Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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Carpet Area Statement **Date: 15.02.2026**

Site Address : BASEMENT + GROUND + 3 FLOORS COMMERCIAL OFFICE BUILDING AT ALREADY APPROVED LAYOUT MLPA NO:61/2023, PLOT NO:3, RAJIV GANDHI SALAI (OMR), EGATTUR, CHENNAI - 600 130.COMPRISED IN S.F. NO'S: 10/1A2, 10/1B2A, EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

SI.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	-	Ground Floor	Commercial	-	582.688	-	-	-	582.688	116.05	698.738	301.23	4	0
2	-	1st Floor	Commercial	-	796.2	-	-	-	796.2	158.58	954.78	411.59	6	0
3	-	2nd Floor	Commercial	-	796.2	-	-	-	796.2	158.58	954.78	411.59	6	0
4	-	3rd Floor	Commercial	-	796.2	-	-	-	796.2	158.58	954.78	411.59	6	0
TOTAL					**2971.288**				**2971.288**	**591.79**	**3563.078**	**1536**	**22**	**0**
												Visitors	5	0
												PC Parking	0	3
												Grand Total	**30**	

Note :

Plot Area As per Patta 1536.00 Sq.m

UDS Calulation	Plot area =	1536.00
	Total Area =	3563.078
		0.4311
	Percentage	43.11%

For Guindy Tech Park LLP

Authorised Signatory

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/2004/33670
APPROVED VALUER No. F1d319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION BA(001)2025 dt. 22.01.2025 V.U.T. 21.01.2030
Reg. No. RA/Gr.1/2019/03/091 V.U.T 17.03.2029
Reg. No. CGLRGN/RA/Gr.1/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : +91 044 2829 1291, 3874, 3261

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.