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Ownership flowchart Date:30-04-2026

Owner Flowchart for the Proposed Contruction of Stilt Floor (Parking) +5 floors Residential Building with 15 Dwelling Unit (height -18.30M) Availing Premium FSI at Plot No.C-17,Door No.15/12,5th Main Road, Nanganallur Co-Operative Building Society Colony, Nanganallur, Chennai-600061.Comprised in Old S.No.39/2 and T.S.No.3,Block No.19,Ward -B,of Nanganallur Village Within the limits of Greater Chennai Corporation.

Sl No	Approval TS .No	Owner	TS No	Extent sq.ft	Title deed			
					Doc No & dated	Owner	S.No	Extent
1	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	R.Ganesan	O.S.No.39/2,T.S.No.3	431	158 dt:11/01/1994	R.Ganesan	O.S.No.39/2	431
2	O.S.No.39/2,T.S.No.3, Block No.19,Ward	1)G.Dharmarajan Subramanian 2)Y.Krishnambal	O.S.No.39/2	279	3252 dt :18/10/1993	1)G.Dharmarajan Subramanian 2)Y.Krishnambal	O.S.No.39/2	279
3	O.S.No.39/2,T.S.No.3, Block No.19,Ward	a)K.Sivajothi b)S.Lakshmiprabha	O.S.No.39/2	252	503 dt:16/02/2007	a)K.Sivajothi b)S.Lakshmiprabha	O.S.No.39/2	252
4	O.S.No.39/2,T.S.No.3, Block No.19,Ward	B.Shekar	O.S.No.39/2	473 279	Sale 460 dt:02/02/2001 Sett 5154 dt:26/11/2024	B.Sekar	O.S.No.39/2	473 279
5	O.S.No.39/2,T.S.No.3, Block No.19,Ward	A.Subramanian	O.S.No.39/2	419	Sett 3886 dt:20/11/2006	A.Subramanian	O.S.No.39/2	419
6	O.S.No.39/2,T.S.No.3, Block No.19,Ward	D.Sekar S.Rajeswari	O.S.No.39/2	427	3161 dt:17/11/2012	D.Sekar S.Rajeswari	O.S.No.39/2	427

		S.Revathy				S.Revathy		
7	O.S.No.39/2,T.S.No.3, Block No.19,Ward	V.Mahadevan	O.S.No.39/2	252	Sale 745 dt:17/02/1994	V.Mahadevan	O.S.No.39/2	252
8	O.S.No.39/2,T.S.No.3, Block No.19,Ward	M.Raghavi	O.S.No.39/2	232	Sett 4978 dt:23/10/2025	M.Raghavi	O.S.No.39/2	232
9	O.S.No.39/2,T.S.No.3, Block No.19,Ward	Arvind	O.S.No.39/2	400	Sale 2217 dt:28/07/1994 in favour of jothi Death: Jothi Chakrapani Legal heirs:Chakrapani and Arvind Release No.3520 dt:23/07/2025	Arvind	O.S.No.39/2	400
10	O.S.No.39/2,T.S.No.3, Block No.19,Ward	V.Sripriya	O.S.No.39/2	409	SALE 1815 dt:05/05/2014	V.Sripriya	O.S.No.39/2	409
11	O.S.No.39/2,T.S.No.3, Block No.19,Ward	R.V.Raghavan	O.S.No.39/2	260	SALE 2755 Dt:03/09/2010	R.V.Raghavan	O.S.No.39/2	260
12	O.S.No.39/2,T.S.No.3, Block No.19,Ward	R.Venkataramani	O.S.No.39/2	473	Sale 1437 Dt:12/05/1993	R.Venkataramani	O.S.No.39/2	473
13	O.S.No.39/2,T.S.No.3, Block No.19,Ward	S.Suresh and Padmapriya	O.S.No.39/2	419	Sale 2568 dt:10/06/2024	S.Suresh and Padmapriya	O.S.No.39/2	419
14	O.S.No.39/2,T.S.No.3, Block No.19,Ward	R.Krishnan	O.S.No.39/2	427	Sale 2544 dt:27/08/1993	R.Krishnan	O.S.No.39/2	427

