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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## Mr. G. V. KRISHNAN ( PROPRIETOR OF M/s. SHARADA ESTATES) - SHREE MEENAKSHI

**T.S.NO: 54/1 & 54/2, TOWN SURVEY WARD: BS, BLOCK: 12, OLD SURVEY NO: 264/4 & 264/8, VM CHATHIRAM VILLAGE, HIGH GROUND DD PLAN, PALAYAMKOTTAI WARD, TIRUNELVELI CITY MUNICIPAL CORPORATION, TIRUNELVELI DISTRICT**

**THIRUNELVELI DTCP APPROVAL NO. 146/BL/2025/00370**

### CARPET AREA STATEMENT

| 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 | NOT APPLICABLE | FIRST | 1A | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 2 | NOT APPLICABLE | FIRST | 1B | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 3 | NOT APPLICABLE | FIRST | 1C | Residential | 64.63 | 3.72 | 0.00 | 22.69 | 91.04 | 29.07 | 1 | 0 |
| 4 | NOT APPLICABLE | FIRST | 1D | Residential | 71.98 | 3.72 | 0.00 | 25.47 | 101.17 | 32.30 | 1 | 0 |
| 5 | NOT APPLICABLE | FIRST | 1E | Residential | 74.28 | 3.72 | 0.00 | 26.61 | 104.61 | 33.40 | 1 | 0 |
| 6 | NOT APPLICABLE | FIRST | 1F | Residential | 60.87 | 3.72 | 0.00 | 22.46 | 87.05 | 27.79 | 1 | 0 |
| 7 | NOT APPLICABLE | SECOND | 2A | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 8 | NOT APPLICABLE | SECOND | 2B | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 9 | NOT APPLICABLE | SECOND | 2C | Residential | 64.63 | 3.72 | 0.00 | 22.69 | 91.04 | 29.07 | 1 | 0 |
| 10 | NOT APPLICABLE | SECOND | 2D | Residential | 71.98 | 3.72 | 0.00 | 25.47 | 101.17 | 32.30 | 1 | 0 |
| 11 | NOT APPLICABLE | SECOND | 2E | Residential | 74.28 | 3.72 | 0.00 | 26.61 | 104.61 | 33.40 | 1 | 0 |
| 12 | NOT APPLICABLE | SECOND | 2F | Residential | 60.87 | 3.72 | 0.00 | 22.46 | 87.05 | 27.79 | 1 | 0 |
| 13 | NOT APPLICABLE | THIRD | 3A | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 14 | NOT APPLICABLE | THIRD | 3B | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 15 | NOT APPLICABLE | THIRD | 3C | Residential | 64.63 | 3.72 | 0.00 | 22.69 | 91.04 | 29.07 | 1 | 0 |
| 16 | NOT APPLICABLE | THIRD | 3D | Residential | 71.98 | 3.72 | 0.00 | 25.47 | 101.17 | 32.30 | 1 | 0 |
| 17 | NOT APPLICABLE | THIRD | 3E | Residential | 74.28 | 3.72 | 0.00 | 26.61 | 104.61 | 33.40 | 1 | 0 |
| 18 | NOT APPLICABLE | THIRD | 3F | Residential | 60.87 | 3.72 | 0.00 | 22.46 | 87.05 | 27.79 | 1 | 0 |
| 19 | NOT APPLICABLE | FOURTH | 4A | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 20 | NOT APPLICABLE | FOURTH | 4B | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 21 | NOT APPLICABLE | FOURTH | 4C | Residential | 64.63 | 3.72 | 0.00 | 22.69 | 91.04 | 29.07 | 1 | 0 |
| 22 | NOT APPLICABLE | FOURTH | 4D | Residential | 71.98 | 3.72 | 0.00 | 25.47 | 101.17 | 32.30 | 1 | 0 |
| 23 | NOT APPLICABLE | FOURTH | 4E | Residential | 74.28 | 3.72 | 0.00 | 26.61 | 104.61 | 33.40 | 1 | 0 |
| 24 | NOT APPLICABLE | FOURTH | 4F | Residential | 60.87 | 3.72 | 0.00 | 22.46 | 87.05 | 27.79 | 1 | 0 |
| 25 | NOT APPLICABLE | FIFTH | 5A | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 26 | NOT APPLICABLE | FIFTH | 5B | Residential | 95.68 | 8.09 | 0.00 | 30.20 | 133.97 | 42.77 | 1 | 0 |
| 27 | NOT APPLICABLE | FIFTH | 5C | Residential | 64.63 | 3.72 | 0.00 | 22.69 | 91.04 | 29.07 | 0 | 1 |
| 28 | NOT APPLICABLE | FIFTH | 5D | Residential | 71.98 | 3.72 | 0.00 | 25.47 | 101.17 | 32.30 | 0 | 1 |
| 29 | NOT APPLICABLE | FIFTH | 5E | Residential | 74.28 | 3.72 | 0.00 | 26.61 | 104.61 | 33.40 | 0 | 1 |
| 30 | NOT APPLICABLE | FIFTH | 5F | Residential | 60.87 | 3.72 | 0.00 | 22.46 | 87.05 | 27.79 | 0 | 1 |
| 31 | VISITORS CAR PARK | | | | | | | | | | 0 | 3 |
| | TOTAL | | | | 2315.60 | 155.30 | 0.00 | 788.15 | 3259.05 | 1040.50 | 26 | 7 |

For SHARADA ESTATES

G V Krishnan

Proprietor

C. SUBBA RAO B.Arch., A.I.I.A
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
DTCP REG. No.
GLRGN/RA/Gr-I/2019/12/055

# Council of Architecture

**Certificate of Registration**

This is to certify that the name of Shri/~~Smt~~/
CHALLA SUBBA RAO

has been entered in the register and his/~~her~~ Registration No. is CA/ 82 / 6834

This certificate is vaild from the twentyfifth day of February 1982 to the thirtyfirst day of December 1983.

**List of Additional Qualifications :**

**Renewals**

| Year | Signature of Registrar |
|---|---|
| 1984 | Thavarajana Iyengar 18.3.84 |
| 1985 | Thavarajana Iyengar 24.3.84 |
| 1986 | Thavarajana Iyengar 30.3.87 |
| 1987 to 1991 | Thavarajana Iyengar VM 86 |
| 1992 To 2006 A.D. | Vimal Kumar 19.11.96 |
| valid upto 31.12.2015 A.D. | Vimal Kumar 8.12.2006 |
| 31.12.2025 A.D. | 24.6.15 |

Given under the common Seal of the Council of Architecture,

this twentyfifth day of February 1982

Thavarajana Iyengar
Secretary

President

C. SUBBA RAO B.Arch., A.I.I.A
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
DTCP REG. No.
GLRGN/RA/Gr-I/2019/12/055

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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Chennai 600 097, India
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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.