Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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M/s. OCEAN LIFESPACES INDIA PVT.LTD - Project - OCEAN BREEZE comprised in Survey Nos. 224/1B, 224/2A, 224/2B2, 232/1B, 232/2B, 232/3B, 232/5, 232/6, 232/7, 232/9 at Okkiyam Thoraipakkam Village, Shoinganallur Taluk, Division - 194, Zone - 15, Chennai district -600097.

S.NO	PLOT NO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA(SQ.M)	**EXCLUSIVE** BALCONY (SQ.M)	**EXCLUSIVE** VERANDAH/UTILITY/ SERVICE/OPEN TERRACE (SQ.M)	PROPORTIONATE CONMONAREA (SQ.M)	TOTALAREA (SQ.M)	UDS LAND (SQ.M)	CARPARKING NO.S	
											Covered	Open
1	1	GROUND	1	Office	39.38	-	11.28	41.58	92.24	88.50		1
2		FIRST	1	Office	39.38	-	11.28	41.58	92.24	88.50		1
Total					**78.76**	**-**	**22.56**	**83.16**	**184.48**	**177.00**		**2**
3	2	FIRST	2A	Residential	74.92	5.53	-	25.20	105.65	62.10	1	
4		SECOND	2B	Residential	74.92	5.53	-	25.20	105.65	62.10	1	
5		THIRD	2C	Residential	74.92	5.53	-	25.20	105.65	62.10		1
Total					**224.76**	**16.59**	**-**	**75.60**	**316.95**	**186.30**	**2**	**1**
6	3	Gr + 2 Floor	3	Residential	219.39	2.54	5.84	-	227.77	135.80	2	
7	4	Gr + 2 Floor	4	Residential	219.39	2.54	5.84	-	227.77	136.30	2	
8	5	Gr + 2 Floor	5	Residential	219.39	2.54	5.84	-	227.77	136.20	2	
9	6	Gr + 2 Floor	6	Residential	219.39	2.54	5.84	-	227.77	136.10	2	
10	7	Gr + 2 Floor	7	Residential	219.39	2.54	5.84	-	227.77	136.30	2	
11	8	Gr + 2 Floor	8	Residential	219.39	2.54	5.84	-	227.77	136.30	2	
12	9	Gr + 2 Floor	9	Residential	219.39	2.54	5.84	-	227.77	137.00	2	
13	10	Gr + 2 Floor	10	Residential	219.39	2.54	5.84	-	227.77	138.20	2	

For Ocean Lifespaces India Private Limited

Authorised Signatory

R. GURUNATHAN B. Arch
Reg No.: CA / 2003 / 30892
22, Padmanabha Nagar 3rd Street
Adyar, Chennai - 600 020
Tel: 044 - 2491 2412

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S.NO	PLOT NO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA(SQ.M)	**EXCLUSIVE** BALCONY (SQ.M)	**EXCLUSIVE** VERANDAH/UTILITY/ SERVICE/OPEN TERRACE (SQ.M)	PROPORTIONATE CONMONAREA (SQ.M)	TOTALAREA (SQ.M)	UDS LAND (SQ.M)	CARPARKING NO.S	
14	11	Gr + 2 Floor	11	Residential	228.70	2.96	7.25	-	238.91	140.00	2	
15	12	Gr + 2 Floor	12	Residential	228.70	2.96	7.25	-	238.91	140.00	2	
16	13	Gr + 2 Floor	13	Residential	228.70	2.96	7.25	-	238.91	141.20	2	
17	14	Gr + 2 Floor	14	Residential	228.70	2.96	7.25	-	238.91	141.80	2	
18	15	Gr + 2 Floor	15	Residential	228.70	2.96	7.25	-	238.91	142.50	2	
19	16	Gr + 2 Floor	16	Residential	228.70	2.96	7.25	-	238.91	144.00	2	
20	17	Gr + 2 Floor	17	Residential	228.70	2.96	7.25	-	238.91	145.40	2	
21	18	Gr + 2 Floor	18	Residential	228.70	2.96	7.25	-	238.91	146.90	2	
22	19	Gr + 2 Floor	19	Residential	226.70	2.96	7.25	-	238.91	148.50	2	
23	20	Gr + 2 Floor	20	Residential	228.70	2.96	7.25	-	238.91	149.50	2	
24	21	Gr + 2 Floor	21	Residential	228.70	2.96	7.25	-	238.91	151.00	2	
25	22	Gr + 2 Floor	22	Residential	228.70	2.96	7.25	-	238.91	152.00	2	
26	23	FIRST	23A	Residential	111.08	9.46	-	31.37	151.91	88.83	1	
27		SECOND	23B	Residential	111.08	9.46	-	31.37	151.91	88.83	1	
28		THIRD	23C	Residential	111.08	9.46	-	31.37	151.91	88.83	1	
Total					**333.24**	**28.38**	**-**	**94.11**	**455.73**	**266.49**	**3**	

