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

DIGITALLY VERIFIED RECORD

FELIXA
Happy living

Carpet Area Statement **Date:12.01.2026**

Site Address :FELIXA SKY MILANO" to be set up at Proposed Residential House Project of Ground + One Floor (G+1) buildings comprising Villa nos 16, 16A, 18, 19, 28, 29, 30, 31, 32, 33, 34, 34A (12 Villas) the Promoter's share, together with one (1) Club House building.The development is situated in the lands bearing Survey Nos. 13/9B3E, 13/9B3C, 13/9B3D, 13/9B3B, 13/9B3Q, 13/9B3R, 13/9B3S, 13/9B3T, 13/9B3U, 13/9B3V, 13/9B3W, and 13/9B3X. Further, the construction of a Ground + Two Floor (G+2) Club House building is undertaken in Survey No. 13/9B3F. The entire development is located within Thazhambur Panchayat, Karanai Village, Vandalur Taluk, Chengalpattu District

Sl.No.	Floor	Type	Villa 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) Car Parking / Covered deck (sq.m)	f= (a + b + d+e) Floor area of the Villa (sq.m)	(g) Proportionate Common Area (sq.m)	h = (f+g) Gross Area of the Villa (sq.m)	(i) land area (sq.m)	(j) UDS land Area (sq.m)	(k)	
														Covered	Open
1	GROUND & FIRST FLOOR	3BHK+3T	16	144.78	7.05	5.22	18.67	19.23	189.73	9.35	199.08	135.24	4.57	1	
2	GROUND & FIRST FLOOR	3BHK+3T	16A	144.78	7.05	5.22	18.67	19.23	189.73	9.35	199.08	139.55	4.57	1	
3	GROUND & FIRST FLOOR	3BHK+3T	18	144.78	7.05	5.22	18.67	19.23	189.73	9.35	199.08	143.86	4.57	1	
4	GROUND & FIRST FLOOR	3BHK+3T	19	144.78	7.05	5.22	18.67	19.23	189.73	9.35	199.08	165.04	4.57	2	
5	GROUND & FIRST FLOOR	3BHK+3T	28	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	157.32	4.57	2	
6	GROUND & FIRST FLOOR	3BHK+3T	29	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	160.74	4.57	2	
7	GROUND & FIRST FLOOR	3BHK+3T	30	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	160.74	4.57	2	
8	GROUND & FIRST FLOOR	3BHK+3T	31	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	157.90	4.57	2	
9	GROUND & FIRST FLOOR	3BHK+3T	32	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	164.42	4.57	2	
10	GROUND & FIRST FLOOR	3BHK+3T	33	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	169.10	4.57	2	
11	GROUND & FIRST FLOOR	3BHK+3T	34	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	171.87	4.57	2	
12	GROUND & FIRST FLOOR	3BHK+3T	34A	147.70	12.25	-	18.73	25.92	204.60	9.35	213.95	183.83	4.57	2	
13	GROUND & TWO FLOOR	CLUBE HOUSE													2
TOTAL				**1,760.70**	**126.20**	**20.88**	**224.54**	**284.28**	**2,395.72**	**112.20**	**2,507.92**	**1,909.61**	**54.84**	**21.00**	**2.00**
													Visitors' Car Parking		
NOTES: CLUB HOUSE APPROVED AREA : 160 SQM LAND AREA, WE HAVE LOADED 54.84 SQM IN (12 UNITS) PRESENT FELIXA SKY MILANO PROJECT, ALSO 36.56 SQM SHARED TO UDS AS LAND OWNER SHARE OF 8 VILLAS. ALSO BALANCE 68.6 SQM SHARED TO FELIXA SKY MILANO - PH 2 (FUTURE DEVELOPMENT)													**Grand Total**	**21**	**2**

For FELIXA AND SKY HOMES LLP
Authorised signatory

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar
Avadi, Chennai - 600 054
dhinesh.architect@gmail.com

For FELIXA AND SKY HOMES LLP
Authorised signatory

LLP Identification Number: ACP-0114

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.