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

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Project: Hansa Diamond Carpet Area Statement 'Hansa Diamond' T S No. 7/11 Old Survey Nos. 276, 277, 278 and 279, Block No.18, Ward – G, Zone I, Division 7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019									Date:			
Si No	Block	Floor	Flat No	Type	RERA Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Propotionate Common Area	Total Area (sq.m)	UDS Land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
1	1	First	1A	1BHK	31.04	2.13	---	14.22	47.39	22.10	---	---
2	1	First	1B	1BHK	29.27	2.92	---	13.66	45.85	21.38	---	---
3	1	First	1C	1BHK	31.78	1.76	---	14.31	47.85	22.31	1	---
4	1	First	1D	1BHK	32.34	1.85	---	14.59	48.78	22.75	1	---
5	1	First	1E	1BHK	29.64	1.95	---	13.45	45.04	21.00	---	---
6	1	First	1F	1BHK	29.73	1.95	---	13.45	45.13	21.05	---	---
7	1	First	1G	1BHK	31.14	1.76	---	14.12	47.02	21.93	---	---
8	1	First	1H	1BHK	30.67	1.76	---	13.84	46.27	21.58	---	---
9	1	Second	2A	1BHK	31.04	2.13	---	14.22	47.39	22.10	---	---
10	1	Second	2B	1BHK	29.27	2.92	---	13.66	45.85	21.38	---	---
11	1	Second	2C	1BHK	31.78	1.76	---	14.31	47.85	22.31	1	---
12	1	Second	2D	1BHK	32.34	1.85	---	14.59	48.78	22.75	1	---
13	1	Second	2E	1BHK	29.64	1.95	---	13.45	45.04	21.00	---	---
14	1	Second	2F	1BHK	29.73	1.95	---	13.45	45.13	21.05	---	---
15	1	Second	2G	1BHK	31.14	1.76	---	14.12	47.02	21.93	---	---
16	1	Second	2H	1BHK	30.67	1.76	---	13.84	46.27	21.58	---	---
17	1	Third	3A	1BHK	31.04	2.13	---	14.22	47.39	22.10	---	---
18	1	Third	3B	1BHK	29.27	2.92	---	13.66	45.85	21.38	---	---
19	1	Third	3C	1BHK	31.78	1.76	---	14.31	47.85	22.31	1	---
20	1	Third	3D	1BHK	32.34	1.85	---	14.59	48.78	22.75	1	---
21	1	Third	3E	1BHK	29.64	1.95	---	13.45	45.04	21.00	---	---
22	1	Third	3F	1BHK	29.73	1.95	---	13.45	45.13	21.05	---	---
23	1	Third	3G	1BHK	31.14	1.76	---	14.12	47.02	21.93	---	---
24	1	Third	3H	1BHK	30.67	1.76	---	13.84	46.27	21.58	---	---
25	1	Fourth	4A	1BHK	31.04	2.13	---	14.22	47.39	22.10	---	---
26	1	Fourth	4B	1BHK	29.27	2.92	---	13.66	45.85	21.38	---	---
27	1	Fourth	4C	1BHK	31.78	1.76	---	14.31	47.85	22.31	1	---
28	1	Fourth	4D	1BHK	32.34	1.85	---	14.59	48.78	22.75	1	---
29	1	Fourth	4E	1BHK	29.64	1.95	---	13.45	45.04	21.00	---	---
30	1	Fourth	4F	1BHK	29.73	1.95	---	13.45	45.13	21.05	---	---
31	1	Fourth	4G	1BHK	31.14	1.76	---	14.12	47.02	21.93	---	---
32	1	Fourth	4H	1BHK	30.67	1.76	---	13.84	46.27	21.58	---	---
33	1	Fifth	5A	1BHK	31.50	2.22	---	14.40	48.12	22.44	---	---
34	1	Fifth	5B	1BHK	29.83	2.92	---	13.94	46.69	21.77	---	---
35	1	Fifth	5C	1BHK	31.59	1.95	---	14.40	47.94	22.36	---	---
36	1	Fifth	5D	1BHK	31.04	2.04	---	14.12	47.20	22.01	---	---
37	2	First	1A	2BHK	48.14	4.18	---	19.80	72.12	33.63	1	---
38	2	First	1B	2BHK	49.90	4.18	---	20.44	74.52	34.75	1	---
39	2	First	1C	1BHK	36.24	1.85	---	14.50	52.59	24.53	---	---
40	2	First	1D	2BHK	45.91	4.18	---	18.96	69.05	32.20	1	---
41	2	First	1E	2BHK	48.23	4.18	---	19.88	72.29	33.71	1	---
42	2	First	1F	1BHK	34.94	1.95	---	14.03	50.92	23.75	---	---
43	2	Second	2A	2BHK	48.14	4.18	---	19.80	72.12	33.63	1	---
44	2	Second	2B	2BHK	49.90	4.18	---	20.44	74.52	34.75	1	---
45	2	Second	2C	1BHK	36.24	1.85	---	14.50	52.59	24.53	---	---
46	2	Second	2D	2BHK	45.91	4.18	---	18.96	69.05	32.20	1	---
47	2	Second	2E	2BHK	48.23	4.18	---	19.88	72.29	33.71	1	---
48	2	Second	2F	1BHK	34.94	1.95	---	14.03	50.92	23.75	---	---
49	2	Third	3A	2BHK	48.14	4.18	---	19.80	72.12	33.63	1	---
50	2	Third	3B	2BHK	49.90	4.18	---	20.44	74.52	34.75	1	---
51	2	Third	3C	1BHK	36.24	1.85	---	14.50	52.59	24.53	---	---
52	2	Third	3D	2BHK	45.91	4.18	---	18.96	69.05	32.20	1	---
53	2	Third	3E	2BHK	48.23	4.18	---	19.88	72.29	33.71	1	---
54	2	Third	3F	1BHK	34.94	1.95	---	14.03	50.92	23.75	---	---
55	2	Fourth	4A	2BHK	48.14	4.18	---	19.80	72.12	33.63	1	---
56	2	Fourth	4B	2BHK	49.90	4.18	---	20.44	74.52	34.75	1	---
57	2	Fourth	4C	1BHK	36.24	1.85	---	14.50	52.59	24.53	---	---
58	2	Fourth	4D	2BHK	45.91	4.18	---	18.96	69.05	32.20	1	---
59	2	Fourth	4E	2BHK	48.23	4.18	---	19.88	72.29	33.71	1	---
60	2	Fourth	4F	1BHK	34.94	1.95	---	14.03	50.92	23.75	---	---
61	2	Fifth	5A	2BHK	48.69	4.18	---	19.98	72.85	33.97	1	---
62	2	Fifth	5B	2BHK	50.09	4.18	---	20.72	74.99	34.97	1	---
63	2	Fifth	5C	2BHK	46.56	4.18	---	19.23	69.97	32.63	1	---
64	2	Fifth	5D	2BHK	48.88	4.18	---	20.16	73.22	34.15	1	---
TOTAL					2354.06	172.25		1013.95	3540.26	1651.00	28	0

For HANSA ESTATES PRIVATE LIMITED

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.