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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Carpet Area Statement - Block . A **Date : 26.9.26**

Site Address : proposed construction of Group Housing Development comprising 2 Blocks: Block A – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units: Block B – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units; totally 40 dwelling units for Affordable Housing at Plot No.2 (CMDA Approved Subdivision), Agaramthen, Chennai- 600126 comprised in S.No.236/1A (Document) and S.No.236/3A1 (Pt) (Patta) of Agaramthen Village within the limit of St.Thomas Mount Panchayat Union

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	A	1st	2 BHK	A1	68.19	3.90		7.15	86.39	17.46	103.85	33.44	1	
2	A	1st	2 BHK	A2	70.13		4.09	6.98	84.09	17.84	101.93	34.56		
3	A	1st	2 BHK	A3	70.13		3.90	6.98	84.09	17.84	101.93	34.56	1	
4	A	1st	2 BHK	A4	68.19		4.09	7.15	82.49	17.46	99.95	33.44		
5	A	2nd	2 BHK	A5	68.19	3.90		7.15	86.39	17.46	103.85	33.44	1	
6	A	2nd	2 BHK	A6	70.13		4.09	6.98	84.09	17.84	101.93	34.56		
7	A	2nd	2 BHK	A7	70.13		3.90	6.98	84.09	17.84	101.93	34.56	1	
8	A	2nd	2 BHK	A8	68.19		4.09	7.15	82.49	17.46	99.95	33.44		
9	A	3rd	2 BHK	A9	68.19	3.90		7.15	86.39	17.46	103.85	33.44	1	
10	A	3rd	2 BHK	A10	70.13		4.09	6.98	84.09	17.84	101.93	34.56		
11	A	3rd	2 BHK	A11	70.13		3.90	6.98	84.09	17.84	101.93	34.56	1	
12	A	3rd	2 BHK	A12	68.19		4.09	7.15	82.49	17.46	99.95	33.44		
13	A	4th	2 BHK	A13	68.19	3.90		7.15	86.39	17.46	103.85	33.44	1	
14	A	4th	2 BHK	A14	70.13		4.09	6.98	84.09	17.84	101.93	34.56		
15	A	4th	2 BHK	A15	70.13		3.90	6.98	84.09	17.84	101.93	34.56	1	
16	A	4th	2 BHK	A16	68.19		4.09	7.15	82.49	17.46	99.95	33.44		
17	A	5th	2 BHK	A17	68.19	3.90		7.15	86.39	17.46	103.85	33.44	1	
18	A	5th	2 BHK	A18	70.13		4.09	6.98	84.09	17.84	101.93	34.56		
19	A	5th	2 BHK	A19	70.13		3.90	6.98	84.09	17.84	101.93	34.56	1	
20	A	5th	2 BHK	A20	68.19		4.09	7.15	82.49	17.46	99.95	33.44		
	Total (Block -A)				**1383.2**	**19.50**	**60.4**	**141.30**	**1685.30**	**353.00**	**2038.30**	**680.00**	10	

R. Chandrasekaran

R.CHANDRASEKARAN, B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
SE/GR-I /19/02/005 & SE/GR-II/19/03/019
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Palavanthangal, Chennai-600114,
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For MC BUILDERS

C. Venkatesan.

Proprietor

Carpet Area Statement - Block .B

Date : 26.9.26

Site Address : proposed construction of Group Housing Development comprising 2 Blocks: Block A – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units: Block B – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units; totally 40 dwelling units for Affordable Housing at Plot No.2 (CMDA Approved Subdivision), Agaramthen, Chennai- 600126 comprised in S.No.236/1A (Document) and S.No.236/3A1 (Pt) (Patta) of Agaramthen Village within the limit of St.Thomas Mount Panchayat Union

