Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

dhiya
foundation private limited

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chinthamani Complex,

1st Ave, G Block,

Annanagar East, Chennai, 600102

DT: 26/03/2026

SUB: REQUESTED PROJECT DETAILS

Dear Sir,

As requested I have attached the necessary project details of our project RCC Roof Stilt, First, Second, Third, Fourth & Fifth Floor of Residential Apartment Building **Dhiya`s Ushas**, Stilt + 5 Floors (10 Dwellings) at Ward NO: P(16), Block :26, TS No:52, Telungupalayam village, Taluk, West Zone, Coimbatore Corporation.

Thanking You,
Yours Faithfully,

(DIRECTOR)

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER/ARCHITECT

No.22-1, PRR Nagar, 3rd Street, P.N.Pudur, Coimbatore - 641 041.
Mob : 96295 62959 | 90034 41100 | 90038 56639
web : www.dhiyafoundation.com | Email : dhiyafoundation@gmail.com | dhiyafoundation666@gmail.com
CIN : U45202TZ2010PTC016204

Site Adress;

RCC Roof Stilt, First, Second, Third, Fourth & Fifth Floor of Residential Apartment Building Dhiya`s Ushas, Stilt + 5 Floors (10 Dwellings) at Ward NO: P(16), Block :26, TS No:52, Telungupalayam village, Taluk, West Zone, Coimbatore Corporation.

Carpet Area Statement — Date: 26/03/2026

S.NO	Block	FLOOR	Apartment NO	TYPE	RERA CARPET AREA (sq.m) (a)	EXCLUSIVE BALCONY (sq.m) (b)	Exclusive Verandah/Utility/ Service/Ots (sq.m) (c)	Area of External Walls (sq.m) (d)	Floor area of the apartment e=(a+b+c+d)	Proportionate Common Area (sq.m) (f)	Gross Area of the apartment (sq.m) g=(e+f)	UDS Land Area (sq.m) (h)	Car parking (i) (Covered)	Car parking (i) OPEN
1	1	First	1A	A	130.237		8.97	13.22	152.427	43.42	195.85	58.80	1	_
2	1	First	1B	B	129.559		8.92	13.15	151.629	43.19	194.82	58.50	_	1
3	1	Second	2A	A	130.237		8.97	13.22	152.427	43.42	195.85	58.80	_	1
4	1	Second	2B	B	129.559		8.92	13.15	151.629	43.19	194.82	58.50	_	1
5	1	Third	3A	A	130.237		8.97	13.22	152.427	43.42	195.85	58.80	_	1
6	1	Third	3B	B	129.559		8.92	13.15	151.629	43.19	194.82	58.50	_	1
7	1	FOURTH	4A	A	130.237		8.97	13.22	152.427	43.42	195.85	58.80	_	1
8	1	FOURTH	4B	B	129.559		8.92	13.15	151.629	43.19	194.82	58.50	_	1
9	1	FIFTH	5A	A	130.237		8.97	13.22	152.427	43.42	195.85	58.80	_	1
10	1	FIFTH	5B	B	129.559		8.92	13.15	151.629	43.19	194.82	58.50	_	1
Visitor Parking													_	1
TOTAL AREA									**1520.28**	**433.05**	**1953.33**	**586.50**	**1.00**	**10.00**

DHIYA FOUNDATION PVT. LTD. CBE-41

Viji. K.

Er. A. WALTER JEFF MAX, B.E.,
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APEL ASSOCIATES
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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.