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™
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MP Valas 27

Proposed stilt floor (parking) + 1st floor (part) + 2nd to 4th floors + 5th floor (part) Residential building with 27 dwelling units at Shri Krishna Nagar 27th Street, Maduravoyal, Chennai - 600095, Comprised In Old S.Nos. 302/1, 303/1b, New S.Nos. 302/16, 303/37 & 303/38 of Maduravoyal Village, Maduravoyal Taluk, Chennai District Within The Limit Of Greater Chennai Corporation

Carpet area statement — 24-08-2026

Sl.No.	Block	Floor	Type	Apartment no.	RERA Carpet Area (sec 2(k)) (sq.m) (a)	Exclusive Balcony (sq.m) (b)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m) (c)	Area of external walls (sq.m) (d)	Floor area of the apartment (e=a+b+c+d)	Proportionate Common area (sq.m) (f)	Gross Area of the apartment (sq.m) (g=e+f)	UDS land Area (sq.m) (h)	Car Parking* (Nos.) (i)	
													Covered	Open
1	Block-1	First Floor	2BHK+2T	101	60.11	3.62	0.00	8.36	72.09	20.16	92.25	31.50		1
2	Block-1	First Floor	2BHK+2T	102	71.44	3.62	0.00	9.29	84.36	23.60	107.95	36.86	1	
3	Block-1	First Floor	2BHK+2T	103	71.35	3.34	0.00	8.83	83.52	23.41	106.93	36.51		1
4	Block-1	First Floor	3BHK+3T	104	103.87	6.69	3.53	12.45	126.53	35.40	161.93	55.29	1	
5	Block-1	First Floor	3BHK+3T	105	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
6	Block-1	First Floor	3BHK+3T	106	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
7	Block-1	Second Floor	2BHK+2T	201	60.11	3.62	0.00	8.36	72.09	20.16	92.25	31.50		1
8	Block-1	Second Floor	2BHK+2T	202	71.44	3.62	0.00	9.29	84.36	23.60	107.95	36.86	1	
9	Block-1	Second Floor	2BHK+2T	203	71.35	3.34	0.00	8.83	83.52	23.41	106.93	36.51	1	
10	Block-1	Second Floor	3BHK+3T	204	103.87	6.69	3.53	12.45	126.53	35.40	161.93	55.29	1	
11	Block-1	Second Floor	3BHK+3T	205	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
12	Block-1	Second Floor	3BHK+3T	206	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
13	Block-1	Third Floor	2BHK+2T	301	60.11	3.62	0.00	8.36	72.09	20.16	92.25	31.50		1
14	Block-1	Third Floor	2BHK+2T	302	71.44	3.62	0.00	9.29	84.36	23.60	107.95	36.86	1	
15	Block-1	Third Floor	2BHK+2T	303	71.35	3.34	0.00	8.83	83.52	23.41	106.93	36.51	1	
16	Block-1	Third Floor	3BHK+3T	304	103.87	6.69	3.53	12.45	126.53	35.40	161.93	55.29	1	
17	Block-1	Third Floor	3BHK+3T	305	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
18	Block-1	Third Floor	3BHK+3T	306	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
19	Block-1	Fourth Floor	2BHK+2T	401	60.11	3.62	0.00	8.36	72.09	20.16	92.25	31.50		1
20	Block-1	Fourth Floor	2BHK+2T	402	71.44	3.62	0.00	9.29	84.36	23.60	107.95	36.86	1	
21	Block-1	Fourth Floor	2BHK+2T	403	71.35	3.34	0.00	8.83	83.52	23.41	106.93	36.51	1	
22	Block-1	Fourth Floor	3BHK+3T	404	103.87	6.69	3.53	12.45	126.53	35.40	161.93	55.29	1	
23	Block-1	Fourth Floor	3BHK+3T	405	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
24	Block-1	Fourth Floor	3BHK+3T	406	94.95	5.02	3.34	11.24	114.55	32.05	146.60	50.06	1	
25	Block-1	Fifth Floor	3BHK+3T	501	100.06	5.02	3.34	12.17	120.59	33.72	154.31	52.69	1	
26	Block-1	Fifth Floor	3BHK+3T	502	94.85	5.02	3.34	11.33	114.55	32.05	146.60	50.06	1	
27	Block-1	Fifth Floor	3BHK+3T	503	105.35	6.69	3.53	12.91	128.48	35.95	164.44	56.15	1	
		Visistors Car parking												1
		Grand Total			**2286.90**	**125.98**	**51.10**	**282.05**	**2746.03**	**768.40**	**3514.43**	**1200.00**	**22**	**6**
											Extent as per Document	**1215.17**		
											Extent as per Patta	**1200.00**		

***NOTE: Car parkings mentioned in this statement will be allotted to customers as covered/Open Slots on first cum first serve basis.**

Private Terrace area is not included in the area calculation. It shall be conveyed seperately to the respective purchasers.

For MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED

Managing Director

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Thiruvottiyur, Chennai

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.