Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

VISVAS
PROMOTERS

TNRERA - CARPET AREA STATEMENT DETAILS

Site Address: Carpet Area Statement for G+1 floors residential building comprising of 15 Dwelling units in 14 Blocks (1 Dwelling unit for Blocks 1-7, 9-14 and 2 dwelling units in Block 8) at Survey Nos.21/1A2 & 21/1B in Thuvariman Village, Thiruparankundram Panchayat Union, Madurai West Taluk, Madurai District.

Project Name: AJITA I - EXTENSION

S No	Block No	Floor	Type	Villa No	(a) Carpet Area (as per Sec 2(K) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (Sq.m)	(c) Exclusive Verandah/ Utility (Sq.m)	(d) Area of External Walls & Wr, Car Port (Sq.m)	e=(a+b+c+d) Total Area (Sq.m)	(f) Proportionate Common Area (Sq.m)	g=(e+f) Gross Area (Sq.m)	(h) UDS Land Area (Sq.m)	(i) Car Parking Nos	
													Covered	Open
1	1	G+1	4 BHK	B01	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
2	2	G+1	4 BHK	B02	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
3	3	G+1	4 BHK	B03	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
4	4	G+1	4 BHK	B04	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
5	5	G+1	4 BHK	B05	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
6	6	G+1	4 BHK	B06	165.63	15.14	11.10	20.13	212.00	0	212.00	251.72	0	2
7	7	G+1	4 BHK	B07	175.82	5.56	14.79	25.83	222.00	0	222.00	263.60	0	2
8	8	G+1	4 BHK	B10 (EAST SIDE UNIT)	231.2	12.18	51.55	28.74	323.67	0	323.67	384.32	1	2
9	8	G+1	4 BHK	B11 (WEST SIDE UNIT)	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
10	9	G+1	4 BHK	B12	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
11	10	G+1	4 BHK	B13	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
12	11	G+1	4 BHK	B14	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
13	12	G+1	4 BHK	B15	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
14	13	G+1	4 BHK	B16	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
15	14	G+1	4 BHK	B17	169.10	15.14	15.87	19.51	219.62	0	219.62	260.77	0	2
					Owners Use							185.13		
TOTAL					2584.50	214.56	244.03	311.92	3355.01	0	3355.01	4168.77	1	30
											VISITORS PARKING			4
											TOTAL PARKING			35

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50068
TPK Road, Andalpuram
MADURAI - 625 003.

For VISVAS PROMOTERS (P) LTD

Authorised Signatory

VISVAS PROMOTERS (P) LTD., MADURAI

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.