Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date:13/05/2026

Site Address :ASHVAR GALAXY,PLOT NO.48,OLD DOOR NO.79,NEW DOOR NO.30,ORAGADAM ROAD,VENKATAPURAM,AMBATTUR,CHENNAI-600 053.

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	FIRST FLOOR	-	F1	67.81	NIL	NIL	11.15	78.96	17.37	96.33	41.61	1	
2.	1	FIRST FLOOR	-	F2	61.10	NIL	NIL	10.1	71.2	15.66	86.86	37.52	1	
3.	1	FIRST FLOOR	-	F3	54.80	NIL	NIL	9.22	64.02	14.08	78.01	33.70		1
4.	1	FIRST FLOOR	-	F4	59	NIL	NIL	9.85	68.85	15.15	84	36.28	1	
5.	1	FIRST FLOOR	-	F5	65.03	NIL	NIL	10.75	75.78	16.67	92.43	39.92	1	
6.	1	FIRST FLOOR	-	F6	38.52	NIL	NIL	9.77	66.29	15.02	81.31	35.08		
7.	1	FIRST FLOOR	-	F7	59.92	NIL	NIL	9.98	69.9	15.38	85.28	36.84	1	
8.	1	FIRST FLOOR	-	F8	57.60	NIL	NIL	9.64	67.24	14.79	82.03	35.43		
9.	1	SECOND FLOOR	-	S1	67.81	NIL	NIL	11.15	78.96	17.37	96.33	41.61	1	
10.	1	SECOND FLOOR	-	S2	61.10	NIL	NIL	10.1	71.2	15.66	86.86	37.52	1	
11.	1	SECOND FLOOR	-	S3	54.80	NIL	NIL	9.22	64.02	14.08	78.01	33.70		1
12.	1	SECOND FLOOR	-	S4	59	NIL	NIL	9.85	68.85	15.15	84	36.28	1	
13.	1	SECOND FLOOR	-	S5	65.03	NIL	NIL	10.75	75.78	16.67	92.43	39.92	1	

Er. P. ANANDRAJU
Registered Structural Engineer Grade - I (SE)
CMDA No. SE/S2/2020/02/004
Flat No:2, First Floor, GH 33, S-Block
6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
E-Mail: aanandassociate@gamil .com

For ASHVAR BUILDERS & PROMOTERS

1. T. Somasundaram
3. K. L. Jain
4. Srinivasa Murthy
5. Dhenanjayan

6 Fatima Fathima

7.

8.

9.

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11.

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13.

14.

15.

16.

17.

18

19 Mallika Rajan

20

21 N.

22 V.S.

23

24

25

26

27

28

29 K.D. Sridhar

30 S. Vijayalakshmi

31

32 S. Vasalian

33 Alangaram S

34 Parvathy K.A

35 P.R.

36 M.

37 R.

38 Parvathy Sampath

39 V K Srinivasan

40 R.

41 Shivaprasad

For ASHVAR BUILDERS & PROMOTERS

14.	1	SECOND FLOOR	-	S6	58.52	NIL	NIL	9.77	68.29	15.02	83.31	35.98	1	
15.	1	SECOND FLOOR	-	S7	59.92	NIL	NIL	9.98	69.9	15.38	85.28	36.84	1	
16.	1	SECOND FLOOR	-	S8	57.60	NIL	NIL	9.64	67.24	14.79	82.03	35.43	1	
17.	1	THIRD FLOOR	-	T1	67.81	NIL	NIL	11.15	78.96	17.37	96.33	41.61	1	
18.	1	THIRD FLOOR	-	T2	61.10	NIL	NIL	10.1	71.2	15.66	86.86	37.52		1
19.	1	THIRD FLOOR	-	T3	54.80	NIL	NIL	9.22	64.02	14.08	78.01	33.70		
20.	1	THIRD FLOOR	-	T4	59	NIL	NIL	9.85	68.85	15.15	84	36.28	1	
21.	1	THIRD FLOOR	-	T5	65.03	NIL	NIL	10.75	75.78	16.67	92.43	39.92	1	
22.	1	THIRD FLOOR	-	T6	58.52	NIL	NIL	9.77	68.29	15.02	83.31	35.98		
23.	1	THIRD FLOOR	-	T7	59.92	NIL	NIL	9.98	69.9	15.38	85.28	36.84		
24.	1	THIRD FLOOR	-	T8	57.60	NIL	NIL	9.64	67.24	14.79	82.03	35.43		
25.	1	FOURTH FLOOR	-	FF1	67.81	NIL	NIL	11.15	78.96	17.37	96.33	41.61	1	
26.	1	FOURTH FLOOR	-	FF2	61.10	NIL	NIL	10.1	71.2	15.66	86.86	37.52	1	
27.	1	FOURTH FLOOR	-	FF3	54.80	NIL	NIL	9.22	64.02	14.08	78.01	33.70		
28.	1	FOURTH FLOOR	-	FF4	59	NIL	NIL	9.85	68.85	15.15	84	36.28		
29.	1	FOURTH FLOOR	-	FF5	65.03	NIL	NIL	10.75	75.78	16.67	92.43	39.92	1	
30.	1	FOURTH FLOOR	-	FF6	58.52	NIL	NIL	9.77	68.29	15.02	83.31	35.98	1	
31.	1	FOURTH FLOOR	-	FF7	59.92	NIL	NIL	9.98	69.90	15.38	85.28	36.84		

