Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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Project: Hansa Ahaana, Plot No. G, Canal Road, Selva Nagar, Old Survey Nos. 288/1 and 288/2, New Survey No. 288/1A4 and 288/2A4 Varadhapuram Village, Kundrathur Panchayat Union Chennai													Date: 5.9.2026	
													Car Parking (Nos.)	
Si No	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of RERA Carpet Area (sec 2(k)) (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) Propotionate Common Area	g = (e+f) Gross Area of the apartment (sq.m)	UDS Land Area (sq.m)	Covered	Open
1	1	First	1BHK	1A	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
2	1	First	1BHK	1B	32.51	3.71	8.25	8.27	52.74	7.06	59.80	22.83	---	---
3	1	First	1BHK	1C	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
4	1	First	1BHK	1D	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
5	1	First	1BHK	1E	36.88	3.71	9.35	8.27	58.21	8.36	66.57	25.33	---	---
6	1	First	1BHK	1F	34.93	3.71	8.86	8.83	56.33	7.99	64.32	24.55	---	---
7	1	First	1BHK	1G	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
8	1	First	1BHK	1H	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
9	1	Second	1BHK	2A	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
10	1	Second	1BHK	2B	32.51	3.71	8.25	8.27	52.74	7.06	59.80	22.83	---	---
11	1	Second	1BHK	2C	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
12	1	Second	1BHK	2D	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
13	1	Second	1BHK	2E	36.88	3.71	9.35	8.27	58.21	8.36	66.57	25.33	---	---
14	1	Second	1BHK	2F	34.93	3.71	8.86	8.83	56.33	7.99	64.32	24.55	---	---
15	1	Second	1BHK	2G	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
16	1	Second	1BHK	2H	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
17	1	Third	1BHK	3A	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
18	1	Third	1BHK	3B	32.51	3.71	8.25	8.27	52.74	7.06	59.80	22.83	---	---
19	1	Third	1BHK	3C	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
20	1	Third	1BHK	3D	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
21	1	Third	1BHK	3E	36.88	3.71	9.35	8.27	58.21	8.36	66.57	25.33	---	---
22	1	Third	1BHK	3F	34.93	3.71	8.86	8.83	56.33	7.99	64.32	24.55	---	---
23	1	Third	1BHK	3G	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
24	1	Third	1BHK	3H	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
25	1	Fourth	1BHK	4A	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
26	1	Fourth	1BHK	4B	32.51	3.71	8.25	8.27	52.74	7.06	59.80	22.83	---	---
27	1	Fourth	1BHK	4C	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	---	---
28	1	Fourth	1BHK	4D	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
29	1	Fourth	1BHK	4E	36.88	3.71	9.35	8.27	58.21	8.36	66.57	25.33	---	1
30	1	Fourth	1BHK	4F	34.93	3.71	8.86	8.83	56.33	7.99	64.32	24.55	---	---
31	1	Fourth	1BHK	4G	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
32	1	Fourth	1BHK	4H	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
33	1	Fifth	1BHK	5A	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
34	1	Fifth	1BHK	5B	32.51	3.71	8.25	8.27	52.74	7.06	59.80	22.83	---	---
35	1	Fifth	1BHK	5C	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	1	---
36	1	Fifth	1BHK	5D	36.88	3.71	9.35	8.74	58.68	8.36	67.04	25.54	---	1
37	1	Fifth	1BHK	5E	36.88	3.71	9.35	8.27	58.21	8.36	66.57	25.33	---	---
38	1	Fifth	1BHK	5F	34.93	3.71	8.86	8.83	56.33	7.99	64.32	24.55	---	---
39	1	Fifth	1BHK	5G	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
40	1	Fifth	1BHK	5H	32.51	3.71	8.25	8.09	52.56	7.16	59.72	22.78	---	---
41	2	First	1BHK	1A	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
42	2	First	1BHK	1B	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
43	2	First	1BHK	1C	35.02	3.71	8.88	8.74	56.35	7.71	64.06	24.43	---	---
44	2	First	1BHK	1D	36.88	3.71	9.35	8.55	58.49	8.18	66.67	25.37	1	---
45	2	First	1BHK	1E	36.88	3.71	9.35	8.64	58.58	5.95	64.53	24.43	---	---
46	2	First	1BHK	1F	35.02	3.71	8.88	8.74	56.35	5.58	61.93	23.48	---	---
47	2	First	1BHK	1G	35.02	3.71	8.88	8.83	56.44	5.67	62.11	23.56	---	---
