Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT

Construction of Stilt Floor + 5 Floors (height 18.30m) Residential building with 60 Dwelling units availing Premium FSI with TOD Benefit at TNHB Maruthi Flats, Block No.M54 (1 to 12), Block No.M55 (1 to 12), Block M56 (1 to 12) Station Road (Station to North Township School) TNHB, Korattur, Chennai 600 080 comprised in Old S.No.1020/1Apt, T.S.No.201, Block No.43, Ward E, of Korattur Village within the limits of Greater Chennai Corporation

Si.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec	(b) Exclusive Balcony	c) Exclusive Verandah/Ut	(d) Area of External	e=(a+b+c+d) Floor area of the	(f) Proportionate Common Area	g=(e+f) Gross Area of the apartment	(h) UDS land Area	(i) Car Parking (Nos.)	
1	DOUBLE	1ST	2 BHK	A-101	57.13	4.46	Nil	6.26	67.85	16.97	84.82	26.62		1
2	DOUBLE	1ST	3 BHK	A-102	89.03	7.44	Nil	6.91	103.38	25.85	129.23	40.55	1	
3	DOUBLE	1ST	3 BHK	A-103	86.69	6.90	Nil	7.19	100.78	25.20	125.98	39.53	1	
4	DOUBLE	1ST	3 BHK	A-104	88.25	6.69	Nil	7.17	102.11	25.54	127.65	40.06	1	
5	DOUBLE	1ST	2 BHK	A-105	55.42	5.11	Nil	7.32	67.85	16.97	84.82	26.62		
6	DOUBLE	1ST	2 BHK	A-106	60.11	5.19	Nil	6.64	71.94	17.99	89.93	28.22		1
7	DOUBLE	1ST	2 BHK	B-101	58.42	4.85	Nil	6.88	70.15	17.55	87.70	27.52	1	
8	DOUBLE	1ST	2.5 BHK	B-102	78.82	6.21	Nil	6.01	91.04	22.77	113.81	35.71	1	
9	DOUBLE	1ST	2 BHK	B-103	61.83	5.53	Nil	6.81	74.17	18.55	92.72	29.10	1	
10	DOUBLE	1ST	3 BHK	B-104	85.43	6.80	Nil	6.68	98.91	24.74	123.65	38.80	1	
11	DOUBLE	1ST	2 BHK	B-105	57.56	4.67	Nil	5.62	67.85	16.97	84.82	26.62		
12	DOUBLE	1ST	2 BHK	B-106	55.26	5.55	Nil	7.04	67.85	16.97	84.82	26.62		1
13	DOUBLE	2ND	2 BHK	A-201	57.13	4.46	Nil	6.26	67.85	16.97	84.82	26.62		
14	DOUBLE	2ND	3 BHK	A-202	89.03	7.44	Nil	6.91	103.38	25.85	129.23	40.55	1	
15	DOUBLE	2ND	3 BHK	A-203	86.69	6.90	Nil	7.19	100.78	25.20	125.98	39.53	1	
16	DOUBLE	2ND	3 BHK	A-204	88.25	6.69	Nil	7.17	102.11	25.54	127.65	40.06	1	
17	DOUBLE	2ND	2 BHK	A-205	55.42	5.11	Nil	7.32	67.85	16.97	84.82	26.62		1
18	DOUBLE	2ND	2 BHK	A-206	60.11	5.19	Nil	6.64	71.94	17.99	89.93	28.22		
19	DOUBLE	2ND	2 BHK	B-201	58.42	4.85	Nil	6.88	70.15	17.55	87.70	27.52	1	
20	DOUBLE	2ND	2.5 BHK	B-202	78.82	6.21	Nil	6.01	91.04	22.77	113.81	35.71	1	
21	DOUBLE	2ND	2 BHK	B-203	61.83	5.53	Nil	6.81	74.17	18.55	92.72	29.10	1	
22	DOUBLE	2ND	3 BHK	B-204	85.43	6.80	Nil	6.68	98.91	24.74	123.65	38.80	1	
23	DOUBLE	2ND	2 BHK	B-205	57.56	4.67	Nil	5.62	67.85	16.97	84.82	26.62		
24	DOUBLE	2ND	2 BHK	B-206	55.26	5.55	Nil	7.04	67.85	16.97	84.82	26.62		
25	DOUBLE	3RD	2 BHK	A-301	57.13	4.46	Nil	6.26	67.85	16.97	84.82	26.62		1
26	DOUBLE	3RD	3 BHK	A-302	89.03	7.44	Nil	6.91	103.38	25.85	129.23	40.55	1	
27	DOUBLE	3RD	3 BHK	A-303	86.69	6.90	Nil	7.19	100.78	25.20	125.98	39.53	1	
28	DOUBLE	3RD	3 BHK	A-304	88.25	6.69	Nil	7.17	102.11	25.54	127.65	40.06	1	
29	DOUBLE	3RD	2 BHK	A-305	55.42	5.11	Nil	7.32	67.85	16.97	84.82	26.62		
30	DOUBLE	3RD	2 BHK	A-306	60.11	5.19	Nil	6.64	71.94	17.99	89.93	28.22		1
31	DOUBLE	3RD	2 BHK	B-301	58.42	4.85	Nil	6.88	70.15	17.55	87.70	27.52	1	
32	DOUBLE	3RD	2.5 BHK	B-302	78.82	6.21	Nil	6.01	91.04	22.77	113.81	35.71	1	
33	DOUBLE	3RD	2 BHK	B-303	61.83	5.53	Nil	6.81	74.17	18.55	92.72	29.10	1	
34	DOUBLE	3RD	3 BHK	B-304	85.43	6.80	Nil	6.68	98.91	24.74	123.65	38.80	1	
35	DOUBLE	3RD	2 BHK	B-305	57.56	4.67	Nil	5.62	67.85	16.97	84.82	26.62		
36	DOUBLE	3RD	2 BHK	B-306	55.26	5.55	Nil	7.04	67.85	16.97	84.82	26.62		1
37	DOUBLE	4TH	2 BHK	A-401	57.13	4.46	Nil	6.26	67.85	16.97	84.82	26.62		
38	DOUBLE	4TH	3 BHK	A-402	89.03	7.44	Nil	6.91	103.38	25.85	129.23	40.55	1	
39	DOUBLE	4TH	3 BHK	A-403	86.69	6.90	Nil	7.19	100.78	25.20	125.98	39.53	1	
40	DOUBLE	4TH	3 BHK	A-404	88.25	6.69	Nil	7.17	102.11	25.54	127.65	40.06	1	

