Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING Block A (STILT + 5 FLOORS) 25 DWELLING UNITS, BLOCK B (STILT + 5 FLOORS) 84 DWELLING UNITS. IN S.F.NOS : 27/2A & 29/3A AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

S.no	Block	Floor	Flat No	Type	(A) RERA Carpet Area (sec 2(k)) (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) Propotionate Common Area (Sq.m)	G = (E+F) Gross Area of the Apartment (Sq.m)	(H) UDS Land Area (Sq.m)	Car Parking	
													Covered	Open
1	Block - A	First Floor	Flat-01	3-BHK	102.75	7.4	4	2.67	116.82	31.90	148.73	52.24	1	0
2			Flat-02	3-BHK	98.10	7.4	4	3.15	112.66	30.76	143.42	50.40	1	0
3			Flat-03	3-BHK	97.08	7.1	0	3.18	107.36	29.32	136.68	48.06	1	0
4			Flat-04	3-BHK	101.73	3.7	4	2.05	111.48	30.10	141.58	49.79	1	0
5			Flat-05	3-BHK	101.73	3.7	4	3.08	112.50	30.38	142.88	50.25	1	0
									Total Area per Floor 560.82	152.46	713.3	250.73	5	0
1	Block - A	Second Floor	Flat-01	3-BHK	102.75	7.4	4	2.67	116.82	31.90	148.73	52.24	1	0
2			Flat-02	3-BHK	98.10	7.4	4	3.15	112.66	30.76	143.42	50.40	1	0
3			Flat-03	3-BHK	97.08	7..1	0	3.18	107.36	29.32	136.68	48.06	1	0
4			Flat-04	3-BHK	101.73	3.7	4	2.05	111.48	30.10	141.58	49.79	1	0
5			Flat-05	3-BHK	101.73	3.7	4	3.08	112.50	30.38	142.88	50.25	1	0
									Total Area per Floor		713.3	250.73	5	0
1	Block - A	Third Floor	Flat-01	3-BHK	102.75	7.4	4	2.67	116.82	31.90	148.73	52.24	1	0
2			Flat-02	3-BHK	98.10	7.4	4	3.15	112.66	30.76	143.42	50.40	1	0
3			Flat-03	3-BHK	97.08	7..1	0	3.18	107.36	29.32	136.68	48.06	1	0
4			Flat-04	3-BHK	101.73	3.7	4	2.05	111.48	30.10	141.58	49.79	1	0
5			Flat-05	3-BHK	101.73	3.7	4	3.08	112.50	30.38	142.88	50.25	1	0
									Total Area per Floor		713.3	250.73	5	0
1	Block - A	Fourth Floor	Flat-01	3-BHK	102.75	7.4	4	2.67	116.82	31.90	148.73	52.24	1	0
2			Flat-02	3-BHK	98.10	7.4	4	3.15	112.66	30.76	143.42	50.40	1	0
3			Flat-03	3-BHK	97.08	7..1	0	3.18	107.36	29.32	136.68	48.06	1	0
4			Flat-04	3-BHK	101.73	3.7	4	2.05	111.48	30.10	141.58	49.79	1	0
5			Flat-05	3-BHK	101.73	3.7	4	3.08	112.50	30.38	142.88	50.25	1	0
									Total Area per Floor		713.3	250.73	5	0
1	Block - A	Fifth Floor	Flat-01	3-BHK	102.75	7.4	4	2.67	116.82	31.90	148.73	52.24	1	0
2			Flat-02	3-BHK	98.10	7.4	4	3.15	112.66	30.76	143.42	50.40	1	0
3			Flat-03	3-BHK	97.08	7..1	0	3.18	107.36	29.32	136.68	48.06	1	0
4			Flat-04	3-BHK	101.73	3.7	4	2.05	111.48	30.10	141.58	49.79	1	0
5			Flat-05	3-BHK	101.73	3.7	4	3.08	112.50	30.38	142.88	50.25	1	0
									Total Area per Floor		713.3	250.73	5	0
									No Of Visitors Parking				3	
									Total Area (5 Floors) 2804.10	762.30	3566	1,253.65	28	0
1	Block - B	First Floor	Flat-01	2-BHK	65.96	2.8	3.6	7.75	80.11	21.28	101.39	35.65	1	0
2			Flat-02	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
3			Flat-03	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
4			Flat-04	2-BHK	65.96	0	3.6	8.54	78.10	21.32	99.42	34.96	1	0
5			Flat-05	2-BHK	66.33	0	3.2	7.14	76.67	21.34	98.01	34.47	1	0
6			Flat-06	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
7			Flat-07	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
8			Flat-08	2-BHK	66.33	0	3.2	4.49	74.02	22.92	96.94	34.09	1	0
9			Flat-09	2-BHK	66.33	0	3.2	4.44	73.97	22.92	96.89	34.07	1	0
10			Flat-10	2-BHK	66.33	0	3.2	7.88	77.41	20.15	97.56	34.31	1	0
11			Flat-11	2-BHK	66.05	0	4.1	4.03	74.18	19.97	94.15	33.11	1	0
12			Flat-12	2-BHK	66.05	0	4.1	4.07	74.22	19.97	94.19	33.12		0
13			Flat-13	2-BHK	68.19	4	3.1	4.63	79.92	20.21	100.13	35.21	1	0
14			Flat-14	2-BHK	65.59	0	3.1	5.54	74.23	20.17	94.40	33.19	1	0
15			Flat-15	2-BHK	68.28	0	4.1	4.23	76.61	20.74	97.35	34.23	1	0
16			Flat-16	2-BHK	69.12	2.8	4.1	2.83	78.85	20.42	99.27	34.91	1	0
			Club House		80	6.1	0			26	112.00	39.39	2	0
									Total Area per Floor	356.57	1669.45	587.07	17	0

