Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Proposed Construction of Apartment @R.S.No:127/2A,127/2B1&127/2B2, kalapatti Vilage, Coimbatore Taluk, Coimbatore. Area of Land 60 cents.

PROJECT NAME : URBAN SQUARE - AREA STATEMENT

SL NO	BLOCK	FLOOR	FLAT NO	TYPE		CARPET AREA (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE /veran/utili/service/ terrace (Sq.m)	proportionate .comm.area (Sq.m)	TOTAL area (Sq.m)	UDS area (Sq.m)	Carparking	
												Covered	Open
1	A	1st floor	flat 101	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
2	A	1st floor	flat 102	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
3	A	1st floor	flat 103	2 BED		81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
4	A	1st floor	flat 104	2 BED		84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
5	A	1st floor	flat 105	3 BED		145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
6	A	1st floor	flat 106	3 BED		146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
7	A	1st floor	flat 107	2 BED		84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
8	A	1st floor	flat 108	2 BED		86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
9	A	2nd floor	flat 201	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
10	A	2nd floor	flat 202	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
11	A	2nd floor	flat 203	2 BED		81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
12	A	2nd floor	flat 204	2 BED		84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
13	A	2nd floor	flat 205	3 BED		145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
14	A	2nd floor	flat 206	3 BED		146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
15	A	2nd floor	flat 207	2 BED		84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
16	A	2nd floor	flat 208	2 BED		86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
17	A	3rd floor	flat 301	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
18	A	3rd floor	flat 302	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
19	A	3rd floor	flat 303	2 BED		81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
20	A	3rd floor	flat 304	2 BED		84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
21	A	3rd floor	flat 305	3 BED		145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
22	A	3rd floor	flat 306	3 BED		146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
23	A	3rd floor	flat 307	2 BED		84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
24	A	3rd floor	flat 308	2 BED		86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
25	A	4th floor	flat 401	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
26	A	4th floor	flat 402	3 BED		148.64	11.520	11.71	40.88	212.75	79.44	2.00	0.00
27	A	4th floor	flat 403	2 BED		81.94	0	9.94	21.83	113.71	42.41	1.00	0.00
28	A	4th floor	flat 404	2 BED		84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
29	A	4th floor	flat 405	3 BED		145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
30	A	4th floor	flat 406	3 BED		146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
31	A	4th floor	flat 407	2 BED		84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
32	A	4th floor	flat 408	2 BED		86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
33	A	5th floor	flat 501	3 BED		148.64	11.520	11.71	40.88	212.75	79.45	2.00	0.00
34	A	5th floor	flat 502	3 BED		148.64	11.520	11.71	40.88	212.75	79.45	2.00	0.00
35	A	5th floor	flat 503	2 BED		81.94	0	9.94	21.83	113.71	42.42	1.00	0.00
36	A	5th floor	flat 504	2 BED		84.73	0	9.01	22.30	116.03	43.35	1.00	0.00
37	A	5th floor	flat 505	3 BED		145.67	8.640	12.54	37.63	204.48	76.39	2.00	0.00
38	A	5th floor	flat 506	3 BED		146.60	8.640	12.54	37.90	205.69	76.85	2.00	0.00
39	A	5th floor	flat 507	2 BED		84.73	0	9.38	22.39	116.50	43.53	1.00	0.00
40	A	5th floor	flat 508	2 BED		86.68	0	9.01	22.76	118.45	44.18	1.00	0.00
Total						4638.15	201.60	429.21	1232.81	6501.77	2428.00	60.00	0.00
										Open Visitors Carparking			6.00
										Total car Parking			66.00

warp

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For VELAR INFRA PROJECTS LLP

P Saravanan

Designated Partner

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.