Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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 HIGH RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING HAVING 4 BLOCKS, EXTENDED CUM COMBINED DOUBLE BASEMENT FLOOR (MEANT FOR PARKING), BLOCK-1 : GROUND FLOOR (PART) / STILT FLOOR (PART) + 1ST FLOOR TO 10TH FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL, BLOCK-2: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 9 DWELLING UNITS, BLOCK-3: GROUND FLOOR + 1ST FLOOR AND 2ND FLOOR WITH 6 DWELLING UNITS, BLOCK-4: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 6 DWELLING UNITS, TOTALLY 98 DWELLING UNITS AT AT PRESENT T.S.NO: 2/183, 2/184, 2/185 & 2/186, WARD NO: 001, BLOCK NO: 22, (OLD T.S.NO: 2/5, 2/9, 2/159 & 2/160) (OLD.S.NOS: 64PART, 66/1PART, 67/1PART, 71/1PART, 72PART & 73PART) OF URUR VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

CASAGRAND ADYAR - RERA AREA STATEMENT

S.No	BLOCK	FLOOR	FLAT NO	TYPE	(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 villa (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e+f) Gross Area of the Villa (sq.m)	(h) UDS land Area (sq.m)	CAR PARKING (NOS)	
													COVERED	OPEN
1	BLOCK-1	Ground Floor	D1-G002	2BHK+2T	109.09	12.48	1.44	9.58	132.59	44.85	177.44	50.36	1	
2	BLOCK-1	Ground Floor	D2-G003	3BHK+3T	144.77	14.50	2.12	12.71	174.10	58.90	233.00	66.13	1	
3	BLOCK-1	Ground Floor	D2-G001	3BHK+3T	131.77	6.43	2.25	11.56	152.01	51.42	203.43	57.74	1	
4	BLOCK-1	Ground Floor	D3-G001	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
5	BLOCK-1	First Floor	D1-101	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	1	
6	BLOCK-1	First Floor	D1-102	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
7	BLOCK-1	First Floor	D2-102	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	1
8	BLOCK-1	First Floor	D2-103	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	1
9	BLOCK-1	First Floor	D2-101	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	1	
10	BLOCK-1	First Floor	D3-101	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
11	BLOCK-1	First Floor	D3-102	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
12	BLOCK-1	Second Floor	D1-201	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
13	BLOCK-1	Second Floor	D1-202	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
14	BLOCK-1	Second Floor	D2-202	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	1
15	BLOCK-1	Second Floor	D2-203	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	1
16	BLOCK-1	Second Floor	D2-201	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	1	
17	BLOCK-1	Second Floor	D3-201	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
18	BLOCK-1	Second Floor	D3-202	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
19	BLOCK-1	Third Floor	D1-301	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
20	BLOCK-1	Third Floor	D1-302	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
21	BLOCK-1	Third Floor	D2-302	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	1
22	BLOCK-1	Third Floor	D2-303	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	1
23	BLOCK-1	Third Floor	D2-301	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	1	
24	BLOCK-1	Third Floor	D3-301	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	

S MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

For M/s. Gazy Mag Private Limited

Authorised Signatory

25	BLOCK-1	Third Floor	D3-302	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
26	BLOCK-1	Fourth Floor	D1-401	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
27	BLOCK-1	Fourth Floor	D1-402	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
28	BLOCK-1	Fourth Floor	D2-402	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	1
29	BLOCK-1	Fourth Floor	D2-403	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	1
30	BLOCK-1	Fourth Floor	D2-401	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
31	BLOCK-1	Fourth Floor	D3-401	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
32	BLOCK-1	Fourth Floor	D3-402	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
33	BLOCK-1	Fifth Floor	D1-501	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
34	BLOCK-1	Fifth Floor	D1-502	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
35	BLOCK-1	Fifth Floor	D2-502	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	1
36	BLOCK-1	Fifth Floor	D2-503	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
37	BLOCK-1	Fifth Floor	D2-501	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
38	BLOCK-1	Fifth Floor	D3-501	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
39	BLOCK-1	Fifth Floor	D3-502	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
40	BLOCK-1	Sixth Floor	D1-601	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
41	BLOCK-1	Sixth Floor	D1-602	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
42	BLOCK-1	Sixth Floor	D2-602	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	
43	BLOCK-1	Sixth Floor	D2-603	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
44	BLOCK-1	Sixth Floor	D2-601	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
45	BLOCK-1	Sixth Floor	D3-601	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
46	BLOCK-1	Sixth Floor	D3-602	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
47	BLOCK-1	Seventh Floor	D1-701	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
48	BLOCK-1	Seventh Floor	D1-702	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
49	BLOCK-1	Seventh Floor	D2-702	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	
50	BLOCK-1	Seventh Floor	D2-703	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
51	BLOCK-1	Seventh Floor	D2-701	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
52	BLOCK-1	Seventh Floor	D3-701	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
53	BLOCK-1	Seventh Floor	D3-702	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
54	BLOCK-1	Eighth Floor	D1-801	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
55	BLOCK-1	Eighth Floor	D1-802	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
56	BLOCK-1	Eighth Floor	D2-802	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	

S MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

For M/s. Gazy Mag Private Limited

Authorised Signatory

57	BLOCK-1	Eighth Floor	D2-803	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
58	BLOCK-1	Eighth Floor	D2-801	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
59	BLOCK-1	Eighth Floor	D3-801	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
60	BLOCK-1	Eighth Floor	D3-802	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
61	BLOCK-1	Ninth Floor	D1-901	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
62	BLOCK-1	Ninth Floor	D1-902	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
63	BLOCK-1	Ninth Floor	D2-902	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	
64	BLOCK-1	Ninth Floor	D2-903	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
65	BLOCK-1	Ninth Floor	D2-901	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
66	BLOCK-1	Ninth Floor	D3-901	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
67	BLOCK-1	Ninth Floor	D3-902	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
68	BLOCK-1	Tenth Floor	D1-1001	3BHK+3T	139.94	12.35	1.28	11.19	164.75	55.73	220.48	62.58	2	
69	BLOCK-1	Tenth Floor	D1-1002	3BHK+3T	141.48	12.48	1.34	10.66	165.96	56.14	222.11	63.04	2	
70	BLOCK-1	Tenth Floor	D2-1002	4BHK+4T	163.59	10.08	2.71	13.34	189.73	64.18	253.92	72.07	2	
71	BLOCK-1	Tenth Floor	D2-1003	4BHK+4T	180.92	18.63	2.12	13.59	215.25	72.82	288.07	81.76	2	
72	BLOCK-1	Tenth Floor	D2-1001	3BHK+3T	131.77	6.43	2.34	11.56	152.10	51.45	203.55	57.77	2	
73	BLOCK-1	Tenth Floor	D3-1001	3BHK+3T	132.05	7.03	1.62	10.57	151.26	51.17	202.43	57.45	1	
74	BLOCK-1	Tenth Floor	D3-1002	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
75	BLOCK-1	Eleventh Floor	D2-1102	4BHK+4T	163.59	10.08	2.71	13.93	190.32	64.38	254.71	72.29	2	
76	BLOCK-1	Eleventh Floor	D3-1101	3BHK+3T	132.05	7.03	1.62	11.01	151.70	51.32	203.02	57.62	1	
77	BLOCK-1	Eleventh Floor	D3-1102	3BHK+3T	123.67	5.62	2.83	11.08	143.20	48.44	191.64	54.39	1	
				SUB TOTAL	**11,071.20**	**789.32**	**156.95**	**900.24**	**12,917.71**	**4,369.86**	**17,287.57**	**4,906.52**	**124.00**	**9.00**
78	BLOCK-2	Ground & First Floor	A-G001	4BHK+5T	277.25	25.00	2.52	19.86	324.64	109.82	434.46	123.31	2	
79	BLOCK-2	Ground Floor	A-G002	1BHK+1T	59.49	5.07	1.44	5.41	71.41	24.16	95.56	27.12	0	
80	BLOCK-2	First Floor	A-102	2BHK+2T	85.99	5.07	2.34	7.08	100.48	33.99	134.47	38.17	1	
81	BLOCK-2	Second & Third Floor	A-201	4BHK+5T	277.25	25.00	2.52	19.86	324.64	109.82	434.46	123.31	2	
82	BLOCK-2	Second Floor	A-202	2BHK+2T	85.99	5.07	2.34	7.08	100.48	33.99	134.47	38.17	1	
83	BLOCK-2	Third Floor	A-302	2BHK+2T	85.99	5.07	2.34	7.08	100.48	33.99	134.47	38.17	1	
84	BLOCK-2	Fourth & Fifth Floor	A-401	4BHK+5T	277.25	25.00	2.52	19.86	324.64	109.82	434.46	123.31	2	
85	BLOCK-2	Fourth Floor	A-402	2BHK+2T	85.99	5.07	2.34	7.08	100.48	33.99	134.47	38.17	1	
86	BLOCK-2	Fifth Floor	A-502	2BHK+2T	85.99	5.07	2.34	7.08	100.48	33.99	134.47	38.17	1	
				SUB TOTAL	**1,321.19**	**105.42**	**20.70**	**100.42**	**1,547.73**	**523.57**	**2,071.30**	**587.87**	**11.00**	**-**

S MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

For M/s. Gazy Mag Private Limited

Authorised Signatory

87	BLOCK-3	Ground Floor	B-G001	3BHK+4T	156.19	15.70	2.36	10.72	184.96	62.57	247.53	70.25	1	
88	BLOCK-3	Ground Floor	B-G002	1BHK+1T	58.44	4.36	1.42	6.04	70.26	23.77	94.03	26.69	0	
89	BLOCK-3	First Floor	B-101	4BHK+4T	164.30	15.70	2.36	10.84	193.20	65.36	258.56	73.38	1	
90	BLOCK-3	First Floor	B-102	2BHK+2T	94.66	7.21	2.14	8.52	112.51	38.06	150.58	42.74	1	
91	BLOCK-3	Second Floor	B-201	4BHK+4T	164.30	15.70	2.36	10.84	193.20	65.36	258.56	73.38	2	
92	BLOCK-3	Second Floor	B-202	2BHK+2T	94.66	7.21	2.14	8.52	112.51	38.06	150.58	42.74	1	
				SUB TOTAL	**732.54**	**65.87**	**12.77**	**55.47**	**866.65**	**293.17**	**1,159.82**	**329.18**	**6.00**	-
93	BLOCK-4	Ground Floor	C-G001	2BHK+2T	70.53	4.89	1.44	7.20	84.06	28.44	112.50	31.93	1	
94	BLOCK-4	First Floor	C-101	2BHK+2T	82.72	4.89	1.44	7.92	96.97	32.80	129.77	36.83	1	
95	BLOCK-4	Second Floor	C-201	2BHK+2T	82.72	4.89	1.44	7.92	96.97	32.80	129.77	36.83	1	
96	BLOCK-4	Third Floor	C-301	2BHK+2T	82.72	4.89	1.44	7.92	96.97	32.80	129.77	36.83	1	
97	BLOCK-4	Fourth Floor	C-401	2BHK+2T	82.72	4.89	1.44	7.92	96.97	32.80	129.77	36.83	1	
98	BLOCK-4	Fifth Floor	C-501	2BHK+2T	82.72	4.89	1.44	7.92	96.97	32.80	129.77	36.83	1	
				SUB TOTAL	**484.11**	**29.34**	**8.64**	**46.82**	**568.91**	**192.45**	**761.37**	**216.09**	**6.00**	-
				BLOCK-1	11071.20	789.32	156.95	900.24	12917.71	4369.86	17287.57	4906.52	124.00	9.00
				BLOCK-2	1321.19	105.42	20.70	100.42	1547.73	523.57	2071.30	587.87	11.00	0.00
				BLOCK-3	732.54	65.87	12.77	55.47	866.65	293.17	1159.82	329.18	6.00	0.00
				BLOCK-4	484.11	29.34	8.64	46.82	568.91	192.45	761.37	216.09	6.00	0.00
					13609.04	**989.95**	**199.06**	**1102.95**	**15901.00**	**5379.06**	**21280.06**	**6039.66**	**147.00**	**9.00**
	Land Encroachment Area (534.93 + 48.16 +11.72 +110.30 Sq.Mts.)											**705.11**		
	Land area gifted for Link Road - 1											**154.43**		
	Land area gifted for Link Roads -2											**71.95**		
	Land area gifted for Street alignment											**118.35**		
	CAR PARKING TOTAL												**147.00**	**9.00**
	10% OF VISITORS CAR PARKING												**16.00**	
	GRAND TOTAL											**7089.50**	**163.00**	**9.00**
													172.00	

Note : The Club House will be allotted to the project residence only, the clubhouse will not sold separately.

S MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No CA / 2003 / 31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

For M/s. Gazy Mag Private Limited

Authorised Signatory

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.