Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 16 DWELLING UNITS (WITH HEIGHT 18.30M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 31 & 32, OLD DOOR NO. 02, NEW DOOR NO. 03, 18TH MAIN ROAD AND 3RD MAIN ROAD, NCBS COLONY, NANGANALLUR, CHENNAI 600061 AND COMPRISED IN OLD S.NO. 21/3A (Part), AS PER PATTA NEW T.S. NO. 70 & 71, BLOCK NO. 22, WARD-B OF NANGANALLUR VILLAGE, ALANDUR TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

S.NO.	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per sce 2(k) of the Rera act)	(b) EXCLUSIVE BALCONY	(c) EXCLUSIVE VERANDAH / UTILITY / SERVICE / OPEN	(d) AREA OF EXTERNAL WALLS	e = (a+b+c+d) FLOOR AREA OF THE APARTMENT	(f) PROPORTIONATE COMMON AREA	g = (e+f) GROSS AREA OF THE APARTMENT	UDS LAND AREA	PARKING		
					(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	COVERED	OPEN	TWP
1		FIRST FLOOR	2BHK	1A	53.05	2.12	0.00	7.26	62.43	10.03	72.46	24.23	-	1	1
			2BHK	1B	65.26	3.03	0.00	9.00	77.29	12.36	89.65	29.98	-	1	1
			3BHK	1C	79.69	4.76	0.00	11.24	95.69	15.33	111.02	37.12	1	-	-
			3BHK	1D	87.98	6.36	0.00	12.96	107.30	17.19	124.49	41.63	1	-	-
2		SECOND FLOOR	1.5BHK	2A	54.00	2.50	0.00	7.60	64.10	10.22	74.32	24.85	-	1	1
			2BHK	2B	64.04	3.03	0.00	8.55	75.62	12.17	87.79	29.36	-	1	
			3BHK	2C	79.69	4.76	0.00	11.24	95.69	15.33	111.02	37.12	1	-	-
			3BHK	2D	89.69	4.65	0.00	12.96	107.30	17.19	124.49	41.63	1	-	-
3		THIRD FLOOR	1 BHK	3A	48.94	2.51	0.00	6.80	58.25	9.30	67.55	22.58	-	-	1
			2BHK	3B	69.35	3.03	0.00	9.10	81.48	13.09	94.57	31.62	-	1	-
			3BHK	3C	79.69	4.76	0.00	11.24	95.69	15.33	111.02	37.12	1	-	-
			3BHK	3D	89.69	4.65	0.00	12.96	107.30	17.19	124.49	41.63	1	-	-
4		FOURTH FLOOR	2BHK	4A	55.27	3.35	0.00	7.81	66.43	10.68	77.11	25.79	-	1	1
			2.5BHK	4B	68.65	3.07	0.00	9.94	81.66	13.10	94.76	31.69	1	-	-
			2.5BHK	4C	72.34	4.76	0.00	10.23	87.33	13.93	101.26	33.86	1	-	-
			3BHK	4D	89.69	4.65	0.00	12.96	107.30	17.19	124.49	41.63	1	-	-
5		FIFTH FLOOR	2BHK	5A	55.27	3.35	0.00	7.81	66.43	10.68	77.11	25.79	-	-	1
			2.5BHK	5B	68.65	3.07	0.00	9.94	81.66	13.10	94.76	31.69	1	-	-
			2.5BHK	5C	72.34	4.76	0.00	10.23	87.33	13.93	101.26	33.86	1	-	-
			3BHK	5D	89.69	4.65	0.00	12.96	107.30	17.19	124.49	41.63	1	-	-
											VISITOR CAR PARKING			1	
		TOTAL			**1432.97**	**77.82**	**0.00**	**202.79**	**1713.58**	**274.53**	**1988.11**	**664.81**	**12.00**	**7.00**	**6.00**

For AANIRUDH FLAT PROMOTERS PVT LTD

Managing Director

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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.