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	
													Covered	Open
1	B	1st	3 BHK	B1	78.97	3.90		7.62	90.49	19.88	110.37	38.46	**1**	
2	B	1st	2 BHK	B2	70.14		4.09	6.97	81.2	17.84	99.04	34.37	1	
3	B	1st	2 BHK	B3	70.14		3.72	7.06	80.92	17.84	98.76	34.28		
4	B	1st	3 BHK	B4	78.97	3.72		7.61	90.3	19.88	110.18	38.27	1	
5	B	2nd	3 BHK	B5	78.97	3.90		7.62	90.49	19.88	110.37	38.46	**1**	
6	B	2nd	2 BHK	B6	70.14		4.09	6.97	81.2	17.84	99.04	34.37	1	
7	B	2nd	2 BHK	B7	70.14		3.72	7.06	80.92	17.84	98.76	34.28		
8	B	2nd	3 BHK	B8	78.97	3.72		7.61	90.3	19.88	110.18	38.27	1	
9	B	3rd	3 BHK	B9	78.97	3.90		7.62	90.49	19.88	110.37	38.46	**1**	
10	B	3rd	2 BHK	B10	70.14		4.09	6.97	81.2	17.84	99.04	34.37	1	
11	B	3rd	2 BHK	B11	70.14		3.72	7.06	80.92	17.84	98.76	34.28		
12	B	3rd	3 BHK	B12	78.97	3.72		7.61	90.3	19.88	110.18	38.27	1	
13	B	4th	3 BHK	B13	78.97	3.90		7.62	90.49	19.88	110.37	38.46	**1**	
14	B	4th	2 BHK	B14	70.14		4.09	6.97	81.2	17.84	99.04	34.37	1	
15	B	4th	2 BHK	B15	70.14		3.72	7.06	80.92	17.84	98.76	34.28		
16	B	4th	3 BHK	B16	78.97	3.72		7.61	90.3	19.88	110.18	38.27		
17	B	5th	3 BHK	B17	78.97	3.90		7.62	90.49	19.88	110.37	38.46	**1**	
18	B	5th	2 BHK	B18	70.14		4.09	6.97	81.2	17.84	99.04	34.37	1	
19	B	5th	2 BHK	B19	70.14		3.72	7.06	80.92	17.84	98.76	34.28		
20	B	5th	3 BHK	B20	78.97	3.72		7.61	90.3	19.88	110.18	38.27		
	Total (Block -B)				**1491.1**	**38.10**	**39.05**	**146.30**	**1714.55**	**377.20**	**2091.75**	**726.90**		
TOTAL (Block - A & B)					**2874.30**	**57.60**	**99.45**	**287.60**	**3399.85**	**730.20**	**4130.05**	**1406.90**	13	
												Coverd Parking - A block	10	
												Coverd Parking - B block	13	
												Open Parking - A block		
												Open Parking - B block		
												Visitors Car Parking - A block		
												Visitors Car Parking - B block		
												Handicaped Car Parking - A block		
												Handicaped Car Parking - B block		
												Grand Total	23	

Note:

1. Carpet Area statement with total UDS for the least extent.
2. If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
3. Balance carparking registration - On first come first serve basis

For MC BUILDERS

Proprietor

R. CHANDRASEKARAN, B.E.(Civil), F.I.V.
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SE/GR-I /19/02/2005 & SE/GR-II/19/03/2019
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ABSTRACT

Date : 26.9.26

Site Address : proposed construction of Group Housing Development comprising 2 Blocks: Block A – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units: Block B – Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwelling units; totally 40 dwelling units for Affordable Housing at Plot No.2 (CMDA Approved Subdivision), Agaramthen, Chennai- 600126 comprised in S.No.236/1A (Document) and S.No.236/3A1 (Pt) (Patta) of Agaramthen Village within the limit of St.Thomas Mount Panchayat Union

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													Covered	Open
1	A	1st - 5th floor			1383.20	19.50	60.4	141.30	1604.40	353.00	1957.40	680	10	
2	B	1st - 5th floor			1491.10	38.10	39.05	146.30	1714.55	377.20	2091.75	726.90	13	
		Total			2874.30	57.60	99.45	287.60	3318.95	730.20	4049.15	1406.90		
											Visitors Car Parking - A block			
											Visitors Car Parking - B block			
											Handicaped Car Parking - A block			
											Handicaped Car Parking - B block			
											Grand Total		23	

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Email: grcsekaran59@gmail.com

For MC BUILDERS

C. Vemuri

Proprietor

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.