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Isha Homes
HOMES WITH HEART

14 / 08 / 2026

To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 133, G Block, Chinthamani Complex, 1st Avenue,
Anna Nagar East, Chennai, Tamil Nadu - 600 102

Sir,

Subject: TNRERA - Application for Registration of Real Estate Project - **"ISHA'S GEETHANJALI"** - Construction of **74 Flats** - Old Survey Nos. 40/1 (Part), 40/2B (Part), T.S. No. 71, Ward No. 1, Block No. 11, Thiruvanmiyur Neighbourhood Scheme Layout, Kamaraj Nagar, L.B. Road, Thiruvanmiyur, Chennai - 600 041 - Submission of Area Statements and Request for Registration - Reg.

Ref : Project Building Application - Ref No. TNRERA/PBF/0315/2026.

We respectfully submit the following for your kind consideration:

1. **With reference to your Queries dated 02.08.2026** and our representation submitted before the Chairperson, TNRERA, vide our letter dated 28.07.2026.

2. During our meeting with the **Chairperson, TNRERA on 29.07.2026**, in the presence of the Additional Directors, the issue relating to obtaining the signatures/consents of all the Landowners in the prescribed documents was discussed. During the said meeting, it was clarified that, **where the Developer is duly authorised under a registered Power of Attorney to undertake the registration of the entire project with TNRERA, the project can be registered without obtaining the individual signatures of all the Landowners in Form "B", the Area Statements and the Bank Account Operating Consent Letter,** the chairperson has accepted the same in principle and also the same has communicated to all the developers through CREDAI Office.

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

3. In our case, M/s. Isha Homes (India) Private Limited has obtained **registered Power(s) of Attorney from all the Landowners**, to represent TNRERA in all respect.

4. The Following Carpet Area Statements are attached herewith once again for your reference:

    a. Full Project Area Statement - **Annexure - I**
    b. Developer's Share Area Statement - **Annexure - II**
    c. Landowners' Share Area Statement - **Annexure - III**

We therefore request your good office to kindly consider the above submissions and **process and register the project at the earliest.**

Thanking you,

Yours faithfully,
For **ISHA HOMES (INDIA) PRIVATE LIMITED**

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

Executive Director

Enclosures:

1. Annexure - I - Full Project Area Statement
2. Annexure - II - Developer's Share Area Statement
3. Annexure - III - Landowners' Share Area Statement

ANNEXURE - I

Carpet Area Statement													Date:	14-08-2026
Site Address :ISHA GEETANJALI DOOR NO: H46 H47 H48 H49, LB ROAD, THIRUVANMIYUR, CHENNAI-600041														
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	(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.) Rera	
														Open	Covered
1		1st Floor	3B+3T	103	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
2			3B+3T	104	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
3			2B+2T	105	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
4			2B+2T	106	Developer	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
5		2nd Floor	3B+3T	201	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
6			3B+3T	202	Land Owner	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
7			3B+3T	203	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
8			3B+3T	204	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
9			2B+2T	205	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
10			2B+2T	206	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
11			2B+2T	207	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
12		3rd Floor	3B+3T	301	Land Owner	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
13			3B+3T	302	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
14			3B+3T	303	Land Owner	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
15			3B+3T	304	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
16			2B+2T	305	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
17			2B+2T	306	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
18			2B+2T	307	Developer	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
19		4th Floor	3B+3T	401	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
20			3B+3T	402	Land Owner	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
21			3B+3T	403	Land Owner	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
22			3B+3T	404	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
23			2B+2T	405	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
24			2B+2T	406	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
25			2B+2T	407	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
26		5 th Floor	3B+3T	501	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
27			3B+3T	502	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
28			3B+3T	503	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
29			3B+3T	504	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
30			2B+2T	505	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
31			2B+2T	506	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
32			2B+2T	507	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

Carpet Area Statement													Date:	14-08-2026
Site Address :ISHA GEETANJALI DOOR NO: H46 H47 H48 H49, LB ROAD, THIRUVANMIYUR, CHENNAI-600041														
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	(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.) Rera	
33	Single Block	6 th Floor	3B+3T	601	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
34			3B+3T	602	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
35			3B+3T	603	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
36			3B+3T	604	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
37			2B+2T	605	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
38			2B+2T	606	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
39			2B+2T	607	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
40		7 th Floor	3B+3T	701	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
41			3B+3T	702	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
42			3B+3T	703	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
43			3B+3T	704	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
44			2B+2T	705	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
45			2B+2T	706	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
46			2B+2T	707	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
47		8 th Floor	3B+3T	801	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
48			3B+3T	802	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
49			3B+3T	803	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
50			3B+3T	804	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
51			2B+2T	805	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
52			2B+2T	806	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
53			2B+2T	807	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
54		9 th Floor	3B+3T	901	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
55			3B+3T	902	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
56			3B+3T	903	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
57			3B+3T	904	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	1	1
58			2B+2T	905	Developer	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
59			2B+2T	906	Developer	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1
60			2B+2T	907	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
61		10 th Floor	3B+3T	1001	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
62			3B+3T	1002	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
63			3B+3T	1003	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
64			3B+3T	1004	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
65			2B+2T	1005	Developer	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
66			2B+2T	1006	Developer	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