E. ANAND RAJU
Registered Fourth Engineer Grade FF(SE)
CMDA/FLOOR/GR-I/2024/02/004
Flat No.1, 1st Floor, S-133, S-Block
6th Main Road, Ashok Nagar, Chennai -600 083
Ph/Fax: 044 42643214, Cell: 9840888820,
E-Mail: aanandassociate@gamil .com

For ASHVAR BUILDERS & PROMOTERS

1. 2. T. Sundar 3. 4. Srinivasa Rao 5. Hemambujam

6) Fatima Julian
7) [illegible]
8) M. Karthikeyan
9) S. Vimala
10) [illegible]
11) [illegible]
12) [illegible]
13) Sambasivarao
14) M. Anwar Mulla
15) [illegible]
16) [illegible]
17) [illegible]

18) P. Chandra Bai.
19) Mallika Rajan
20) [illegible]
21) N. Balu
22) V.S. Nadhan.
23) M.S.[illegible]
24) [illegible]
25) P.S.[illegible]
26) [illegible]
27) [illegible]
28) [illegible]
29) Y. D. Sridhar
30) S. Vijayalakshmi
31) M. Ghani
32) P. Varalian

33) Alagappan
34) Parvathy K.A
35) P.R. Lakshmi
36) M. Ravikumar
37) R. Rengadu
38) Sampath Parvathy Sampath
40) R. Ramakrishnaji
41) Srinivasa Murthy Rao.

For ASHVAR BUILDERS & PROMOTERS

32	1	FOURTH FLOOR		FFS	57.60	NIL	NIL	9.64	67.24	14.79	82.03	35.43	1	
TOTAL				32	1935.12			321.84	2256.96	496.48	2753.08	1189.15		
												Visitors' Car Parking	0	0
												Grand Total	20	2

Er. P. ANAND RAJU
Registered Structural Engineer Grade - I (SE)
CMDA No: SE/GR-I/2024/02/004
Flat No:2, First Floor, S-133, S-Block
6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488520,
E-Mail: aanandassociate@gamil.com

For ASHVAR BUILDERS & PROMOTERS

Proprietor

3) F. L. J
4) Shivam Rao
5) Ahemambujam
6) Fatima Julian
7) K. M. Sammadham
8) M. Rathi Lingh
9) L. Jimala
10) P.
11)
12)
13) Sambasivarao.
14) J. Anbu Mani
15)
16)
17)
18) P. Chandra Bai
19) Mallika Rajan
20)
21) N. Balan
22) V. S. Nadhandhan.
23) M. S.
24)
25) S. J.
26) N. Sankar
27)
28)
29) Y. D. Siddhan.

30 S. Vijayalakshmi

31 M. Olm2

32 P. Vaulian

33 Alagaaaaa

34 Parvathy K.A

35 P.R. Lakshi

36 M. Ravikumar

37 R. Renugadi.

38 Vijaya Parvathy Sampath

39 N.K.Srinivasan

40 R. Ramakrishnaiah

41 Srinivas Rao

For ASHVAR BUILDERS & PROMOTERS

Proprietor

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.