Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

RERA AREA STATEMENT

Date:16.06.2026

Site Address: Mugalivakkam Manapakkam Main Road, Mugalivakkam, Chennai - 600125, comprised in S.No:42/9 of Mugalivakkam village, Greater Chennai Corporation

Sl.No	Block	Floor	FLAT TYPE	APPARTMENT NO	(A) CARPET AREA(As per Sec 2(K) of the RERA Act) Sqm	(B) EXCLUSIVE BALCONY	© Exclusive Verandah/Utility/ Service/Open Terarce	(D Area of External Walls	E=(a+b+c+d) Floor Area of the appartment	(f) Proportionate Common Area	g=(e+f) Gross Area of the Appartment	(H) UDS LAND	CAR PARKING (Nos)	
													Covered	Open
					(Sqm)	(Sqm)	(Sqm)		(Sqm)	(Sqm)	(Sqm)	(Sqm)		
1		FIRST	4BHK	A1	117.21	5.49	8.20	17.47	148.37	44.50	**192.87**	60.96	2	Nill
2			4BHK	B1	115.07	9.96	6.49	19.82	151.34	45.43	**196.77**	62.19	2	Nill
3			4BHK	C1	113.38	9.15	6.66	21.69	150.88	45.24	**196.12**	61.98	2	Nill
4			4BHK	D1	114.56	7.42	5.98	19.67	147.63	44.31	**191.94**	60.66	2	Nill
5			3BHK	E1	80.21	4.24	6.25	24.59	115.29	34.56	**149.85**	47.36	1	Nill
6			3BHK	F1	96.74	6.64	6.75	17.06	127.19	38.18	**165.37**	52.26	1	1
7			3BHK	G1	83.66	3.60	6.98	16.50	110.74	33.26	**144.00**	45.51	1	Nill
8			3BHK	H1	89.74	3.52	5.97	16.06	115.29	34.56	**149.85**	47.36	1	Nill
9			3BHK	I1	86.67	3.32	6.60	18.61	115.20	34.56	**149.76**	47.33	1	Nill
10		SECOND	4BHK	A1	117.21	5.49	8.20	17.47	148.37	44.50	**192.87**	60.96	2	Nill
11			4BHK	B1	115.07	9.96	6.49	19.82	151.34	45.43	**196.77**	62.19	2	Nill
12			4BHK	C1	113.38	9.15	6.66	21.69	150.88	45.24	**196.12**	61.98	2	Nill
13			4BHK	D1	114.56	7.42	5.98	19.67	147.63	44.31	**191.94**	60.66	2	Nill
14			3BHK	E1	80.21	4.24	6.25	24.59	115.29	34.56	**149.85**	47.36	1	Nill
15			3BHK	F1	96.74	6.64	6.75	17.06	127.19	38.18	**165.37**	52.26	1	1
16			3BHK	G1	83.66	3.60	6.98	16.50	110.74	33.26	**144.00**	45.51	1	Nill
17			3BHK	H1	89.74	3.52	5.97	16.06	115.29	34.56	**149.85**	47.36	1	Nill
18			3BHK	I1	86.67	3.32	6.60	18.61	115.20	34.56	**149.76**	47.33	1	Nill
19		THIRD	4BHK	A1	117.21	5.49	8.20	17.47	148.37	44.50	**192.87**	60.96	2	Nill
20			4BHK	B1	115.07	9.96	6.49	19.82	151.34	45.43	**196.77**	62.19	2	Nill
21			4BHK	C1	113.38	9.15	6.66	21.69	150.88	45.24	**196.12**	61.98	2	Nill
22			4BHK	D1	114.56	7.42	5.98	19.67	147.63	44.31	**191.94**	60.66	2	Nill
23			3BHK	E1	80.21	4.24	6.25	24.59	115.29	34.56	**149.85**	47.36	2	Nill
24			3BHK	F1	96.74	6.64	6.75	17.06	127.19	38.18	**165.37**	52.26	1	1
25			3BHK	G1	83.66	3.60	6.98	16.50	110.74	33.26	**144.00**	45.51	1	Nill
26			3BHK	H1	89.74	3.52	5.97	16.06	115.29	34.56	**149.85**	47.36	1	Nill

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For PRIYA CONSTRUCTION

Proprietor

27			3BHK	I1	86.67	3.32	6.60	18.61	115.20	34.56	**149.76**	47.33	1	Nill
28			4BHK	A1	117.21	5.49	8.20	17.47	148.37	44.50	**192.87**	60.96	2	Nill
29			4BHK	B1	115.07	9.96	6.49	19.82	151.34	45.43	**196.77**	62.19	2	Nill
30			4BHK	C1	113.38	9.15	6.66	21.69	150.88	45.24	**196.12**	61.98	2	Nill
31			4BHK	D1	114.56	7.42	5.98	19.67	147.63	44.31	**191.94**	60.66	2	Nill
32		FOURTH	3BHK	E1	80.21	4.24	6.25	24.59	115.29	34.56	**149.85**	47.36	2	Nill
33			3BHK	F1	96.74	6.64	6.75	17.06	127.19	38.18	**165.37**	52.26	1	1
34			3BHK	G1	83.66	3.60	6.98	16.50	110.74	33.26	**144.00**	45.51	1	Nill
35			3BHK	H1	89.74	3.52	5.97	16.06	115.29	34.56	**149.85**	47.36	1	Nill
36			3BHK	I1	86.67	3.32	6.60	18.61	115.20	34.56	**149.76**	47.33	1	Nill
37			4BHK	A1	117.21	5.49	8.20	17.47	148.37	44.50	**192.87**	60.97	2	Nill
38			4BHK	B1	115.07	9.96	6.49	19.82	151.34	45.43	**196.77**	62.20	2	Nill
39			4BHK	C1	113.38	9.15	6.66	21.69	150.88	45.24	**196.12**	61.99	2	Nill
40			4BHK	D1	114.56	7.42	5.98	19.67	147.63	44.31	**191.94**	60.67	2	Nill
41		FIFTH	3BHK	E1	80.21	4.24	6.25	24.59	115.29	34.56	**149.85**	47.36	2	Nill
42			3BHK	F1	96.74	6.64	6.75	17.06	127.19	38.18	**165.37**	52.26	1	1
43			3BHK	G1	83.66	3.60	6.98	16.50	110.74	33.26	**144.00**	45.51	1	Nill
44			3BHK	H1	89.74	3.52	5.97	16.06	115.29	34.56	**149.85**	47.36	1	Nill
45			3BHK	I1	86.67	3.32	6.60	18.61	115.20	34.56	**149.76**	47.33	1	Nill
Total					**4486.2**	**266.70**	**299.40**	**857.35**	**5909.65**	**1773.0**	**7682.65**	**2428.09**	**68**	**5**
											Visitors Parking			**5**
													68	**10**
											Total No of Parking = 78 Nos			

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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.