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

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

Ownership Flowchart for the site comprised in S.No.29/2 ,29/30 T.S.No.45/1,45/2,45/3,Block No.19,Nanganallur village,Alandur Taluk,Chennai.

Sl No	Approval S.No And T.S.No	Patta			Title deed			
		Owner	T.S.No	Extent sq.m	Doc No & dated	Owner	S.No	Extent
1.	S.No.29/2,30 T.S.No. 45/1 T.S.No.45/2 T.S.No.45/3	V.DEVARAJ	O.S.No.29/2, 30 T.S.No 45/1 T.S.No.45/3	312	SALE:1989 DT:22/05/1992	N.DEVARAJ	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
2.		K.BALASUBRAMANIAN			SALE 3734 DT:13/12/1991	K.BALASUBRAMANIAN	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
3.		1)K.KANTHIMATHI 2) K.SONA 3) K.RAJA			SALE :3019 DT:16/09/1992	G. KANDASWAMY Legal heirs are 1)K.KANTHIMATHI 2) K.SONA 3) K.RAJA	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
4.					Sale 466 25/02/2002		S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
5.		1)JAYANTHI NARAYANAN 2)GOKUL NARAYANAN 3)ARAVINDA DEVARAJ			Sale 1131 DT:06/03/2026	1)JAYANTHI NARAYANAN 2)GOKUL NARAYANAN 3)ARAVINDA DEVARAJ	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
6.		K.VASUNDARA			3776 DT:28/11/1991	K.VASUNDARA	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
7.		R.SESHASAYEE			1721 DT:04/06/2020	R.SESHASAYEE	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50
8.		T.N.SRIKANTH			511 DT:21/02/2008	T.N.SRIKANTH	S.No.29/2,30	i)3364/8=420.5 ii)490/14=35 Total=455.50

9.	S.No.29/2,30 T.S.No. 45/1 T.S.No.45/2 T.S.No.45/3	P.SASIDHARAN	O.S.No.29/2, 30 T.S.No 45/2 T.S.No.45/3	219	SALE:1505 DT:30/05/2005	P.SASIDHARAN	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
10.		P.SRIDHAR			SALE:3778 DT:05/12/1991	P.SRIDHAR	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
11.		G.SUNDARARAMAN			SALE:1992 DT:13/07/2005	G.SUNDARARAMAN	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
12.		K.GANGA			SAL: 2858 DT:14/09/2007	K.GANGA	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
13.		P.SENTHILVELAN			2349 DT:22/08/2005	P.SENTHILVELAN	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
14.		R.SURYAPRKASH			1519 DT:16/05/2012	R.SURYAPMKASH	S.No.29/2,30	i)2352/6=392 ii)490/14=35 Total=427.00
15.	S.No.29/2,30 T.S.No.45/3	Above 1-14 owners	45/3	50	TOTAL =(420.50 *8=3364)+(392*6=2352)+(35*14=490)=6206.00 Sq.ft			
TOTAL				581	TOTAL			6206(576.55 sq.m)

GPA								
Sl No	Approval S.No	Doc No & dated	Executed by	In favour of	S.No	Extent		
						Owner share	Released	Retained
1.	S.No.29/2,30 T.S.No. 45/1 T.S.No.45/2 T.S.No.45/3	564 dt:06/02/2026	V.DEVARAJ	AANIRUDH FLAT PROMOTERS PRIVATE LIMITED	45/1,45/3	455.5	56.54	398.96
2.		563 dt:06/02/2026	K.BALASUBRAMANIAN			455.50	180.66	274.84
3.		1170 dt:06/03/2026	1)K.KANTHIMATHI 2) K.SONA 3) K.RAJA			455.5	154.06	301.44
4.		1169 dt:06/03/206	1)K.KANTHIMATHI 2) K.SONA 3) K.RAJA			455.5	171.8	283.70
5.		1171 dt:06/03/2026	1)JAYANTHI NARAYANAN 2)GOKUL NARAYANAN 3)ARAVINDA DEVARAJ			455.5	0	455.5
6.		569 dt:06/01/2026	K.VASUNDARA			455.5	189.53	265.97
7.		613 dt:09/02/2026	R.SESHASAYEE			455.5	136.33	319.70
8.		852 dt:25/02/2026	T.N.SRIKANTH			455.5	118.60	336.90
9.		566 dt:06/02/2026	P.SASIDHARAN		45/2,45/3	427.0	161.03	265.97
10.		562 dt:06/02/2026	P.SRIDHAR			427	90.1	336.90
11.		568 dt:06/02/2026	G.SUNDARARAMAN			427	19.18	407.82
12.		598 dt:06/02/2026	K.GANGA			427	19.18	407.82
13.		567 dt:06/02/2026	P.SENTHILVELAN			427.0	143.3	283.70
14.		565 dt:06/02/2026	R.SURYAPMKASH			427	178.76	248.24
TOTAL						6206	1619.07	4586.93

Joint Development agreement owner share					
SL No	Joint Development dated	Between	And	Owner share of Flat No.s	UDS extent sq.ft
1.	15/12/2025	V.DEVARAJ	AANIRUDH FLAT PROMOTERS PRIVATE LIMITED	3D (3rd floor)	398.96
2.	15/12/2025	P.SASIDHARAN		1A (1st floor)	265.97
3.	15/12/2025	P.SRIDHAR		5B (5th floor)	336.90
4.	15/12/2025	K.BALASUBRAMANIAN		3C (3rd floor)	274.84
5.	25/03/2025	1)K.KANTHIMATHI		3B (3rd floor)	301.44
6.	25/03/2025	2) K.SONA 3) K.RAJA		1B (1st floor)	283.7
7.	15/12/2025	G.SUNDARARAMAN		1D (1st floor)	407.82
8.	15/12/2025	K.GANGA		4C (4th floor)	407.82
9.	06/03/2026	1)JAYANTHI NARAYANAN 2)GOKUL NARAYANAN 3)ARAVINDA DEVARAJ		5A (5th floor)	496.48
10.	15/12/2025	K.VASUNDARA		2A (2nd floor)	265.97
11.	18/12/2025	P.SENTHILVELAN		1C (1st floor)	283.70
12.	15/12/2025	R.SESHASAYEE		2C (2nd floor)	319.17
13.	15/12/2025	R.SURYAPMKASH		2B (2nd floor)	248.24
14.	20/02/2026	T.N.SRIKANTH		4B (4th floor)	336.90
TOTAL					4627.91

Joint Development agreement land Developer share					
SL No	Joint Development dated	Between	And	Flat No	UDS extent sq.ft
1	15/12/2025 to 25/03/2025	All the 14 Owners	AANIRUDH FLAT PROMOTERS PRIVATE LIMITED	2D (2nd floor)	407.82
2				3A (3rd floor)	265.97
3				4A (4th floor)	496.48
4				5C (5th floor)	407.82
TOTAL					1578.09

TOTAL UDS=4627.91+1578.09=6206.00 SQ.FT

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

hello@verified.realestate · +91 9996 12 9996

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.