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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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SITE ADDRESS			PROPOSED RESIDENTIAL APARTMENTS AT PLOT No.20 (PASSAGE), OTTIYAMBAKKAM MAIN ROAD, NAGALAKSHMI NAGAR EXTENTION, COMPRISED Comprised In S.No. 39/2A, 39/3A, 39/C, 39/4A, 39/4D & 39/4J (DOCUMENT), S.No.39/4A1B & 39/10B (PATTA) OF SITHALAPAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPAT DISTRICT, WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION											
			Carpet Area Statement											20.07.2026
Sl.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	1	1	2BHK	101	64.95	3.73	1.88	7.20	77.76	23.32	101.08	38.49	1	-
2	1	1	3BHK+3T	102	86.02	4.44	2.14	9.52	102.12	30.45	132.57	50.49	1	-
3	1	1	2BHK	103	66.24	3.72	0.00	7.15	77.11	23.13	100.24	38.17	1	-
4	1	1	2BHK	105	59.46	3.44	0.00	7.43	70.33	21.08	91.41	34.81	0	-
5	1	1	3BHK+2T	106	71.72	2.88	2.19	9.38	86.17	43.11	129.28	49.23	1	-
6	1	1	2BHK	107	57.13	3.16	0.00	7.53	67.82	33.91	101.73	38.74	1	-
7	1	1	2BHK	108	63.36	3.62	0.00	8.46	75.44	22.66	98.10	37.36	1	-
8	1	1	3BHK	109	83.98	3.34	3.02	10.13	100.47	30.10	130.57	49.72	1	-
9	1	1	2BHK	110	59.76	6.4	2.11	7.44	75.71	22.77	98.48	37.50	1	-
10	1	1	2BHK	111	61.18	4.04	1.90	7.29	74.41	22.30	96.71	36.83	0	-
11	1	1	2BHK	112	56.21	5.57	2.32	6.78	70.88	21.28	92.16	35.10	1	-
12	1	1	3BHK	113	82.4	3.49	2.79	9.42	98.10	29.45	127.55	48.57	1	-
13	1	1	2BHK	114	64.97	3.87	2.16	7.63	78.63	23.56	102.19	38.92	1	-
14	1	2	2BHK	201	64.95	3.73	1.88	7.20	77.76	23.32	101.08	38.49	1	-
15	1	2	3BHK+3T	202	86.02	4.44	2.14	9.52	102.12	30.45	132.57	50.49	1	-
16	1	2	2BHK	203	66.24	3.72	0.00	7.15	77.11	23.13	100.24	38.17	1	-
17	1	2	2BHK	204	58.81	4.83	0.00	7.62	71.26	21.36	92.62	35.27	0	
18	1	2	2BHK	205	59.46	3.44	0.00	7.43	70.33	21.08	91.41	34.81	0	-
19	1	2	3BHK+2T	206	71.72	2.88	2.19	9.38	86.17	43.11	129.28	49.23	1	-
20	1	2	2BHK	207	57.13	3.16	0.00	7.53	67.82	33.91	101.73	38.74	1	-
21	1	2	2BHK	208	63.36	3.62	0.00	8.46	75.44	22.66	98.10	37.36	1	-
22	1	2	3BHK	209	83.98	3.34	3.02	10.13	100.47	30.10	130.57	49.72	1	-
23	1	2	2BHK	210	59.76	6.4	2.11	7.44	75.71	22.77	98.48	37.50	1	-
24	1	2	2BHK	211	61.18	4.04	1.90	7.29	74.41	22.30	96.71	36.83	0	-

K.VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE203392023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Madipakkam,
Chennai - 600 091.
Mobile : 98408 99485 / 95512 22122

