Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FELIXA®

Happy living

FELIXA RAVERAA - THE PROPOSED CONSTRUCTION OF NON HIGH RISE GROUP DEVELOPMENT CONSISTS OF 13 BLOCKS, BLOCK 1 TO 11 : GROUND FLOOR + FIRST FLOOR, TOTALLY 117 D/U, CLUBHOUSE BLOCK 12 : GROUND FLOOR + FIRST FLOOR + SECOND FLOOR & SWIMMING POOL ASIDE, CHANGE ROOM & SHOWER ROOM ON THE GROUND FLOOR, SHOP & METER ROOM BLOCK 13 : GROUND FLOOR, COMPRISED IN S.NOS.478/1A1A1A1A1, 478/1A1B & 478/1A2B OF THAIYUR -A VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

S.NO	BLOCK	FLOOR	TYPE	APARTMENT	(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 APARTMENT (Sq.m)	(H) UDS LAND AREA (Sq.m)	(I) CAR PARKING (NOS)	
													COVERED	OPEN
1	1	G+1	3 BHK+3T	1	145.72	9.58	26.99	17.98	200.27	12.60	212.87	199.99	2	-
2	1	G+1	3 BHK+3T	2	145.72	9.58	26.99	17.98	200.27	12.60	212.87	200.58	2	-
3	1	G+1	3 BHK+3T	3	145.72	9.58	26.99	17.98	200.27	12.60	212.87	201.16	2	-
4	1	G+1	3 BHK+3T	4	145.72	9.58	26.99	17.98	200.27	12.60	212.87	201.74	2	-
5	1	G+1	3 BHK+3T	5	145.72	9.58	26.99	17.98	200.27	12.60	212.87	202.32	2	-
6	1	G+1	3 BHK+3T	6	145.72	9.58	26.99	17.98	200.27	12.60	212.87	202.90	2	-
7	1	G+1	3 BHK+3T	7	145.72	9.58	26.99	17.98	200.27	12.60	212.87	203.48	2	-
8	1	G+1	3 BHK+3T	8	145.72	9.58	26.99	17.98	200.27	12.60	212.87	204.07	2	-
9	1	G+1	3 BHK+3T	9	145.72	9.58	26.99	17.98	200.27	12.60	212.87	204.65	2	-
10	1	G+1	3 BHK+3T	10	145.72	9.58	26.99	17.98	200.27	12.60	212.87	205.23	2	-
11	1	G+1	3 BHK+3T	11	145.72	9.58	26.99	17.98	200.27	12.60	212.87	205.81	2	-
12	1	G+1	3 BHK+3T	12	145.72	9.58	26.99	17.98	200.27	12.60	212.87	206.39	2	-
13	1	G+1	3 BHK+3T	13	145.72	9.58	26.99	17.98	200.27	12.60	212.87	206.97	2	-
14	1	G+1	3 BHK+3T	14	145.72	9.58	26.99	17.98	200.27	12.60	212.87	207.56	2	-
15	1	G+1	3 BHK+3T	15	145.72	9.58	26.99	17.98	200.27	12.60	212.87	208.14	2	-
16	1	G+1	3 BHK+3T	16	145.72	9.58	26.99	17.98	200.27	12.60	212.87	208.72	2	-
17	1	G+1	3 BHK+3T	16A	145.72	9.58	26.99	17.98	200.27	12.60	212.87	209.30	2	-
18	1	G+1	3 BHK+3T	18	145.72	9.58	26.99	17.98	200.27	12.60	212.87	209.88	2	-
19	1	G+1	3 BHK+3T	19	145.72	9.58	26.99	17.98	200.27	12.60	212.87	210.47	2	-
20	1	G+1	3 BHK+3T	20	145.31	9.58	15.92	18.39	189.20	11.91	201.11	212.87	2	-
21	2	G+1	3 BHK+3T	21	145.72	9.58	29.49	17.98	202.77	12.76	215.53	211.10	2	-
22	2	G+1	3 BHK+3T	22	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
23	2	G+1	3 BHK+3T	23	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
24	2	G+1	3 BHK+3T	24	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
25	2	G+1	3 BHK+3T	25	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
26	2	G+1	3 BHK+3T	26	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
27	2	G+1	3 BHK+3T	27	145.72	9.58	27.40	17.98	200.68	12.63	213.31	204.86	2	-
28	2	G+1	3 BHK+3T	28	145.72	9.58	27.40	17.98	200.68	12.63	213.31	229.65	2	-
29	3	G+1	3 BHK+3T	29	149.16	5.81	27.70	17.79	200.46	12.61	213.07	229.50	2	-
30	3	G+1	3 BHK+3T	30	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-
31	3	G+1	3 BHK+3T	31	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-
32	3	G+1	3 BHK+3T	32	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-
33	3	G+1	3 BHK+3T	33	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-
34	3	G+1	3 BHK+3T	34	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-
35	3	G+1	3 BHK+3T	35	149.16	5.81	27.70	17.79	200.46	12.61	213.07	204.84	2	-

