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DIGITALLY VERIFIED RECORD

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

NEXUS CITY | Date:02/02/2026

B+G+5 Floors Residential Building with 182 Units Comprising in T.S.No: 89/1, 89/2 Ward No:Z(26), Block No: 6 (old S.F.No: 435/1) in Vilankurichi village, Coimbatore North Taluk, Coimbatore Corporation - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Apartment No.	Type	(a) Carept Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive balcony (Sq.m)	(c) Exclusive Verandah/ Utitliy/Service/Open Terrace (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 (Sqm)	(h) UDS land area (Sq.m)	(i) Car parking	
													Covered	Open
1		Ground floor	003	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006		
2			004	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369		
3			005	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085		
4			006	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606		
5			007	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935		
6			008	2BHK	58.515	3.960	nil	7.125	69.600	17.217	86.817	30.045		
7			011	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113		
8			012	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824		
9			013	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689		
10			014	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620		
11			015	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923		
12			016	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502		
13			017	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
14			018	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
15			019	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
16			020	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
17			021	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311		
18			022	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606		
19			023	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935		
20			024	2BHK	58.515	3.960	nil	7.125	69.600	17.217	86.817	30.045		
21			025	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1	
22			026	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1	
23			027	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567		
24			028	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173		
25			029	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485		
26			030	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369		
27			031	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718		
28		1st floor	101	2BHK	53.312	3.960	nil	6.563	63.835	15.791	79.626	27.557		
29			102	2BHK	52.220	3.960	nil	6.660	62.840	15.545	78.385	27.127		
30			103	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006		
31			104	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369		
32			105	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085		
33			106	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606		
34			107	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935		
35			108	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1	
36			109	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1	
37			110	3BHK	73.795	3.960	nil	7.462	85.217	21.081	106.298	36.787	1	
38			111	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113		
39			112	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824		
40			113	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689		
41			114	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620		
42			115	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923		
43			116	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502		
44			117	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
45			118	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
46			119	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
47			120	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
48			121	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311		

For TNCD LLP

Designated Partner

49			122	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
50			123	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
51			124	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
52			125	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
53			126	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1
54			127	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567	
55			128	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173	
56			129	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485	
57			130	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
58			131	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718	
59			201	2BHK	53.312	3.960	nil	6.563	63.835	15.791	79.626	27.557	
60			202	2BHK	52.220	3.960	nil	6.660	62.840	15.545	78.385	27.127	
61			203	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006	
62			204	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
63			205	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085	
64			206	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
65			207	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
66			208	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
67			209	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
68			210	3BHK	73.795	3.960	nil	7.462	85.217	21.081	106.298	36.787	1
69			211	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113	
70			212	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824	
71			213	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689	
72			214	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620	
73		2nd floor	215	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923	
74			216	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502	
75			217	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
76			218	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
77			219	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
78			220	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
79			221	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311	
80			222	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
81			223	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
82			224	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
83			225	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
84			226	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1
85			227	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567	
86			228	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173	
87			229	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485	
88			230	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
89			231	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718	
90			301	2BHK	53.312	3.960	nil	6.563	63.835	15.791	79.626	27.557	
91			302	2BHK	52.220	3.960	nil	6.660	62.840	15.545	78.385	27.127	
92			303	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006	
93			304	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
94			305	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085	
95			306	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
96			307	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
97			308	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
98			309	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
99			310	3BHK	73.795	3.960	nil	7.462	85.217	21.081	106.298	36.787	1
100			311	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113	
101			312	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824	
102			313	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689	
103			314	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620	
104			315	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923	
105			316	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502	
106			317	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
107			318	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
108			319	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1

