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

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

DIGITALLY VERIFIED RECORD

FELIXA SKY MILANO PHASE - II (Construction of Ground + 1 Floor (G+1) building consisting of 15 villas. (Promoter's share Villa Nos. 1, 2, 3, 4, 5, 6, 7, 7A, 9, 10, 11, 12, 12A, 14, and 15). The development is situated in Survey Nos. 13/35, 13/34, 13/33, 13/32, 13/38 and 13/39, 13/40, 13/41 and 13/47, 13/48, 13/49, 13/50, 13/54, 13/53, 13/44 and 13/51, 13/43, and 13/42, Thazhambur Panchayat, Karanai Village, Vandalur Taluk, Chengalpattu District

S.NO	VILLA NO.	FLOOR	PLOT NO. (APPROVAL)	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE	PROPORTIONATE COMMON AREA (Sq.m)	TOTAL AREA (Sq.m)	LAND AREA IN (Sq.m)	CAR PARKING (NOS)	
											Covered	OPEN
1	1	GROUND & FIRST FLOOR	53	3BHK+3T	116.69	-	4.49	32.33	149.02	101.90	1	-
2	2	GROUND & FIRST FLOOR	54	3BHK+3T	116.69	-	4.49	32.33	149.02	105.43	1	-
3	3	GROUND & FIRST FLOOR	55	3BHK+3T	135.97	-	4.90	38.77	174.74	122.87	1	1
4	4	GROUND & FIRST FLOOR	56	3BHK+3T	135.97	-	4.90	38.77	174.74	129.98	1	1
5	5	GROUND & FIRST FLOOR	57 & 58	3BHK+3T	117.17	-	4.45	35.81	152.98	111.50	1	1
6	6	GROUND & FIRST FLOOR	59	3BHK+3T	117.17	-	4.45	35.81	152.98	110.74	1	1
7	7	GROUND & FIRST FLOOR	60	3BHK+3T	117.17	-	4.45	35.81	152.98	108.83	1	1
8	7A	GROUND & FIRST FLOOR	61	3BHK+3T	117.17	-	4.45	35.81	152.98	106.92	1	1
9	9	GROUND & FIRST FLOOR	62	3BHK+3T	117.17	-	4.45	35.81	152.98	105.00	1	1
10	10	GROUND & FIRST FLOOR	63	3BHK+3T	109.72	-	4.72	32.40	142.12	98.44	1	-
11	11	GROUND & FIRST FLOOR	64	3BHK+3T	116.69	-	4.49	32.17	148.86	110.15	1	-
12	12	GROUND & FIRST FLOOR	65	3BHK+3T	116.69	-	4.49	32.17	148.86	103.08	1	-
13	12A	GROUND & FIRST FLOOR	66	3BHK+3T	132.30	-	4.90	41.38	173.68	128.35	1	1
14	14	GROUND & FIRST FLOOR	67	3BHK+3T	132.30	-	4.90	41.38	173.68	128.35	1	1
15	15	GROUND & FIRST FLOOR	68	3BHK+3T	132.30	-	4.90	41.22	173.52	126.68	1	1
								DWELLING UNIT SUB TOTAL	**2,373.17**	**1,698.21**	**15**	**10**
								GIFTED AREA ROAD		**3,867.98**		
								GIFTED AREA TANGEDCO		**49.44**		
								GIFTED AREA LOCAL BODY		**49.44**		
								GIFTED AREA OSR	-	**997.40**		
								SHORTFALL IN LAND EXTENT		**108.98**		
								ALLOCATED LAYOUT PROJECT IN LAND EXTENT	-	**6,954.55**		
									-	-		
								GRAND TOTAL		**13,726.00**		

NOTES :-

For the above each Villa, an additional extent of **9.35 Sq.M** shall be allocated towards UDS–Build-up Area, and an additional extent of **4.56 Sq.M** shall be allocated towards UDS–Land, earmarked for the Club House. Such allocation shall be effected partly out of the land comprised in **Survey No.13/9B3F, Karanai Village**.

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuriba Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

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.