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S.NO	PLOT NO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA(SQ.M)	**EXCLUSIVE** BALCONY (SQ.M)	**EXCLUSIVE** VERANDAH/UTILITY/ SERVICE/OPEN TERRACE (SQ.M)	PROPORTIONATE CONMONAREA (SQ.M)	TOTALAREA (SQ.M)	UDS LAND (SQ.M)	CARPARKING NO.S	
29	24	FIRST	24A	Residential	106.14	6.89	-	31.36	144.39	84.83	1	
30		SECOND	24B	Residential	106.14	6.89	-	31.36	144.39	84.83	1	
31		THIRD	24C	Residential	106.14	6.89	-	31.36	144.39	84.83	1	
Total					**318.42**	**20.67**	**-**	**94.08**	**433.17**	**254.49**	**3**	
32	25	Gr + 2 Floor	25	Residential	224.81	2.96	7.25	-	235.02	138.70	2	
33	26	Gr + 2 Floor	26	Residential	224.81	2.96	7.25	-	235.02	140.00	2	
34	27	Gr + 2 Floor	27	Residential	224.81	2.96	7.25	-	235.02	141.10	2	
35	28	Gr + 2 Floor	28	Residential	224.81	2.96	7.25	-	235.02	142.50	2	
36	29	Gr + 2 Floor	29	Residential	224.81	2.96	7.25	-	235.02	143.50	2	
37	30	Gr + 2 Floor	30	Residential	237.44	2.96	6.07	-	246.47	144.50	2	
38	31	Gr + 2 Floor	31	Residential	237.44	2.96	6.07	-	246.47	145.50	2	
39	32	Gr + 2 Floor	32	Residential	237.44	2.96	6.07	-	246.47	146.50	2	
40	33	Gr + 2 Floor	33	Residential	237.44	2.96	6.07	-	246.47	147.60	2	
41	34	Gr + 2 Floor	34	Residential	237.44	2.96	6.07	-	246.47	148.60	2	
42	35	Gr + 2 Floor	35	Residential	237.44	2.96	6.07	-	246.47	149.60	2	
43	36	Gr + 2 Floor	36	Residential	237.44	2.96	6.07	-	246.47	150.60	2	

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44	37	Gr + 2 Floor	37	Residential	237.44	2.96	6.07	-	246.47	151.50	2	
45	38	Gr + 2 Floor	38	Residential	237.44	2.96	6.07	-	246.47	151.80	2	
46	39	Gr + 2 Floor	39	Residential	237.44	2.96	6.07	-	246.47	151.50	2	
47	40	Gr + 2 Floor	40	Residential	237.44	2.96	6.07	-	246.47	152.00	2	
48	41	Gr + 2 Floor	41	Residential	237.44	2.96	6.07	-	246.47	153.50	2	
49	42	Gr + 2 Floor	42	Residential	237.44	2.96	6.07	-	246.47	154.10	2	
50	43	FIRST	43A	Residential	142.60	8.20	-	31.36	182.16	92.56	2	
51		SECOND	43B	Residential	142.60	8.20	-	31.36	182.16	92.56	2	
52		THIRD	43C	Residential	142.60	8.20	-	31.36	182.16	92.56	1	
Total					**427.80**	**24.60**	**-**	**94.08**	**546.48**	**277.68**	**5**	
Grand Total					10,091.27	199.36	271.44	441.03	11,005.10	6,650.06	89	3

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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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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.