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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet area statement for "ADITYRAM PALACE CITY PARADISE" Proposed project at GF+1st floor - 54 buildings in the plot nos. 3, 4, 7 & 8, 9 & 10, 11, 15, 26, 30, 31, 32, 33, 34, 35, 36, 37 & 41, 39, 40, 42, 43, 44, 45, 46, 47, 48, 49 & 50, 51, 52, 53, 54, 55, 56 & 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69, 70, 71, 72, 73, 78, 79, 80, 81, 82, 83, 84, 85, 86 in the approved layout PPD/LO No.168/2022 Comprised in S.Nos.118/2A1, 117/2, 117/1, 118/2C, 119, 118/2A2, 118/2B, 121/1, 121/2, 135/2A, 124/1, 123/1, 123/2, 124/3A2, 123/3B, 123/3A, 121/3, 122/1, 120/1B, 120/1A, 120/2A, 120/2B, 120/1C, 122/2, 122/4, of sholinganallur II Village/Taluk, Chennai. of Sholinganallur II village/Taluk, Chennai.

Sl.No	Floor	Type	Villa No.	(a) Carpet area (as per sec 2(k) of the RERA act) (sq.m)	(b) Exclusive balcony	(c) Exclusive Verandah/Utility/ Service/ Open Terrace (sq.m)	(d) Area of External walls	e = (a + b + c+ d) Floor area of the apartment	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) Plot area/UDS (sq.m)	(i) Car Parking	
												Covered	Open
1	Ground & First Floor	Residential	3	348.39	–	–	25.56	373.95	–	–	441.59	–	2
2	Ground & First Floor	Residential	4	355.81	–	–	28.19	384.00	–	–	446.09	–	4
3	Ground & First Floor	Residential	7&8	357.01	–	–	25.74	382.75	–	–	446.27	–	4
4	Ground & First Floor	Residential	9&10	352.56	–	–	24.94	377.5	–	–	446.27	–	4
5	Ground & First Floor	Residential	11	231.33	–	–	20.22	251.55	–	–	299.93	–	2
6	Ground & First Floor	Residential	15	264.05	–	–	22.59	286.64	–	–	332.85	–	2
7	Ground & First Floor	Residential	26	282.81	–	–	21.91	304.72	–	–	367.04	–	2
8	Ground & First Floor	Residential	30	168.54	–	–	17.89	186.43	–	–	221.8	–	1
9	Ground & First Floor	Residential	31	169.18	–	–	17.89	187.07	–	–	222.96	–	2
10	Ground & First Floor	Residential	32	169.18	–	–	17.89	187.07	–	–	222.96	–	2

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For FLOURISHING VENTURES (P) LTD.

Authorised Signatory

For ADITYARAM HOUSING (P) LTD

Authorised Signatory

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Authorised Signatory

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												Covered	Open
11	Ground & First Floor	Residential	33	169.18	–	–	17.89	187.07	–	–	222.96	–	2
12	Ground & First Floor	Residential	34	169.18	–	–	17.89	187.07	–	–	222.96	–	2
13	Ground & First Floor	Residential	35	169.18	–	–	17.89	187.07	–	–	222.96	–	2
14	Ground & First Floor	Residential	36	169.18	–	–	17.89	187.07	–	–	222.96	–	2
15	Ground & First Floor	Residential	37&41	420.2	–	–	32.52	452.72	–	–	555.38	–	3
16	Ground & First Floor	Residential	42	167.84	–	–	19.65	187.49	–	–	222.96	–	2
17	Ground & First Floor	Residential	43	169.5	–	–	17.99	187.49	–	–	222.96	–	2

