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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

"NILAYA" Proposed Construction of Stilt Floor (Parking) + 5 Floors Residential Building with 20 Dwelling Units Availing Premium FSI with TOD benefit (Height 18.30M) at Anna Nedunchalai Faceit Road, Perungudi, Chennai – 600096, Comprised in S No.226/13A2, 226/13B2 of Perungudi Village within the Limits of Greater Chennai Corporation.

Sl.No	Block	Floor	Type	Apartment 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 External Walls (Sq.m)	e = (a + b +c + d) Floor area of the Apartment (Sq.m)	(f) Proportionate Common Area (Sq.m)	g =(e + f) Gross Area of the Apartment (Sq.m)	(h) UDS Land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	1	FIRST FLOOR	3BHK	101	112.21	5.32	4.30	10.93	132.76	26.56	159.32	53.93	1	0
2	1		3BHK	102	116.11	6.93	4.21	10.90	138.15	27.64	165.79	56.12	1	0
3	1		3BHK	103	116.51	6.99	4.24	10.96	138.70	27.75	166.45	56.35	1	1
4	1		3BHK	104	111.34	5.67	4.08	10.84	131.93	26.40	158.33	53.60	0	1
5	1	SECOND FLOOR	3BHK	201	112.21	5.32	4.30	10.93	132.76	26.56	159.32	53.93	0	1
6	1		3BHK	202	116.11	6.93	4.21	10.90	138.15	27.64	165.79	56.12	1	0
7	1		3BHK	203	116.51	6.99	4.24	10.96	138.70	27.75	166.45	56.35	1	1
8	1		3BHK	204	111.34	5.67	4.08	10.84	131.93	26.40	158.33	53.60	0	1
9	1	THIRD FLOOR	3BHK	301	112.21	5.32	4.30	10.93	132.76	26.56	159.32	53.93	0	1
10	1		3BHK	302	116.11	6.93	4.21	10.90	138.15	27.64	165.79	56.12	1	0
11	1		3BHK	303	116.51	6.99	4.24	10.96	138.70	27.75	166.45	56.35	1	1
12	1		3BHK	304	111.34	5.67	4.08	10.84	131.93	26.40	158.33	53.60	0	1
13	1	FR	3BHK	401	112.21	5.32	4.30	10.93	132.76	26.56	159.32	53.93	0	1

For KEYSTONE PROMOTERS PVT LTD.,

Director

Ar. R.M. VAISHNAVAPRIYA, B.Arch.,
REGD. ARCHITECT & INTERIOR DESIGNER
Reg. No. CA/2011/51542
Door No: 1, GFA, Amace Ganga, Sarojini Street,
Mahalingapuram, Nungambakkam,
Chenn... 034. Phone: 044 - 2817 2255

14	1	FORTH FLOO	3BHK	402	116.11	6.93	4.21	10.90	138.15	27.64	165.79	56.12	1	0
15	1		3BHK	403	116.51	6.99	4.24	10.96	138.70	27.75	166.45	56.35	1	1
16	1		3BHK	404	111.34	5.67	4.08	10.84	131.93	26.40	158.33	53.60	0	1
17	1	FIFTH FLOOR	3BHK	501	112.21	5.32	4.30	10.93	132.76	26.56	159.32	53.93	0	1
18	1		3BHK	502	116.11	6.93	4.21	10.90	138.15	27.64	165.79	56.12	1	0
19	1		3BHK	503	116.51	6.99	4.24	10.96	138.70	27.75	166.45	56.35	1	1
20	1		3BHK	504	111.34	5.67	4.08	10.84	131.93	26.40	158.33	53.60	0	1
Total					**2280.85**	**124.55**	**84.15**	**218.15**	**2707.70**	**541.80**	**3249.50**	**1100.00**	**11**	**14**
Visitor Car Parking													**0**	**2**
Total Car Parking													**27**	

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Chenna[illegible] 600 034. Phone: 044 - 2817 2255

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.