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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

SUNDAR
SUNDARAM
ARCHITECTS
• ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS • VALUERS

PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO:41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT,ERODE TALUK,ERODE DISTRICT.

M/s. CINCO REALTORS @ ERODE

RERA CARPET AREA DETAILS

SI.NO	BLOCK	FLOOR	TYPE	FLAT. NO	(a) RERA CARPET AREA	(b) EXCLUSIVE BALCONY	(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	CLOSED CAR PARK	OPEN CAR PARK
1	BLOCK A	FIRST FLOOR		A101	72.56	4.66	-	7.37	84.59	29.36	113.95	40.91	1	
2				A102	72.65	4.66	-	6.50	83.81	29.09	112.90	40.53	1	
3				A103	72.65	4.66	-	6.49	83.80	29.08	112.88	40.53	1	
4				A104	72.65	4.66	-	5.42	82.73	28.71	111.44	40.01	1	
5				A105	72.37	4.63	-	8.61	85.61	29.71	115.32	41.40	1	
6				A106	80.55	4.98	-	9.35	94.88	32.93	127.81	45.89	1	
7		SECOND FLOOR		A201	72.56	4.66	-	7.37	84.59	29.36	113.95	40.91	1	
8				A202	72.65	4.66	-	6.50	83.81	29.09	112.90	40.53	1	
9				A203	72.65	4.66	-	6.49	83.80	29.08	112.88	40.53	1	
10				A204	72.65	4.66	-	5.42	82.73	28.71	111.44	40.01	1	
11				A205	72.37	4.63	-	8.61	85.61	29.71	115.32	41.40	1	
12				A206	80.55	4.98	-	9.35	94.88	32.93	127.81	45.89	1	
13		THIRD FLOOR		A301	72.56	4.66	-	7.37	84.59	29.36	113.95	40.91	1	
14				A302	72.65	4.66	-	6.50	83.81	29.09	112.90	40.53		1
15				A303	72.65	4.66	-	6.49	83.80	29.08	112.88	40.53		1
16				A304	72.65	4.66	-	5.42	82.73	28.71	111.44	40.01		1
17				A305	72.37	4.63	-	8.61	85.61	29.71	115.32	41.40		1
18				A306	80.55	4.98	-	9.35	94.88	32.93	127.81	45.89		1
19		FOURTH FLOOR		A401	72.56	4.66	-	7.37	84.59	29.36	113.95	40.91		1
20				A402	72.65	4.66	-	6.50	83.81	29.09	112.90	40.53		1
21				A403	72.65	4.66	-	6.49	83.80	29.08	112.88	40.53	1	
22				A404	72.65	4.66	-	5.42	82.73	28.71	111.44	40.01	1	
23				A405	72.37	4.63	-	8.61	85.61	29.71	115.32	41.40	1	
24				A406	80.55	4.98	-	9.35	94.88	32.93	127.81	45.89	1	
25		FIFTH FLOOR		A501	72.56	4.66	-	7.37	84.59	29.36	113.95	40.91	1	
26				A502	72.65	4.66	-	6.50	83.81	29.09	112.90	40.53	1	
27				A503	72.65	4.66	-	6.49	83.80	29.08	112.88	40.53	1	
28				A504	72.65	4.66	-	5.42	82.73	28.71	111.44	40.01	1	
29				A505	72.37	4.63	-	8.61	85.61	29.71	115.32	41.40	1	
30				A506	80.55	4.98	-	9.35	94.88	32.93	127.81	45.89	1	
	BLOCK A	TOTAL			2217.15	141.25		218.70	2577.10	894.40	3471.50	1246.35	23.00	7.00

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31	BLOCK B	FIRST FLOOR		B101	94.02	5.16	-	8.54	107.72	25.31	133.03	52.10	1	
32				B102	94.02	5.16	-	8.43	107.61	25.29	132.90	52.04	1	
33				B103	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
34				B104	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
35				B105	85.84	4.92	-	7.80	98.56	23.16	121.72	47.67		1
36				B106	86.21	4.92	-	6.94	98.07	23.04	121.11	47.43	1	
37				B107	85.84	4.92	-	7.81	98.57	23.16	121.73	47.67	1	
38				B108	86.21	4.92	-	7.00	98.13	23.06	121.19	47.46	1	
39		SECOND FLOOR		B201	94.02	5.16	-	8.54	107.72	25.31	133.03	52.10	1	
40				B202	94.02	5.16	-	8.43	107.61	25.29	132.90	52.04	1	
41				B203	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
42				B204	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
43				B205	85.84	4.92	-	7.80	98.56	23.16	121.72	47.67	1	
44				B206	86.21	4.92	-	6.94	98.07	23.04	121.11	47.43		1
45				B207	85.84	4.92	-	7.81	98.57	23.16	121.73	47.67	1	
46				B208	86.21	4.92	-	7.00	98.13	23.06	121.19	47.46	1	
47		THIRD FLOOR		B301	94.02	5.16	-	8.54	107.72	25.31	133.03	52.10	1	
48				B302	94.02	5.16	-	8.43	107.61	25.29	132.90	52.04	1	
49				B303	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08		1
50				B304	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08		1
51				B305	85.84	4.92	-	7.80	98.56	23.16	121.72	47.67	1	
52				B306	86.21	4.92	-	6.94	98.07	23.04	121.11	47.43	1	
53				B307	85.84	4.92	-	7.81	98.57	23.16	121.73	47.67	1	
54				B308	86.21	4.92	-	7.00	98.13	23.06	121.19	47.46	1	
55		FOURTH FLOOR		B401	94.02	5.16	-	8.54	107.72	25.31	133.03	52.10	1	
56				B402	94.02	5.16	-	8.43	107.61	25.29	132.90	52.04	1	
57				B403	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
58				B404	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
59				B405	85.84	4.92	-	7.80	98.56	23.16	121.72	47.67	1	
60				B406	86.21	4.92	-	6.94	98.07	23.04	121.11	47.43	1	
61				B407	85.84	4.92	-	7.81	98.57	23.16	121.73	47.67	1	
62				B408	86.21	4.92	-	7.00	98.13	23.06	121.19	47.46	1	
63		FIFTH FLOOR		B501	94.02	5.16	-	8.54	107.72	25.31	133.03	52.10	1	
64				B502	94.02	5.16	-	8.43	107.61	25.29	132.90	52.04	1	
65				B503	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
66				B504	94.02	5.16	-	8.51	107.69	25.30	132.99	52.08	1	
67				B505	85.84	4.92	-	7.80	98.56	23.16	121.72	47.67	1	
68				B506	86.21	4.92	-	6.94	98.07	23.04	121.11	47.43	1	
69				B507	85.84	4.92	-	7.81	98.57	23.16	121.73	47.67		1
70				B508	86.21	4.92	-	7.00	98.13	23.06	121.19	47.46	1	
	BLOCK B	TOTAL			3600.90	201.60	-	317.70	4120.20	968.10	5088.30	1992.65	35.00	5.00
GRAND TOTAL (BLOCK A+BLOCK B) In (Sq.m)					5818.05	342.85	-	536.40	6697.30	1862.50	8559.80	3239.00	58.00	12.00
											Visitors CAR PARKING		7	
											TOTALPARKING		77.00	

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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

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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.