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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Name of the Project - Republic of Nature Phase -II Proposed RESIDENTIAL BUILDING WITH 129 UNITS AT (HAMLET OF THIRUVIDANTHAI VILLAGE) VADANAMMELI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT Survey no 287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8,287/9A3, 287/9B3, 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A, 288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1, 290/15H1, 290/15I12

REPUBLIC OF NATURE PHASE -II

CARPET AREA STATEMENT

RON PHASE 2_RERA AREA STATEMENT (RERA Carpet Area) - REPUBLIC OF NATURE DATE : 2026.01.07

S.NO	FLOOR	FLAT.NO	TYPE (Configuration)	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 (No.s)	
										Covered	Open
					BLOCK 1-6,8-11						
1	STILT+2 FLR	V 24	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
2	STILT+2 FLR	V 25	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
3	STILT+2 FLR	V 26	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
4	STILT+2 FLR	V 27	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
5	G+1	V 28	4BHK	253.240	3.64	109.37	73.46	440.78	440.78	2	
6	G+1	V 29	4BHK	253.240	3.64	109.37	73.46	440.78	440.78	2	
7	G+1	V 30	4BHK	253.240	3.64	109.37	73.46	440.78	440.78	2	
8	G+1	V 31	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
9	G+1	V 32	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
10	G+1	V 33	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
11	G+1	V 34	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
12	G+1	V 35	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
13	STILT+2 FLR	V 36	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
14	STILT+2 FLR	V 37	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
15	STILT+2 FLR	V 38	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
16	STILT+2 FLR	V 39	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
17	STILT+2 FLR	V 40	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
18	STILT+2 FLR	V 41	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
19	STILT+2 FLR	V 42	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
20	STILT+2 FLR	V 43	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
21	STILT+2 FLR	V 44	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
22	STILT+2 FLR	V 45	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
23	STILT+2 FLR	V 46	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
24	STILT+2 FLR	V 47	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
25	STILT+2 FLR	V 48	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
26	STILT+2 FLR	V 49	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
27	STILT+2 FLR	V 50	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
28	STILT+2 FLR	V 51	3BHK	150.550	8.12	16.33	40.44	242.66	242.66	2	
29	STILT+2 FLR	V 52	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	

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30	STILT+2 FLR	V 53	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
31	STILT+2 FLR	V 54	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
32	STILT+2 FLR	V 55	3BHK	154.790	10.01	18.62	39.52	237.11	237.11	2	
33	STILT+2 FLR	V 56	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
34	STILT+2 FLR	V 57	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
35	STILT+2 FLR	V 58	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
36	STILT+2 FLR	V 59	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
37	STILT+2 FLR	V 60	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
38	STILT+2 FLR	V 61	3BHK	154.790	10.01	18.63	39.52	237.11	237.11	2	
	TOTAL AREA OF BLOCK 1-6,8-11			6109.530	331.03	943.28	1618.34	9710.03	9710.03	76.00	0.00
					BLOCK 7						
1	GROUND	105	3BHK	104.52	19.27	0.00	51.37	198.16	81.70	1	
2	GROUND	106	3BHK	105.72	19.57	0.00	51.37	198.16	81.70	1	
3	GROUND	107	3BHK	104.89	19.57	0.00	51.37	198.16	81.70	1	
4	GROUND	108	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
5	GROUND	109	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
6	GROUND	110	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
7	GROUND	111	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
8	GROUND	112	3BHK	104.52	12.98	0.00	48.90	188.63	77.77	1	
9	GROUND	114	3BHK	110.00	19.12	0.00	51.37	198.16	81.70	1	
10	GROUND	115	3BHK	111.67	17.28	0.00	51.37	198.16	81.70	1	
11	GROUND	116	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
12	GROUND	117	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
13	GROUND	118	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
14	GROUND	119	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
15	GROUND	120	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
16	FIRST	201	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
17	FIRST	202	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
18	FIRST	203	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
19	FIRST	204	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
20	FIRST	205	3BHK	104.52	19.27	0.00	51.37	198.16	81.70	1	
21	FIRST	206	3BHK	105.72	19.57	0.00	51.37	198.16	81.70	1	
22	FIRST	207	3BHK	104.89	19.57	0.00	51.37	198.16	81.70	1	
23	FIRST	208	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
24	FIRST	209	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
25	FIRST	210	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
26	FIRST	211	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
27	FIRST	212	3BHK	104.52	12.98	0.00	48.90	188.63	77.77	1	
28	FIRST	214	3BHK	110.00	19.12	0.00	51.37	198.16	81.70	1	
29	FIRST	215	3BHK	111.67	17.28	0.00	51.37	198.16	81.70	1	
30	FIRST	216	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
31	FIRST	217	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88	1	

