Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (HEIGHT - 16.00 M) RESIDENTIAL BUILDING WITH 44 DWELLING UNITS IN S.NO.209/7A & 8 OF MUGAIYUR VILLAGE, CHEYYUR TALUK, CHENGALPATTU DISTRICT

Sl.No	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)		
										covered parking	open parking	Tw Parking
1	First Floor	01	Hall + Kitchen + Toilet	38.11			25.19	63.30	34.00		1	95
2	First Floor	02	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
3	First Floor	03	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
4	First Floor	04	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
5	First Floor	05	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
6	First Floor	06	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
7	First Floor	07	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
8	First Floor	08	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
9	First Floor	09	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
10	First Floor	10	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
11	First Floor	11	Hall + Kitchen + Toilet	38.11			25.19	63.30	33.00		1	
12	Second Floor	12	Hall + Kitchen + Toilet	23.63			15.62	39.25	22.00		1	
13	Second Floor	13	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
14	Second Floor	14	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
15	Second Floor	15	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
16	Second Floor	16	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
17	Second Floor	17	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
18	Second Floor	18	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
19	Second Floor	19	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
20	Second Floor	20	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
21	Second Floor	21	Hall + Kitchen + Toilet	25.39			16.78	42.17	22.00			
22	Second Floor	22	Hall + Kitchen + Toilet	23.63			15.62	39.25	22.00		1	
23	Third Floor	23	Hall + Kitchen + Toilet	38.11			25.19	63.30	33.00		1	
24	Third Floor	24	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
25	Third Floor	25	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
26	Third Floor	26	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
27	Third Floor	27	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
28	Third Floor	28	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
29	Third Floor	29	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
30	Third Floor	30	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			

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31	Third Floor	31	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
32	Third Floor	32	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
33	Third Floor	33	Hall + Kitchen + Toilet	38.11			25.19	63.30	34.00		1	
34	Fourth Floor	34	Hall + Kitchen + Toilet	23.63			15.62	39.25	22.00		1	
35	Fourth Floor	35	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
36	Fourth Floor	36	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
37	Fourth Floor	37	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
38	Fourth Floor	38	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
39	Fourth Floor	39	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
40	Fourth Floor	40	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
41	Fourth Floor	41	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
42	Fourth Floor	42	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
43	Fourth Floor	43	Hall + Kitchen + Toilet	24.79	3.03		18.39	46.21	24.00			
44	Fourth Floor	44	Hall + Kitchen + Toilet	23.63			15.62	39.25	22.00		1	
TOTAL AREA				**353.75**	**54.54**		**796.30**	**2001.04**	**1050.00**		**8**	**95**

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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

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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.