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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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date: 06.03.2026

Site Address : "ARUNA DELIGHT " Proposed Construction of Stilt Floor (Parking) + 2 Floors + 3rd Floor part (12.60m Height) Residential building with 16 Dwelling units at Old Door No.152, New Door No.104, Mettu Street, Ayanavaram, Chennai 600023 comprised in Paimash No.980, T.S.No.84, Block No.28 of Ayanavaram 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	3BHK	A01	119.93	2.78	4.53	11.82	139.06	31.22	170.28	81.29	1	0
2	1	1	2BHK	A02	66.98	-	-	7.53	74.51	16.73	91.24	43.56	0	0
3	1	1	3BHK	B01	119.93	4.46	4.53	12.55	141.47	31.76	173.23	82.70	1	0
4	1	1	2BHK	B02	66.98	-	-	7.49	74.47	16.72	91.19	43.53	1	0
5	1	1	2BHK	C01	61.62	4.83	-	8.26	74.71	16.77	91.48	43.67	0	0
6	1	1	2BHK	C02	65.98	-	-	8.18	74.16	16.65	90.81	43.35	1	0
7	1	2	3BHK	A03	119.93	2.78	4.53	11.82	139.06	31.22	170.28	81.29	1	0
8	1	2	2BHK	A04	66.98	-	-	7.53	74.51	16.73	91.24	43.56	0	0
9	1	2	3BHK	B03	119.93	4.46	4.53	12.55	141.47	31.76	173.23	82.70	1	0
10	1	2	2BHK	B04	66.98	-	-	7.49	74.47	16.72	91.19	43.53	1	0
11	1	2	2BHK	C03	61.62	4.83	-	8.26	74.71	16.77	91.48	43.67	0	0
12	1	2	2BHK	C04	65.98	-	-	8.18	74.16	16.65	90.81	43.35	1	0
13	1	3	3BHK	A05	106.41	2.78	-	11.68	120.87	27.13	148.00	70.66	1	0
14	1	3	3BHK	B05	105.16	-	-	12.94	118.10	26.51	144.61	69.04	1	0
15	1	3	2BHK	C05	61.62	-	-	7.5	69.12	15.52	84.64	40.41	0	0
16	1	3	2BHK	C06	65.98	-	-	8.18	74.16	16.65	90.81	43.35	1	0
TOTAL					1342.01	26.92	18.12	151.96	1539.01	345.48	1884.49	899.66	11	0
											Visitors' Car Parking		1	0
											Grand Total		12	0

B. Akshaya

B. AKSHAYA, B.Arch.,
REGISTERED ARCHITECH (RA)
Regn. No. CA / 2020 /123590
No. 4, Venkateshwara Avenue,
Sabari Nagar, Perur, Chennai-600 116.
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COUNCIL OF ARCHITECTURE

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

CERTIFICATE OF REGISTRATION



This is to certify that the name of

Ms. AKSHAYA B

has been entered in the Register of Architects maintained by the Council and her Registration No. is

CA/2020/123590

The Certificate is valid from fifth day of November 2020
to the thirty-first day of December 2033

This digitally signed Certificate is issued by the Council subsequent to renewal of Registration by the concerned Architect, in continuation of physical Certificate of Registration issued on sixteenth day of May 2023

List of Additional Qualification:

This Certificate is issued under the common Seal of the Council of Architecture
on this Second day of Apr 2024

Secretary

President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.

B. AKSHAYA, B.Arch.,
REGISTERED ARCHITECH (RA)
Regn. No. CA / 2020 / 123590
No. 4, Venkateshwara Avenue,
Sabari Nagar, Perur, Chennai-600 116
Mob: 6380907406,
G-mail:bakshayarch26@gmail.com

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.