For TNCD LLP

Designated Partner

109			320	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
110			321	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311	
111			322	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
112			323	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
113			324	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
114			325	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
115			326	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1
116			327	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567	
117			328	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173	
118			329	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485	
119			330	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
120			331	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718	
121			401	2BHK	53.312	3.960	nil	6.563	63.835	15.791	79.626	27.557	
122			402	2BHK	52.220	3.960	nil	6.660	62.840	15.545	78.385	27.127	
123			403	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006	
124			404	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
125			405	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085	
126			406	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
127			407	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
128			408	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
129			409	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
130			410	3BHK	73.795	3.960	nil	7.462	85.217	21.081	106.298	36.787	1
131			411	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113	
132			412	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824	
133			413	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689	
134			414	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620	
135			415	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923	
136			416	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502	
137			417	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
138			418	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
139			419	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
140			420	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
141			421	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311	
142			422	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
143			423	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
144			424	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
145			425	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
146			426	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1
147			427	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567	
148			428	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173	
149			429	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485	
150			430	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
151			431	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718	
152			501	2BHK	53.312	3.960	nil	6.563	63.835	15.791	79.626	27.557	
153			502	2BHK	52.220	3.960	nil	6.660	62.840	15.545	78.385	27.127	
154			503	2BHK	52.040	3.960	nil	6.560	62.560	15.476	78.036	27.006	
155			504	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369	
156			505	2BHK	54.237	3.960	nil	6.863	65.060	16.094	81.154	28.085	
157			506	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606	
158			507	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935	
159			508	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1
160			509	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1
161			510	3BHK	73.795	3.960	nil	7.462	85.217	21.081	106.298	36.787	1
162			511	1BHK	35.457	3.643	nil	5.176	44.275	10.953	55.228	19.113	
163			512	1BHK	30.731	3.038	nil	5.204	38.972	9.641	48.613	16.824	
164			513	1BHK	31.047	3.038	nil	4.575	38.660	9.564	48.224	16.689	
165			514	1BHK	31.047	3.038	nil	4.415	38.500	9.524	48.024	16.620	
166			515	1BHK	32.040	3.038	nil	4.124	39.202	9.698	48.900	16.923	
167			516	1BHK	33.375	3.780	nil	5.705	42.860	10.603	53.463	18.502	
168			517	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1
169			518	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1

4th floor

5th floor

For TNCD LLP

Designated Partner

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

170			519	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
171			520	3BHK	78.525	3.960	nil	7.455	89.940	22.249	112.189	38.826	1	
172			521	2BHK	61.787	3.960	nil	6.785	72.532	17.943	90.475	31.311		
173			522	2BHK	59.808	3.960	nil	7.132	70.900	17.539	88.439	30.606		
174			523	2BHK	60.483	3.960	nil	7.217	71.660	17.727	89.387	30.935		
175			524	3BHK	74.310	3.960	nil	7.465	85.735	21.209	106.944	37.010	1	
176			525	3BHK	74.310	3.960	nil	7.125	85.395	21.125	106.520	36.864	1	
177			526	3BHK	73.840	3.960	nil	7.457	85.257	21.091	106.348	36.804	1	
178			527	2BHK	53.312	3.960	nil	6.588	63.860	15.798	79.658	27.567		
179			528	2BHK	56.263	3.960	nil	7.357	67.580	16.718	84.298	29.173		
180			529	2BHK	53.030	3.960	nil	6.680	63.670	15.751	79.421	27.485		
181			530	2BHK	52.890	3.960	nil	6.550	63.400	15.684	79.084	27.369		
182			531	2BHK	53.385	3.960	nil	6.865	64.210	15.884	80.094	27.718		
	TOTAL				**10446.493**	**695.604**		**1206.526**	**12348.623**	**3054.767**	**15403.390**	**5330.71**	**56**	
											2BHK allotment on		45	-
											Visitor's Parking		11	-
											Grand Total		112	

Note : The total parking required for this project as per norms is 112nos, out of which 45 nos will be alloted on first come basis for 2BHK units.

Parking allotment	
1BHK	-
2BHK	45
3BHK	56
VISITOR'S	11
Total	112

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

For TNCD LLP

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.