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

ASHWANTH CASTLE PVT LTD

Sri Kumaran Complex, Shop No. 15, 2nd Floor,
No. 340, Paper Mills Road, Perambur, Chennai - 600 011.
Phone: 044-2559 3344, Mobile : +91 - 9840951199 | Email : ashwanthconstructions@gmail.com

C. VELUSAMY
Managing Director

PROJECT NAME : **ASHWANTH ELITE FLATS**

SITE ADDRES : Plot No.2 & 3, Survey No.36/7A3, & 36/7A4,
Veera Ragavalu Nagar Extension, Kathirvedu South West (No.31)
Kathirvedu Village, Chennai – 600 066.

CARPET AREA STATEMENT

S. No	Block	Floor	Flat No.	Type	Rera Carpet Area (Sq Mts)	Exclusive Balconly (Sq Mts)	Exclusive Utility/Service (Sq Mts)	Proportionate Common Area (Sq Mts)	Total Area (Sq Mts)	UDS Land Area (Sq Mts)	Car Parking Nos.
1	1	1st	F1	Res	59.82	2.7	3.09	15.7	81.31	37.57	1
2	1	1st	F2	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
3	1	1st	F3	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
4	1	1st	F4	Res	61.1	3.03	3.08	16.17	83.38	38.53	0
5	1	1st	F5	Res	63.22	3.09	3.04	16.63	85.98	39.75	1
6	1	2nd	S1	Res	59.82	2.7	3.09	15.7	81.31	37.57	0
7	1	2nd	S2	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
8	1	2nd	S3	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
9	1	2nd	S4	Res	61.1	3.03	3.08	16.17	83.38	38.53	0
10	1	2nd	S5	Res	63.22	3.09	3.04	16.63	85.98	39.75	1
11	1	3rd	T1	Res	59.82	2.7	3.09	15.7	81.31	37.57	0
12	1	3rd	T2	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
13	1	3rd	T3	Res	61.61	3.03	3.08	16.26	83.98	38.79	1
14	1	3rd	T4	Res	61.1	3.03	3.08	16.17	83.38	38.53	0
15	1	3rd	T5	Res	63.22	3.09	3.04	16.63	85.98	39.75	1
		Total			**922.08**	**44.64**	**46.11**	**243.06**	**1255.89**	**580.29**	**10**

S.MATHANVEER M.E(Struct)
Registered Engineer
CMDA - RE-GR-II-19-03-008
GCC - SE - 201212019
DTCP - CGL - RE-GR-II-2019-08-009
#189, Nehru Nagar, 4th Street,
Anna Nagar, Chennai - 600 040.
Mob: 9884423835, 8190892455

For ASHWANTH CASTLE PVT LTD

Managing Director

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.