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For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

CIN NUMBER: U70109TN2022PTC150624

36	3	G+1	3 BHK+3T	36	149.16	5.81	29.39	17.79	202.15	12.72	214.87	211.11	2	-
37	4	G+1	3 BHK+3T	37	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.11	2	-
38	4	G+1	3 BHK+3T	38	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
39	4	G+1	3 BHK+3T	39	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
40	4	G+1	3 BHK+3T	40	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
41	4	G+1	3 BHK+3T	41	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
42	4	G+1	3 BHK+3T	42	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
43	4	G+1	3 BHK+3T	43	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
44	4	G+1	3 BHK+3T	44	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
45	4	G+1	3 BHK+3T	45	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
46	4	G+1	3 BHK+3T	46	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
47	4	G+1	3 BHK+3T	47	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
48	4	G+1	3 BHK+3T	48	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
49	4	G+1	3 BHK+3T	49	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
50	4	G+1	3 BHK+3T	50	149.12	5.81	28.79	17.79	201.51	12.68	214.19	208.17	2	-
51	4	G+1	3 BHK+3T	51	149.12	5.81	30.35	17.79	203.07	12.78	215.85	213.19	2	-
52	5	G+1	3 BHK+3T	52	177.50	6.72	30.04	20.35	234.61	14.76	249.37	238.65	2	-
53	5	G+1	3 BHK+3T	53	177.50	6.72	30.11	20.35	234.68	14.77	249.45	238.67	2	-
54	5	G+1	3 BHK+3T	54	177.50	6.72	30.11	20.35	234.68	14.77	249.45	238.67	2	-
55	6	G+1	3 BHK+3T	55	130.65	6.03	26.17	16.42	179.27	11.28	190.55	191.24	1	-
56	6	G+1	3 BHK+3T	56	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
57	6	G+1	3 BHK+3T	57	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
58	6	G+1	3 BHK+3T	58	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
59	6	G+1	3 BHK+3T	59	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
60	6	G+1	3 BHK+3T	60	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
61	6	G+1	3 BHK+3T	61	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
62	6	G+1	3 BHK+3T	62	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
63	6	G+1	3 BHK+3T	63	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
64	6	G+1	3 BHK+3T	64	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
65	6	G+1	3 BHK+3T	65	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
66	6	G+1	3 BHK+3T	66	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
67	6	G+1	3 BHK+3T	67	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
68	6	G+1	3 BHK+3T	68	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
69	6	G+1	3 BHK+3T	69	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-
70	6	G+1	3 BHK+3T	70	130.65	6.03	24.71	16.42	177.81	11.19	189.00	186.47	1	-

