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

TNRERA - Area Statement - "LANCOR ANANYA" Old No.5, New No.15 Bakthavatchalam Road (Warren Road), Mylapore, Chennai 600 004 22-05-2026
comprised in R S No. 3580/4 Part, New R S No. 3580/35, (as per patta), Block No. 71, Mylapore Village, Mylapore Taluk, Chennai District.

Sl.No	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area (Sq.mt) (a)	Exclusive balcony (Sq.mt) (b)	Exclusive verandah / utility / service / open terrace sq.mt. (c)	Area of External Walls (Sq.mt) (d)	Floor area of the Apartment Walls (Sq.mt) e = (a+b+c+d)	Proportionate common area (Sqmt) (f)	Gross Area of the Apartment (Sq.mt) g = (e+f)	UDS Area (Sqmt) As per patta (h)	Car Parking (Nos.) Covered	Car Parking (Nos.) Open
1	1st Floor	FLAT 1A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
2		FLAT 1C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	-
3		FLAT 1D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
4	2nd Floor	FLAT 2A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
5		FLAT 2C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
6		FLAT 2D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
7	3rd Floor	FLAT 3A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
8		FLAT 3B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
9		FLAT 3C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	-
10		FLAT 3D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
11	4th Floor	FLAT 4A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
12		FLAT 4B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
13		FLAT 4C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	-
14		FLAT 4D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
15	5th Floor	FLAT 5A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
16		FLAT 5B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
17		FLAT 5C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	-
18		FLAT 5D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
19	6th Floor	FLAT 6A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
20		FLAT 6B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
21		FLAT 6C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
22		FLAT 6D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	-	1
23	7th Floor	FLAT 7A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
24		FLAT 7B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
25		FLAT 7C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
26		FLAT 7D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
27	8th Floor	FLAT 8A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
28		FLAT 8B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
29		FLAT 8C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
30		FLAT 8D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
31	9th Floor	FLAT 9A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
32		FLAT 9B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
33		FLAT 9C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
34		FLAT 9D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
35	10th Floor	FLAT 10A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
36		FLAT 10B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
37		FLAT 10C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
38		FLAT 10D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
39	11th Floor	FLAT 11A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
40		FLAT 11B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
41		FLAT 11C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
42		FLAT 11D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
43	12th Floor	FLAT 12A	4B+4T	159.30	6.04		11.82	177.16	50.26	227.42	77.37	2	-
44		FLAT 12B	3B+2T	78.15	4.13		10.45	92.73	25.35	118.08	40.17	-	1
45		FLAT 12C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
46		FLAT 12D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
47	13th Floor	FLAT 13C	3B+3T	110.84	7.86		11.60	130.30	34.32	164.62	56.00	1	1
48		FLAT 13D	3B+3T	97.60	5.66		10.15	113.41	31.05	144.46	49.14	1	-
		VISITORS											6
			Total	5402.82	289.54		529.08	6221.44	1706.43	7927.87	2697.00	44	31

For LANCOR HOLDINGS LIMITED
CHIEF EXECUTIVE OFFICER

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA1903/2019
No.16, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

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.