Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NOS 13 & 14, OLD DOOR NO 13, 14, NEW DOOR 1, MAHALINGAM STREET & V.V. KOVIL STREET, CHINMAYA NAGAR STAGE-I, KOYAMBED, CHENNAI-600 092 AND COMPRISED IN OLD S.NO. 106/2, AS PER PATTA NEW T.S. NO. 7/1, BLOCK NO. 82 OF KOYAMBED VILLAGE, AMINJIKARAI TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

S.NO.	BLOCK	FLOOR	TYPE	APARTMENT NO.	(a) CARPET AREA (as per sec 2(k) of the Rera act)	(b) EXCLUSIVE BALCONY	(c) EXCLUSIVE VERANDAH / UTILITY / SERVICE / OPEN	(d) AREA OF EXTERNAL WALLS	e = (a+b+c+d) FLOOR AREA OF THE APARTMENT	f) PROPORTIONATE COMMON AREA	g = (e+f) GROSS AREA OF THE APARTMENT	UDS LAND AREA	PARKING		
					(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	COVERED	OPEN	TWP
1		FIRST FLOOR	3BHK	1A	104.50	9.60	0.00	16.06	130.16	24.52	154.68	54.19	1	1	
			3BHK	1B	83.02	4.85	0.00	11.84	99.71	18.74	118.45	41.49	1		
			3BHK	1C	80.04	4.07	0.00	11.60	95.71	17.63	113.34	39.70	1		
			2BHK	1D	62.61	4.94	0.00	10.61	78.16	14.74	92.90	32.54	1		
2		SECOND FLOOR	1.5BHK	2A	104.50	9.60	0.00	16.06	130.16	24.52	154.68	54.19			
			2BHK	2B	83.02	4.85	0.00	11.84	99.71	18.74	118.45	41.49	1	1	
			3BHK	2C	80.04	4.07	0.00	11.60	95.71	17.63	113.34	39.70	1		
			3BHK	2D	62.61	4.94	0.00	10.61	78.16	14.74	92.90	32.54	1		
3		THIRD FLOOR	1BHK	3A	102.51	7.42	0.00	16.55	126.48	22.63	149.11	52.23	1		
			2BHK	3B	83.02	4.85	0.00	11.84	99.71	18.74	118.45	41.49	1		
			3BHK	3C	80.04	4.07	0.00	11.60	95.71	17.63	113.34	39.70	1		
			3BHK	3D	62.61	4.94	0.00	10.61	78.16	14.74	92.90	32.54	1		
4		FOURTH FLOOR	2BHK	4A	102.51	7.42	0.00	16.55	126.48	22.63	149.11	52.23	1		
			2.5BHK	4B	83.02	4.85	0.00	11.84	99.71	18.74	118.45	41.49	1		
			2.5BHK	4C	80.04	4.07	0.00	11.60	95.71	17.63	113.34	39.70	1		
			3BHK	4D	62.61	4.94	0.00	10.61	78.16	14.74	92.90	32.54	1		
5		FIFTH FLOOR	2BHK	5A	102.51	7.42	0.00	16.55	126.48	22.63	149.11	52.23	1		
			2.5BHK	5B	83.02	4.85	0.00	11.84	99.71	18.74	118.45	41.49	1		
			2.5BHK	5C	80.04	4.07	0.00	11.60	95.71	17.63	113.34	39.70	1		
			3BHK	5D	62.61	4.94	0.00	10.61	78.16	14.74	92.90	32.54	1		
											VISITOR CAR PARKING			1	
		TOTAL			1644.88	110.76	0.00			372.48	2380.14	833.90	19.00	3.00	0.00

For AANIRUDH FLAT PROMOTERS PVT LTD

Managing Director

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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.