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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (18.30M HEIGHT) WITH 49 DWELLING UNITS AFFORDABLE HOUSING & ASSOCIATION ROOM/GAMES ROOM @ 5TH FLOOR LEVEL AT PUBLIC PURPOSE PLOT-I IN CMDA APPROVED LAYOUT P.P.D/L.O. NO. 38/2017, 5TH MAIN ROAD, ROYAL STAR NAGAR, AYAPAKKAM, CHENNAI-600 077, COMPRISED IN S.NOS. 343/2B1 PART, 343/2E1 PART, 343/2E2 PART, 345/1A PART AND 345/1B PART OF AYAPAKKAM VILLAGE WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION.

SL. NO	Floor	Flat . No	Type	(A) Rera carpet area	(B) Exclusive Balcony	(C) Exclusive/ Verandah/ Utility/ Service / Open terrace	(D) Proportionate common area	Total area = (A+B+C+D)	UDS land area	Car parking	
				(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	Open Parking	Covered Parking
1	1st Floor	101	2BHK+2T	61.01	4.74	0.00	25.57	91.32	32.10	0	0
2	1st Floor	102	3BHK+2T	73.73	3.66	0.00	30.09	107.48	37.78	0	1
3	1st Floor	103	2BHK+2T	60.48	3.14	0.00	24.74	88.36	31.06	0	0
4	1st Floor	104	2BHK+2T	57.74	3.66	0.00	23.88	85.28	29.98	0	0
5	1st Floor	105	3BHK+2T	77.43	3.93	0.00	31.64	113.00	39.72	0	1
6	1st Floor	106	2BHK+2T	62.44	3.52	0.00	25.65	91.62	32.20	1	0
7	1st Floor	107	2BHK+2T	64.03	5.42	0.00	27.01	96.46	33.90	0	1
8	1st Floor	108	2BHK+2T	70.39	4.02	0.00	28.94	103.35	36.32	0	1
9	1st Floor	109	2BHK+2T	57.60	3.73	0.00	23.85	85.18	29.94	0	0
10	1st Floor	110	2BHK+2T	59.52	4.00	0.00	24.70	88.23	31.01	0	0
11	2nd Floor	201	2BHK+2T	61.01	4.73	0.00	25.57	91.31	32.09	0	0
12	2nd Floor	202	3BHK+2T	73.73	3.66	0.00	30.09	107.48	37.78	0	1
13	2nd Floor	203	2BHK+2T	60.48	3.14	0.00	24.74	88.36	31.06	0	0
14	2nd Floor	204	2BHK+2T	57.74	3.66	0.00	23.88	85.28	29.98	0	0
15	2nd Floor	205	3BHK+2T	77.43	3.93	0.00	31.64	113.00	39.72	0	1
16	2nd Floor	206	2BHK+2T	62.44	3.52	0.00	25.65	91.62	32.20	1	0
17	2nd Floor	207	2BHK+2T	64.03	5.42	0.00	27.01	96.46	33.90	0	1
18	2nd Floor	208	2BHK+2T	70.39	4.02	0.00	28.94	103.35	36.32	0	1
19	2nd Floor	209	2BHK+2T	57.60	3.73	0.00	23.85	85.18	29.94	0	0
20	2nd Floor	210	2BHK+2T	59.52	4.00	0.00	24.70	88.23	31.01	0	0

S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91 - 73738 76844

For ROYAL LAND & DEVELOPERS PVT. LTD.

Director

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SL. NO	Floor	Flat . No	Type	(A) Rera carpet area	(B) Exclusive Balcony	(C) Exclusive/ Verandah/ Utility/ Service / Open terrace	(D) Proportionate common area	Total area = (A+B+C+D)	UDS land area	Car parking	
				(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	Open Parking	Covered Parking
21	3rd Floor	301	2BHK+2T	61.01	4.73	0.00	25.57	91.31	32.09	0	0
22	3rd Floor	302	3BHK+2T	73.73	3.66	0.00	30.09	107.48	37.78	0	1
23	3rd Floor	303	2BHK+2T	60.48	3.14	0.00	24.74	88.36	31.06	0	0
24	3rd Floor	304	2BHK+2T	57.74	3.66	0.00	23.88	85.28	29.98	0	0
25	3rd Floor	305	3BHK+2T	77.43	3.93	0.00	31.64	113.00	39.72	0	1
26	3rd Floor	306	2BHK+2T	62.44	3.52	0.00	25.65	91.62	32.20	0	0
27	3rd Floor	307	2BHK+2T	64.03	5.42	0.00	27.01	96.46	33.90	1	0
28	3rd Floor	308	2BHK+2T	70.39	4.02	0.00	28.94	103.35	36.32	0	1
29	3rd Floor	309	2BHK+2T	57.60	3.73	0.00	23.85	85.18	29.94	0	0
30	3rd Floor	310	2BHK+2T	59.52	4.00	0.00	24.70	88.23	31.01	0	0
31	4th Floor	401	2BHK+2T	61.01	4.73	0.00	25.57	91.31	32.09	0	0
32	4th Floor	402	3BHK+2T	73.73	3.66	0.00	30.09	107.48	37.78	0	1
33	4th Floor	403	2BHK+2T	60.48	3.14	0.00	24.74	88.36	31.06	0	0
34	4th Floor	404	2BHK+2T	57.74	3.66	0.00	23.88	85.28	29.98	0	0
35	4th Floor	405	3BHK+2T	77.43	3.93	0.00	31.64	113.00	39.72	0	1
36	4th Floor	406	2BHK+2T	62.44	3.52	0.00	25.65	91.62	32.20	0	0
37	4th Floor	407	2BHK+2T	64.03	5.42	0.00	27.01	96.46	33.90	0	1
38	4th Floor	408	2BHK+2T	70.39	4.02	0.00	28.94	103.35	36.32	0	1
39	4th Floor	409	2BHK+2T	57.60	3.73	0.00	23.85	85.18	29.94	0	0
40	4th Floor	410	2BHK+2T	59.52	4.00	0.00	24.70	88.23	31.01	0	0

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				(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	Open Parking	Covered Parking
41	5th Floor	501	3BHK+2T	73.73	3.66	0.00	30.09	107.48	37.78	0	1
42	5th Floor	502	2BHK+2T	60.48	3.14	0.00	24.74	88.36	31.06	0	0
43	5th Floor	503	2BHK+2T	57.74	3.66	0.00	23.88	85.28	29.98	0	0
44	5th Floor	504	3BHK+2T	77.43	3.93	0.00	31.64	113.00	39.72	0	1
45	5th Floor	505	2BHK+2T	62.44	3.52	0.00	25.65	91.62	32.20	0	0
46	5th Floor	506	2BHK+2T	64.03	5.42	0.00	27.01	96.46	33.90	0	1
47	5th Floor	507	2BHK+2T	70.39	4.02	0.00	28.94	103.35	36.32	0	1
48	5th Floor	508	2BHK+2T	57.60	3.73	0.00	23.85	85.18	29.94	0	0
49	5th Floor	509	2BHK+2T	59.52	4.00	0.00	24.70	88.23	31.01	0	0
TOTAL				**3160.8**	**194.38**	**0.00**	**1304.81**	**4,660.03**	**1637.90**	**3**	**19**

As per CMDA Approved drawing plot area	**1,637.90**

Note	Car Parking will be Given on 'First Come First serve' Basis

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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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+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.