Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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:

Site Address : TS. NO.3, Ward -AB, Block-9, South Bank Canal Road, Behind Old collectorate, Cantonment, Trichy-620 001.

Flat 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 (sq.m)	(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	1	1	4BHK	101	173.66	9.22	6.06	14.75	203.69	51.69	255.38	106.98	2	
2	1	1	3BHK	102	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
3	1	1	3BHK	103	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
4	1	1	3BHK	104	121.68	4.76	5.3	12.36	144.1	36.57	180.67	75.69	2	
5	1	1	3BHK	105	123.96	5.38	4.85	12.68	146.87	37.27	184.14	77.15	2	
6	1	1	2BHK	106	84.53	4.8	4.59	10.57	104.49	26.53	131.02	54.91	1	
7	1	1	3BHK	107	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
8	1	1	3BHK	108	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
9	1	1	3BHK	109	122.92	3.86	6.13	13.25	146.16	37.09	183.25	76.78	2	
10	1	2	4BHK	201	173.66	9.22	6.06	14.75	203.69	51.69	255.38	106.98	2	
11	1	2	3BHK	202	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
12	1	2	3BHK	203	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/12
No.33, 2nd Cross, Banker's Colony
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

For MANOO MAYFAIR

T. Sivaram

Proprietor

Carpet Area Statement

Date:

Site Address : TS. NO.3, Ward -AB, Block-9, South Bank Canal Road, Behind Old collectorate, Cantonment, Trichy-620 001.

Flat 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 (sq.m)	(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
13	1	2	3BHK	204	121.68	4.76	5.3	12.36	144.1	36.57	180.67	75.69	2	
14	1	2	3BHK	205	123.96	5.38	4.85	12.68	146.87	37.27	184.14	77.15	2	
15	1	2	2BHK	206	84.53	4.8	4.59	10.57	104.49	26.53	131.02	54.91	1	
16	1	2	3BHK	207	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
17	1	2	3BHK	208	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
18	1	2	3BHK	209	122.92	3.86	6.13	13.25	146.16	37.09	183.25	76.78	1	
19	1	3	4BHK	301	173.66	9.22	6.06	14.75	203.69	51.69	255.38	106.98	2	
20	1	3	3BHK	302	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
21	1	3	3BHK	303	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
22	1	3	3BHK	304	121.68	4.76	5.3	12.36	144.1	36.57	180.67	75.69	2	
23	1	3	3BHK	305	123.96	5.38	4.85	12.68	146.87	37.27	184.14	77.15	2	
24	1	3	2BHK	306	84.53	4.8	4.59	10.57	104.49	26.53	131.02	54.91	1	
25	1	3	3BHK	307	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
26	1	3	3BHK	308	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/12
No.33, 2nd Cross, Banker's Colony
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

For MANOO MAYFAIR

T. Sundar

Proprietor

Carpet Area Statement

Date:

Site Address : TS. NO.3, Ward -AB, Block-9, South Bank Canal Road, Behind Old collectorate, Cantonment, Trichy-620 001.

Flat 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 (sq.m)	(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
39	1	5	3BHK	502	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
40	1	5	3BHK	503	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
41	1	5	3BHK	504	121.68	4.76	5.3	12.36	144.1	36.57	180.67	75.69	2	
42	1	5	3BHK	505	123.96	5.38	4.85	12.68	146.87	37.27	184.14	77.15	2	
43	1	5	2BHK	506	84.53	4.8	4.59	10.57	104.49	26.53	131.02	54.91	1	
44	1	5	3BHK	507	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
45	1	5	3BHK	508	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
46	1	5	3BHK	509	122.92	3.86	6.13	13.25	146.16	37.09	183.25	76.78	2	
47	1	5	4BHK	510	187.62	10.84	5.57	17.11	221.14	56.11	277.25	124.86	2	
TOTAL					**5983**	**307.08**	**244.69**	**610.82**	**7145.59**	**1813.62**	**8959.21**	**3762.96**	**76**	
											Visitors' Car Parking			**6**
											Grand Total		**82**	

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/12
No.33, 2nd Cross, Banker's Colony
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

For MANOO MAYFAIR

T. Sivaram

Proprietor

Carpet Area Statement

Date:

Site Address : TS. NO.3, Ward -AB, Block-9, South Bank Canal Road, Behind Old collectorate, Cantonment, Trichy-620 001.

Flat 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 (sq.m)	(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
27	1	3	3BHK	309	122.92	3.86	6.13	13.25	146.16	37.09	183.25	76.78	1	
28	1	4	4BHK	401	173.66	9.22	6.06	14.75	203.69	51.69	255.38	106.98	2	
29	1	4	3BHK	402	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
30	1	4	3BHK	403	125.67	5.48	5.3	13.26	149.71	37.99	187.7	78.65	2	
31	1	4	3BHK	404	121.68	4.76	5.3	12.36	144.1	36.57	180.67	75.69	2	
32	1	4	3BHK	405	123.96	5.38	4.85	12.68	146.87	37.27	184.14	77.15	2	
33	1	4	2BHK	406	84.53	4.8	4.59	10.57	104.49	26.53	131.02	54.91	1	
34	1	4	3BHK	407	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
35	1	4	3BHK	408	121.5	7.07	4.59	12.72	145.88	37.02	182.9	76.62	1	
36	1	4	3BHK	409	122.92	3.86	6.13	13.25	146.16	37.09	183.25	76.78	1	
37	1	4	4BHK	410	189.93	30.64	5.57	15.86	242	61.66	303.66	127.85	2	
38	1	5	4BHK	501	173.66	9.22	6.06	14.75	203.69	51.69	255.38	106.98	2	

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/12
No.33, 2nd Cross, Banker's Colony
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

For MANOO MAYFAIR

T. Sivathan

Proprietor

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.