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

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

Plan Showing Proposed construction of Stilt floor (Part) / Ground floor (Part) + 4 floor + 5 floors (18.30m - Height) Residential Building with 84 dwellings for Affordable Housing with Association Room, Gym and Indoor Games at Ishwaryam Garden Road, Vengaivasal, Chennai comprised in Old S.Nos.15/1 (Pt) & 15/2 (Document), New S.No.15/1B & 15/2A1B (Patta) of Vengaivasal Village within the limit of St.Thomas Mount Panchayat Union

TNRERA - Carpet Area Statement | **PEARL-ELITA** | **14/08/25**

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
1		1	A1	3 bed + Toilet	76.637	4.575		31.180	112.392	39.549		1
2			B1	3 bed + Toilet	71.845	4.575		30.109	106.529	37.486		1
3			C1	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
4			D1	3 bed + Toilet	76.637	4.575		31.180	112.392	39.530		1
5			E1	3 bed + Toilet	72.189	4.575		30.794	107.558	37.848		1
6			F1	2 bed + Toilet	58.587	4.575		26.420	89.582	31.522		
7			G1	3 bed + Toilet	80.503	4.575		33.706	118.784	41.798		1
8			H1	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
9			I1	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
10			J1	3 bed + Toilet	75.970	4.575		31.307	111.852	39.359		1
11			K1	3 bed + Toilet	72.018	4.575		30.477	107.070	37.676		1
12			L1	2 bed + Toilet	58.595	4.575		26.412	89.582	31.522		
13			M1	3 bed + Toilet	76.640	4.575		31.679	112.894	39.726		1
14			N1	3 bed + Toilet	71.693	4.575		30.597	106.865	37.604		1
15			P1	3 bed + Toilet	69.229	4.575		29.199	103.003	36.245		1
16			Q1	3 bed + Toilet	80.607	4.575		33.270	118.452	41.681		1
17			R1	3 bed + Toilet	75.127	4.575		31.992	111.694	39.303		1
18			S1	2 bed + Toilet	58.595	4.575		26.406	89.576	31.520		
19		2	A2	3 bed + Toilet	76.637	4.575		31.180	112.392	39.549		1
20			B2	3 bed + Toilet	71.845	4.575		30.109	106.529	37.486		1
21			C2	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
22			D2	3 bed + Toilet	76.637	4.575		31.180	112.392	39.530		1
23			E2	3 bed + Toilet	72.189	4.575		30.794	107.558	37.848		1
24			F2	2 bed + Toilet	58.587	4.575		26.420	89.582	31.522		
25			G2	3 bed + Toilet	80.503	4.575		33.706	118.784	41.798		1
26			H2	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
27			I2	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305		1
28			J2	3 bed + Toilet	75.970	4.575		31.307	111.852	39.359		1
29			K2	3 bed + Toilet	72.018	4.575		30.477	107.070	37.676		1

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
CORPORATION REGN. No: RA003012021
PLOT No:1, BHAGGYAM GREEN MEADOWS,
ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,

Plan Showing Proposed construction of Stilt floor (Part) / Ground floor (Part) + 4 floor + 5 floors (18.30m - Height) Residential Building with 84 dwellings for Affordable Housing with Association Room, Gym and Indoor Games at Ishwaryam Garden Road, Vengaivasal, Chennai comprised in Old S.Nos.15/1 (Pt) & 15/2 (Document), New S.No.15/1B & 15/2A1B (Patta) of Vengaivasal Village within the limit of St.Thomas Mount Panchayat Union

