Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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DIGITALLY VERIFIED RECORD

"CASAGRAND ZANORA", Plot No. A, B & C, Door No. 7, 7A & 21, Canal Bank Road, Kasturibai Nagar, Adyar, Chennai - 600020, Comprised in Old Survey No. 7/9 Part, T.S.Nos. 66/2, 66/3, 66/4 & 66/5, Block No. 9 of Pallipattu Village, Chennai Dist, Greater Chennai Corporation Limit

TNRERA AREA STATEMENT — **Dated: 19-07-2025**

S.NO	TOWER NO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE / VERANDAH / UTLITY / 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	1	FIRST FLOOR	101	3BHK	128.35	5.00	-	31.11	164.46	74.29	1	-
2	1	FIRST FLOOR	102	3BHK	113.71	4.59	-	28.27	146.57	66.21	1	-
3	1	FIRST FLOOR	103	3BHK	126.17	4.59	-	31.58	162.34	73.33	1	-
4	1	FIRST FLOOR	104	3BHK	126.94	4.59	-	28.86	160.39	72.45	1	-
5	1	FIRST FLOOR	105	3BHK	122.04	8.95	-	32.73	163.72	73.95	1	-
6	1	SECOND FLOOR	201	3BHK	128.35	5.00	-	31.11	164.46	74.29	1	-
7	1	SECOND FLOOR	202	3BHK	113.71	4.59	-	28.27	146.57	66.21	1	-
8	1	SECOND FLOOR	203	3BHK	126.17	4.59	-	31.58	162.34	73.33	1	-
9	1	SECOND FLOOR	204	3BHK	126.94	4.59	-	28.86	160.39	72.45	1	-
10	1	SECOND FLOOR	205	3BHK	122.04	8.95	-	32.73	163.72	73.95	1	-
11	1	THIRD FLOOR	301	3BHK	128.35	5.00	-	31.11	164.46	74.29	1	-
12	1	THIRD FLOOR	302	3BHK	113.71	4.59	-	28.27	146.57	66.21	1	-
13	1	THIRD FLOOR	303	3BHK	126.17	4.59	-	31.58	162.34	73.33	1	-
14	1	THIRD FLOOR	304	3BHK	126.94	4.59	-	28.86	160.39	72.45	1	-
15	1	THIRD FLOOR	305	3BHK	122.04	8.95	-	32.73	163.72	73.95	1	-
		Visitors Car Parking									2	
		TOTAL							**2392.45**	**1,080.69**	**17**	-
		Street Alignment Area Gifted to CMDA								**33.31**		
		Additional car parks available in the CMDA approval drawing will be allotted to customers as first come first serve basis.									**11**	
		GRAND TOTAL								**1,114.00**	**28**	-

K.P. LENIN, B.Arch.
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
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For CASAGRAND ASTUTE PVT. LTD.

Authorized 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.