48	2	First	1BHK	1H	36.88	3.71	9.35	8.74	58.68	5.95	64.63	24.47	---	---
49	2	First	1BHK	1I	36.88	3.71	9.35	8.64	58.58	8.27	66.85	25.45	1	---
50	2	First	1BHK	1J	34.83	3.71	8.83	9.11	56.48	7.90	64.38	24.59	1	---
51	2	First	1BHK	1K	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
52	2	First	1BHK	1L	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
53	2	Second	1BHK	2A	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
54	2	Second	1BHK	2B	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
55	2	Second	1BHK	2C	35.02	3.71	8.88	8.74	56.35	7.71	64.06	24.43	---	---
56	2	Second	1BHK	2D	36.88	3.71	9.35	8.55	58.49	8.18	66.67	25.37	1	---
57	2	Second	1BHK	2E	36.88	3.71	9.35	8.64	58.58	5.95	64.53	24.43	---	---
58	2	Second	1BHK	2F	35.02	3.71	8.88	8.74	56.35	5.58	61.93	23.48	---	---
59	2	Second	1BHK	2G	35.02	3.71	8.88	8.83	56.44	5.67	62.11	23.56	---	---
60	2	Second	1BHK	2H	36.88	3.71	9.35	8.74	58.68	5.95	64.63	24.47	---	---
61	2	Second	1BHK	2I	36.88	3.71	9.35	8.64	58.58	8.27	66.85	25.45	1	---
62	2	Second	1BHK	2J	34.83	3.71	8.83	9.11	56.48	7.90	64.38	24.59	1	---
63	2	Second	1BHK	2K	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
64	2	Second	1BHK	2L	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
65	2	Third	1BHK	3A	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
66	2	Third	1BHK	3B	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
67	2	Third	1BHK	3C	35.02	3.71	8.88	8.74	56.35	7.71	64.06	24.43	---	---
68	2	Third	1BHK	3D	36.88	3.71	9.35	8.55	58.49	8.18	66.67	25.37	1	---
69	2	Third	1BHK	3E	36.88	3.71	9.35	8.64	58.58	5.95	64.53	24.43	---	---
70	2	Third	1BHK	3F	35.02	3.71	8.88	8.74	56.35	5.58	61.93	23.48	---	---
71	2	Third	1BHK	3G	35.02	3.71	8.88	8.83	56.44	5.67	62.11	23.56	---	---
72	2	Third	1BHK	3H	36.88	3.71	9.35	8.74	58.68	5.95	64.63	24.47	---	---
73	2	Third	1BHK	3I	36.88	3.71	9.35	8.64	58.58	8.27	66.85	25.45	1	---
74	2	Third	1BHK	3J	34.83	3.71	8.83	9.11	56.48	7.90	64.38	24.59	1	---
75	2	Third	1BHK	3K	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
76	2	Third	1BHK	3L	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
77	2	Fourth	1BHK	4A	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
78	2	Fourth	1BHK	4B	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
79	2	Fourth	1BHK	4C	35.02	3.71	8.88	8.74	56.35	7.71	64.06	24.43	---	---
80	2	Fourth	1BHK	4D	36.88	3.71	9.35	8.55	58.49	8.18	66.67	25.37	1	---
81	2	Fourth	1BHK	4E	36.88	3.71	9.35	8.64	58.58	5.95	64.53	24.43	---	---
82	2	Fourth	1BHK	4F	35.02	3.71	8.88	8.74	56.35	5.58	61.93	23.48	---	---
83	2	Fourth	1BHK	4G	35.02	3.71	8.88	8.83	56.44	5.67	62.11	23.56	---	---
84	2	Fourth	1BHK	4H	36.88	3.71	9.35	8.74	58.68	5.95	64.63	24.47	---	---
85	2	Fourth	1BHK	4I	36.88	3.71	9.35	8.64	58.58	8.27	66.85	25.45	1	---
86	2	Fourth	1BHK	4J	34.83	3.71	8.83	9.11	56.48	7.90	64.38	24.59	---	1
87	2	Fourth	1BHK	4K	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
88	2	Fourth	1BHK	4L	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
89	2	Fifth	1BHK	5A	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
90	2	Fifth	1BHK	5B	32.51	3.71	8.25	8.55	53.02	7.06	60.08	22.95	---	---
91	2	Fifth	1BHK	5C	35.02	3.71	8.88	8.74	56.35	7.71	64.06	24.43	---	---
92	2	Fifth	1BHK	5D	36.88	3.71	9.35	8.55	58.49	8.18	66.67	25.37	---	1
93	2	Fifth	1BHK	5E	36.88	3.71	9.35	8.64	58.58	5.95	64.53	24.43	---	---
94	2	Fifth	1BHK	5F	35.02	3.71	8.88	8.74	56.35	5.58	61.93	23.48	---	---
95	2	Fifth	1BHK	5G	35.02	3.71	8.88	8.83	56.44	5.67	62.11	23.56	---	---
96	2	Fifth	1BHK	5H	36.88	3.71	9.35	8.74	58.68	5.95	64.63	24.47	---	---
97	2	Fifth	1BHK	5I	36.88	3.71	9.35	8.64	58.58	8.27	66.85	25.45	1	---
98	2	Fifth	1BHK	5J	34.83	3.71	8.83	9.11	56.48	7.90	64.38	24.59	---	1
99	2	Fifth	1BHK	5K	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
100	2	Fifth	1BHK	5L	32.51	3.71	8.25	8.55	53.02	7.16	60.18	22.99	---	---
					3465.30	371.00	878.88	858.85	5574.03	726.30	6300.33	2400.00	20	5

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No.11, Kuvalai Malar Street, Poonganagar,

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.