TNRERA - Carpet Area Statement | **PEARL-ELITA** | **14/08/25**

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
30		3	L2	2 bed + Toilet	58.595	4.575		26.412	89.582	31.522		
31			M2	3 bed + Toilet	76.640	4.575		31.679	112.894	39.726		1
32			N2	3 bed + Toilet	71.693	4.575		30.597	106.865	37.604		1
33			P2	3 bed + Toilet	69.229	4.575		29.199	103.003	36.245		1
34			Q2	3 bed + Toilet	80.607	4.575		33.270	118.452	41.681		1
35			R2	3 bed + Toilet	75.127	4.575		31.992	111.694	39.303		1
36			S2	2 bed + Toilet	58.595	4.575		26.406	89.576	31.520	1	
37			A3	3 bed + Toilet	76.637	4.575		31.180	112.392	39.549		1
38			B3	3 bed + Toilet	71.845	4.575		30.109	106.529	37.486	1	
39			C3	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
40			D3	3 bed + Toilet	76.637	4.575		31.180	112.392	39.530	1	
41			E3	3 bed + Toilet	72.189	4.575		30.794	107.558	37.848	1	
42			F3	2 bed + Toilet	58.587	4.575		26.420	89.582	31.522	1	
43			G3	3 bed + Toilet	80.503	4.575		33.706	118.784	41.798	1	
44			H3	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
45			I3	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
46			J3	3 bed + Toilet	75.970	4.575		31.307	111.852	39.359	1	
47			K3	3 bed + Toilet	72.018	4.575		30.477	107.070	37.676	1	
48			L3	2 bed + Toilet	58.595	4.575		26.412	89.582	31.522	1	
49			M3	3 bed + Toilet	76.640	4.575		31.679	112.894	39.726	1	
50			N3	3 bed + Toilet	71.693	4.575		30.597	106.865	37.604	1	
51			P3	3 bed + Toilet	69.229	4.575		29.199	103.003	36.245	1	
52			Q3	3 bed + Toilet	80.607	4.575		33.270	118.452	41.681	1	
53			R3	3 bed + Toilet	75.127	4.575		31.992	111.694	39.303	1	
54			S3	2 bed + Toilet	58.595	4.575		26.406	89.576	31.520	1	
55			A4	3 bed + Toilet	76.637	4.575		31.180	112.392	39.549	1	
56			B4	3 bed + Toilet	71.845	4.575		30.109	106.529	37.486	1	
57			C4	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
58			D4	3 bed + Toilet	76.637	4.575		31.180	112.392	39.530	1	

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
CORPORATION REGN. No: RA003012021
PLOT No:1, BHAGGYAM GREEN MEADOWS,
ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,

Plan Showing Proposed construction of Stilt floor (Part) / Ground floor (Part) + 4 floor + 5 floors (18.30m - Height) Residential Building with 84 dwellings for Affordable Housing with Association Room, Gym and Indoor Games at Ishwaryam Garden Road, Vengaivasal, Chennai comprised in Old S.Nos.15/1 (Pt) & 15/2 (Document), New S.No.15/1B & 15/2A1B (Patta) of Vengaivasal Village within the limit of St.Thomas Mount Panchayat Union

TNRERA - Carpet Area Statement | **PEARL-ELITA** | **14/08/25**

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
59		4	E4	3 bed + Toilet	72.189	4.575		30.794	107.558	37.848	1	
60			F4	2 bed + Toilet	58.587	4.575		26.420	89.582	31.522	1	
61			G4	3 bed + Toilet	80.503	4.575		33.706	118.784	41.798	1	
62			H4	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
63			I4	3 bed + Toilet	69.369	4.575		29.230	103.174	36.305	1	
64			J4	3 bed + Toilet	75.970	4.575		31.307	111.852	39.359	1	
65			K4	3 bed + Toilet	72.018	4.575		30.477	107.070	37.676	1	
66			L4	2 bed + Toilet	58.595	4.575		26.412	89.582	31.522	1	
67			M4	3 bed + Toilet	76.640	4.575		31.679	112.894	39.726	1	
68			N4	3 bed + Toilet	71.693	4.575		30.597	106.865	37.604	1	
69			P4	3 bed + Toilet	69.229	4.575		29.199	103.003	36.245	1	
70			Q4	3 bed + Toilet	80.607	4.575		33.270	118.452	41.681	1	
71			R4	3 bed + Toilet	75.127	4.575		31.992	111.694	39.303	1	
72			S4	2 bed + Toilet	58.595	4.575		26.406	89.576	31.520	1	
73		5	A5	3 bed + Toilet	76.637		4.575	31.180	107.817	39.549	1	
74			B5	3 bed + Toilet	71.845		4.575	30.109	101.954	37.486	1	
75			D5	3 bed + Toilet	76.637		4.575	31.180	107.817	39.530	1	
76			E5	3 bed + Toilet	72.189		4.575	30.794	102.983	37.848	1	
77			G5	3 bed + Toilet	80.503		4.575	33.706	114.209	41.798	1	
78			H5	3 bed + Toilet	69.369		4.575	29.230	98.599	36.305	1	
79			J5	3 bed + Toilet	75.970		4.575	31.307	107.277	39.359	1	
80			K5	3 bed + Toilet	72.018		4.575	30.477	102.495	37.676	1	
81			M5	3 bed + Toilet	76.640		4.575	31.679	108.319	39.726	1	
82			N5	3 bed + Toilet	71.693		4.575	30.597	102.290	37.604	1	
83			Q5	3 bed + Toilet	80.607		4.575	33.270	113.877	41.681	1	
84			R5	3 bed + Toilet	75.127		4.575	31.992	107.119	39.303	1	
			VISITOR PARKING									4
TOTAL AREA					**6031.151**	**329.400**	**54.900**	**2545.187**	**8905.738**	**3153.00**	48	35

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
CORPORATION REGN. No: RA003012021
PLOT No:1, BHAGGYAM GREEN MEADOWS,
ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,
CHENNAI-600 097. PH: 9962051511

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.