For CINCO REALTORS

Partner

S. Pradeep

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
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Gandhi Maa Nagar, Ganapathy, Coimbatore- 641006.

SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

1	Block - B	Second Floor	Flat-01	2-BHK	65.96	2.8	3.6	7.75	80.11	21.28	101.39	35.65	1	0
2			Flat-02	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
3			Flat-03	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
4			Flat-04	2-BHK	65.96	0	3.6	8.54	78.10	21.32	99.42	34.96	1	0
5			Flat-05	2-BHK	66.33	0	3.2	7.14	76.67	21.34	98.01	34.47	1	0
6			Flat-06	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
7			Flat-07	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
8			Flat-08	2-BHK	66.33	0	3.2	4.49	74.02	22.92	96.94	34.09	1	0
9			Flat-09	2-BHK	66.33	0	3.2	4.44	73.97	22.92	96.89	34.07	1	0
10			Flat-10	2-BHK	66.33	0	3.2	7.88	77.41	20.15	97.56	34.31	1	0
11			Flat-11	2-BHK	66.05	0	4.1	4.03	74.18	19.97	94.15	33.11	1	0
12			Flat-12	2-BHK	66.05	0	4.1	4.07	74.22	19.97	94.19	33.12		0
13			Flat-13	2-BHK	68.19	4	3.1	4.63	79.92	20.21	100.13	35.21	1	0
14			Flat-14	2-BHK	65.59	0	3.1	5.54	74.23	20.17	94.40	33.19	1	0
15			Flat-15	2-BHK	68.28	0	4.1	4.23	76.61	20.74	97.35	34.23	1	0
16			Flat-16	2-BHK	69.12	2.8	4.1	2.83	78.85	20.42	99.27	34.91	1	0
17			Flat-17	2-BHK	80	6.1	0	0.00	86.10	26	112.00	39.39	1	0
						Total Area per Floor					1669.46	587.07	16	0

1	Block - B	Third Floor	Flat-01	2-BHK	65.96	2.8	3.6	7.75	80.11	21.28	101.39	35.65	1	0
2			Flat-02	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
3			Flat-03	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
4			Flat-04	2-BHK	65.96	0	3.6	8.54	78.10	21.32	99.42	34.96	1	0
5			Flat-05	2-BHK	66.33	0	3.2	7.14	76.67	21.34	98.01	34.47	1	0
6			Flat-06	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
7			Flat-07	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
8			Flat-08	2-BHK	66.33	0	3.2	4.49	74.02	22.92	96.94	34.09	1	0
9			Flat-09	2-BHK	66.33	0	3.2	4.44	73.97	22.92	96.89	34.07	1	0
10			Flat-10	2-BHK	66.33	0	3.2	7.88	77.41	20.15	97.56	34.31	1	0
11			Flat-11	2-BHK	66.05	0	4.1	4.03	74.18	19.97	94.15	33.11	1	0
12			Flat-12	2-BHK	66.05	0	4.1	4.07	74.22	19.97	94.19	33.12		0
13			Flat-13	2-BHK	68.19	4	3.1	4.63	79.92	20.21	100.13	35.21	1	0
14			Flat-14	2-BHK	65.59	0	3.1	5.54	74.23	20.17	94.40	33.19	1	0
15			Flat-15	2-BHK	68.28	0	4.1	4.23	76.61	20.74	97.35	34.23	1	0
16			Flat-16	2-BHK	69.12	2.8	4.1	2.83	78.85	20.42	99.27	34.91	1	0
17			Flat-17	2-BHK	80	6.1	0	0.00	86.10	26	112.00	39.39	1	0
						Total Area per Floor					1669.46	587.07	16	0