For MEERA HOMES

Proprietor

Sl.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
25	1	2	2BHK	212	56.21	5.57	2.32	6.78	70.88	21.28	92.16	35.10	0	-
26	1	2	3BHK	213	82.4	3.49	2.79	9.42	98.10	29.45	127.55	48.57	1	-
27	1	2	2BHK	214	64.97	3.87	2.16	7.63	78.63	23.56	102.19	38.92	1	-
28	1	3	2BHK	301	64.95	3.73	1.88	7.20	77.76	23.32	101.08	38.49	1	-
29	1	3	3BHK+3T	302	86.02	4.44	2.14	9.52	102.12	30.45	132.57	50.49	1	-
30	1	3	2BHK	303	66.24	3.72	0.00	7.15	77.11	23.13	100.24	38.17	1	-
31	1	3	2BHK	304	58.81	4.83	0.00	7.62	71.26	21.36	92.62	35.27	0	
32	1	3	2BHK	305	59.46	3.44	0.00	7.43	70.33	21.08	91.41	34.81	0	-
33	1	3	3BHK+2T	306	71.72	2.88	2.19	9.38	86.17	43.11	129.28	49.23	1	-
34	1	3	2BHK	307	57.13	3.16	0.00	7.53	67.82	33.91	101.73	38.74	1	-
35	1	3	2BHK	308	63.36	3.62	0.00	8.46	75.44	22.66	98.10	37.36	1	-
36	1	3	3BHK	309	83.98	3.34	3.02	10.13	100.47	30.10	130.57	49.72	1	-
37	1	3	2BHK	310	59.76	6.4	2.11	7.44	75.71	22.77	98.48	37.50	1	-
38	1	3	2BHK	311	61.18	4.04	1.90	7.29	74.41	22.30	96.71	36.83	0	-
39	1	3	2BHK	312	56.21	5.57	2.32	6.78	70.88	21.28	92.16	35.10	0	-
40	1	3	3BHK	313	82.4	3.49	2.79	9.42	98.10	29.45	127.55	48.57	1	-
41	1	3	2BHK	314	64.97	3.87	2.16	7.63	78.63	23.56	102.19	38.92	1	-
42	1	4	2BHK	401	64.95	3.73	1.88	7.20	77.76	23.32	101.08	38.49	1	-
43	1	4	3BHK+3T	402	86.02	4.44	2.14	9.52	102.12	30.45	132.57	50.49	1	-
44	1	4	2BHK	403	66.24	3.72	0.00	7.15	77.11	23.13	100.24	38.17	1	-
45	1	4	2BHK	404	58.81	4.83	0.00	7.62	71.26	21.36	92.62	35.27	0	
46	1	4	2BHK	405	59.46	3.44	0.00	7.43	70.33	21.08	91.41	34.81	0	-
47	1	4	3BHK+2T	406	71.72	2.88	2.19	9.38	86.17	43.11	129.28	49.23	1	-
48	1	4	2BHK	407	57.13	3.16	0.00	7.53	67.82	33.91	101.73	38.74	1	-
49	1	4	2BHK	408	63.36	3.62	0.00	8.46	75.44	22.66	98.10	37.36	1	-
50	1	4	3BHK	409	83.98	3.34	3.02	10.13	100.47	30.10	130.57	49.72	1	-

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													Covered	Open
51	1	4	2BHK	410	59.76	6.4	2.11	7.44	75.71	22.77	98.48	37.50	1	-
52	1	4	2BHK	411	61.18	4.04	1.90	7.29	74.41	22.30	96.71	36.83	0	-
53	1	4	2BHK	412	56.21	5.57	2.32	6.78	70.88	21.28	92.16	35.10	0	-
54	1	4	3BHK	413	82.4	3.49	2.79	9.42	98.10	29.45	127.55	48.57	1	-
55	1	4	2BHK	414	64.97	3.87	2.16	7.63	78.63	23.56	102.19	38.92	1	-
56	1	5	2BHK	501	64.95	3.73	1.88	7.20	77.76	23.32	101.08	38.49	1	-
57	1	5	3BHK+3T	502	86.02	4.44	2.14	9.52	102.12	30.45	132.57	50.49	1	-
58	1	5	2BHK	503	66.24	3.72	0.00	7.15	77.11	23.13	100.24	38.17	1	-
59	1	5	2BHK	504	58.81	4.83	0.00	7.62	71.26	21.36	92.62	35.27	0	
60	1	5	2BHK	505	59.46	3.44	0.00	7.43	70.33	21.08	91.41	34.81	0	1
61	1	5	3BHK+2T	506	71.72	2.88	2.19	9.38	86.17	43.11	129.28	49.23	1	-
62	1	5	2BHK	507	57.13	3.16	0.00	7.53	67.82	33.91	101.73	38.74	1	-
63	1	5	2BHK	508	63.36	3.62	0.00	8.46	75.44	22.66	98.10	37.36	1	-
64	1	5	3BHK	509	83.98	3.34	3.02	10.13	100.47	30.10	130.57	49.72	1	-
65	1	5	2BHK	510	59.76	6.4	2.11	7.44	75.71	22.77	98.48	37.50	1	-
66	1	5	2BHK	511	61.18	4.04	1.90	7.29	74.41	22.30	96.71	36.83	0	1
67	1	5	2BHK	512	56.21	5.57	2.32	6.78	70.88	21.28	92.16	35.10	0	-
68	1	5	3BHK	513	82.4	3.49	2.79	9.42	98.10	29.45	127.55	48.57	1	-
69	1	5	2BHK	514	64.97	3.87	2.16	7.63	78.63	23.56	102.19	38.92	1	-
										ROAD GIFTED PORTION		19.17		
										TOTAL	7380.83	2830.00	51	2
											Visitor's Car Parking		7	-
												Grand Car Parking Total	60	-

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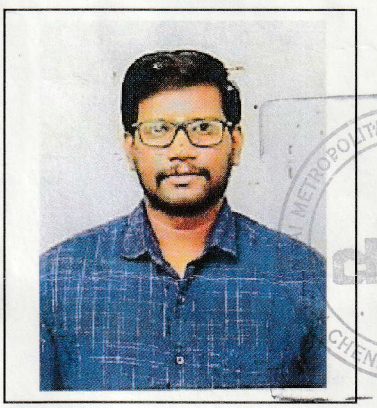
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K. VINOTH KUMAR** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **6** years.

He has been given the Registration No.**RE/GR-II/2023/03/264** on **13.03.2023.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **12.03.2028**.



13/3/23

(A. MEGANATHAN)
Superintendent

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.