Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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STILT +3, RESIDENTIAL BUILDING, WITH 18 DWELLING UNITS, AT PLOT NO. 10, SRI SATHYA SAI AVENUE ROAD, COMPRISED IN OLD S.NO: 87 / 3 PT, AND AS PER PATTA (PATTA No: 4985), NEW S.NO: 87 / 15A1B, , KANATHUR REDDY KUPPAM VILLAGE, THIRPORUR TALUK, CHENGALPATTU DISTRICT, TAMILNADU.

Carpet Area Statement										Date:	18-06-2025	
Sl.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sec	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking	
											Covered	Open
1	Block -1	First Floor	1A	Duplex villa flat	46.70	0.00	0.00	104.34	244.88	105.45	1	0
		Second Floor			45.40	1.52						
		Third Floor			45.40	1.52						
		Total			**137.50**	**3.04**						
2	Block -1	First Floor	2A	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
3	Block -1	First Floor	3A	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
4	Block -1	First Floor	4A	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
5	Block -1	First Floor	5A	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
6	Block -1	First Floor	1B	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						

For ARIMA BUILDERS & TECHNOLOGIES PVT. LTD.

Director

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
DTCP Reg.No.CGLDIST/RE/Gr-I/2023/10/011
Plot No. 1451-G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai-37.
Phone: 98402 29411, 88380 53086

7	Block -1	First Floor	2B	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
8	Block -1	First Floor	3B	Duplex villa flat	46.70	0.00	0.00	100.37	240.47	97.55	1	0
		Second Floor			46.70	0.00						
		Third Floor			46.70	0.00						
		Total			**140.10**	**0.00**						
9	Block -1	First Floor	4B	Duplex villa flat	46.00	0.00	0.00	101.19	239.19	108.13	2	0
		Second Floor			46.00	0.00						
		Third Floor			46.00	0.00						
		Total			**138.00**	**0.00**						
10	Block -2	First Floor	4C	Duplex villa flat	45.90	0.00	0.00	103.68	241.38	105.07	1	0
		Second Floor			44.50	1.40						
		Third Floor			44.50	1.40						
		Total			**134.90**	**2.80**						
11	Block -2	First Floor	3C	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
12	Block -2	First Floor	2C	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
13	Block -2	First Floor	1C	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						

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14	Block -2	First Floor	5D	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
15	Block -2	First Floor	4D	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
16	Block -2	First Floor	3D	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
17	Block -2	First Floor	2D	Duplex villa flat	46.45	0.00	0.00	100.18	239.53	97.55	1	0
		Second Floor			46.45	0.00						
		Third Floor			46.45	0.00						
		Total			**139.35**	**0.00**						
18	Block -2	First Floor	1D	Duplex villa flat	45.90	0.00	0.00	100.97	238.67	107.21	2	0
		Second Floor			45.90	0.00						
		Third Floor			45.90	0.00						
		Total			**137.70**	**0.00**						
TOTAL					**2504.25**	**5.84**	**0.00**	**1814.03**	**4324.12**	**1791.53**	**20.00**	**0.00**

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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.