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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KG ROSETTA- RERA AREA STATEMENT FOR THE THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +5 FLOORS RESIDENTIAL BUILDING (HEIGHT -18.30m) WITH 20 DWELLING UNITSAVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 4/9 AND 10/3, POLICE COMMISSIONER OFFICE ROAD,EGMORE, CHENNAI - 600008.COMPRISED IN OLD S.No. 822/1 PART, 822/3, 823/2, 823/3 (AS PER DOCUMENT) AND T.S.No. 822/3, 823/2, 823/3, BLOCK No. 39 OF EGMORE VILLAGE WITHIN THE LIMITS OF GREATERCHENNAI CORPORATION.

S.NO	BLOCK	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)(Sq.m)	EXCLUSIVE BALCONY	EXCLUSIVE VERANDA / UTILITY SERVICE (Sq.m)	OPEN TERRACE (Sq.m)	PROPOTIONATE COMMON AREA	TOTAL AREA (Sq.m)	UDS AREA (Sq.m)	CAR PARKING COVERED	CAR PARKING OPEN
1	A	01 FLOOR	101	3BHK + 3T	140.27	9.55	0.00	0.00	44.87	194.68	61.90	1	1
2	A	01 FLOOR	102	3BHK + 3T	106.51	4.13	0.00	0.00	34.07	144.70	46.48	0	1
3	A	01 FLOOR	103	3BHK + 3T	108.37	5.33	0.00	0.00	34.66	148.36	47.61	1	0
4	A	01 FLOOR	104	4BHK + 4T	148.59	11.92	0.00	0.00	47.53	208.05	66.50	1	1
5	A	02 FLOOR	201	3BHK + 3T	140.27	9.55	0.00	0.00	44.87	194.68	61.90	1	1
6	A	02 FLOOR	202	3BHK + 3T	106.51	4.13	0.00	0.00	34.07	144.70	46.48	0	1
7	A	02 FLOOR	203	3BHK + 3T	108.37	5.33	0.00	0.00	34.66	148.36	47.61	1	0
8	A	02 FLOOR	204	4BHK + 4T	148.59	11.92	0.00	0.00	47.53	208.05	66.50	1	1
9	A	03 FLOOR	301	3BHK + 3T	140.27	9.55	0.00	0.00	44.87	194.68	61.90	1	1
10	A	03 FLOOR	302	3BHK + 3T	106.51	4.13	0.00	0.00	34.07	144.70	46.48	0	1
11	A	03 FLOOR	303	3BHK + 3T	108.37	5.33	0.00	0.00	34.66	148.36	47.61	1	0
12	A	03 FLOOR	304	4BHK + 4T	148.59	11.92	0.00	0.00	47.53	208.05	66.50	1	1
13	A	04 FLOOR	401	3BHK + 3T	140.27	9.55	0.00	0.00	44.87	194.68	61.90	1	1
14	A	04 FLOOR	402	3BHK + 3T	106.51	4.13	0.00	0.00	34.07	144.70	46.48	1	0
15	A	04 FLOOR	403	3BHK + 3T	108.37	5.33	0.00	0.00	34.66	148.36	47.61	1	0
16	A	04 FLOOR	404	4BHK + 4T	148.59	11.92	0.00	0.00	47.53	208.05	66.50	1	1
17	A	05 FLOOR	501	3BHK + 3T	140.27	9.55	0.00	0.00	44.87	194.68	61.90	1	1
18	A	05 FLOOR	502	3BHK + 3T	106.51	4.13	0.00	0.00	34.07	144.70	46.48	1	0
19	A	05 FLOOR	503	3BHK + 3T	108.37	5.33	0.00	0.00	34.66	148.36	47.61	1	0
20	A	05 FLOOR	504	4BHK + 4T	148.59	11.92	0.00	0.00	47.53	208.05	66.50	1	1
				TOTAL	**2518.71**	**154.65**	**0.00**	**0.00**	**805.62**	**3478.98**	**1112.50**	**17**	**13**
												10% of Visitors Parking	3
												Total No.of.Car Parks: (17+13+3)	33

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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.