Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

VISVAS
PROMOTERS

CARPET AREA STATEMENT DETAILS

DISTRICT : MADURAI
TALUK : MADURAI WEST
VILLAGE : PONMENI
TOWN SURVEY WARD - XXIII & BLOCK NO - 26
T.S. NOS. 16/6A, 17/3A & 17/3B
OLD R.S.NOS : 177 (Part) & 179/6A (Part) and amalgamation of Plot Nos. A3 & A4 in the existing regularized layout LP/MDTCP/No.276(R)/2018
PROJECT NAME : VIBHAVA - J & K BLOCKS

S No	Blocks	Floors	Approval Unit Nos	Flat Nos	Type	RERA Carpet Area (in Sq.m) (a)	Exclusive Balcony (in Sq.m) (b)	Exclusive Varendah / Utility (in Sq.m) (c)	Outer Walls & Wardrobe (in Sq.m) (d)	Built-Up Area (in Sq.m) (e) = a+b+c+d	Proportionate Common Area (in Sq.m) (f)	Total Area (in Sq.m) (g) = e+f	UDS Area (in Sq.m) (h)	Car Parking Nos	
														Covered	Open
1	1 (J)	I	1	J101	3BHK	95.09	3.16	4.42	14.99	117.66	17.16	134.82	62.3	1	-
2	1 (J)	I	2	J102	3BHK	96.67	1.98	4.42	10.51	113.58	16.57	130.15	60.2	1	-
3	1 (J)	I	4	J103	2BHK	72.69	4.88	0.00	10.46	88.03	12.84	100.87	46.6	1	-
4	1 (J)	I	3	J104	2BHK	69.90	3.13	0.00	8.24	81.27	11.86	93.13	43.1	1	-
5	1 (J)	II	1	J201	3BHK	95.09	3.16	4.42	14.99	117.66	17.16	134.82	62.3	1	-
6	1 (J)	II	2	J202	3BHK	96.67	1.98	4.42	10.51	113.58	16.57	130.15	60.2	1	-
7	1 (J)	II	4	J203	2BHK	72.69	4.88	0.00	10.46	88.03	12.84	100.87	46.6	1	-
8	1 (J)	II	3	J204	2BHK	69.90	3.13	0.00	8.24	81.27	11.86	93.13	43.1	1	-
9	1 (J)	III	1	J301	3BHK	95.09	3.16	4.42	14.99	117.66	17.16	134.82	62.3	1	-
10	1 (J)	III	2	J302	3BHK	96.67	1.98	4.42	10.51	113.58	16.57	130.15	60.2	1	-
11	1 (J)	III	4	J303	2BHK	72.69	4.88	0.00	10.46	88.03	12.84	100.87	46.6	1	-
12	1 (J)	III	3	J304	2BHK	69.90	3.13	0.00	8.24	81.27	11.86	93.13	43.1	1	-
13	1 (J)	IV	1	J401	3BHK	95.09	3.16	4.42	14.99	117.66	17.16	134.82	62.3	1	-
14	1 (J)	IV	2	J402	3BHK	96.67	1.98	4.42	10.51	113.58	16.57	130.15	60.2	1	-
15	1 (J)	IV	4	J403	2BHK	72.69	4.88	0.00	10.46	88.03	12.84	100.87	46.6	1	-
16	1 (J)	IV	3	J404	2BHK	69.90	3.13	0.00	8.24	81.27	11.86	93.13	43.1	1	-
17	1 (J)	V	1	J501	3BHK	95.09	3.16	4.42	14.99	117.66	17.16	134.82	62.3	1	-
18	1 (J)	V	2	J502	3BHK	96.67	1.98	4.42	10.51	113.58	16.57	130.15	60.2	-	1
19	1 (J)	V	4	J503	2BHK	72.69	4.88	0.00	10.46	88.03	12.84	100.87	46.6	-	1
20	1 (J)	V	3	J504	2BHK	69.90	3.13	0.00	8.24	81.27	11.86	93.13	43.1	-	1

For VISVAS PROMOTERS (P) LTD,

Authorised Signatory

VISVAS PROMOTERS (P) LTD MADURAI

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50068
TPK Road, Andalpuram
MADURAI - 625 003.

