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™
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DIGITALLY VERIFIED RECORD

TNRERA Carpet Area Statement - M/s. UNIQUE HOMES AND DEVELOPERS

Stilt Floor + 4 Floors (Height - 15.00 m) Residential Building with 23 Dwelling Unit for Affordable Housing at Agaramthen, Chennai Comprised in S.No. 231/21A1 (Document), S.No. 231/33 (Patta) of Agaramthen Village within the Limits of St.Thomas Mount Panchayat Union

Sl.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
1	SINGLE BLOCK	FIRST FLOOR	F1	3 BHK + 2 Toilet	82.33	2.99	2.89	20.86	109.07	44.84	1	
2	SINGLE BLOCK	FIRST FLOOR	F2	2 BHK + 2 Toilet	73.69	0.00	0.00	17.54	91.23	37.51		
3	SINGLE BLOCK	FIRST FLOOR	F3	2 BHK + 2 Toilet	79.33	3.20	0.00	19.57	102.10	41.97	1	
4	SINGLE BLOCK	FIRST FLOOR	F4	2 BHK + 2 Toilet	77.09	0.00	2.89	18.78	98.76	40.60	1	
5	SINGLE BLOCK	FIRST FLOOR	F5	1 BHK + 1 Toilet	48.01	3.29	0.00	12.25	63.55	26.12		
6	SINGLE BLOCK	FIRST FLOOR	F6	2 BHK + 2 Toilet	55.98	0.00	2.26	13.76	72.00	29.60		
7	SINGLE BLOCK	SECOND FLOOR	S1	3 BHK + 2 Toilet	82.33	2.99	2.89	20.86	109.07	44.84	1	
8	SINGLE BLOCK	SECOND FLOOR	S2	2 BHK + 2 Toilet	73.69	0.00	0.00	17.54	91.23	37.51		
9	SINGLE BLOCK	SECOND FLOOR	S3	2 BHK + 2 Toilet	79.33	3.20	0.00	19.57	102.10	41.97	1	
10	SINGLE BLOCK	SECOND FLOOR	S4	2 BHK + 2 Toilet	77.09	0.00	2.89	18.78	98.76	40.60	1	
11	SINGLE BLOCK	SECOND FLOOR	S5	1 BHK + 1 Toilet	48.01	3.29	0.00	12.25	63.55	26.12		
12	SINGLE BLOCK	SECOND FLOOR	S6	2 BHK + 2 Toilet	55.98	0.00	2.26	13.76	72.00	29.60		

Er.PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No:RE/GR-II/2022/03/194
No. 6/36B, Budhar Street,
East Tambaram, Chennai - 600 059.
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com

For UNIQUE HOMES & DEVELOPERS

Partner

CamScanner

13	SINGLE BLOCK	THIRD FLOOR	T1	3 BHK + 2 Toilet	82.33	2.99	2.89	20.86	109.07	44.84	1	
14	SINGLE BLOCK	THIRD FLOOR	T2	2 BHK + 2 Toilet	73.69	0.00	0.00	17.54	91.23	37.51		
15	SINGLE BLOCK	THIRD FLOOR	T3	2 BHK + 2 Toilet	79.33	3.20	0.00	19.57	102.10	41.97	1	
16	SINGLE BLOCK	THIRD FLOOR	T4	2 BHK + 2 Toilet	77.09	0.00	2.89	18.78	98.76	40.60		1
17	SINGLE BLOCK	THIRD FLOOR	T5	1 BHK + 1 Toilet	48.01	3.29	0.00	12.25	63.55	26.12		
18	SINGLE BLOCK	THIRD FLOOR	T6	2 BHK + 2 Toilet	55.98	0.00	2.26	13.76	72.00	29.60		
19	SINGLE BLOCK	FOURTH FLOOR	F01	3 BHK + 2 Toilet	82.33	2.99	2.89	20.86	109.07	44.84	1	
20	SINGLE BLOCK	FOURTH FLOOR	F02	2 BHK + 2 Toilet	73.69	0.00	0.00	17.54	91.23	37.51		
21	SINGLE BLOCK	FOURTH FLOOR	F03	2 BHK + 2 Toilet	79.33	0.00	3.20	19.57	102.10	41.97	1	
22	SINGLE BLOCK	FOURTH FLOOR	F04	3 BHK + 3 Toilet	96.76	0.00	2.89	23.63	123.28	50.68	1	
23	SINGLE BLOCK	FOURTH FLOOR	F05	3 BHK + 3 Toilet	83.17	0.00	2.89	21.15	107.21	44.07	1	
TOTAL									2142.99	881.00	12	1

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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.