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™
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DIGITALLY VERIFIED RECORD

CARPET AREA STAEMENT

Project Address:Proposed construction of residential building in Semi Basement Floor + Ground Floor + First Floor + Second Floor + Third Floor + Terrace Floor, Watchman Booth with 28 Dwelling Units at Ward No:25, Block No: 20, T.S.No:25/6 At Vilankurichi Village, North Taluk, Coimbatore Corporation.

DATE: 24.02.2026

Sl.No	Block	Floor	Type	Apartment No	(a) Carpet Area (Sec 2(K)) of the RERA ACT (Sq.m)	(b) Exclusive Balcony (Sq.m)	(C) Exclusive Verandah / Utility/ 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 (sq.m)	(h) UDS Land Area (Sq.m)	(i) Car Parking Nos	
													Covered	Open
1	-	Ground Floor	3BHK	105	116.53	5.57	6.01	10.63	138.74	32.97	171.71	71.19	1	
2	-	Ground Floor	2BHK	106	62.77	5.78	5.74	7.59	81.88	19.46	101.34	42.01	1	
3	-	Ground Floor	2BHK	107	65.89	5.57	6.33	6.63	84.42	20.06	104.48	43.31	1	
4	-	Ground Floor	2BHK	108	114.46		6.24	11.32	132.02	31.38	163.40	67.74	1	
5	-	First Floor	3BHK	201	124.73	6.26	5.74	11.93	148.66	35.33	183.99	76.28	1	
6	-	First Floor	2BHK	202	66.28	5.78	5.74	6.22	84.02	19.97	103.99	43.11	1	
7	-	First Floor	2BHK	203	71.32	5.78	5.94	8.13	91.17	21.67	112.84	46.78	1	
8	-	First Floor	3BHK	204	117.66	5.37	6.34	9.88	139.25	33.10	172.35	71.45	1	
9	-	First Floor	3BHK	205	116.27	5.57	6.01	9.92	137.77	32.74	170.51	70.69	1	
10	-	First Floor	2BHK	206	62.77	5.78	5.74	7.59	81.88	19.46	101.34	42.01	1	
11	-	First Floor	2BHK	207	66.05	5.57	6.33	6.47	84.42	20.06	104.48	43.31	1	
12	-	First Floor	3BHK	208	125.48	5.88	6.46	11.52	149.34	35.49	184.83	76.62	1	
13	-	Second Floor	3BHK	301	124.73	6.26	5.74	11.93	148.66	35.33	183.99	76.28	1	
14	-	Second Floor	2BHK	302	66.28	5.78	5.74	6.22	84.02	19.97	103.99	43.11	1	
15	-	Second Floor	2BHK	303	71.32	5.78	5.94	8.13	91.17	21.67	112.84	46.78	1	
16	-	Second Floor	3BHK	304	117.66	5.37	6.34	9.88	139.25	33.10	172.35	71.45	1	
17	-	Second Floor	3BHK	305	116.27	5.57	6.01	9.92	137.77	32.74	170.51	70.69	1	
18	-	Second Floor	2BHK	306	62.77	5.78	5.74	7.59	81.88	19.46	101.34	42.01	1	
19	-	Second Floor	2BHK	307	66.05	5.57	6.33	6.47	84.42	20.06	104.48	43.31	1	
20	-	Second Floor	3BHK	308	125.48	5.88	6.46	11.52	149.34	35.49	184.83	76.62	1	
21	-	Third Floor	3BHK	401	124.73	6.26	5.74	11.93	148.66	35.33	183.99	76.28	1	
22	-	Third Floor	2BHK	402	66.28	5.78	5.74	6.22	84.02	19.97	103.99	43.11	1	
23	-	Third Floor	2BHK	403	71.32	5.78	5.94	8.13	91.17	21.67	112.84	46.78	1	
24	-	Third Floor	3BHK	404	117.66	5.37	6.34	9.88	139.25	33.10	172.35	71.45	1	
25	-	Third Floor	3BHK	405	116.27	5.57	6.01	9.92	137.77	32.74	170.51	70.69	1	
26	-	Third Floor	2BHK	406	62.77	5.78	5.74	7.59	81.88	19.46	101.34	42.01	1	
27	-	Third Floor	2BHK	407	66.05	5.57	6.33	6.47	84.42	20.06	104.48	43.31	1	
28	-	Third Floor	3BHK	408	125.48	5.88	6.46	11.52	149.34	35.49	184.83	76.62	1	
					2611.33	154.89	169.22	251.15	3186.59	757.36	3943.95	1635		
											Visitors' Car Parking		1	2
											Grand Total		29	2

VIDYA SRINIVASAN
CA/ 2015/69371

Vesta Architects
418/1, Nivasan Udhyana,
Gurusamy Nagar,
Coimbatore - 641 004.

For NIVASAN HOMES PRIVATE LIMITED

Director

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.