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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CARPET AREA STATEMENT

PROJECT NAME: MAHAABAGAVATH APARTMENTS ,STILT + 4 FLOORS WITH 16 Dwelling units Site No. 2, 3, 4 and 5, RR VEL AVENUE ,Old S.F No.225/1C , New S.F No.225/IB ,Vadavalli Village, Perur Taluk, Coimbatore District -641041

S.No	Block	Floor	FLAT NO.	CARPET AREA (SQ .M)	PLINTH AREA (SQ .M)	Exclusive Verandah/Utility/ service (SQ .M)	Proportinate Common area (SQ .M)	Total Area (SQ .M)	UDS Land Area (SQ .M)	Covered Car Parking	Open
1	Single block	First	A1	89.84	102.10	-	25.52	127.62	45.50	1	
2		First	B1	84.17	101.26	-	25.32	126.58	45.13	1	
3		First	C1	91.23	104.05	-	26.01	130.06	46.37	1	
4		First	D1	91.42	104.89	-	26.22	131.11	46.75	1	
5		Second	A2	89.84	102.10	-	25.52	127.62	45.50	1	
6		Second	B2	84.17	101.26	-	25.32	126.58	45.13	1	
7		Second	C2	91.23	104.05	-	26.01	130.06	46.37	1	
8		Second	D2	91.42	104.89	-	26.22	131.11	46.75	1	
9		Third	A3	89.84	102.10	-	25.52	127.62	45.50	1	
10		Third	B3	84.17	101.26	-	25.32	126.58	45.13	1	
11		Third	C3	91.23	104.05	-	26.01	130.06	46.37	1	
12		Third	D3	91.42	104.89	-	26.22	131.11	46.75	1	
13		Fourth	A4	89.84	102.10	-	25.52	127.62	45.50	1	
14		Fourth	B4	84.17	101.26	-	25.32	126.58	45.13	1	
15		Fourth	C4	91.23	104.05	-	26.01	130.06	46.37	1	
16		Fourth	D4	91.42	104.89	-	26.22	131.11	46.75	1	
Physically Challenged car Parking										2	
TOTAL				**1426.61**	**1649.20**		**412.30**	**2061.50**	**735.00**	18	

S. Lunathi

Er. M. VELUSAMY, B.E.,
Licensed Surveyor & Registered Enginee(R.E)
CMDA Re No. RE/I/2024/12/0145
DTCP Reg. No: CGLDIST/RE-II/2020/10/004
No: 1347, 3rd Street, Managli Amman Nagar,
Kovilambakkam, Chennai - 129.
Mobile: 97103466196, 9884532926

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.