Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Aurum Villa Phase 3 - Carpet Area Statement

Aurum Villa Ph3 Residential situated in Address - Survey Nos. 190 / 13B2, 14B2, 15A, 15B, 16A1, 16B1, 16B2, 16B3, 192/1A, 1B, 2, 10, 193/1A1A, 1B, & 9A1 in Pudupakkam Village and Panchayat Vandalur Taluk, Chengalpattu District.

											Car parking (Nos.)	
Sl. no	Block	Floor	Type	Flat No./ Villa No.	(a) Carpet area (as per sec 2(k) of the RERA Act) (sq.m.)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Varandah/Utility/ Service/Open Terrace (sq.m)	(d) Proportionate Common Area and external wall (sq.m)	(e) Total Area (sq.m)	(f) UDS Land	Covered	Open
1	Block 1	-	A3S	2	124.49	5.46	2.72	30.35	163.01	248.23	0	1
2	Block 1	-	A2S	1	121.88	0.00	14.39	12.18	148.44	312.21	0	1
3	Block 2	-	B3W	4	139.01	5.94	2.46	23.10	170.51	283.88	0	5
4	Block 2	-	B1W	3	142.52	5.94	2.46	28.13	179.05	378.81	0	3
5	Block 3	-	C3S	5	157.12	5.37	5.61	22.88	190.97	262.83	0	2
6	Block 3	-	C4S	6	163.62	5.37	5.61	24.53	199.12	277.09	0	1
7	Block 3	-	C4S	7	163.62	5.37	5.61	25.64	200.23	270.71	0	1
8	Block 3	-	C4S	8	163.62	5.37	5.61	25.53	200.12	477.76	0	3
9	Block 4	-	A4W	28	117.89	0.00	14.09	13.56	145.54	227.15	0	3
10	Block 4	-	A7W	27	119.17	0.00	14.09	14.97	148.23	171.46	0	1
11	Block 4	-	A7W	26	119.17	0.00	14.09	14.97	148.23	167.80	0	1
12	Block 4	-	A7W	25	119.17	0.00	14.09	14.97	148.23	164.33	0	1
13	Block 4	-	A7W	24	119.17	0.00	14.09	14.97	148.23	166.32	0	1
14	Block 4	-	A7W	23	119.17	0.00	14.09	14.97	148.23	167.22	0	1
15	Block 4	-	A7W	22	119.17	0.00	14.09	14.97	148.23	167.37	0	1
16	Block 4	-	A7W	21	119.17	0.00	14.09	14.97	148.23	167.18	0	1
17	Block 4	-	A7W	20	119.17	0.00	14.09	14.97	148.23	167.18	0	1
18	Block 4	-	A7W	19	119.17	0.00	14.09	15.17	148.43	209.24	0	1
19	Block 4	-	A5E	9	125.93	4.73	2.71	22.39	155.76	185.96	0	1
20	Block 4	-	A5E	10	125.47	4.73	2.71	24.86	157.77	152.39	0	1
21	Block 4	-	A5E	11	125.47	4.73	2.71	24.86	157.77	155.23	0	1
22	Block 4	-	A5E	12	125.47	4.73	2.71	24.86	157.77	156.10	0	1
23	Block 4	-	A5E	13	125.47	4.73	2.71	24.86	157.77	155.59	0	1
24	Block 4	-	A5E	14	125.47	4.73	2.71	24.86	157.77	154.91	0	1
25	Block 4	-	A5E	15	125.47	4.73	2.71	24.86	157.77	163.01	0	1
26	Block 4	-	A5E	16	125.47	4.73	2.71	24.86	157.77	166.05	0	1
27	Block 4	-	A5E	17	125.47	4.73	2.71	25.36	158.27	166.44	0	1
28	Block 4	-	A3E	18	124.48	4.86	2.71	30.32	162.37	169.35	0	1
29	Block 5	-	A4W	34	119.67	0.00	14.39	8.37	142.43	166.73	0	1
30	Block 5	-	A8W	33	119.97	0.00	14.39	12.04	146.39	172.95	0	1
31	Block 5	-	A6W	32	124.48	4.86	2.72	26.55	158.60	189.35	0	2
32	Block 5	-	A6E	29	119.97	0.00	14.41	19.39	153.77	212.91	0	2
33	Block 5	-	A1E	30	126.08	4.86	2.72	22.06	155.71	165.51	0	1
34	Block 5	-	A3E	31	124.48	4.86	2.72	15.46	147.51	157.42	0	1
35	Block 6	-	A6W	40	126.23	4.86	2.72	8.50	142.31	201.64	0	2
36	Block 6	-	A8W	41	119.81	0.00	14.42	10.33	144.56	164.78	0	1
37	Block 6	-	A4W	42	120.85	0.00	14.42	10.69	145.96	170.95	0	1
38	Block 6	-	A10W	43	119.36	0.00	14.42	10.00	143.77	166.24	0	1
39	Block 6	-	A4W	44	117.89	0.00	14.42	21.98	154.28	224.31	0	2
40	Block 6	-	A3E	39	125.47	4.86	2.72	11.42	144.47	173.39	0	1
41	Block 6	-	A8E	38	126.84	4.86	2.72	21.84	156.26	159.91	0	1
42	Block 6	-	A3E	37	127.48	4.86	2.72	21.30	156.36	175.28	0	1
43	Block 6	-	A1E	36	127.07	4.86	2.72	21.27	155.92	165.59	0	1
44	Block 6	-	A6E	35	119.56	0.00	14.05	20.57	154.18	201.62	0	2
45	Block 7	-	A4W	58	117.88	0.00	14.41	4.17	136.46	227.93	0	2
46	Block 7	-	A3E	45	124.48	4.86	2.72	12.43	144.48	218.74	0	2
47	Block 7	-	A4E	46	126.73	4.86	2.72	10.18	144.48	158.86	0	1
48	Block 7	-	A9W	57	120.73	0.00	14.41	9.10	144.25	164.36	0	1
49	Block 7	-	A9W	56	120.73	0.00	14.41	9.33	144.48	164.41	0	1
50	Block 7	-	A4E	47	126.73	4.86	2.72	10.18	144.48	162.10	0	1
51	Block 7	-	A10E	48	126.21	4.86	2.72	22.71	156.50	170.10	0	1
52	Block 7	-	A9W	55	121.55	0.00	14.41	17.36	153.33	176.86	0	1
53	Block 7	-	A8W	54	120.58	0.00	14.41	22.54	157.54	173.65	0	1
54	Block 7	-	A11E	49	127.57	4.86	2.72	22.39	157.54	189.19	0	1
55	Block 7	-	A12E	50	126.03	4.86	2.72	23.10	156.71	182.61	0	2
56	Block 7	-	A8W	53	120.86	0.00	14.41	41.29	176.56	179.51	0	1
57	Block 7	-	A6W	52	126.22	4.86	2.72	19.53	153.33	247.07	0	5
58	Block 7	-	A6E	51	119.64	0.00	14.41	10.42	144.48	216.63	0	2
59	Block 8	-	E1XCE	59	226.19	10.81	15.16	14.45	266.62	324.67	0	2
60	Block 8	-	E1XAE	60	219.91	10.00	15.16	26.00	271.06	263.74	0	1
61	Block 8	-	E1XAE	61	219.91	10.00	15.16	25.73	270.79	267.75	0	1
62	Block 8	-	E1XAE	62	219.91	10.00	15.16	25.73	270.79	271.73	0	1
63	Block 8	-	E1XBE	63	220.61	10.00	15.16	31.69	277.45	283.14	0	2

