Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TNCD LLP
Formerly Town & City Developers
GSTIN : 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

ELECTRICAL REPORT

(NEXUS CITY, 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)

	Category	Description
1	Transformer	TANGEDCO will install Transformer Based on the Demand.
2	Total Project Load	Total Load as per TANGEDCO requirement – 1249.00KW.
3	Meter Room	4 Nos. of Electrical Room are enclosed and protected under lock and Key.
4	No. of services applied	56 Nos. of Three Phase connection for 3 Bed Room Units. 90 Nos. of Three Phase connection for 2 Bed Room Units. 36 Nos. of Single-Phase connection for 1 Bed Room Units. 01 Nos. of Common Service (one is entire common including PHE & STP)
5	UPS / Power back up	Dwelling Units: - Provision for connecting of Sockets with control switch for Inverter per dwelling unit provided in hall. Common Area: - One Number of 82.5KVA Diesel Generator for entire common area Lights, Lifts, STP, STP blowers, UG Sump Pumps and External Lights.
6	Dwelling unit exclusive internal specification	DB located in Hall of every Dwelling unit. FRLSH Wires / Concealed Wiring / Modular Switches of reputed Brands. MCB's without phase changer with double door type DB. AC Socket points for all Bed rooms. Aluminium armoured cable laid from the meter board at the stilt floor electrical room to the connector box in the duct of each floor level. Copper wires in concealed fashion for Connector box to each dwelling unit DB.
7	Common areas specification	Surface mounted type LED light fitting in common corridors and parking area. IP 65 Rated External area LED light fitting.
8	Amenities specification	24hrs Security & Surveillance Branded Elevators Backup for common areas and elevators Sewage treatment plant Branded vitrified floor tiles for dwelling units Branded sanitary and CP fittings Branded modular switches & sockets Security features with CCTV cameras Smart home features for individual dwelling units Entrance waiting lobby Kids play area. Indoor Gym. Reflexology pathway Gazebo seatings Open Amphitheatre Pickleball Court Yoga Multipurpose Hall and Business Centre

For TNCD LLP

Designated Partner

A. PRESTON VARGHESE
REG NO CA/2008/42873
Coimbatore LPAR/A/GR-I/19/04/019

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.