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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

TANNY SHELTERS
Building Trust, Ethically

CARPET AREA STATEMENT

BASEMENT 1,2,3, GROUND + 14 FLOORS, AT SF.NO:522/2A2, 522/2B1, 523/1B, 523/2A

SARKARSAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT

CARPET AREA STATEMENT

SL. No	Block	Floor	Type	Office No	Type	Carpet Area (as per Sec 2(k) of RERA act)(sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandhah/Utility/ Service/Open Terrace (sq.m)	Area of External walls (sq.m)	Floor area of Office (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the Office (sq.m)	UDS Land Area (sq.m)	Car Parking (Nos)	
														Covered	Open
1	BLOCK - 1	Ground Floor	OFFICE	A - 001	OFFICE	622.99	0.00	0.00	25.15	648.14	139.240	787.38	188.37	5	1
2	BLOCK - 1		OFFICE	B - 001	OFFICE	1163.39	0.00	0.00	32.79	1196.18	163.190	1359.37	325.17	5	1
3	BLOCK - 1	First Floor	OFFICE	A - 101	OFFICE	720.33	0.00	0.00	25.15	745.48	142.145	887.63	212.28	5	2
4	BLOCK - 1		OFFICE	B - 101	OFFICE	1250.97	0.00	0.00	32.79	1283.76	100.275	1384.04	331.01	5	2
5	BLOCK - 1	Second Floor	OFFICE	A - 201	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
6	BLOCK - 1		OFFICE	B - 201	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
7	BLOCK - 1	Third Floor	OFFICE	A - 301	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
8	BLOCK - 1		OFFICE	B - 301	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
9	BLOCK - 1	Fourth Floor	OFFICE	A - 401	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
10	BLOCK - 1		OFFICE	B - 401	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
11	BLOCK - 1	Fifth Floor	OFFICE	A - 501	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
12	BLOCK - 1		OFFICE	B - 501	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
13	BLOCK - 1	Sixth Floor	OFFICE	A - 601	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
14	BLOCK - 1		OFFICE	B - 601	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
15	BLOCK - 1	Seventh Floor	OFFICE	A - 701	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
16	BLOCK - 1		OFFICE	B - 701	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2

TANNY SHELTERS PRIVATE LIMITED

J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/REIGR-1/038/2024
REGISTERED ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

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TANNY SHELTERS
Building Trust, Ethically

CARPET AREA STATEMENT

BASEMENT 1,2,3, GROUND + 14 FLOORS, AT SF.NO.532/2A2, 522/2B1, 523/1B, 523/2A

SARKARSAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT

CARPET AREA STATEMENT

SL. No	Block	Floor	Type	Office No	Type	Carpet Area (as per Sec 2(k) of RERA act)(sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandhah/Utility/ Service/Open Terrace (sq.m)	Area of External walls (sq.m)	Floor area of Office (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the Office (sq.m)	UDS Land Area (sq.m)	Car Parking (Nos)	
														Covered	Open
17	BLOCK - 1	Eigth Floor	OFFICE	A - 801	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
18	BLOCK - 1		OFFICE	B - 801	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
19	BLOCK - 1	Ninth Floor	OFFICE	A - 901	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
20	BLOCK - 1		OFFICE	B - 901	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
21	BLOCK - 1	Tenth Floor	OFFICE	A - 1001	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
22	BLOCK - 1		OFFICE	B - 1001	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
23	BLOCK - 1	Eleventh Floor	OFFICE	A - 1101	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
24	BLOCK - 1		OFFICE	B - 1101	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
25	BLOCK - 1	Twelfth Floor	OFFICE	A - 1201	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
26	BLOCK - 1		OFFICE	B - 1201	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
27	BLOCK - 1	Thirteenth Floor	OFFICE	A - 1301	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
28	BLOCK - 1		OFFICE	B - 1301	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
29	BLOCK - 1	Fourteenth Floor	OFFICE	A - 1401	OFFICE	720.33	0.00	0.00	25.15	745.48	139.240	884.72	211.59	7	2
30	BLOCK - 1		OFFICE	B - 1401	OFFICE	1250.97	0.00	0.00	32.79	1283.76	163.190	1446.95	346.05	7	2
													OFFICE PARKING	202.00	58.00
													VISITORS PARKING		39.00
		Total Area (sq.m)				29384.58	0.00	0.00	869.10	30253.68	4476.44	34730.12	8306.15	202.00	97.00
													TOTAL OFFICE PARKING		260
													TOTAL VISITORS PARKING		39
													TOTAL		299

J. PREM KUMAR
B.E.(CIVIL), M.E.(STRUCTURES)
COIMBATORE LPA/RE/GR-1/038/2024
REGISTERED ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

TANNY SHELTERS PRIVATE LIMITED * CBE - 11

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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.