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												Covered	Open
18	Ground & First Floor	Residential	44	169.5	–	–	17.99	187.49	–	–	222.96	–	2
19	Ground & First Floor	Residential	45	169.5	–	–	17.99	187.49	–	–	222.96	–	2
20	Ground & First Floor	Residential	46	169.5	–	–	17.99	187.49	–	–	222.96	–	2
21	Ground & First Floor	Residential	47	169.5	–	–	17.99	187.49	–	–	222.96	–	2
22	Ground & First Floor	Residential	48	168.67	–	–	18.05	186.72	–	–	221.8	–	2
23	Ground & First Floor	Residential	49&50	324.15	–	–	24.64	348.79	–	–	445.12	–	3
24	Ground & First Floor	Residential	51	167.23	–	–	19.78	187.01	–	–	222.96	–	1
25	Ground & First Floor	Residential	52	168.23	–	–	18.78	187.01	–	–	222.96	–	1
26	Ground & First Floor	Residential	53	169.18	–	–	17.89	187.07	–	–	222.96	–	2
27	Ground & First Floor	Residential	54	169.18	–	–	17.89	187.07	–	–	222.96	–	2
28	Ground & First Floor	Residential	55	169.18	–	–	17.89	187.07	–	–	222.96	–	2
29	Ground & First Floor	Residential	56&57	432.16	–	–	29.58	461.74	–	–	552.97	–	5
30	Ground & First Floor	Residential	58-A	120.92	–	–	16.81	137.73	–	–	167.22	–	1
			58-B	120.92	–	–	16.81	137.73	–	–	167.22	–	1

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												Covered	Open
31	Ground & First Floor	Residential	59-A	120.92	–	–	16.81	137.73	–	–	167.22	–	1
			59-B	120.92	–	–							
32	Ground & First Floor	Residential	60-A	120.92	–	–	16.81	137.73	–	–	167.22	–	1
			60-B	120.92	–	–							
33	Ground & First Floor	Residential	61-A	120.92	–	–	16.81	137.73	–	–	167.22	–	1
			61-B	120.92	–	–							
34	Ground & First Floor	Residential	62	167.82	–	–	18.9	186.72	–	–	221.8	–	2

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												Covered	Open
35	Ground & First Floor	Residential	63	205.61	–	–	20.55	226.16	–	–	271.27	–	2
36	Ground & First Floor	Residential	64	354.14	–	–	25.68	379.82	–	–	453.9	–	4
37	Ground & First Floor	Residential	67	102.56	–	–	15.81	118.37	–	–	111.48	–	1
38	Ground & First Floor	Residential	68	102.56	–	–	15.81	118.37	–	–	111.48	–	1
39	Ground & First Floor	Residential	69	102.56	–	–	15.81	118.37	–	–	111.48	–	1
40	Ground & First Floor	Residential	70	102.56	–	–	15.81	118.37	–	–	111.48	–	1
41	Ground & First Floor	Residential	71	102.56	–	–	15.81	118.37	–	–	111.48	–	1
42	Ground & First Floor	Residential	72	102.56	–	–	15.81	118.37	–	–	111.48	–	1
43	Ground & First Floor	Residential	73	102.56	–	–	15.81	118.37	–	–	111.48	–	1
44	Ground & First Floor	Residential	78	132.9	–	–	16.99	149.89	–	–	138.17	–	1
45	Ground & First Floor	Residential	79	157.35	–	–	19.48	176.83	–	–	167.17	–	1
46	Ground & First Floor	Residential	80	157.35	–	–	19.48	176.83	–	–	167.17	–	1
47	Ground & First Floor	Residential	81	157.35	–	–	19.48	176.83	–	–	167.17	–	1
48	Ground & First Floor	Residential	82	157.35	–	–	19.48	176.83	–	–	167.17	–	1

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												Covered	Open
49	Ground & First Floor	Residential	83	157.35	–	–	19.48	176.83	–	–	167.17	–	1
50	Ground & First Floor	Residential	84	100.25	–	–	19.02	119.27	–	–	111.48	–	1
51	Ground & First Floor	Residential	85	100.25	–	–	19.02	119.27	–	–	111.48	–	1
52	Ground & First Floor	Residential	86	126.69	–	–	18.09	144.78	–	–	133.27	–	1
53	Ground & First Floor	Residential	39	169.5	–	–	17.99	187.49	–	–	222.96	–	2
54	Ground & First Floor	Residential	40	168.7	–	–	18.02	186.72	–	–	221.8	–	2
TOTAL				**10576.99**	–	–	**1117.81**	**11694.8**	–	–	**13407.53**	–	**102**

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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.