Carpet Area Statement													Date:	14-08-2026
Site Address :ISHA GEETANJALI DOOR NO: H46 H47 H48 H49, LB ROAD, THIRUVANMIYUR, CHENNAI-600041														
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	(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.) Rera	
67			2B+2T	1007	Developer	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	1
68		11 th Floor	3B+3T	1101	Developer	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
69			3B+3T	1102	Developer	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
70			3B+3T	1103	Developer	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
71			3B+3T	1104	Developer	99.62	3.42		10.18	113.22	38.44	151.66	44.33	1	1
72			2B+2T	1105	Developer	68.24	5.11		8.24	81.59	27.70	109.29	31.93		2
73			2B+2T	1106	Developer	68.23	5.11		8.31	81.65	27.73	109.38	31.95		2
74			2B+2T	1107	Developer	64.18	4.02		8.34	76.55	25.99	102.54	29.97		2
Grand total						6,296.58	354.89		744.28	7,395.75	2,511.32	9,907.08	2,894.93	56	19

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

ANNEXURE-II

Carpet Area Statement (Developer Share)												Date:	14-08-2026
Site Address : 44 Flats in ISHA'S GEETANJALI situated DOOR NO: H46 H47 H48 H49,													
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(s	(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.) Rera	
													Open	Covered
1	Single Block	1st Floor	3B+3T	103	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
2		1st Floor	2B+2T	106	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
3		2nd Floor	3B+3T	201	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
4		2nd Floor	3B+3T	203	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
5		3rd Floor	3B+3T	302	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
6		3rd Floor	2B+2T	307	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
7		4th Floor	3B+3T	401	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
8		4th Floor	3B+3T	404	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
9		5 th Floor	3B+3T	501	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
10		5 th Floor	3B+3T	502	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
11		5 th Floor	3B+3T	503	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
12		5 th Floor	3B+3T	504	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
13		6 th Floor	3B+3T	601	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
14		6 th Floor	3B+3T	602	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
15		6 th Floor	3B+3T	603	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
16		6 th Floor	3B+3T	604	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
17		7 th Floor	3B+3T	701	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
18		7 th Floor	3B+3T	702	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
19		7 th Floor	3B+3T	703	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
20		7 th Floor	3B+3T	704	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
21		8 th Floor	3B+3T	801	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
22		8 th Floor	3B+3T	802	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
23		8 th Floor	3B+3T	803	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
24		8 th Floor	3B+3T	804	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
25		9 th Floor	3B+3T	901	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
26		9 th Floor	3B+3T	902	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

Carpet Area Statement (Developer Share)												Date:	14-08-2026
Site Address : 44 Flats in ISHA'S GEETANJALI situated DOOR NO: H46 H47 H48 H49,													
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(s	(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.) Rera	
27		9 th Floor	3B+3T	903	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
28		9 th Floor	3B+3T	904	99.62	3.42		10.18	113.22	38.44	151.66	44.33	1	1
29		9 th Floor	2B+2T	905	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
30		9 th Floor	2B+2T	906	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1
31		10 th Floor	3B+3T	1001	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
32		10 th Floor	3B+3T	1002	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
33		10 th Floor	3B+3T	1003	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
34		10 th Floor	3B+3T	1004	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
35		10 th Floor	2B+2T	1005	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
36		10 th Floor	2B+2T	1006	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1
37		10 th Floor	2B+2T	1007	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	1
38		11 th Floor	3B+3T	1101	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
39		11 th Floor	3B+3T	1102	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
40		11 th Floor	3B+3T	1103	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
41		11 th Floor	3B+3T	1104	99.62	3.42		10.18	113.22	38.44	151.66	44.33	1	1
42		11 th Floor	2B+2T	1105	68.24	5.11		8.24	81.59	27.70	109.29	31.93		2
43		11 th Floor	2B+2T	1106	68.23	5.11		8.31	81.65	27.73	109.38	31.95		2
44		11 th Floor	2B+2T	1107	64.18	4.02		8.34	76.55	25.99	102.54	29.97		2
Grand total					4,036.17	212.10		470.55	4,718.82	1,602.33	6,321.15	1,847.11	67	19

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600020

ANNEXURE - III

Carpet Area Statement (Land Owner Share)														Date:	14-08-2026
Site Address : 30 Flats in ISHA GEETANJALI DOOR NO: H46 H47 H48 H49,															
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	(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.) Rera	
														Open	Covered
1			3B+3T	104	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
2			2B+2T	105	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
3			3B+3T	202	Land Owner	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
4			3B+3T	204	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
5			2B+2T	205	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
6			2B+2T	206	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
7			2B+2T	207	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
8			3B+3T	301	Land Owner	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
9			3B+3T	303	Land Owner	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
10		3rd Floor	3B+3T	304	Land Owner	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
11			2B+2T	305	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
12			2B+2T	306	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
13			3B+3T	402	Land Owner	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
14			3B+3T	403	Land Owner	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
15	Single Bloc		2B+2T	405	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
16			2B+2T	406	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
17			2B+2T	407	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
18			2B+2T	505	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
19			2B+2T	506	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
20			2B+2T	507	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
21			2B+2T	605	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
22			2B+2T	606	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
23			2B+2T	607	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
24			2B+2T	705	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
25			2B+2T	706	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
26			2B+2T	707	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
27			2B+2T	805	Land Owner	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
28			2B+2T	806	Land Owner	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
29			2B+2T	807	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
30			2B+2T	907	Land Owner	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
Grand total						2,260.41	142.79		273.73	2,676.94	908.99	3,585.93	1,047.82	38	0

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 028

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.