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™
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DATE = 21.05.2026

SITE ADDRESS :THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT -18.30M) WITH 17 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFITS AT PLOT NOS-C 731 & C 732, NEW DOOR NO-11 & 13,OLD DOOR NO-42 & 43, 12TH AVENUE, ASHOK NAGAR, CHENNAI - 600 083. COMPRISED IN T.S.NOS - 15 & 14, OLD S.NOS-274/2 PART, BLOCK NO-75 OF KODAMBKKAM PART - 2 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/ Open Terrace (sq.m).	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	1	1	2 BHK	101	63.38	3.70	0	6.13	73.21	12.73	85.94	28.77	1	0
2	1	1	3 BHK	102	96.44	5.60	0	8.97	111.01	18.31	129.32	43.29	1	0
3	1	1	3 BHK	103	95.12	7.47	0	8.43	111.02	18.31	129.33	43.29	1	0
4	1	1	2 BHK	104	63.38	3.70	0	6.13	73.21	12.73	85.94	28.77	1	0
5	1	2	2 BHK	201	63.38	3.70	0	6.13	73.21	12.73	85.94	28.77	1	0
6	1	2	3 BHK	202	124.64	9.51	0	12.26	146.41	25.46	171.87	57.54	1	0
7	1	2	2 BHK	203	60.88	6.10	0	6.23	73.21	12.73	85.94	28.77	1	0
8	1	2	2 BHK	204	63.38	3.70	0	6.13	73.21	12.73	85.94	28.77	0	0
9	1	3	3 BHK	301	102.20	10.63	0	9.15	121.98	21.46	143.44	48.02	1	0
10	1	3	3 BHK	302	102.66	6.83	0	13.51	123.00	21.28	144.28	48.30	1	0
11	1	3	3 BHK	303	102.18	10.65	0	9.06	121.89	21.46	143.35	47.99	1	0
12	1	4	3 BHK	401	102.20	10.63	0	9.15	121.98	21.46	143.44	48.02	1	0
13	1	4	3 BHK	402	102.66	6.83	0	13.51	123.00	21.28	144.28	48.30	1	0
14	1	4	3 BHK	403	102.18	10.65	0	9.06	121.89	21.46	143.35	47.99	1	0
15	1	5	3 BHK	501	102.20	10.63	0	9.15	121.98	21.46	143.44	48.02	1	0
16	1	5	3 BHK	502	102.66	6.83	0	13.51	123.00	21.28	144.28	48.30	1	0
17	1	5	3 BHK	503	102.18	10.65	0	9.06	121.89	21.46	143.35	47.99	1	0
TOTAL AREA					**1551.72**	**127.81**	**0.00**	**155.57**	**1835.10**	**318.33**	**2153.43**	**720.92**	**16**	**0**

Note:
- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown 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 car parking 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.

AR. N. JOTHI LAKSHMI
REGD. ARCHITECT
CA. No: CA/2000-25855
Reg. No: RA/Gr.1/19/03/069
No.65, 12th Avenue, Ashok Nagar,
Chennai-600 083.

For HRPL HOMES AND INFRASTRUCTURES PVT. LTD.

Director

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.