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

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DIGITALLY VERIFIED RECORD

TNRERA - CARPET AREA STATEMENT												
APPLICANT NAME : R.K.ESTATES (GPA)												
PROJECT NAME & ADDRESS : MARUTHAM AVANA BLOCK - B, PLOT NO. B, 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												
SL NO	BLOCK	FLOOR NO	FLAT NO	TYPE	RERA CARPT AREA (SEC2(K)) (SQ.M)	EXCLUSIVE BALCONY (SQ.M)	EXCLUSIVE VERANDAH/ UTILITY/SERVICE/OPEN TERRACE (SQ.M)	PROPORTONATE COMMON AREA (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND AREA (SQ.M)	CAR PARKING (NOS)	
											COVERED	OPENED
1	-	FIRST FLOOR	101	4BHK+3T	129.53	4.81	3.80	48.36	182.70	81.73	1	-
2	-	FIRST FLOOR	102	3BHK+2T	88.11	3.31	20.38	34.26	125.68	56.22	1	-
3	-	FIRST FLOOR	103	3BHK+2T	86.38	3.28	24.71	34.38	124.04	55.49	1	-
4	-	FIRST FLOOR	104	3BHK+3T	113.91	5.09	25.38	43.93	162.93	72.89	1	-
5	-	FIRST FLOOR	105	3BHK+3T	107.56	4.65	5.12	42.70	154.91	69.30	1	-
6	-	SECOND FLOOR	201	4BHK+3T	129.53	4.81	-	48.36	182.70	81.73	1	-
7	-	SECOND FLOOR	202	3BHK+2T	88.11	3.31	-	34.26	125.68	56.22	1	-
8	-	SECOND FLOOR	203	3BHK+2T	86.38	3.28	-	34.38	124.04	55.49	1	-
9	-	SECOND FLOOR	204	3BHK+3T	113.91	5.09	-	43.93	162.93	72.89	1	-
10	-	SECOND FLOOR	205	3BHK+3T	107.56	4.65	-	42.70	154.91	69.30	1	-
11	-	THIRD FLOOR	301	4BHK+3T	129.53	4.81	-	49.07	183.41	82.04	1	-
12	-	THIRD FLOOR	302	3BHK+2T	86.38	3.28	-	34.71	124.37	55.64	1	-
13	-	THIRD FLOOR	303	3BHK+3T	113.91	5.09	-	43.93	162.93	72.89	1	-
14	-	THIRD FLOOR	304	3BHK+3T	107.56	4.65	-	42.70	154.91	69.30	1	-
TOTAL					1488.36	60.11	79.38	577.69	2126.16	951.11	14	0
VISITORS PARKING											2	-
ADDITIONAL CAR PARKS AVAILABLE IN THE CMDA APPROVAL PLAN WILL BE ALLOTED TO CUSTOMERS FIRST COME FIRST SERVE BASICS											4	
GRAND TOTAL											20	0

For R.K. ESTATES

R. Ashwin
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.