Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Carpet Area Statement **Date :12.12.2025.**

Carpet Area Statement For the proposed construction of Stilt floor + 4 Floors + 5th floor(pt) (Height – 18.30 m) Residential Building with 37 Dwelling Units (Affordable Housing) at Vignarajapuram 2nd Main Road , Vengaivasal, Chennai 600126 comprised in Old S.No.41/4B4 & 41/4B5 , as per patta New S.No.41/4B4A2 & 41/4B5A2 of Vengaivasal Village within the Limits of St.Thomas Mount Panchayat Union

SL. NO	BLOCK	FLOOR	FLAT NOS	TYPE	RERA CARPET AREA (SEC 2 [K]) (SQ.M)	EXCLUSIVE BALCONY (SQ.M)	EXCLUSIVE VERANDAH / UTILITY/ SERVICE / OPEN TERRACE (SQ.M)	PROPORTIONATE COMMON AREA (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND (SQ.M)	CAR PARKING (NOS)	
											COVERED	OPEN
1	1	I FLOOR	101	3BHK	79.99	3.16	0.00	36.70	119.84	37.14	0	1
2	1	I FLOOR	102	3BHK	80.46	2.87	0.00	36.51	119.84	37.14	0	0
3	1	I FLOOR	103	3BHK	75.35	3.06	0.00	35.21	113.62	35.21	0	0
4	1	I FLOOR	104	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	0	1
5	1	I FLOOR	105	3BHK	75.59	3.10	0.00	34.65	113.34	35.13	0	0
6	1	I FLOOR	106	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
7	1	I FLOOR	107	3BHK	81.71	2.92	0.00	37.53	122.17	37.86	1	0
8	1	I FLOOR	108	3BHK	87.59	2.62	0.00	39.76	129.97	40.28	1	0
9	1	II FLOOR	201	3BHK	79.99	3.16	0.00	36.70	119.84	37.14	1	0
10	1	II FLOOR	202	3BHK	80.46	2.87	0.00	36.51	119.84	37.14	0	0
11	1	II FLOOR	203	3BHK	75.35	3.06	0.00	35.21	113.62	35.21	0	0
12	1	II FLOOR	204	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
13	1	II FLOOR	205	3BHK	75.59	3.10	0.00	34.65	113.34	35.13	0	0
14	1	II FLOOR	206	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
15	1	II FLOOR	207	3BHK	81.71	2.92	0.00	37.53	122.17	37.86	1	0
16	1	II FLOOR	208	3BHK	87.59	2.62	0.00	39.76	129.97	40.28	1	0
17	1	III FLOOR	301	3BHK	79.99	3.16	0.00	36.70	119.84	37.14	1	0

18	1	III FLOOR	302	3BHK	80.46	2.87	0.00	36.51	119.84	37.14	0	0
19	1	III FLOOR	303	3BHK	75.35	3.06	0.00	35.21	113.62	35.21	0	0
20	1	III FLOOR	304	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
21	1	III FLOOR	305	3BHK	75.59	3.10	0.00	34.65	113.34	35.13	0	0
22	1	III FLOOR	306	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
23	1	III FLOOR	307	3BHK	81.71	2.92	0.00	37.53	122.17	37.86	1	0
24	1	III FLOOR	308	3BHK	87.59	2.62	0.00	39.76	129.97	40.28	1	0
25	1	IV FLOOR	401	3BHK	79.99	3.16	0.00	36.70	119.84	37.14	1	0
26	1	IV FLOOR	402	3BHK	80.46	2.87	0.00	36.51	119.84	37.14	0	0
27	1	IV FLOOR	403	3BHK	75.35	3.06	0.00	35.21	113.62	35.21	0	0
28	1	IV FLOOR	404	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
29	1	IV FLOOR	405	3BHK	75.59	3.10	0.00	34.65	113.34	35.13	0	0
30	1	IV FLOOR	406	3BHK	79.71	3.16	0.00	36.98	119.84	37.14	1	0
31	1	IV FLOOR	407	3BHK	81.71	2.92	0.00	37.53	122.17	37.86	1	0
32	1	IV FLOOR	408	3BHK	87.59	2.62	0.00	39.76	129.97	40.28	1	0
33	1	V FLOOR	501	3BHK	79.99	3.16	0.00	36.70	119.84	37.14	1	0
34	1	V FLOOR	502	3BHK	80.46	2.87	0.00	36.51	119.84	37.14	0	0
35	1	V FLOOR	503	3BHK	75.35	3.06	0.00	35.21	113.62	35.21	0	0
36	1	V FLOOR	504	3BHK	81.71	2.92	0.00	37.53	122.17	37.86	1	0
37	1	V FLOOR	505	3BHK	87.59	2.62	0.00	39.76	129.97	40.28	1	0
VISITORS CAR PARKING											2	0
								TOTAL	4439.33	1375.79	23	2

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

FOR SRI AYYAN HOMES

PARTNERS

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.