	TOTAL	5432		5432

GPA

Sl No	Approval S.No	Doc No & dated	Executed by	In favour of	S.No	Extent sq.ft
1	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5283 dt:10/11/2025	R.Ganesan	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward-B,Nanganallur village,chennai.	0
2	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5292 dt:10/11/2025	1)G.Dharmarajan Subramanian 2)Y.Krishnambal	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	3.09
3	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5381 dt:14/11/2025	a)K.Sivajothi b)S.Lakshmiprabha	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	0
4	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5284 dt:23/10/2025	B.Shekar	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	269.16
5	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5379 dt:14/11/2025	A.Subramanian	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	74.11
6	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5380 dt:14/11/2025	D.Sekar S.Rajeswari S.Revathy	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	0
7	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	4984	V.Mahadevan	M/S ANIRUDH FOUNDATION PVT	O.S.No.39/2,T.S.No.3 , Block	54.47

		dt:23/10/2025		LTD	No.19,Ward	
8	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	4985 dt:23/10/2025	M.Raghavi	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	50.15
9	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5282 dt:10/11/2025	Arvind	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	158.58
10	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5279 dt:10/11/2025	V.Sripriya	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	133.09
13	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	4662 dt:26/09/2025	R.V.Raghavan	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	260
14	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5281 dt:10/11/2025	R.Venkataramani	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	145.35
15	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5280 dt:14/11/2025	S.Suresh and Padmapriya	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	143.09
16	O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.	5285 dt10/11/2025	R.Krishnan	M/S ANIRUDH FOUNDATION PVT LTD	O.S.No.39/2,T.S.No.3 , Block No.19,Ward	13.13
Total						1304.22

Joint Development agreement owner share					
SL No	Joint Development dated	Between	And	Developer share of Flat No.s	UDS extent sq.ft
1	07/09/2025	R.Ganesan	M/S ANIRUDH FOUNDATION PVT LTD	4A	431
2	10/11/2025	1)G.Dharmarajan Subramanian 2)Y.Krishnambal	M/S ANIRUDH FOUNDATION PVT LTD	3B	275.91
3	10/11/2025	a)K.Sivajothi b)S.Lakshmiprabha	M/S ANIRUDH FOUNDATION PVT LTD	2C	310.51 (Additional 58.51 sq.ft purchased
4	10/11/2025	B.Shekar	M/S ANIRUDH FOUNDATION PVT LTD	3A	482.84
5	10/11/2025	A.Subramanian	M/S ANIRUDH FOUNDATION PVT LTD	1C	344.89
6	29/09/2025	D.Sekar S.Rajeswari S.Revathy	M/S ANIRUDH FOUNDATION PVT LTD	2A	482.84(Additional 55.84 sq.ft purchased)
7	23/10/2025	1)V.Mahadevan 2)M.Raghavi	M/S ANIRUDH FOUNDATION PVT LTD	4C	379.38
8	10/11/2025	Arvind	M/S ANIRUDH FOUNDATION PVT LTD	1B	241.42
9	10/11/2025	V.Sripriya	M/S ANIRUDH FOUNDATION PVT LTD	4B	275.91
11	23/10/2025	R.V.Raghavan	M/S ANIRUDH FOUNDATION PVT LTD	Entire flat area	Entire flat area given for

				given for sale	sale
12	05/09/2025	R.Venkataramani	M/S ANIRUDH FOUNDATION PVT LTD	3C	327.65
13	10/11/2025	S.Suresh and Padmapriya	M/S ANIRUDH FOUNDATION PVT LTD	5B	275.91
14	10/11/2025	R.Krishnan	M/S ANIRUDH FOUNDATION PVT LTD	5C	413.87
Total					4242.13

Joint Development agreement developer share					
SL No	**Joint Development dated**	**Between**	**And**	**Flat No**	**UDS extent sq.ft**
1	05/09/2025,29/09/2025 23/10/2025,10/11/2025	R.Ganesan and others	M/S ANIRUDH FOUNDATION PVT LTD	1st-A	500.08
2				2nd-B	293.16
3				5th-A	396.63
Total					1189.87

Total UDS retained by the owners as per GPA =4127.78 sq.ft

UDS purchased by two of the owners 58.51+55.84 =114.35 sq.ft

Total UDS with owner (total UDS of all the flats to the owners) =4242.13

Total UDS Conveyed to developer as per GPA =1304.22

Total UDS sold by developer to individual owners=55.84+58.51 =114.35

Total UDS with Developer (for 3 flats)=1304.22-114.35 =1189.87

Total UDS of all the flats =4242.13+ 1189.87 =5432

Owner Flowchart for the Proposed Contruction of Stilt Floor (Parking) +5 floors Residential Building with 15 Dwelling Unit (height -18.30M) Availing Premium FSI at Plot No.C-17,Door No.15/12,5th Main Road, Nanganallur Co-Operative Building Society Colony, Nanganallur, Chennai-600061.Comprised in Old S.No.39/2 and T.S.No.3,Block No.19,Ward -B,of Nanganallur Village Within the limits of Greater Chennai Corporation.

