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
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From :

1.Ms. HEXEL REALTORS PRIVATE LIMITED.,
Rep. by its Director. Mrs Subha K Velu GPA
No.23, 1st Main Road, C.I.T. Colony,
Mylapore, Chennai 600 004
2. Mrs VATSALA PARTHASARATHY,
3. Mr.SUSRUTA SESH SARATHY and
4. Dr.T.K.PARTHASARATHY of
Plot No. 270-C, Door No. Old No. 12, New No. 5,
Block No.1, E-Block, 1st Street, Anna Nagar – East,
Periakudal Vill, Aminjikarai-Taluk, Chennai - 600102

To :
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block,
1st Avenue, Anna Nagar (East)
Chennai - 600102

Carpet Area Statement of Stilt + 5 Floors Office cum Residential Building with One Dwelling Unit, DOOR NO. OLD NO. 12, NEW NO. 5, BLOCK NO.1, PLOT NO. 270-C, T.S.NO. 118/8, E-BLOCK, 1ST STREET, ANNA NAGAR EAST, PERIA KUDAL – Village, Aminjikarai – Taluk, CHENNAI – 600102, District Chennai, State TAMILNADU, within the limit of Greater Chennai Corporation Zone – VIII, Division-101.

CARPET AREA STATEMENT — Date :

SL.NO.	BLOCK	FLOOR	TYPE	Apartment No./Floor NO.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (Sq.m)	© Exclusive Verandah/Utility/Service/Open Terrace (sqm)	(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	I	STILT FLOOR					28.79							
2	I	FIRST FLOOR	COMMERCIAL	F1	171.5342	0	49.7	13.9058	235.14	39.68	274.82	128.1	1	1
3	I	SECOND FLOOR	COMMERCIAL	F2	171.5342	0	49.7	13.9058	235.14	39.68	274.82	128.1	2	0
4	I	THIRD FLOOR	COMMERCIAL	F3	171.5342	0	49.7	13.9058	235.14	39.68	274.82	128.1	2	0
5	I	FOURTH FLOOR	COMMERCIAL	F4	171.5342	0	49.7	13.9058	235.14	39.68	274.82	128.1	1	1
6	I	FIFTH FLOOR	COMMERCIAL	F5C	46.6622	0	28.79	8.4778	83.93	5.25	89.18	41.6	1	0
7	I	FIFTH FLOOR	RESIDENTIAL	F5R	77.2514	0	20.91	8.9286	107.09	31.05	138.14	86.5	1	0
					810.0504	0	248.5	73.0296	1131.58	195.02	1326.6	640.5		
												Visitors' Car Parking	0	0
												Grand Total	8	2

For HEXEL REALTORS PRIVATE LIMITED

DIRECTOR

1.For HEXEL REALTORS PRIVATE LTD.,
DIRECTOR

2. Mrs VATSALA PARTHASARATHY,

3. Mr.SUSRUTA SESH SARATHY

4. Dr.T.K.PARTHASARATHY

Architect / Regd Engineer

Er. V. SABARISH, B.E.(Civil),
Registered Engineer, Gr-II (CMDA)
Reg. No: RE / Gr-II / 2024 / 3 / 0046
No.154/46, South West Boag Road, T.Nagar,
Chennai-600 017. Mob:95662 25285
Email: sabarijohn229@gmail.com

Note :

Carpet Area statement with total UDS for the least extent.
If any land reserved for future development, an abstract tobe shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
Car parking to be alotted/provided as per the TamilNadu Combined Development and Building Rules (TNCDBR), 2019.
If one car parking is required for two apartments, promoter to clearly mention in the carpe
Promoter to clearly mention cover, open and visitor carparking.
Car parking allotted to individual apartment tobe shown in the carpet area statement.

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.