Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT

JONES AURORA- NHRB Consisting of Residential cum commercial Group Development comprising of 13 blocks, Block A: Ground Floor + First floor with 15 dwelling units (Height – 7.60M); Block B: Ground Floor + First floor with 10 dwelling units (Height – 7.60M); Block C: Ground Floor + First floor with 11 dwelling units(Height – 7.60M); Block D: Ground Floor + First floor with 3 dwelling units (Height – 7.60M); Block E: Ground Floor + First floor with 3 dwelling units (Height – 7.60M); Block F: Ground Floor + First floor with 3 dwelling units (Height –7.60M); Block G: Ground Floor + First floor with 4 dwelling units (Height – 7.60M); Block H: Ground Floor + First floor with 4 dwelling units (Height – 7.60M); Block I: Ground Floor + First floor with 4 dwelling units (Height – 7.60M); Block J: Ground Floor + First floor with 3 dwelling units (Height – 7.60M); Block K: Ground Floor (Single dwelling unit) + First floor (Office use) + Second Floor (Office use)+ Third floor part (swimming Pool) (Height – 14.00M); Block L: Ground Floor + First floor (Office use) (Height – 8.55M); Block M: Ground Floor + First floor (Office use) (Height – 8.55M); totally 61 dwelling units at Ottiyambakkam Main Road, Ottiyambakkam, Chennai comprised in 248/1B, 249/1A, 249/1B2, 249/2B, 258/1B of Ottiyambakkam village, Tambaram Taluk within limits of St.Thomas Mount Panchayat Union.

SL.NO	BLOCK NO.	FLOOR	TYPE	VILLA NO.	(a) CARPET AREA (AS PER SEC 2(K) OF THE RERA ACT) (sq.m)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE VERANDAH/ UTILITY / SERVICE / OPEN TERRACE (sq.m)	(d) AREA OF WALLS (sq.m)	e =(a+b+c+d) FLOOR AREA OF THE VILLA (sq.m)	(f) PROPORTIONATE COMMON AREA (sq.m)	g =(e+f) GROSS AREA OF THE VILLA (sq.m)	(h) UDS LAND AREA (sq.m)	(i) CAR PARKING (NOS)	
													COVERED	OPEN
1	A	GF+FF	4BHK	1	170.98	0.00	5.02	27.35	203.34	18.18	221.53	250.29	2	-
2		GF+FF	4BHK	2	170.98	0.00	5.02	27.35	203.34	18.18	221.53	226.20	2	-
3		GF+FF	4BHK	3	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
4		GF+FF	4BHK	4	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
5		GF+FF	4BHK	5	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
6		GF+FF	4BHK	6	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
7		GF+FF	4BHK	7	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
8		GF+FF	4BHK	8	170.98	0.00	5.02	27.35	203.34	18.12	221.47	226.18	2	-
9		GF+FF	4BHK	9	171.14	0.00	5.02	27.54	203.70	18.15	221.85	228.01	2	-
10		GF+FF	4BHK	10	170.98	0.00	5.02	27.35	203.34	18.12	221.47	227.39	2	-
11		GF+FF	4BHK	11	170.98	0.00	5.02	27.35	203.34	18.12	221.47	229.64	2	-
12		GF+FF	4BHK	12	170.98	0.00	5.02	27.35	203.34	18.12	221.47	230.16	2	-
13		GF+FF	4BHK	13	170.98	0.00	5.02	27.35	203.34	18.12	221.47	229.72	2	-
14		GF+FF	4BHK	14	170.98	0.00	5.02	27.35	203.34	18.12	221.47	228.84	2	-
15		GF+FF	4BHK	15	164.74	0.00	3.90	26.54	195.17	17.39	212.56	228.68	1	-
16	B	GF+FF	4BHK	1	173.15	0.00	5.02	26.98	205.15	18.28	223.43	245.18	2	-
17		GF+FF	4BHK	2	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.58	2	-
18		GF+FF	4BHK	3	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.50	2	-
19		GF+FF	4BHK	4	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.41	2	-
20		GF+FF	4BHK	5	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.32	2	-
21		GF+FF	4BHK	6	173.87	0.00	5.22	27.28	206.37	18.39	224.76	228.81	2	-
22		GF+FF	4BHK	7	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.80	2	-
23		GF+FF	4BHK	8	173.15	0.00	5.02	26.98	205.15	18.28	223.43	227.50	2	-
24		GF+FF	4BHK	9	173.15	0.00	5.02	26.98	205.15	18.28	223.43	226.94	2	-
25		GF+FF	4BHK	10	166.90	0.00	3.90	26.18	196.97	17.55	214.53	220.98	1	-

STANLEY. K M. Arch
CA/2012/55939

248, S2, Orchid Dreams,
SAM Colony, Sholinganallur,
CHENNAI-600 119.

For JONES FOUNDATIONS PVT. LTD.

