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

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verified.realestate

Carpet Area Statement												Date:	24-09-26	
Site Address : No.1/1, Sivaji Street, T.Nagar, Chennai-17.														
SI.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/ Utility / Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	1	1st	3BHK	1A	85.13	3.72	2.51	5.30	96.65	30.95	127.60	43.22	1	
2	1	1st	3BHK	1B	74.63	3.53	2.32	4.83	85.32	27.32	112.64	38.10	1	
3	1	1st	2BHK	1C	58.09	-	2.42	6.23	66.73	21.38	88.10	29.83	1	
4	1	1st	2BHK	1D	50.19	-	2.32	5.39	57.90	18.49	76.39	25.84		
5	1	1st	3BHK	1E	72.77	2.88	2.79	4.93	83.36	26.67	110.04	37.27	1	
6	1	1st	2BHK	1F	58.64	3.25	2.23	2.79	66.91	21.38	88.29	29.93	1	
7	1	2nd	3BHK	2A	85.13	3.72	2.51	5.30	96.65	30.95	127.60	43.22	1	
8	1	2nd	3BHK	2B	74.63	3.53	2.32	4.83	85.32	27.32	112.64	38.10	1	
9	1	2nd	2BHK	2C	58.09	-	2.42	6.23	66.73	21.38	88.10	29.83	1	
10	1	2nd	2BHK	2D	50.19	-	2.32	5.39	57.90	18.49	76.39	25.84		1
11	1	2nd	3BHK	2E	72.77	2.88	2.79	4.93	83.36	26.67	110.04	37.27	1	
12	1	2nd	2BHK	2F	58.64	3.25	2.23	2.79	66.91	21.38	88.29	29.93	1	
13	1	3rd	3BHK	3A	85.13	3.72	2.51	5.30	96.65	30.95	127.60	43.22	1	
14	1	3rd	3BHK	3B	74.63	3.53	2.32	4.83	85.32	27.32	112.64	38.10	1	
15	1	3rd	2BHK	3C	58.09	-	2.42	6.23	66.73	21.38	88.10	29.83	1	
16	1	3rd	2BHK	3D	50.19	-	2.32	5.39	57.90	18.49	76.39	25.84		
17	1	3rd	3BHK	3E	72.77	2.88	2.79	4.93	83.36	26.67	110.04	37.27	1	
18	1	3rd	2BHK	3F	58.64	3.25	2.23	2.79	66.91	21.38	88.29	29.93		1
19	1	4th	3BHK	4A	85.13	3.72	2.51	5.30	96.65	30.95	127.60	43.22	1	
20	1	4th	3BHK	4B	74.63	3.53	2.32	4.83	85.32	27.32	112.64	38.10	1	
21	1	4th	2BHK	4C	58.09	-	2.42	6.23	66.73	21.38	88.10	29.83	1	
22	1	4th	2BHK	4D	50.19	-	2.32	5.39	57.90	18.49	76.39	25.84		
23	1	4th	3BHK	4E	72.77	2.88	2.79	4.93	83.36	26.67	110.04	37.27	1	
24	1	4th	2BHK	4F	58.64	3.25	2.23	2.79	66.91	21.38	88.29	29.93		
25	1	5th	3BHK	5A	85.13	3.72	2.51	5.30	96.65	30.95	127.60	43.22	1	
26	1	5th	3BHK	5B	74.63	3.53	2.32	4.83	85.32	27.32	112.64	38.10	1	
27	1	5th	2BHK	5C	58.09	-	2.42	6.23	66.73	21.38	88.10	29.83	1	
28	1	5th	2BHK	5D	50.19	-	2.32	5.39	57.90	18.49	76.39	25.84		
29	1	5th	3BHK	5E	59.20	2.88	2.79	4.09	68.96	22.12	91.08	30.86		
30	1	5th	2BHK	5F	58.64	3.25	2.23	2.79	66.91	21.38	88.29	29.93		1
TOTAL					1983.64	66.91	72.96	146.47	2269.98	726.39	2996.38	1014.50	21	3
												Visitors' Car Parking	-	-
												Grand Total	21	3

S. Sruti

S. SRUTI, B.Arch., M.Plan.,
Reg No: CA/2017/88951
CMDA Reg No: RA/GR.I/19/03/044
GCC Reg No: RA100472019
No.2, Damodaran Street, T.Nagar
Chennai - 17. Mob: 98841 96619
Email id: sruti_archi@yahoo.co.in

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.