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RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING BUILDING SITE AREA OF 1416.39 SQ.M (STILT +5 FLOORS) FOR FSI AREA OF 3675.23 SQ.M (40 DWELLING UNITS IN CHETTIKULAM VILLAGE,MADURAI NORTH TALUK, MADURAI.

JAYABHARATH HOMES ELEANZA @ MADURAI - CARPET AREA STATEMENT

SL/NO	BLOCK	FLOOR	UNIT NO.	TYPE	RERA CARPET AREA(see2 (k)of act) (sq.m²)	EXCLUSIVE BALCONY (sq.m)	EXCLUSIVE VERANDAH/ UTILITY/SERVICE/ OPEN TERRACE FOR (sq.m)	PROPORTIONATE COMMON AREA (sq.m)	TOTAL AREA (M²)	UDS LAND AREA (sq.m)	CAR PARKING (nos.)	
											COVERED	OPEN
1	BLOCK-1	FIRST FLOOR	101	3B2T	78.149	3.721	0	22.402	104.272	42.516	-	-
2	BLOCK-1		102	2B2T	63.850	3.721	0	18.579	86.150	35.127	-	-
3	BLOCK-1		103	1B1T	43.903	3.721	0	13.246	60.870	24.819	-	-
4	BLOCK-1		104	2B2T	62.711	5.880	0	18.821	87.412	35.641	-	-
5	BLOCK-1		105	2B2T	66.097	3.721	0	19.263	89.081	36.322	-	-
6	BLOCK-1		106	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
7	BLOCK-1		107	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
8	BLOCK-1		108	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
9	BLOCK-1	SECOND FLOOR	201	3B2T	78.149	3.721	0	22.402	104.272	42.516	-	-
10	BLOCK-1		202	2B2T	63.850	3.721	0	18.579	86.150	35.127	-	-
11	BLOCK-1		203	1B1T	43.903	3.721	0	13.246	60.870	24.819	-	-
12	BLOCK-1		204	2B2T	62.711	5.880	0	18.821	87.412	35.641	-	-
13	BLOCK-1		205	2B2T	66.097	3.721	0	19.263	89.081	36.322	-	-
14	BLOCK-1		206	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
15	BLOCK-1		207	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
16	BLOCK-1		208	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
17	BLOCK-1	THIRD FLOOR	301	3B2T	78.149	3.721	0	22.402	104.272	42.516	-	-
18	BLOCK-1		302	2B2T	63.850	3.721	0	18.579	86.150	35.127	-	-
19	BLOCK-1		303	1B1T	43.903	3.721	0	13.246	60.870	24.819	-	-
20	BLOCK-1		304	2B2T	62.711	5.880	0	18.821	87.412	35.641	-	-
21	BLOCK-1		305	2B2T	66.097	3.721	0	19.263	89.081	36.322	-	-
22	BLOCK-1		306	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
23	BLOCK-1		307	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
24	BLOCK-1		308	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
25	BLOCK-1	OOR	401	3B2T	78.149	3.721	0	22.402	104.272	42.516	-	-
26	BLOCK-1		402	2B2T	63.850	3.721	0	18.579	86.150	35.127	-	-
27	BLOCK-1		403	1B1T	43.903	3.721	0	13.246	60.870	24.819	-	-

Jayabharath Homes Pvt. Ltd.,
Managing Director

ARVINDAN RANGAN
Registered Architect - CA/1991 / 14238
"Sharada Krupa"
No. 149, Chamiers Road,
R.A. Puram, Chennai - 600028.

SL/NO	BLOCK	FLOOR	UNIT NO.	TYPE	RERA CARPET AREA(see2 (k)of act) (sq.m²)	EXCLUSIVE BALCONY (sq.m)	EXCLUSIVE VERANDAH/ UTILITY/SERVICE/ OPEN TERRACE FOR (sq.m)	PROPORTIONATE COMMON AREA (sq.m)	TOTAL AREA (M²)	UDS LAND AREA (sq.m)	CAR PARKING (nos.)	
											COVERED	OPEN
28	BLOCK-1	FOURTH FL	404	2B2T	62.711	5.880	0	18.821	87.412	35.641	-	-
29	BLOCK-1		405	2B2T	66.097	3.721	0	19.263	89.081	36.322	-	-
30	BLOCK-1		406	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
31	BLOCK-1		407	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
32	BLOCK-1		408	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
33	BLOCK-1	FIFTH FLOOR	501	3B2T	78.149	3.721	0	22.402	104.272	42.516	-	-
34	BLOCK-1		502	2B2T	63.850	3.721	0	18.579	86.150	35.127	-	-
35	BLOCK-1		503	1B1T	43.903	3.721	0	13.246	60.870	24.819	-	-
36	BLOCK-1		504	2B2T	62.711	5.880	0	18.821	87.412	35.641	-	-
37	BLOCK-1		505	2B2T	66.097	3.721	0	19.263	89.081	36.322	-	-
38	BLOCK-1		506	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
39	BLOCK-1		507	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
40	BLOCK-1		508	2B2T	66.097	3.721	0	19.172	88.990	36.285	-	-
		BLOCK -1 TOTAL AREA			2565.005	159.635		749.135	3473.775	1416.390	24	2
* THE ALLOTMENT OF 26 CAR PARKING WILL BE DONE BY FIRST COME FIRST SERVE BASIS BECAUSE FOR THE DWELLING UNITS LESS THAN 100 SQ.M												
	NET TOTAL				2565.005	159.635	0	749.135	3473.775	1416.390	26	

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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.