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RE REGULATORY RECORD

RERA Document

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Promoters: PUSHKAR PROPERTIES

Date : 09-02-2026

CARPET AREA STATEMENT

Site Address : Proposed Construction of Stilt FLOOR (Parking) + 5 floors Residential Building (Heigth 18.30m) Residential Building with 30 Dwelling Units availing Premium FSI at OLD D.No: 243 to 254/2, NEW D.No: 254/1,296/1 to 296/12,1B, Konnur High Road, Ayanavaram, Chennai - 600 023.Comprised in, OLD T.S.No:243,254,296/3,296/4 & T.S.No:4/2,4/4,5/2 to 5/11,Block No:23,of Ayanavaram Village,Within the Limits of Greater Chennai Corporation.

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/ Utility/Service/ (sq.m)	(d) Area of External Walls (sq.m)	e = (a+b+c+d) Floor Area of the Apartment (sq.m)	(f) Proporationate Common Area (sq.m)	g = (e + f) Gross Area of the Apartment (sq.m)	(h) UDS land Area (sq.m) 1769.60	(i) Carparking (Nos.) Covered	(i) Carparking (Nos.) Open
1	A	1st	3BHK	1A	117.92	6.13	4.18	3.69	131.92	23.69	155.61	69.87	1	
2	B	1st	3BHK	1B	104.13	4.85	3.34	6.96	119.29	21.46	140.75	63.19	1	
3	C	1st	2BHK	1C	72.69	4.32	3.72	3.17	83.89	15.05	98.94	44.42	1	
4	D	1st	2BHK	1D	102.98	5.34	3.43	4.75	116.50	20.99	137.49	61.73	1	
5	E	1st	3BHK	1E	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
6	F	1st	3BHK	1F	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
7	A	2nd	3BHK	2A	117.92	6.13	4.18	3.69	131.92	23.69	155.61	69.87	1	
8	B	2nd	3BHK	2B	104.13	4.85	3.34	6.96	119.29	21.46	140.75	63.19	1	
9	C	2nd	2BHK	2C	72.69	4.32	3.72	3.17	83.89	15.05	98.94	44.42	1	

For PUSHKAR PROPERTIES PVT. LTD.

Director

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10	D	2nd	3BHK	2D	102.98	5.34	3.43	4.75	116.50	20.99	137.49	61.73	1	
11	E	2nd	3BHK	2E	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
12	F	2nd	3BHK	2F	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
13	A	3rd	3BHK	3A	117.92	6.13	4.18	3.69	131.92	23.69	155.61	69.87	1	
14	B	3rd	3BHK	3B	104.13	4.85	3.34	6.96	119.29	21.46	140.75	63.19	1	
15	C	3rd	2BHK	3C	72.69	4.32	3.72	3.17	83.89	15.05	98.94	44.42	1	
16	D	3rd	3BHK	3D	102.98	5.34	3.43	4.75	116.50	20.99	137.49	61.73	1	
17	E	3rd	3BHK	3E	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
18	F	3rd	3BHK	3F	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	

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19	A	4th	3BHK	4A	117.92	6.13	4.18	3.69	131.92	23.69	155.61	69.87	1	
20	B	4th	3BHK	4B	104.13	4.85	3.34	6.96	119.29	21.46	140.75	63.19	1	
21	C	4th	2BHK	4C	72.69	4.32	3.72	3.17	83.89	15.05	98.94	44.42	1	
22	D	4th	3BHK	4D	102.98	5.34	3.43	4.75	116.50	20.99	137.49	61.73	1	
23	E	4th	3BHK	4E	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35	1	
24	F	4th	3BHK	4F	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35		1
25	A	5th	3BHK	5A	117.92	6.13	4.18	3.69	131.92	23.69	155.61	69.87		1
26	B	5th	3BHK	5B	104.13	4.85	3.34	6.96	119.29	21.46	140.75	63.19		1
27	C	5th	2BHK	5C	72.69	4.32	3.72	3.17	83.89	15.05	98.94	44.42		1

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												1769.60	Covered	Open
28	D	5th	3BHK	5D	102.98	5.34	3.43	4.75	116.50	20.99	137.49	61.73		1
29	E	5th	3BHK	5E	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35		1
30	F	5th	3BHK	5F	94.26	4.85	2.42	6.70	108.23	19.51	127.74	57.35		1
TOTAL					2931.23	151.71	97.59	159.77	3340.30	601.05	3941.35	1769.6	23	7
												Visitor's Car Parking	1	2
												Grand Total	24	9

Land Extent = 1769.60 Sqm
Gift deed For street allignment = 81.60 Sqm
Total Extent = 1851.20 Sqm

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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.