For CINCO REALTORS

Partner

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
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SRI RATHNA ASSOCIATES

Er.S.Pradeep,ME.,

1	Block - B	Fourth Floor	Flat-01	2-BHK	65.96	2.8	3.6	7.75	80.11	21.28	101.39	35.65	1	0
2			Flat-02	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
3			Flat-03	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
4			Flat-04	2-BHK	65.96	0	3.6	8.54	78.10	21.32	99.42	34.96	1	0
5			Flat-05	2-BHK	66.33	0	3.2	7.14	76.67	21.34	98.01	34.47	1	0
6			Flat-06	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
7			Flat-07	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
8			Flat-08	2-BHK	66.33	0	3.2	4.49	74.02	22.92	96.94	34.09	1	0
9			Flat-09	2-BHK	66.33	0	3.2	4.44	73.97	22.92	96.89	34.07	1	0
10			Flat-10	2-BHK	66.33	0	3.2	7.88	77.41	20.15	97.56	34.31	1	0
11			Flat-11	2-BHK	66.05	0	4.1	4.03	74.18	19.97	94.15	33.11	1	0
12			Flat-12	2-BHK	66.05	0	4.1	4.07	74.22	19.97	94.19	33.12		0
13			Flat-13	2-BHK	68.19	4	3.1	4.63	79.92	20.21	100.13	35.21	1	0
14			Flat-14	2-BHK	65.59	0	3.1	5.54	74.23	20.17	94.40	33.19	1	0
15			Flat-15	2-BHK	68.28	0	4.1	4.23	76.61	20.74	97.35	34.23	1	0
16			Flat-16	2-BHK	69.12	2.8	4.1	2.83	78.85	20.42	99.27	34.91	1	0
17			Flat-17	2-BHK	80	6.1	0	0.00	86.10	26	112.00	39.39	1	0
						Total Area per Floor					1669.46	587.07	16	0

1	Block - B	Fifth Floor	Flat-01	2-BHK	65.96	2.8	3.6	7.75	80.11	21.28	101.39	35.65	1	0
2			Flat-02	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
3			Flat-03	2-BHK	65.96	0	3.6	7.42	76.98	19.96	96.94	34.09	1	0
4			Flat-04	2-BHK	65.96	0	3.6	8.54	78.10	21.32	99.42	34.96	1	0
5			Flat-05	2-BHK	66.33	0	3.2	7.14	76.67	21.34	98.01	34.47	1	0
6			Flat-06	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
7			Flat-07	2-BHK	66.33	0	3.2	7.79	77.32	19.62	96.94	34.09	1	0
8			Flat-08	2-BHK	66.33	0	3.2	4.49	74.02	22.92	96.94	34.09	1	0
9			Flat-09	2-BHK	66.33	0	3.2	4.44	73.97	22.92	96.89	34.07	1	0
10			Flat-10	2-BHK	66.33	0	3.2	7.88	77.41	20.15	97.56	34.31	1	0
11			Flat-11	2-BHK	66.05	0	4.1	4.03	74.18	19.97	94.15	33.11	1	0
12			Flat-12	2-BHK	66.05	0	4.1	4.07	74.22	19.97	94.19	33.12		0
13			Flat-13	2-BHK	68.19	4	3.1	4.63	79.92	20.21	100.13	35.21	1	0
14			Flat-14	2-BHK	65.59	0	3.1	5.54	74.23	20.17	94.40	33.19	1	0
15			Flat-15	2-BHK	68.28	0	4.1	4.23	76.61	20.74	97.35	34.23	1	0
16			Flat-16	2-BHK	69.12	2.8	4.1	2.83	78.85	20.42	99.27	34.91	1	0
17			Flat-17	2-BHK	80	6.1	0	0.00	86.10	112.00	112.00	39.39	1	0
						Total Area per Floor				442.57	1669.46	587.07	16	0
						No Of Visitors Parking							14	
						Total Area (5 Floors)				1868.85	8,347.31	2935.35	95	0
						Total Area Block A&B					11913.78	4,189.00	123	0

For CINCO REALTORS

Partner

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REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
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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.