Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

VOORA AGASTYA HEIGHTS - TNRERA CARPET AREA STATEMENT

Site Address : Proposed Construction of High Rise Group Development Building for Residential Use Consisting of Stilt Floor (for Parking use)+13 Floors with Dwelling Units(With Height 42m)at New Door No.231 & 232,Old Door No.293 & 294 abutting Thirvottiyur High Road Comprised in T.S.No.3659/1 (part) & 3661/1 (part),Block No.54 of Tondiarpet Village,Tondiarpet Taluk within the limits of Greater Chennai Corporation.

				(a)	(b)	(C)	(d)	e = (a+b+c+d)	(f)	g = (e + f)	(h)	(i)	
												Car Parking (Nos.)	
Sl.No.	Floor	Type	APARTMENT NO	RERA Carpet Area (sec 2(k))of the RERA Act) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Area of External walls(sq.m)	Floor area of the apartment (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the Apartment (Sq.m)	UDS land Area (sq.m)	Covered	Open
1	FIRST FLOOR	4BHK + 3T	A011	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83		2.00
2	FIRST FLOOR	3BHK + 3T	A012	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
3	FIRST FLOOR	3BHK + 3T	A013	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
4	FIRST FLOOR	3BHK + 3T	A014	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
5	SECOND FLOOR	4BHK + 3T	A021	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
6	SECOND FLOOR	3BHK + 3T	A022	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
7	SECOND FLOOR	3BHK + 3T	A023	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
8	SECOND FLOOR	3BHK + 3T	A024	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
9	THIRD FLOOR	4BHK + 3T	A031	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83		2.00
10	THIRD FLOOR	3BHK + 3T	A032	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
11	THIRD FLOOR	3BHK + 3T	A033	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
12	THIRD FLOOR	3BHK + 3T	A034	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
13	FOURTH FLOOR	4BHK + 3T	A041	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
14	FOURTH FLOOR	3BHK + 3T	A042	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
15	FOURTH FLOOR	3BHK + 3T	A043	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
16	FOURTH FLOOR	3BHK + 3T	A044	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
17	FIFTH FLOOR	4BHK + 3T	A051	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
18	FIFTH FLOOR	3BHK + 3T	A052	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
19	FIFTH FLOOR	3BHK + 3T	A053	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
20	FIFTH FLOOR	3BHK + 3T	A054	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
21	SIXTH FLOOR	4BHK + 3T	A061	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	

ARCHITECT : AMERNATH.A
REG. No. CA/2014/64905
CMDA Regd. No. RA/Gr-I/2024/03/030
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For Voora Property Developers (P) Ltd.

Managing Director

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Sl.No.	Floor	Type	APARTMENT NO	RERA Carpet Area (sec 2(k))of the RERA Act) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Area of External walls(sq.m)	Floor area of the apartment (sq.m)	Proportionate Common Area (sq.m)	Gross Area of the Apartment (Sq.m)	UDS land Area (sq.m)	Covered	Open
22	SIXTH FLOOR	3BHK + 3T	A062	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
23	SIXTH FLOOR	3BHK + 3T	A063	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
24	SIXTH FLOOR	3BHK + 3T	A064	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
25	SEVENTH FLOOR	4BHK + 3T	A071	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
26	SEVENTH FLOOR	3BHK + 3T	A072	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
27	SEVENTH FLOOR	3BHK + 3T	A073	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
28	SEVENTH FLOOR	3BHK + 3T	A074	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
29	EIGHTH FLOOR	4BHK + 3T	A081	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
30	EIGHTH FLOOR	3BHK + 3T	A082	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
31	EIGHTH FLOOR	3BHK + 3T	A083	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
32	EIGHTH FLOOR	3BHK + 3T	A084	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
33	NINETH FLOOR	4BHK + 3T	A091	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
34	NINETH FLOOR	3BHK + 3T	A092	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
35	NINETH FLOOR	3BHK + 3T	A093	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
36	NINETH FLOOR	3BHK + 3T	A094	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
37	TENTH FLOOR	4BHK + 3T	A101	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
38	TENTH FLOOR	3BHK + 3T	A102	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
39	TENTH FLOOR	3BHK + 3T	A103	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
40	TENTH FLOOR	3BHK + 3T	A104	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
41	ELEVENTH FLOOR	4BHK + 3T	A111	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
42	ELEVENTH FLOOR	3BHK + 3T	A112	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
43	ELEVENTH FLOOR	3BHK + 3T	A113	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00

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44	ELEVENTH FLOOR	3BHK + 3T	A114	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
45	TWELVETH FLOOR	4BHK + 3T	A121	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
46	TWELVETH FLOOR	3BHK + 3T	A122	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
47	TWELVETH FLOOR	3BHK + 3T	A123	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
48	TWELVETH FLOOR	3BHK + 3T	A124	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
49	THIRTEEN FLOOR	4BHK + 3T	A131	142.44	5.88	2.28	8.78	159.37	45.48	204.85	49.83	2.00	
50	THIRTEEN FLOOR	3BHK + 3T	A132	108.97	8.71	3.00	6.69	127.37	39.86	167.22	40.68		1.00
51	THIRTEEN FLOOR	3BHK + 3T	A133	108.01	9.41	1.68	7.58	126.68	47.51	174.19	42.37		1.00
52	THIRTEEN FLOOR	3BHK + 3T	A134	108.37	11.57	3.06	7.36	130.36	44.29	174.66	42.48		1.00
	TOTAL AREA									9371.98	2279.83	22.00	43.00
	CAR PARKING												65.00
	VISITORS CAR PARKING												8.00
	TOTAL CAR PARKING												73.00

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Managing Director

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.