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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TNRERA - CARPET AREA STATEMENT														28-07-2026
APPLICANT NAME : R.K.ESTATES (GPA)														
PROJECT NAME & ADDRESS : MARUTHAM AVANA BLOCK - A, PLOT NOS. A, BUFFER AREA & NO DEVELOPEMENT AREA, ST.MARY'S STREET, ATHIPATTU, CHENNAI - 600 058, COMRISED IN OLD SURVEY NO. 520/4, T.S.NO.25/2, BLOCK NO. 4, WARD NO. G, ATHIPATTU VILLAGE, AMBATTHUR TOWN , AMBATTHUR TALUK, CHENNAI DIST														
S.NO	BLOCK	FLOOR	TYPE	APARTMENT NO.	(A) CARPET AREA (AS PER 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	-	FIRST FLOOR	3BHK+3T	101	114.40	5.48	0.00	9.54	129.42	33.65	163.07	97.84	1	-
2	-	FIRST FLOOR	3BHK+3T	102	114.79	8.41	0.00	11.44	134.64	35.01	169.65	101.79	1	-
3	-	FIRST FLOOR	3BHK+3T	103	100.90	4.84	0.00	8.94	114.68	29.82	144.50	86.70	1	-
4	-	FIRST FLOOR	3BHK+2T	104	93.88	3.60	0.00	8.83	106.31	27.64	133.95	80.37	1	-
5	-	FIRST FLOOR	3BHK+2T	105	89.79	3.72	0.00	9.29	102.80	26.73	129.53	77.72	1	-
6	-	SECOND FLOOR	3BHK+3T	201	114.40	5.48	0.00	9.54	129.42	33.65	163.07	97.84	1	-
7	-	SECOND FLOOR	3BHK+3T	202	114.79	8.41	0.00	11.44	134.64	35.01	169.65	101.79	1	-
8	-	SECOND FLOOR	3BHK+3T	203	100.90	4.84	0.00	8.94	114.68	29.82	144.50	86.70	1	-
9	-	SECOND FLOOR	3BHK+2T	204	93.88	3.60	0.00	8.83	106.31	27.64	133.95	80.37	1	-
10	-	SECOND FLOOR	3BHK+2T	205	89.79	3.72	0.00	9.29	102.80	26.73	129.53	77.72	1	-
11	-	THIRD FLOOR	3BHK+3T	301	114.40	5.48	0.00	9.54	129.42	33.65	163.07	97.84	1	-
12	-	THIRD FLOOR	3BHK+3T	302	114.79	8.41	0.00	11.44	134.64	35.01	169.65	101.79	1	-
13	-	THIRD FLOOR	3BHK+3T	303	100.90	4.84	0.00	8.94	114.68	29.82	144.50	86.70	1	-
14	-	THIRD FLOOR	3BHK+2T	304	93.88	3.60	0.00	8.83	106.31	27.64	133.95	80.37	1	-
15	-	THIRD FLOOR	3BHK+2T	305	89.79	3.72	0.00	9.29	102.80	26.73	129.53	77.72	1	-
TOTAL					1541.28	78.15	0.00	144.12	1763.55	458.52	2222.07	1333.25	15	-
VISITORS CAR PARKING													2	-
ADDITIONAL CAR PARKS AVAI;ABLE IN THE CMDA APPROVAL PLAN WILL BE ALLOTED TO CUSTOMERS FIRST COME FIRST BASICS													2	
GRAND TOTAL													19	-

For R.K. ESTATES

R. Partner

S. MURALIDHARAN
Registered Architect-Council of Architecture
No.CA/2003/31585
Plot No.1660-C, Sri Balaji Tower, 2nd & 3rd Floor,
21st Main Road, Anna Nagar West, Chennai - 600 040.

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.