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

Kharche & Associates

Project "BINDIYA GARDENS" Residential apartments of Stilt + Five Floors with 09 Dwelling units at Plot No: 349 Old Door No: 41, New Door No: 14, 10 th Street and 17 th Street , I-Block,Anna Nagar East, Chennai-600102, Comprised in Old S. No.: 49 part, T.S.No: 61, Block No: 4 of Periyakudal Village, Aminjikaral Taluk within the limits of Greater Chennai Corporation.

RERA CARPET AREA STATEMENT

S.No	FLOOR	FLAT NO	TYPE	Rera Carpet Area (IN SQ.M)	Exclusive Balcony (IN SQ.M)	Exclusive Utility / Verandah (IN SQ.M)	Proportionate Common Area (IN SQ.M)	Total Salable Area	UDS Land Area	Car parking	
										Covered	Open
									666.57		
1	1st	Flat-A	3BHK	143.84	7.58	5.18	46.76	198.18	66.66	2	
2	1st	Flat-B	3BHK	143.84	7.58	5.18	46.76	198.18	66.66	2	
3	2nd	Flat-A	3BHK	146.54	5.17	5.18	46.46	198.18	66.66	2	
4	2nd	Flat-B	3BHK	143.84	7.58	5.18	46.76	198.18	66.66	2	
5	3rd	Flat-A	3BHK	146.54	5.17	5.18	46.46	198.18	66.66	2	
6	3rd	Flat-B	3BHK	146.54	5.17	5.18	46.46	198.18	66.66	2	
7	4th	Flat-A	3BHK	147.03	5.17	5.18	45.97	198.18	66.66	2	
8	4th	Flat-B	3BHK	146.54	5.17	5.18	46.46	198.18	66.66	2	
9	5th	Flat-A	4BHK	292.08	21.04	7.91	83.25	396.36	133.314	2	2
Total				1456.79	69.63	49.35	455.37	1981.80	666.57	18	2
									Visitors Parking		2

PLOT EXTENT AS PER DOCUMENT : 666.57 SQ.M.

PLOT EXTENT AS PER PATTA : 666.50 SQ.M

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA / 2004 / 33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA / Gr. 1 / 19/03/091 Dt. 18.03.2019
Reg. No. CGLRGN / RA / Gr. 1 / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261

For PUSHKAR PROPERTIES PVT. LTD.

Director

info@kharche.com
+ 91 (0) 44 2829 1291/ 3874/ 3261
20 shaffee mohamed road, chennai 600 006
www.kharche.com

Driven by Design

Scanned with OKEN Scanner

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.