Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

RERA CARPET AREA STATEMENT

CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 411/2,411/3, 411/4, 411/5, 411/6, 411/7, 4 11/8, 411 /9, 411/10, 412/1A2, 412/1A3 (SITE NO:F8, F9, F10, G8, G9, G10, G11, G12, G13) AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION NORTH ZONE, COIMBATORE DISTRICT

M/s Karpagam Builders- "VAIBHAV"

Sl.No	Floor	Flat no	Type	RERA Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m)	Car Parking (Nos) covered	Car Parking (Nos) Open
1	1st	1A	2BHK	58.24	2.38	26.50	87.12	34.49	-	0
2	1st	1B	2BHK	58.01	2.38	25.81	86.20	33.59	-	0
3	1st	1C	3BHK	72.53	3.96	33.16	109.66	43.16	1	0
4	1st	1D	3BHK	72.53	3.96	32.81	109.31	42.70	1	0
5	1st	1E	2BHK	64.30	3.96	30.06	98.32	39.12	-	0
6	1st	1F	3BHK	79.47	3.13	35.28	117.88	45.92	1	0
7	1st	1G	2BHK	61.15	2.68	28.45	92.29	37.03	-	0
8	2nd	2A	2BHK	58.24	2.38	26.50	87.12	34.49	-	0
9	2nd	2B	2BHK	58.01	2.38	25.81	86.20	33.59	-	0
10	2nd	2C	3BHK	72.53	3.96	33.16	109.66	43.16	1	0
11	2nd	2D	3BHK	72.53	3.96	32.81	109.31	42.70	1	0
12	2nd	2E	2BHK	64.30	3.96	30.06	98.32	39.12	-	0
13	2nd	2F	3BHK	79.47	3.13	35.28	117.88	45.92	1	0
14	2nd	2G	2BHK	57.89	2.68	26.96	87.53	35.09	-	0
15	2nd	2H	2BHK	57.89	2.68	26.31	86.88	34.25	-	0
16	3rd	3A	2BHK	58.24	2.38	26.50	87.12	34.49	-	0
17	3rd	3B	2BHK	58.01	2.38	25.81	86.20	33.59	-	0
18	3rd	3C	3BHK	72.53	3.96	33.16	109.66	43.16	1	0
19	3rd	3D	3BHK	72.53	3.96	32.81	109.31	42.70	1	0
20	3rd	3E	2BHK	64.30	3.96	30.06	98.32	39.12	-	0
21	3rd	3F	3BHK	79.47	3.13	35.28	117.88	45.92	1	0
22	3rd	3G	2BHK	57.89	2.68	26.96	87.53	35.09	-	0
23	3rd	3H	2BHK	57.89	2.68	26.31	86.88	34.25	-	0
24	4th	4A	2BHK	58.24	2.38	26.50	87.12	34.49	-	0
25	4th	4B	2BHK	58.01	2.38	25.81	86.20	33.59	-	0
26	4th	4C	3BHK	72.53	3.96	33.16	109.66	43.16	1	0
27	4th	4D	3BHK	72.53	3.96	32.81	109.31	42.70	1	0
28	4th	4E	2BHK	64.30	3.96	30.06	98.32	39.12	-	0
29	4th	4F	3BHK	79.47	3.13	35.28	117.88	45.92	1	0
30	4th	4G	2BHK	57.89	2.68	26.96	87.53	35.09	-	0
31	4th	4H	2BHK	57.89	2.68	26.31	86.88	34.25	-	0
32	5th	5A	2BHK	58.24	2.38	26.50	87.12	34.49	-	0
33	5th	5B	2BHK	58.01	2.38	25.81	86.20	33.59	-	0
34	5th	5C	3BHK	72.53	3.96	33.16	109.66	43.16	1	0
35	5th	5D	3BHK	72.53	3.96	32.81	109.31	42.70	1	0
36	5th	5E	2BHK	64.30	3.96	30.06	98.32	39.12	-	0
37	5th	5F	3BHK	79.47	3.13	35.28	117.88	45.92	1	0
38	5th	5G	2BHK	61.15	2.68	28.45	92.29	37.03	-	0
39	Visitors Parking								4	0
40	Remaining Parking								*12	0
				2495.04	**120.39**	**1134.82**	**3750.25**	**1477.00**	**31**	**0**

Note:-

1. Total Area : RERA Carpet Area + Exclusive Balcony + Proportionate Common Area
2. *Remaining car parking spaces will be allocated on a first-come first-serve basis since the dwelling unit area is less than 75 sq.m
3. Community Hall and Gymnasium Room is added in common area is share by Owners

For KARPAGAM BUILDERS
Proprietor

Keromiyons Architectonics Lab n Studio Works
(Aravindh. U)
Chief Architect
COA Register Number
CA/2005/36445

Dr.A.Sudhahar, M.E(Struct),Ph.D
Registered Structural Engineer
#15, Alagesan Road No: 2, Saibaba Colony
Coimbatore - 641 011
Ph: 0422-4373400,+91 9047023400

LPA/RE/GR1/036/2024

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.