Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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V.Srinivasan. AIIA.,
Registered Architect - Council of Architecture
Reg. No.: CA/96/19755

Srinivas & Associates
architects
2B, K.L. Apartment, J-68, 6th Street, Anna Nagar East,
Chennai- 600 102. Ph:4217 2501. E-mail : srinivasanvkm@gmail.com

Promoters: INDU HOUSING PVT LTD. Date : 28-07-2025

Project : Proposed Construction of Stilt + 5 floors (Heigth 18.30m) Residential Building with 40 Dwelling Units availing Premium FSI at At Block No. : L 44 To L 48, 1st Main Road, Besant Nagar, Chennai - 600 090. Comprised in T. S. No. : 4/1, Block No. : 40, Urur Town, Velachery Taluk, Chennai District, Greater Chennai Corporation, Division No. : 176, Zone - 13.

CARPET AREA STATEMENT

Sl.No	Floor	Flat No	Residence	Rera Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/ Utility/Service/ (sq.m)	Proporationate Common Area (sq.m)	Total Area	UDS land Area (sq.m)	Carparking (Nos.)		Owner / Builder
									1725.20	Covered	Open	
1	1st	1A	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
2	1st	1B	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Developer
3	1st	1C	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
4	1st	1D	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
5	1st	1E	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
6	1st	1F	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
7	1st	1G	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
8	1st	1H	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
9	2nd	2A	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer

For INDU HOUSING DEVELOPMENT (CHENNAI) PRIVATE LIMITED

Managing Director

V. SRINIVASAN, AIIA,
Registered Architect-CA/96/19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
2B, K.L. Apartment, J-68, 6th Street, Anna Nagar East,
Chennai - 600 102. Ph: 044 - 42172501.

10	2nd	2B	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
11	2nd	2C	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
12	2nd	2D	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
13	2nd	2E	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
14	2nd	2F	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
15	2nd	2G	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Developer
16	2nd	2H	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
17	3rd	3A	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
18	3rd	3B	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
19	3rd	3C	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
20	3rd	3D	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
21	3rd	3E	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
22	3rd	3F	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
23	3rd	3G	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
24	3rd	3H	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
25	4th	4A	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Owner
26	4th	4B	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
27	4th	4C	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
28	4th	4D	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer

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29	4th	4E	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
30	4th	4F	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
31	4th	4G	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
32	4th	4H	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
33	5th	5A	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Owner
34	5th	5B	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Developer
35	5th	5C	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
36	5th	5D	3BHK	124.67	10.59	4.18	27.78	167.22	63.49	1		Developer
37	5th	5E	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
38	5th	5F	2BHK	70.89	3.90	2.88	18.02	95.69	36.34		1	Owner
39	5th	5G	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
40	5th	5H	2BHK	70.89	3.90	2.88	18.02	95.69	36.34	1		Owner
GRAND TOTAL				3373.40	222.90	128.20	818.40	4542.90	1725.20	25	15	
								VISITOR CAR PARKING			4	
								TOTAL CAR PARKING		25	19	

3E

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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.