41	DOUBLE	4TH	2 BHK	A-405	55.42	5.11	Nil	7.32	67.85	16.97	84.82	26.62		
42	DOUBLE	4TH	2 BHK	A-406	60.11	5.19	Nil	6.64	71.94	17.99	89.93	28.22	1	
43	DOUBLE	4TH	2 BHK	B-401	58.42	4.85	Nil	6.88	70.15	17.55	87.70	27.52		
44	DOUBLE	4TH	2.5 BHK	B-402	78.82	6.21	Nil	6.01	91.04	22.77	113.81	35.71	1	
45	DOUBLE	4TH	2 BHK	B-403	61.83	5.53	Nil	6.81	74.17	18.55	92.72	29.10	1	
46	DOUBLE	4TH	3 BHK	B-404	85.43	6.80	Nil	6.68	98.91	24.74	123.65	38.80	1	
47	DOUBLE	4TH	2 BHK	B-405	57.56	4.67	Nil	5.62	67.85	16.97	84.82	26.62		
48	DOUBLE	4TH	2 BHK	B-406	55.26	5.55	Nil	7.04	67.85	16.97	84.82	26.62		
49	DOUBLE	5TH	2 BHK	A-501	57.13	4.46	Nil	6.26	67.85	16.97	84.82	26.62		1
50	DOUBLE	5TH	3 BHK	A-502	89.03	7.44	Nil	6.91	103.38	25.85	129.23	40.55	1	
51	DOUBLE	5TH	3 BHK	A-503	86.69	6.90	Nil	7.19	100.78	25.20	125.98	39.53	1	
52	DOUBLE	5TH	3 BHK	A-504	88.25	6.69	Nil	7.17	102.11	25.54	127.65	40.06	1	
53	DOUBLE	5TH	2 BHK	A-505	55.42	5.11	Nil	7.32	67.85	16.97	84.82	26.62		
54	DOUBLE	5TH	2 BHK	A-506	60.11	5.19	Nil	6.64	71.94	17.99	89.93	28.22		1
55	DOUBLE	5TH	2 BHK	B-501	58.42	4.85	Nil	6.88	70.15	17.55	87.70	27.52		
56	DOUBLE	5TH	2.5 BHK	B-502	78.82	6.21	Nil	6.01	91.04	22.77	113.81	35.71	1	
57	DOUBLE	5TH	2 BHK	B-503	61.83	5.53	Nil	6.81	74.17	18.55	92.72	29.10	1	
58	DOUBLE	5TH	3 BHK	B-504	85.43	6.80	Nil	6.68	98.91	24.74	123.65	38.80	1	
59	DOUBLE	5TH	2 BHK	B-505	57.56	4.67	Nil	5.62	67.85	16.97	84.82	26.62		
60	DOUBLE	5TH	2 BHK	B-506	55.26	5.55	Nil	7.04	67.85	16.97	84.82	26.62		
					4169.75	**347.000**		**402.65**	**4919.40**	**1230.35**	**6149.75**	**1929.86**		
												Visitor's Car Prking	4	
												Grand Total	38	9

Note :

1. Carpet Area statement with total UDS for the least extent.
2. If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
3. Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
4. If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
5. Promoter to clearly mention cover, open and visitor carparking.
6. Car parking allotted to individual apartment to be shown in the carpet area statement.

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REGISTERED ENGINEER
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For RAJUS FLAT PROMOTERS PVT. LTD.

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.