	11	137.681	-	-	35.210	172.891	45.708	218.599	77.731	2	-
61	A	FIFTH FLOOR	3 - BHK	12	135.823	-	-	40.134	175.957	46.451	222.408	79.085	2	-
62	A	FIFTH FLOOR	3 - BHK	14	135.916	-	-	35.953	171.869	45.429	217.298	77.268	2	-
63	A	FIFTH FLOOR	3 - BHK	15	139.911	-	-	39.205	179.116	47.287	226.403	80.506	2	-
64	A	FIFTH FLOOR	3 - BHK	16	140.190	-	-	36.510	176.700	46.637	223.337	79.415	2	-
65	A	SIXTH FLOOR	4 - BHK	1	171.000	-	-	37.751	208.751	55.091	263.842	93.818	2	-
66	A	SIXTH FLOOR	4 - BHK	2	171.962	-	-	39.855	211.817	55.927	267.744	95.206	3	-
67	A	SIXTH FLOOR	3 - BHK	3	136.288	-	-	35.395	171.683	45.336	217.019	77.169	2	-

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SL/NO	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per see2(k)of the RERA Act) (sq.m²)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE VERANDAH /UTILITY /SERVICE/OPEN TERRACE FOR (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
68	A	SIXTH FLOOR	3 - BHK	4	140.000	-	-	39.580	179.580	47.473	227.053	80.737	2	-
69	A	SIXTH FLOOR	3 - BHK	5	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
70	A	SIXTH FLOOR	3 - BHK	6	137.681	-	-	35.117	172.798	45.615	218.413	77.665	2	-
71	A	SIXTH FLOOR	3 - BHK	7	124.210	-	-	31.773	155.983	41.156	197.139	70.100	2	-
72	A	SIXTH FLOOR	3 - BHK	9	126.904	-	-	31.773	158.677	41.899	200.576	71.322	2	-
73	A	SIXTH FLOOR	3 - BHK	10	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
74	A	SIXTH FLOOR	3 - BHK	11	137.681	-	-	35.210	172.891	45.708	218.599	77.731	2	-
75	A	SIXTH FLOOR	3 - BHK	12	135.823	-	-	40.134	175.957	46.451	222.408	79.085	2	-
76	A	SIXTH FLOOR	3 - BHK	14	135.916	-	-	35.953	171.869	45.429	217.298	77.268	2	-
77	A	SIXTH FLOOR	3 - BHK	15	139.911	-	-	39.205	179.116	47.287	226.403	80.506	2	-
78	A	SIXTH FLOOR	3 - BHK	16	140.190	-	-	36.510	176.700	46.637	223.337	79.415	2	-
79	A	SEVENTH FLOOR	4 - BHK	1	171.000	-	-	37.751	208.751	55.091	263.842	93.818	2	-
80	A	SEVENTH FLOOR	4 - BHK	2	171.962	-	-	39.855	211.817	55.927	267.744	95.206	3	-
81	A	SEVENTH FLOOR	3 - BHK	3	136.288	-	-	35.395	171.683	45.336	217.019	77.169	2	-
82	A	SEVENTH FLOOR	3 - BHK	4	140.000	-	-	39.580	179.580	47.473	227.053	80.737	2	-
83	A	SEVENTH FLOOR	3 - BHK	5	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
84	A	SEVENTH FLOOR	3 - BHK	6	137.681	-	-	35.117	172.798	45.615	218.413	77.665	2	-
85	A	SEVENTH FLOOR	3 - BHK	7	124.210	-	-	31.773	155.983	41.156	197.139	70.100	2	-
86	A	SEVENTH FLOOR	3 - BHK	9	126.904	-	-	31.773	158.677	41.899	200.576	71.322	2	-
87	A	SEVENTH FLOOR	3 - BHK	10	139.818	-	-	35.303	175.121	46.265	221.386	78.722	2	-
88	A	SEVENTH FLOOR	3 - BHK	11	137.681	-	-	35.210	172.891	45.708	218.599	77.731	2	-
89	A	SEVENTH FLOOR	3 - BHK	12	135.823	-	-	40.134	175.957	46.451	222.408	79.085	2	-
90	A	SEVENTH FLOOR	3 - BHK	14	135.916	-	-	35.953	171.869	45.429	217.298	77.268	2	-
91	A	SEVENTH FLOOR	3 - BHK	15	139.911	-	-	39.205	179.116	47.287	226.403	80.506	2	-
92	A	SEVENTH FLOOR	3 - BHK	16	140.190	-	-	36.510	176.700	46.637	223.337	79.415	2	-
		TOTAL AREA			13034.302	-	-	3357.555	16391.857	4328.865	20720.722	7368.000	189	-
												VISITORS' CAR PARKING	-	18
												GRAND TOTAL	189	18

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

T. JOHN YOGARAJ
REGISTER ARCHITECT, (RA) GRADE-I
ARCHITECT REGISTER NO: CA/2000/26960

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.