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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verified.realestate

DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date:10/03/2026

'JANAV JUBILANCE 'At THE PROPOSED CONSTRUCTION OF STILT+5 FLOORS RESIDENTIAL BUILDING WITH 15 DWELLING UNITS WITH 18.30 M HEIGHT IN PLOT NO:3 & 4, MANIKANDAN STREET,AYYAPPA NAGAR , KEELKATALAI, CHENNAI-117 . COMPRISED IN OLD S.NO: 251/3 PART, AS PER PATTA NEW T.S.NO: 93&94, BLOCK NO: 24,WARD NO:H OF KEELKATTALAI VILLAGE , PALLAVARAM TALUK WITHIN THE LIMIT OF TAMBARAM CITY MUNICIPAL CORPORATION.

Sl.No	Block	Floor	Apartment No.	Type	(a) RERA CARPET (SQ.M)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/ Utility/ Service (sq.m)	(d) Area of External walls (sq.m)	(e) Floor Area of apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g) Gross Area of apartment (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
													Covered	Open
1	1	First	A1	3 BHK	79.90	8.18	1.86	24.88	104.78	26.20	130.98	45.49	1	0
2	1	First	A2	3 BHK	82.95	6.12	0.00	18.61	101.56	25.39	126.95	44.09	1	0
3	1	First	A3	3 BHK	85.06	0	3.03	15.07	100.13	25.03	125.16	43.47	1	0
4	1	Second	B1	3 BHK	79.90	8.18	1.86	24.88	104.78	26.20	130.98	45.49	1	0
5	1	Second	B2	3 BHK	82.95	6.12	0.00	18.61	101.56	25.39	126.95	44.09	1	0
6	1	Second	B3	3 BHK	85.06	0	3.03	15.07	100.13	25.03	125.16	43.47	1	0
7	1	Third	C1	3 BHK	79.90	8.18	1.86	24.88	104.78	26.20	130.98	45.49	0	1
8	1	Third	C2	3 BHK	82.95	6.12	0.00	18.61	101.56	25.39	126.95	44.09	0	1
9	1	Third	C3	3 BHK	85.06	0	3.03	15.07	100.13	25.03	125.16	43.47	0	1
10	1	Fourth	D1	3 BHK	79.90	8.18	1.86	24.88	104.78	26.20	130.98	45.49	0	1
11	1	Fourth	D2	3 BHK	82.95	6.12	0.00	18.61	101.56	25.39	126.95	44.09	0	1
12	1	Fourth	D3	3 BHK	85.06	0	3.03	15.07	100.13	25.03	125.16	43.47	0	1
13	1	Fifth	E1	3 BHK	79.72	4.16	1.86	20.43	100.15	25.04	125.19	43.48	0	1
14	1	Fifth	E2	3 BHK	82.87	0.00	0.00	12.30	95.17	23.79	118.96	41.32	0	1
15	1	Fifth	E3	3 BHK	84.86	0.00	0.00	11.93	96.79	24.20	120.99	42.02	0	1
TOTAL					1239.09	61.36	21.42	278.90	1517.99	379.50	1897.49	659.00	6	9

vistors car parking-2 Nos(open)

Total car parking- 17 Nos

REGISTERED ENGINEER

LAND OWNER

S. SAMPATH KUMAR, M.Tech.(Stru.),
Registered Engineer
Reg. No: RE/GR-II/2023/05/279.
No. 12/54, New India Colony 2nd Street,
Puzhuthivakkam, Chennai - 600 091.
Mobile:98848 23456

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.