Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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CARPET AREA FOR PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 18 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO. E11 A &B, OLD DOOR NO. 4, NEW DOOR NO. 7, 42nd STREET, NCBS COLONY, NANGANALLUR, CHENNAI - 600061 AND COMPRISED IN OLD S. NO. 29/2 & 30 (AS PER DOCUMENT), AS PER PATTA NEW T.S. NO. 45/1, 45/2 & 45/3 IN BLOCK NO. 19, WARD-B OF NANGANALLUR VILLAGE, ALANDUR TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

Date:17-08-2026

S.NO.	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per sce 2(k) of the Rera act)	(b) EXCLUSIVE BALCONY	(c) EXCLUSIVE VERANDAH / UTILITY / SERVICE / OPEN TERRACE	(d) AREA OF EXTERNAL WALLS	e = (a+b+c+d) FLOOR AREA OF THE APARTMENT	(f) PROPORTIONATE COMMON AREA	g = (e+f) GROSS AREA OF THE APARTMENT	UDS LAND AREA	PARKING		
					(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	COVERED	OPEN	TWP
1		FIRST FLOOR	2BHK	1A	45.65	2.28	0.00	7.35	55.28	14.37	69.65	24.7			1
			2BHK	1B	50.57	1.95	0.00	6.47	58.99	15.33	74.32	26.36		1	
			2BHK	1C	50.90	2.84	0.00	5.25	58.99	15.33	74.32	26.36		1	
			2.5BHK	1D	68.96	6.40	0.00	9.46	84.82	22.05	106.87	37.9	1		1
2		SECOND FLOOR	1.5BHK	2A	44.75	2.77	0.00	7.76	55.28	14.37	69.65	24.7			1
			1.5BHK	2B	44.55	1.50	0.00	5.51	51.56	13.40	64.96	23.03			1
			2BHK	2C	56.38	3.30	0.00	6.74	66.42	17.27	83.69	29.68		1	
			3BHK	2D	71.35	4.04	0.00	9.43	84.82	22.05	106.87	37.90	1		1
3		THIRD FLOOR	2BHK	3A	45.28	2.28	0.00	7.72	55.28	14.37	69.65	24.7			1
			2BHK	3B	52.90	2.63	0.00	7.09	62.62	16.28	78.90	27.98		1	
			2BHK	3C	50.33	1.96	0.00	4.94	57.23	14.88	72.11	25.57			1
			3BHK	3D	69.77	3.94	0.00	9.25	82.96	21.56	104.52	37.06	1		1
4		FOURTH FLOOR	3BHK	4A	86.63	5.93	0.00	10.65	103.21	26.83	130.04	46.11	1		1
			2BHK	4B	57.57	3.33	0.00	9.14	70.04	18.21	88.25	31.29	1		
			2.5BHK	4C	69.16	6.47	0.00	9.19	84.82	22.05	106.87	37.9	1		1
5		FIFTH FLOOR	3BHK	5A	86.63	5.93	0.00	10.65	103.21	26.83	130.04	46.11	1		1
			2BHK	5B	57.57	3.33	0.00	9.14	70.04	18.21	88.25	31.3	1		
			3BHK	5C	71.35	4.04	0.00	9.43	84.82	22.05	106.87	37.9	1		1
			VISITOR CAR PARKING											1	
		TOTAL			**1080.30**	**64.92**	**0.00**	**145.17**	**1290.39**	**335.44**	**1625.83**	**576.55**	**9.00**	**5.00**	**12.00**

- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, anabstracttobesh own in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted / provided as per the Tamil Nadu Combined Development and Building Rules(TNCDBR),2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how carparking will be allotted.
- Promoter to clearly mention cover,open and visitor carparking. Car parking allotted to individual apartment to be shown in the carpet area statement

For AANIRUDH FLAT PROMOTERS PVT LTD

Director

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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.