Sl. No	Patta for O.S.No.39/2,T.S.No.3 , Block No.19,Ward-B,Nanganallur village,chennai. with 503 sq.mt	Ownership document for O.S.No.39/2,T.S.No.3, Block No.19,Ward-B,Nanganallur village,chennai.			GPA Executed by owner in favour of M/S ANIRUDH FOUNDATION PVT LTD					JDA Between Owners and M/S ANIRUDH FOUNDATION PVT LTD				
										Date	Owner Share		Developer Share	
		Doc.No & Date	Extent of UDS sq.ft	Owner	Doc.No & Date	Owner	UDS with owner sqft	UDS retained sqft	UDS Released Sqft		Floor-Flat No	UDS	Floor-FLAT NO	UDS
	R.Ganesan	158 dt:11/01/1994	431	R.Ganesan	5283 dt:10/11/2025	R.Ganesan	431	431	0	07/09/2025	4A	431	1st-A	500.08
	G.Dharmarajan Subramanian Y.Krishnambal	3252 dt :18/10/1993	279	G.Dharmarajan Subramanian Y.Krishnambal	5292 dt:10/11/2025	G.DharmarajanSubramanian Y.Krishnambal	279	275.91	3.09	10/11/2025	3B	275.91	2nd-B	293.16 396.63
	a)K.Sivajothi b)S.Lakshmiprabha	503 dt:16/02/2007	252	a)K.Sivajothi b)S.Lakshmiprabha	5381 dt:14/11/2025	a)K.Sivajothi b)S.Lakshmiprabha	252	252	0	10/11/2025	2C	310.51 (Additional 58.51 sq.ft purchased	5th-A	
	B.Sekar	Sale 460 dt:02/02/2001	473	B.Sekar	5284 dt:23/10/2025	B.Sekar	752	482.84	269.16	10/11/2025	3A	482.84		
		Sett 5154 dt:26/11/2024	279	B.Sekar	5284 dt:10/11/2025									
	A.Subramanian	Sett 3886 dt:20/11/2006	419	A.Subramanian	5379 dt:14/11/2025	A.Subramanian	419	344.89	74.11	10/11/2025	1C	344.89		
	D.Sekar S.Rajeswari S.Revathy	3161 dt:17/11/2012	427	D.Sekar S.Rajeswari S.Revathy	5380 dt:14/11/2025	D.Sekar S.Rajeswari S.Revathy	427	427	0	29/09/2025	2A	482.84(Additional 55.84 sq.ft purchased)		
	V.Mahadevan	Sale 745 dt:17/02/1994	252	V.Mahadevan	4984 dt:23/10/2025	V.Mahadevan	252	197.53	54.47	23/10/2025	4C	379.38		
	M.Raghavi	Sett 4978 dt:23/10/2025	232	M.Raghavi	4985 dt:23/10/2025	M.Raghavi	232	181.85	50.15					

	Arvind- copy	Sale 2217 dt:28/07/1994 in favour of jothi		400	5282 dt:10/11/2025	Arvind	400	241.42	158.58	10/11/2025	1B	241.42		
		Death: Jothi Chakrapani Legal heirs:Chakrapani and Arvind												
		Release No.3520 dt:23/07/2025	1/2 of 400	Chakrapani to Arvind										
	V.Sripriya	SALE 1815 dt:05/05/2014	409	V.Sripriya	5279 dt:10/11/2025	V.Sripriya	409	275.91	133.09	10/11/2025	4B	275.91		
	R.V.Raghavan	SALE 2755 Dt:03/09/2010	260	R.V.Raghavan	4662 dt:26/09/2025	R.V.Raghavan	260	0	260	23/10/2025	Entire flat area given for sale			
	R.Venkataramani	Sale Dt:12/05/1993	473	R.Venkataramani	5281 dt:10/11/2025	R.Venkataramani	473	327.65	145.35	05/09/2025	3C	327.65		
	S.Suresh and Padmapriya	Sale 2568 dt:10/06/2024	419	S.Suresh	5280 dt:14/11/2025	S.Suresh	419	275.91	143.09	10/11/2025	5B	275.91		
	R.Krishnan	Sale 2544 dt:27/08/1993	427	R.Krishnan	5285 dt10/11/2025	R.Krishnan	427	413.87	13.13	10/11/2025	5C	413.87		
	Total		5432				5432	4127.78	1304.22			4242.13		1189.87

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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

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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.