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32	FIRST	218	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
33	FIRST	219	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
34	FIRST	220	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
35	SECOND	301	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
36	SECOND	302	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
37	SECOND	303	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
38	SECOND	304	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
39	SECOND	305	3BHK	104.52	19.27	0.00	51.37	198.16	81.70	1	
40	SECOND	306	3BHK	105.72	19.57	0.00	51.37	198.16	81.70	1	
41	SECOND	307	3BHK	104.89	19.57	0.00	51.37	198.16	81.70	1	
42	SECOND	308	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
43	SECOND	309	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
44	SECOND	310	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
45	SECOND	311	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
46	SECOND	312	3BHK	104.52	12.98	0.00	48.90	188.63	77.77	1	
47	SECOND	314	3BHK	110.00	19.12	0.00	51.37	198.16	81.70	1	
48	SECOND	315	3BHK	111.67	17.28	0.00	51.37	198.16	81.70	1	
49	SECOND	316	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
50	SECOND	317	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88	1	
51	SECOND	318	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
52	SECOND	319	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
53	SECOND	320	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
54	THIRD	401	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
55	THIRD	402	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
56	THIRD	403	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
57	THIRD	404	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
58	THIRD	405	3BHK	104.52	19.27	0.00	51.37	198.16	81.70	1	
59	THIRD	406	3BHK	105.72	19.57	0.00	51.37	198.16	81.70	1	
60	THIRD	407	3BHK	104.89	19.57	0.00	51.37	198.16	81.70	1	
61	THIRD	408	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
62	THIRD	409	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	

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63	THIRD	410	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
64	THIRD	411	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
65	THIRD	412	3BHK	104.52	12.98	0.00	48.90	188.63	77.77	1	
66	THIRD	414	3BHK	110.00	19.12	0.00	51.37	198.16	81.70	1	
67	THIRD	415	3BHK	111.67	17.28	0.00	51.37	198.16	81.70	1	
68	THIRD	416	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
69	THIRD	417	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88	1	
70	THIRD	418	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
71	THIRD	419	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
72	THIRD	420	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
73	FOURTH	501	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
74	FOURTH	502	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
75	FOURTH	503	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
76	FOURTH	504	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
77	FOURTH	505	3BHK	104.52	19.27	0.00	51.37	198.16	81.70	1	
78	FOURTH	506	3BHK	105.72	19.57	0.00	51.37	198.16	81.70	1	
79	FOURTH	507	3BHK	104.89	19.57	0.00	51.37	198.16	81.70	1	
80	FOURTH	508	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
81	FOURTH	509	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
82	FOURTH	510	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
83	FOURTH	511	2BHK	73.58	10.95	0.00	34.24	132.07	54.45	1	
84	FOURTH	512	3BHK	104.52	12.98	0.00	48.90	188.63	77.77	1	
85	FOURTH	514	3BHK	110.00	19.12	0.00	51.37	198.16	81.70	1	
86	FOURTH	515	3BHK	111.67	17.28	0.00	51.37	198.16	81.70	1	
87	FOURTH	516	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
88	FOURTH	517	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
89	FOURTH	518	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
90	FOURTH	519	Compact 2BHK	61.41	11.02	0.00	30.11	116.14	47.88		
91	FOURTH	520	2BHK	73.58	11.19	0.00	34.24	132.07	54.45	1	
92	GROUND	AMENITIES						968.95	895.12		
93	FIRST	AMENITIES						498.13	460.17		
94	SECOND	AMENITIES						498.13	460.17		
95	THIRD	AMENITIES						498.13	460.17		
96	FOURTH	AMENITIES						498.13	460.17		
	TOTAL AREA OF BLOCK 7			7451.42	1213.34	0.00	3534.55	16596.05	8356.93	74	
									PH CAR PARKING	17	
									VISITOR CAR PARKING	14	

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									TOTAL CAR PARKING	181	
SUMMARY											
BLOCK 1-6,8-11		38		6109.53	331.03	943.28	1618.34	9710.03	9710.03		
BLOCK 7		91		7451.42	1213.34	0.00	3534.55	16596.05	8356.93		
GRAND TOTAL		129		**13560.95**	**1544.37**	**943.28**	**5152.88**	**26306.07**	**18066.96**		
								PHASE 1 UDS	9772.04		
								AS PER APPROVED PLAN	27839		
								ROAD GIFTED AS PER PATTA	2958		
								OSR GIFTED AS PER PATTA	3123		
								TOTAL SITE AREA	33920		

NOTE: **THE AMENITIES WILL NOT BE SOLD SEPARATELY**

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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.