Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Carpet Area Statement												Date:13.11.2025		
Site address:	PROPOSED CONSTRUCTIONG OF STILT FLOOR+5 FLOORS RESIDENCIAL WITH 50 DWELLING UNITS AT MOOKANDAPALI, HOSUR 398/7,235/3A AS PER PATTA S. NO: 398/2, 398/7,235/3A2 OF MOOKANDAPALLI VILLAGE, HOSUR MUNICIPAL CORPORATION, HOSUR TAULK, KRISHNAGIRI DISTRICT.													
Sl 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	(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	-	First Floor	3 BHK	101	88.50	4.33	0	18.18	111.02	22.20	133.31	46.36	1	-
2	-	First Floor	2 BHK	102	60.31	5.56	0	12.90	78.78	15.70	94.76	32.79	1	-
3	-	First Floor	2 BHK	103	60.24	5.56	0	12.89	78.69	15.70	94.76	32.79	1	-
4	-	First Floor	3 BHK	104	87.44	9.59	0	19.01	116.03	23.23	139.35	48.39	1	-
5	-	First Floor	3 BHK	105	76.93	9.93	0	17.01	103.86	20.72	124.95	43.29	1	-
6	-	First Floor	2 BHK	106	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	1	-
7	-	First Floor	2 BHK	107	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
8	-	First Floor	2 BHK	108	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
9	-	First Floor	2 BHK	109	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
10	-	First Floor	3 BHK	110	114.57	10.04	0	24.41	149.02	29.73	178.84	62.15	1	-
11	-	Second Floor	3 BHK	201	88.50	4.33	0	18.18	111.02	22.20	133.31	46.36	1	-
12	-	Second Floor	2 BHK	202	60.31	5.56	0	12.90	78.78	15.70	94.76	32.79	1	-
13	-	Second Floor	2 BHK	203	60.24	5.56	0	12.89	78.69	15.70	94.76	32.79	1	-
14	-	Second Floor	3 BHK	204	87.44	9.59	0	19.01	116.03	23.23	139.35	48.49	1	-
15	-	Second Floor	3 BHK	205	76.93	9.93	0	17.01	103.86	20.72	124.95	43.29	1	-
16	-	Second Floor	2 BHK	206	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
17	-	Second Floor	2 BHK	207	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
18	-	Second Floor	2 BHK	208	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
19	-	Second Floor	2 BHK	209	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
20	-	Second Floor	3 BHK	210	114.57	10.04	0	24.41	149.02	29.73	178.84	62.15	1	-
21	-	Third Floor	3 BHK	301	88.50	4.33	0	18.18	111.02	22.20	133.31	46.36	1	-
22	-	Third Floor	2 BHK	302	60.31	5.56	0	12.90	78.78	15.70	94.76	32.79	1	-
23	-	Third Floor	2 BHK	303	60.24	5.56	0	12.89	78.69	15.70	94.76	32.79	1	-
24	-	Third Floor	3 BHK	304	87.44	9.59	0	19.01	116.03	23.23	139.35	48.49	1	-
25	-	Third Floor	3 BHK	305	76.93	9.93	0	17.01	103.86	20.72	124.95	43.29	1	-
26	-	Third Floor	2 BHK	306	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	1	-
27	-	Third Floor	2 BHK	307	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-

Er. V. HARI PRABHU DCE
Registered Engineer Grade - III(RE)
Directorate of Town and Country Planning
Reg. No: CGLDIST/RE/Gr-III/2022/07/008
VKP PLANNERS
No.616, Rajiv Gandhi Nagar, Urapakkam
Chengalpattu District - 603 210

28	-	Third Floor	2 BHK	308	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
29	-	Third Floor	2 BHK	309	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	1	-
30	-	Third Floor	3 BHK	310	114.57	10.04	0	24.41	149.02	29.73	178.84	62.15	1	-
31	-	Fourth Floor	3 BHK	401	88.50	4.33	0	18.18	111.02	22.20	133.31	46.36	1	-
32	-	Fourth Floor	2 BHK	402	60.31	5.56	0	12.90	78.78	15.70	94.76	32.79	1	-
33	-	Fourth Floor	2 BHK	403	60.24	5.56	0	12.89	78.69	15.70	94.76	32.79	1	-
34	-	Fourth Floor	3 BHK	404	87.44	9.59	0	19.01	116.03	23.23	139.35	48.49	1	-
35	-	Fourth Floor	3 BHK	405	76.93	9.93	0	17.01	103.86	20.72	124.95	43.29	1	-
36	-	Fourth Floor	2 BHK	406	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	1	-
37	-	Fourth Floor	2 BHK	407	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
38	-	Fourth Floor	2 BHK	408	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
39	-	Fourth Floor	2 BHK	409	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
40	-	Fourth Floor	3 BHK	410	114.57	10.04	0	24.41	149.02	29.73	178.84	62.15	1	-
41	-	Fifth Floor	3 BHK	501	88.50	4.33	0	18.18	111.02	22.20	133.31	46.36	1	-
42	-	Fifth Floor	2 BHK	502	60.31	5.56	0	12.90	78.78	15.70	94.76	32.79	1	-
43	-	Fifth Floor	2 BHK	503	60.24	5.56	0	12.89	78.69	15.70	94.76	32.79	1	-
44	-	Fifth Floor	3 BHK	504	87.44	9.59	0	19.01	116.03	23.23	139.35	48.49	1	-
45	-	Fifth Floor	3 BHK	505	76.93	9.93	0	17.01	103.86	20.72	124.95	43.29	1	-
46	-	Fifth Floor	2 BHK	506	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	1	-
47	-	Fifth Floor	2 BHK	507	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
48	-	Fifth Floor	2 BHK	508	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
49	-	Fifth Floor	2 BHK	509	57.51	4.64	0	12.17	74.32	14.86	89.19	31.03	-	-
50	-	Fifth Floor	3 BHK	510	114.57	10.04	0	24.41	149.02	29.73	178.84	62.07	1	-
									Total		5613.62	1949.83	35	
											Visitors Car Parking		4	
											Total Carparking		39	

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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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+91 9996 12 9996

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.