Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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CHETTINAAD DESIGN

RERA Area statement for PROPOSED CONSTRUCTION OF **" NOVA PLATINUM 64"**, STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (Height - 18.30M) WITH 10 DWELLING UNITS AT TNHB BLOCK No.64, AMBATTUR ESTATE - THIRUMANGALAM ROAD, ARIGNAR ANNA NAGAR WESTERN EXTENSION, CHENNAI- 600 101, COMPRISED IN OLD S.No.283 PART AND 290 PART (As per Doc.) OLD S.No.280/PART, 281/PART AND 290/2 PART, T.S.No.165/1, BLOCK No.42 OF PADI VILLAGE (As per Patta) WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE -VII, DIVISION -89.

PLOT EXTENT (AS PER DOCUMENT) **810.00** Sq.m

S.No.	Floor	Flat No.	Type	RERA Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandha/Utility/ Service/ Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m)	Car Parking (Nos.)	
										Covered	Open
1	1ST FLOOR	1A	3BHK+3T	121.71	6.29	4.18	40.26	172.44	81.012	1	
2	1ST FLOOR	1B	3BHK+3T	121.99	6.29	3.72	40.39	172.39	80.988	1	
3	2ND FLOOR	2A	3BHK+3T	121.71	6.29	4.18	40.26	172.44	81.012	1	
4	2ND FLOOR	2B	3BHK+3T	121.99	6.29	3.72	40.39	172.39	80.988	1	
5	3RD FLOOR	3A	3BHK+3T	121.71	6.29	4.18	40.26	172.44	81.012	1	
6	3RD FLOOR	3B	3BHK+3T	121.99	6.29	3.72	40.39	172.39	80.988	1	
7	4TH FLOOR	4A	3BHK+3T	121.71	6.29	4.18	40.26	172.44	81.012	1	
8	4TH FLOOR	4B	3BHK+3T	121.99	6.29	3.72	40.39	172.39	80.988	1	
9	5TH FLOOR	5A	3BHK+3T	121.71	6.29	4.18	40.26	172.44	81.012	1	
10	5TH FLOOR	5B	3BHK+3T	121.99	6.29	3.72	40.39	172.39	80.988	1	
		Visitors Car									1
	TOTAL			**1218.50**	**62.90**	**39.50**	**403.25**	**1724.15**	**810.00**	**10**	**1**

M MEYYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

for Nova Life Space Private Limited
Authorised Signatory

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.