Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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ROHINI PALMS
No:42-C, Race Course Road
Khajamalai, Trichy-620 023.

Ar. P.K. VIJAYARAGHAVAN, B.Arch
CA/96/19439
SAJITH & VIVEK
ARCHITECTS LLP
Riviera Apartments"
No.8/16, Crescent Avenue Road,
Gandhi Nagar, Adyar,
Chennai - 600020. Phone : 24420026

Carpet Area Statement

"ROHINI PALMS" of the on going project comprised in T.S.No.: 75/4, Ward- AG, and Block No.:33 at Door No.42-C, RACE COURSE ROAD, KHAJAMALAI, Zone:1V, Trichy City Corporation, Tiruchirappalli District.

Date : 19.11.2025

Sl.No	Block	Floor	Flat No	Type	RERA Carpet Area (sec 2(k)) (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	Proportionate Common Area(Sq.m)	Total Area (Sq.m)	UDS land Area (Sq.m)	Car Parking (Nos.)	
											Covered	Open
1	1	1	A 101	3BHK	83.66	3.85	-	23.42	129.80	47.57	1	-
2	1	1	A 102	3BHK	83.07	5.04	-	22.25	123.30	45.19	1	-
3	1	1	A 104	3BHK	84.64	4.80	-	22.39	124.10	45.47	1	-
4	1	1	A 105	3BHK	85.48	4.33	-	22.82	126.50	46.35	1	-
5	1	1	B 101	3BHK	82.60	4.66	-	22.92	127.00	46.55	1	-
6	1	1	B 102	3BHK	72.68	3.79	-	22.15	122.80	45.00	1	-
7	1	1	B 103	2BHK	77.86	5.45	-	18.73	103.80	38.05	1	-
8	1	1	B 104	3BHK	84.55	4.80	-	22.58	125.20	45.87	1	-
9	1	1	B 105	3BHK	84.48	4.94	-	23.07	127.90	46.86	1	-
10	1	2	A 201	3BHK	83.66	3.85	-	23.42	129.80	47.57	1	-
11	1	2	A 202	3BHK	83.07	5.04	-	22.25	123.30	45.19	1	-
12	1	2	A 203	2BHK	70.75	5.45	-	18.84	104.40	38.26	1	-
13	1	2	A 204	3BHK	84.64	4.80	-	22.39	124.10	45.47	1	-
14	1	2	A 205	3BHK	85.48	4.33	-	22.82	126.50	46.35	1	-
15	1	2	B 201	3BHK	82.60	4.66	-	22.92	127.00	46.55	1	-
16	1	2	B 202	3BHK	72.68	3.79	-	22.15	122.80	45.00	1	-
17	1	2	B 203	2BHK	77.86	5.45	-	18.73	103.80	38.05	1	-
18	1	2	B 204	3BHK	84.55	4.80	-	22.58	125.20	45.87	1	-
19	1	2	B 205	3BHK	84.48	4.94	-	23.07	127.90	46.86	1	-
20	1	3	A 301	3BHK	83.66	3.85	-	23.42	129.80	47.57	1	-
21	1	3	A 302	3BHK	83.07	5.04	-	22.25	123.30	45.19	1	-
22	1	3	A 303	2BHK	70.75	5.45	-	18.84	104.40	38.26	1	-

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Sl.No	Block	Floor	Flat No	Type	RERA Carpet Area (sec 2(k)) (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	Proportionate Common Area(Sq.m)	Total Area (Sq.m)	UDS land Area (Sq.m)	Car Parking (Nos.)	
											Covered	Open
23	1	3	A 304	3BHK	84.64	4.80	-	22.39	124.10	45.47	1	-
24	1	3	A 305	3BHK	85.48	4.33	-	22.82	126.50	46.35	1	-
25	1	3	B 301	3BHK	82.60	4.66	-	22.92	127.00	46.55	1	-
26	1	3	B 302	3BHK	72.68	3.79	-	22.15	122.80	45.00	1	-
27	1	3	B 303	2BHK	77.86	5.45	-	18.73	103.80	38.05	1	-
28	1	3	B 304	3BHK	84.55	4.80	-	22.58	125.20	45.87	1	-
29	1	3	B 305	3BHK	84.48	4.94	-	23.07	127.90	46.86	1	-
30	1	4	A 401	3BHK	83.66	3.85	-	23.42	129.80	47.57	1	-
31	1	4	A 402	3BHK	83.07	5.04	-	22.25	123.30	45.19	1	-
32	1	4	A 403	2BHK	70.75	5.45	-	18.84	104.40	38.26	1	-
33	1	4	A 404	3BHK	84.64	4.80	-	22.39	124.10	45.47	1	-
34	1	4	A 405	3BHK	85.48	4.33	-	22.82	126.50	46.35	1	-
35	1	4	B 401	3BHK	82.60	4.66	-	22.92	127.00	46.55	1	-
36	1	4	B 402	3BHK	72.68	3.79	-	22.15	122.80	45.00	1	-
37	1	4	B 403	2BHK	77.86	5.45	-	18.73	103.80	38.05	1	-
38	1	4	B 404	3BHK	84.55	4.80	-	22.58	125.20	45.87	1	-
39	1	4	B 405	3BHK	84.48	4.94	-	23.07	127.90	46.86	1	-
40	1	5	A 501	3BHK	83.66	3.85	-	23.42	129.80	47.57	1	-
41	1	5	A 502	3BHK	83.07	5.04	-	22.25	123.30	45.19	1	-
42	1	5	A 503	3BHK	70.75	5.45	-	18.84	104.40	38.26	1	-
43	1	5	A 504	3BHK	84.64	4.80	-	22.39	124.10	45.47	1	-
44	1	5	A 505	3BHK	85.48	4.33	-	22.82	126.50	46.35	1	-
45	1	5	B 501	3BHK	82.60	4.66	-	22.92	127.00	46.55	1	-
46	1	5	B 502	3BHK	72.68	3.79	-	22.15	122.80	45.00	1	-
47	1	5	B 503	3BHK	77.86	5.45	-	18.73	103.80	38.05	1	-
48	1	5	B 504	3BHK	84.55	4.80	-	22.58	125.20	45.87	1	-
49	1	5	B 505	3BHK	84.48	4.94	-	23.07	127.90	46.86	1	-
	TOTAL				3978.10	230.10		1077.01	5969.60	2187.59	49	0
								Visitors Car Parking			2	4
								GRAND TOTAL			51	4

For ROHINI PALMS

Authorized Signatory

Ar. P.K. VIJAYARAGHAVAN, B.Arch
CA/96/19439
SAJITH & VIVEK
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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.