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71	7	G+1	3 BHK+3T	71	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
72	7	G+1	3 BHK+3T	72	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
73	7	G+1	3 BHK+3T	73	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
74	7	G+1	3 BHK+3T	74	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
75	7	G+1	3 BHK+3T	75	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
76	7	G+1	3 BHK+3T	76	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
77	7	G+1	3 BHK+3T	77	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
78	7	G+1	3 BHK+3T	78	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
79	7	G+1	3 BHK+3T	79	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
80	7	G+1	3 BHK+3T	80	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
81	7	G+1	3 BHK+3T	81	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
82	7	G+1	3 BHK+3T	82	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	-
83	7	G+1	3 BHK+3T	83	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	
84	7	G+1	3 BHK+3T	84	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	
85	7	G+1	3 BHK+3T	85	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	
86	7	G+1	3 BHK+3T	86	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.52	1	
87	7	G+1	3 BHK+3T	87	130.57	6.02	24.67	16.59	177.85	11.19	189.04	188.18	1	
88	7	G+1	3 BHK+3T	88	130.57	6.02	29.42	16.59	182.60	11.49	194.09	201.80	2	
89	8	G+1	3 BHK+3T	89	130.57	6.10	25.92	16.59	179.18	11.28	190.46	192.64	1	
90	8	G+1	3 BHK+3T	90	130.57	6.10	24.92	16.59	178.18	11.21	189.39	188.66	1	
91	9	G+1	3 BHK+3T	91	130.67	6.03	25.86	16.40	178.96	11.26	190.22	202.86	1	
92	9	G+1	3 BHK+3T	92	177.03	7.69	32.09	20.16	236.97	14.91	251.88	240.49	2	
93	9	G+1	3 BHK+3T	93	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
94	9	G+1	3 BHK+3T	94	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
95	9	G+1	3 BHK+3T	95	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
96	9	G+1	3 BHK+3T	96	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
97	9	G+1	3 BHK+3T	97	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
98	9	G+1	3 BHK+3T	98	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
99	9	G+1	3 BHK+3T	99	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
100	9	G+1	3 BHK+3T	100	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	

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101	9	G+1	3 BHK+3T	101	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
102	9	G+1	3 BHK+3T	102	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
103	9	G+1	3 BHK+3T	103	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
104	9	G+1	3 BHK+3T	104	177.03	7.69	31.76	20.16	236.64	14.89	251.53	240.39	2	
105	10	G+1	3 BHK+3T	105	174.63	6.47	30.39	20.26	231.75	14.58	246.33	230.09	2	
106	10	G+1	3 BHK+3T	106	156.86	5.81	27.73	18.22	208.62	13.13	221.75	233.25	2	
107	11	G+1	3 BHK+3T	106A	126.70	6.11	24.72	16.14	173.67	10.93	184.60	197.14	1	
108	11	G+1	3 BHK+3T	108	130.60	6.11	24.72	16.42	177.85	11.19	189.04	185.00	1	
109	11	G+1	3 BHK+3T	109	130.60	6.11	24.72	16.42	177.85	11.19	189.04	193.00	1	
110	11	G+1	3 BHK+3T	110	130.60	6.11	24.39	16.42	177.52	11.17	188.69	200.91	1	
111	11	G+1	3 BHK+3T	111	177.03	7.69	31.88	20.16	236.76	14.90	251.66	253.70	2	
112	11	G+1	3 BHK+3T	112	177.03	7.69	31.88	20.16	236.76	14.90	251.66	264.65	2	
113	11	G+1	3 BHK+3T	113	177.03	7.69	31.88	20.16	236.76	14.90	251.66	275.60	2	
114	11	G+1	3 BHK+3T	114	177.03	7.69	31.88	20.16	236.76	14.90	251.66	286.57	2	
115	11	G+1	3 BHK+3T	115	177.03	7.69	31.88	20.16	236.76	14.90	251.66	297.57	2	
116	11	G+1	3 BHK+3T	116	177.03	7.69	31.88	20.16	236.76	14.90	251.66	308.57	2	
117	11	G+1	3 BHK+3T	117	176.62	7.69	17.36	20.57	222.24	13.98	236.22	312.52	2	
					17264.98	**835.62**	**3197.83**	**2092.48**	**23390.91**	**1471.89**	**24862.80**	**24637.78**	**194.00**	
											DWELLING UNIT SUB TOTAL	**24637.78**	**194.00**	**0.00**
											OSR GIFTED AREA	**2742.51**		
											ROAD GIFTED AREA	**334.71**		
											10% VISITORS CAR PARKING			**20**
											EXTRA CAR PARKING			
											GRAND TOTAL	**27715.00**	**194**	**20**

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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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