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S No	Blocks	Floors	Approval Unit Nos	Flat Nos	Type	RERA Carpet Area (in Sq.m) (a)	Exclusive Balcony (in Sq.m) (b)	Exclusive Varendah / Utility (in Sq.m) (c)	Outer Walls & Wardrobe (in Sq.m) (d)	Built-Up Area (in Sq.m) (e) = a+b+c+d	Proportionate Common Area (in Sq.m) (f)	Total Area (in Sq.m) (g) = e+f	UDS Area (in Sq.m) (h)	Car Parking Nos	
														Covered	Open
21	2 (K)	I	12	K101	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
22	2 (K)	I	11	K102	2BHK	80.20	0.00	0.00	8.93	89.13	13.00	102.13	47.2	1	-
23	2 (K)	I	10	K103	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
24	2 (K)	I	9	K104	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
25	2 (K)	I	7	K105	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	1
26	2 (K)	I	8	K106	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
27	2 (K)	I	4	K107	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
28	2 (K)	I	3	K108	2BHK	80.30	0.00	0.00	8.84	89.14	13.00	102.14	47.2	1	-
29	2 (K)	I	2	K109	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
30	2 (K)	I	1	K110	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
31	2 (K)	I	5	K111	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
32	2 (K)	I	6	K112	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	1
33	2 (K)	II	12	K201	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
34	2 (K)	II	11	K202	2BHK	80.20	0.00	0.00	8.93	89.13	13.00	102.13	47.2	1	-
35	2 (K)	II	10	K203	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
36	2 (K)	II	9	K204	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
37	2 (K)	II	7	K205	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	1
38	2 (K)	II	8	K206	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
39	2 (K)	II	4	K207	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
40	2 (K)	II	3	K208	2BHK	80.30	0.00	0.00	8.84	89.14	13.00	102.14	47.2	1	-

For VISVAS PROMOTERS (P) LTD,

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														Covered	Open
41	2 (K)	II	2	K209	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
42	2 (K)	II	1	K210	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
43	2 (K)	II	5	K211	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
44	2 (K)	II	6	K212	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
45	2 (K)	III	12	K301	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
46	2 (K)	III	11	K302	2BHK	80.20	0.00	0.00	8.93	89.13	13.00	102.13	47.2	1	-
47	2 (K)	III	10	K303	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
48	2 (K)	III	9	K304	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
49	2 (K)	III	7	K305	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
50	2 (K)	III	8	K306	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
51	2 (K)	III	4	K307	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
52	2 (K)	III	3	K308	2BHK	80.30	0.00	0.00	8.84	89.14	13.00	102.14	47.2	1	-
53	2 (K)	III	2	K309	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
54	2 (K)	III	1	K310	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
55	2 (K)	III	5	K311	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
56	2 (K)	III	6	K312	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
57	2 (K)	IV	12	K401	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
58	2 (K)	IV	11	K402	2BHK	80.20	0.00	0.00	8.93	89.13	13.00	102.13	47.2	1	-
59	2 (K)	IV	10	K403	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
60	2 (K)	IV	9	K404	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-

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														Covered	Open
61	2 (K)	IV	7	K405	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
62	2 (K)	IV	8	K406	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
63	2 (K)	IV	4	K407	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
64	2 (K)	IV	3	K408	2BHK	80.30	0.00	0.00	8.84	89.14	13.00	102.14	47.2	1	-
65	2 (K)	IV	2	K409	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
66	2 (K)	IV	1	K410	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
67	2 (K)	IV	5	K411	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
68	2 (K)	IV	6	K412	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
69	2 (K)	V	12	K501	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	-	1
70	2 (K)	V	11	K502	2BHK	80.20	0.00	0.00	8.93	89.13	13.00	102.13	47.2	-	1
71	2 (K)	V	10	K503	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
72	2 (K)	V	9	K504	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
73	2 (K)	V	7	K505	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
74	2 (K)	V	8	K506	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
75	2 (K)	V	4	K507	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
76	2 (K)	V	3	K508	2BHK	80.30	0.00	0.00	8.84	89.14	13.00	102.14	47.2	1	-
77	2 (K)	V	2	K509	2BHK	84.11	0.00	0.00	9.34	93.45	13.63	107.08	49.5	1	-
78	2 (K)	V	1	K510	2BHK	82.00	0.00	0.00	8.69	90.69	13.23	103.92	48.0	1	-
79	2 (K)	V	5	K511	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
80	2 (K)	V	6	K512	1BHK	42.84	0.00	0.00	7.25	50.09	7.31	57.40	26.5	-	-
TOTAL										6644.15		7613.40	3520.00	55	8
													Visitor Parking		7
													Total Parking	70	

Note:
As per Approval Drawing Block 1 (J) - Covered Car Parking - 17 Nos & Open Car Paking - 3 Nos
As per Approval Drawing Block 2 (K) - Covered Car Parking - 38 Nos & Open Car Paking - 5 Nos
As per Approval Drawing (Covered & Open) Visitor & PH Car Parking - 7 Nos

Total Car Parking as per Approval Drawing 70 Nos.
Total Car Parking allocated in Statement 70 Nos.

For VISVAS PROMOTERS (P) LTD,

Authorised Signatory

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TPK Road, Andalpuram
MADURAI - 625 003.

VISVAS PROMOTERS (P) LTD.,
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GSTN : 33AABCV2330G1ZU

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
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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.