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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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Above is the carpet area statement for the proposed construction of 30 dwelling units house building in Plot No: A-72, 5th Cross Street, Maharaja Nagar, Approved Layout No: L.P.H/D.T. P NO: 56/62, New T.S.NO: 22 T.S. Ward: BS, Block: 09, (OLD T.S.NO: 88. T.S. Ward: BS, Block: 9), Old S.NO: 318 & 339/2 Part, V.M Chathiram Village, Palayamkottai Ward Office, Tirunelveli City Municipal Corporation

Carpet Area Statement

Sl.No	Block	Floor	Flat.No	Type	RERA Carpet Area	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Propotionate Common Area (sq.m)	Total Area (sq.m)	UDS As per approval plan (Sqm) (Least UDS)	Car Parking (No.s)	
											Covered	Open
1	1	First	1A	3BHK	96.71	8.42	7.30	23.609	136.04	40.96	1	1
2	1	First	1B	3BHK	95.85	8.42	10.64	24.130	139.04	41.87	1	
3	1	First	1C	2BHK	59.91	3.51	9.30	15.270	87.99	26.49		1
4	1	First	1D	2BHK	76.51	7.14	9.74	19.611	113.00	34.03	1	
5	1	First	1E	2BHK	76.51	7.14	9.56	19.573	112.78	33.96	1	
6	1	First	1F	2BHK	71.92	3.69	6.98	17.343	99.93	30.09	1	
7	1	Second	2A	3BHK	96.71	8.42	7.30	23.609	136.04	40.96	1	1
8	1	Second	2B	3BHK	95.85	8.42	10.64	24.130	139.04	41.87	1	1
9	1	Second	2C	2BHK	59.91	3.51	9.30	15.270	87.99	26.49		1
10	1	Second	2D	2BHK	76.51	7.14	9.74	19.611	113.00	34.03	1	
11	1	Second	2E	2BHK	76.51	7.14	9.56	19.573	112.78	33.96		1
12	1	Second	2F	2BHK	71.92	3.69	6.98	17.343	99.93	30.09		1
13	1	Third	3A	3BHK	96.71	8.42	7.30	23.609	136.04	40.96	1	
14	1	Third	3B	3BHK	95.85	8.42	10.64	24.130	139.04	41.87	1	
15	1	Third	3C	2BHK	59.91	3.51	9.30	15.270	87.99	26.49		1
16	1	Third	3D	2BHK	76.51	7.14	9.74	19.611	113.00	34.03	1	

Ar. SHINY ABRAHAM. J
CA/2018/98560
Ark Builders
& PROPERTIES PROMOTERS (P) LTD
No. 6/9, Art of Ark, First Cross Street,
Maharajanagar, Tirunelveli - 627 011.

A. Sivakumar
DCE.,B.E.,MBA.,M.E.(Stucture)
Registered Structural Engineer
Reg.No: RSE/Gr-II/TVL/JUNE/2019/027
Ark Builders
& Properties Promoters (P) Ltd.
6/9, Art of Ark, First Cross Street,
Maharajanagar, Tirunelveli - 627011

Ark Builders
& Properties Promoters (P) Ltd
Chairman & Managing Director

Carpet Area Statement												
Sl.No	Block	Floor	Flat.No	Type	RERA Carpet Area	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Propotionate Common Area (sq.m)	Total Area (sq.m)	UDS As per approval plan (Sqm) (Least UDS)	Car Parking (No.s)	
											Covered	Open
17	1	Third	3E	2BHK	76.51	7.14	9.56	19.573	112.78	33.96		1
18	1	Third	3F	2BHK	71.92	3.69	6.98	17.343	99.93	30.09		1
19	1	Forth	4A	3BHK	96.71	8.42	7.30	23.609	136.04	40.96	1	
20	1	Forth	4B	3BHK	95.85	8.42	10.64	24.130	139.04	41.87	1	
21	1	Forth	4C	2BHK	59.91	3.51	9.30	15.270	87.99	26.49		1
22	1	Forth	4D	2BHK	76.51	7.14	9.74	19.611	113.00	34.03	1	
23	1	Forth	4E	2BHK	76.51	7.14	9.56	19.573	112.78	33.96		1
24	1	Forth	4F	2BHK	71.92	3.69	6.98	17.343	99.93	30.09		1
25	1	Fifth	5A	3BHK	96.71	8.42	7.30	23.609	136.04	40.96	1	
26	1	Fifth	5B	3BHK	95.85	8.42	10.64	24.130	139.04	41.87	1	1
27	1	Fifth	5C	2BHK	59.91	3.51	9.30	15.270	87.99	26.49		1
28	1	Fifth	5D	2BHK	76.51	7.14	9.74	19.611	113.00	34.03	1	
29	1	Fifth	5E	2BHK	76.51	7.14	9.56	19.573	112.78	33.96	1	
30	1	Fifth	5F	2BHK	71.92	3.69	6.98	17.343	99.93	30.09		1
TOTAL					2387.05	191.60	267.60	597.68	3443.93	1037.00	18.00	16.00

Ar. SHINY ABRAHAM. J
CA/2018/98560
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A. Sivakumar
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Registered Structural Enginee
Reg.No: RSE/Gr-II/TVL/JUNE/2019/
Ark Builde
& Properties Promoters (P)
Art of Ark, First Cross
Maharajanagar, Tirunelveli-62

Ark Builders
& Properties Promoters (P) Ltd
Chairman & Managing Director

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.