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64	Block 8	-	B6E	64	137.46	5.94	7.19	27.62	178.22	220.15	0	1
65	Block 8	-	B7E	65	135.61	5.94	7.19	24.20	172.94	196.48	0	1
66	Block 8	-	B5E	66	136.09	5.94	7.19	29.28	178.50	259.86	0	4
67	Block 9	-	C5N	67	160.20	5.37	3.04	23.33	191.93	256.05	0	1
68	Block 9	-	C1N	68	161.75	5.37	3.04	25.31	195.46	232.49	0	1
69	Block 9	-	C1N	69	161.75	5.37	3.04	25.31	195.46	242.12	0	1
70	Block 9	-	C1N	70	161.75	5.37	3.04	25.31	195.46	245.32	0	1
71	Block 9	-	C1N	71	161.75	5.37	3.04	5.46	175.61	243.76	0	1
72	Block 9	-	C1N	72	161.75	5.37	3.04	25.31	195.46	251.79	0	1
73	Block 9	-	C1N	73	161.75	5.37	3.04	25.31	195.46	344.26	0	1
74	Block 9	-	A1W	74	126.39	4.86	2.72	38.90	172.87	184.54	0	1
75	Block 10	-	A4W	84	117.90	0.00	14.41	8.83	141.14	180.61	0	2
76	Block 10	-	A3E	79	124.47	4.86	2.71	13.17	145.22	200.81	0	2
77	Block 10	-	A1E	78	126.63	4.86	2.71	11.01	145.22	160.13	0	1
78	Block 10	-	A8W	83	119.81	0.00	14.41	10.99	145.22	161.26	0	1
79	Block 10	-	A8W	82	119.81	0.00	14.41	24.20	158.43	164.44	0	1
80	Block 10	-	A1E	77	126.63	4.86	2.71	18.93	153.14	162.03	0	1
81	Block 10	-	A1E	76	126.63	4.86	2.71	22.29	156.50	162.88	0	1
82	Block 10	-	A8W	81	121.79	0.00	14.41	20.30	156.50	179.03	0	1
83	Block 10	-	A6W	80	124.47	4.86	2.71	24.58	156.63	188.46	0	2
84	Block 10	-	A6E	75	119.87	0.00	14.41	9.99	144.28	177.27	0	2
85	Block 11	-	A3E	85	124.47	4.86	2.72	24.96	157.01	265.32	0	1
86	Block 12	-	C2E	86	160.20	5.37	3.04	26.16	194.76	361.98	0	1
87	Block 12	-	E1E	87	200.08	10.73	14.13	22.63	247.56	266.00	0	1
88	Block 12	-	E1E	88	199.40	10.73	14.13	23.31	247.56	248.76	0	1
89	Block 12	-	E1E	89	199.40	10.73	14.13	23.31	247.56	248.83	0	1
90	Block 12	-	E1E	90	199.40	10.73	14.13	23.31	247.56	248.84	0	1
91	Block 12	-	E1E	91	199.40	10.73	14.13	23.31	247.56	244.65	0	1
92	Block 12	-	E2E	92	203.70	10.73	13.31	23.34	251.08	373.94	0	2
		TOTAL			12798.39	369.09	765.69		15,776.13	19495.50		126

OSR		2194.50	
GIFTED ROAD AREA		1283.00	
SITE EXTENT(SQ.M.)		22973.00	
	Parking		126
	Visitor's parking		10
	Total Car Parking		136

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Sylvanus Builders And Developers Ltd.

Director/Authorized Signatory

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.