Managing Director

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													COVERED	OPEN
26	C	GF+FF	3BHK	1	156.11	0.00	2.49	23.44	182.04	16.22	198.26	202.84	1	-
27		GF+FF	3BHK	2	136.59	0.00	2.49	21.55	160.62	14.32	174.94	190.36	1	-
28		GF+FF	3BHK	3	139.57	0.00	2.49	21.84	163.89	14.61	178.50	192.76	1	-
29		GF+FF	3BHK	4	141.83	0.00	2.49	22.06	166.37	14.83	181.19	194.93	1	-
30		GF+FF	3BHK	5	144.52	0.00	2.49	22.17	169.17	15.08	184.25	197.26	1	-
31		GF+FF	3BHK	6	146.79	0.00	2.49	22.39	171.67	15.30	186.97	199.89	1	-
32		GF+FF	3BHK	7	148.85	0.00	2.49	22.42	173.75	15.49	189.24	202.45	1	-
33		GF+FF	3BHK	8	151.08	0.00	2.49	22.65	176.21	15.70	191.92	205.13	1	-
34		GF+FF	3BHK	9	154.89	0.00	2.49	22.78	180.16	16.06	196.22	208.31	1	-
35		GF+FF	3BHK	10	156.39	0.00	2.49	22.84	181.72	16.20	197.91	210.69	1	-
36		GF+FF	3BHK	11	123.35	0.00	1.29	20.31	144.95	12.92	157.86	192.48	1	-
37	D	GF+FF	3BHK	1	144.91	0.00	2.46	22.78	170.16	15.16	185.32	189.57	1	-
38		GF+FF	3BHK	2	140.49	0.00	2.31	21.89	164.69	14.68	179.37	183.41	1	-
39		GF+FF	3BHK	3	140.49	0.00	2.31	22.32	165.13	14.72	179.84	202.01	1	-
40	E	GF+FF	3BHK	1	138.83	0.00	3.67	22.45	164.95	14.70	179.66	200.48	1	-
41		GF+FF	3BHK	2	139.02	0.00	3.67	21.85	164.54	14.66	179.20	180.51	1	-
42		GF+FF	3BHK	3	139.02	0.00	3.82	22.26	165.11	14.71	179.82	183.25	1	-
43	F	GF+FF	3BHK	1	140.49	0.00	2.44	22.31	165.24	14.73	179.96	183.30	1	-
44		GF+FF	3BHK	2	140.49	0.00	2.29	21.91	164.69	14.68	179.37	180.56	1	-
45		GF+FF	3BHK	3	140.49	0.00	2.29	22.34	165.12	14.72	179.84	200.54	1	-
46	G	GF+FF	3BHK	1	137.90	0.00	3.49	22.35	163.73	14.59	178.32	196.24	1	-
47		GF+FF	3BHK	2	138.08	0.00	3.49	21.75	163.32	14.56	177.87	176.90	1	-
48		GF+FF	3BHK	3	138.08	0.00	3.63	21.75	163.46	14.57	178.03	176.95	1	-
49		GF+FF	3BHK	4	138.08	0.00	3.63	22.16	163.88	14.61	178.49	177.09	1	-
50	H	GF+FF	3BHK	1	138.82	0.00	3.45	22.54	164.81	14.69	179.49	177.39	1	-
51		GF+FF	3BHK	2	139.57	0.00	3.45	21.79	164.80	14.69	179.49	177.39	1	-
52		GF+FF	3BHK	3	139.57	0.00	3.45	21.79	164.81	14.69	179.49	177.39	1	-
53		GF+FF	3BHK	4	139.57	0.00	3.45	21.79	164.81	14.69	179.49	196.59	1	-

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													COVERED	OPEN
54	I	GF+FF	3BHK	1	137.90	0.00	3.45	22.35	163.69	14.59	178.28	196.22	1	-
55		GF+FF	3BHK	2	138.08	0.00	3.45	21.74	163.27	14.55	177.82	176.89	1	-
56		GF+FF	3BHK	3	138.08	0.00	3.44	21.75	163.27	14.55	177.83	176.89	1	-
57		GF+FF	3BHK	4	137.33	0.00	3.44	22.08	162.86	14.51	177.37	176.75	1	-
58	J	GF+FF	3BHK	1	148.56	0.00	3.26	23.31	175.14	15.61	190.74	194.23	1	-
59		GF+FF	4BHK	2	173.16	0.00	5.10	26.97	205.23	18.29	223.52	226.35	2	-
60		GF+FF	4BHK	3	166.94	0.00	3.98	26.13	197.05	17.56	214.61	235.67	1	-
61	L -COMMERCIAL -1	GF+FF	OFFICE	-	209.73	0.00	10.77	21.78	242.28		242.28	208.23	0	0
62	M -COMMERCIAL -2	GF+FF	OFFICE	-	137.28	0.00	7.92	16.73	161.93		161.93	146.74	0	1
TOTAL					9645.47	0.00	247.70	1502.18	11395.36	979.68	12375.03	12817.67		

	VISITORS' CAR PARKING	1
	TOTAL NO. OF PARKINGS	84 2
TOTAL UDS LAND AREA	12817.67	
PARK AREA	1424.73	
ROAD WIDENING AREA	83.47	
TOTAL SITE EXTENT	14325.87	

NOTE: K BLOCK IS CONSIDERED AS COMMON BLOCK ,SO K BLOCK'S BUILT UP AREA IS CONSIDERED AS PROPOTIONATE COMMON AREA(BUILDING) AND IT HAS BEEN SHARED TO ALL THE VILAS. AND LAND AREA OF K BLOCK IS COMBINED WITH THE PROPOTIONATE COMMON LAND AREA AND DIVIVED TO ALL VILLAS AS UDS.

63	K (SERVICED VILLA & OFFICE SPACES)	GF+2 Floors+3rd Floor(part)	1BHK- SERVICED VILLA & 3 OFFICE SPACES	1	734.48	0.00	151.48	96.86	982.82		982.82		1	3

	TOTAL NO. OF PARKINGS	85 5
	GRAND TOTAL NO. OF PARKINGS	90

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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

Verified RealEstate
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OMR Thoraipakkam,
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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.