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RE REGULATORY RECORD

RERA Document

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

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Carpet Area Statement

Site Address :ISHA UNI5 S.No. 57/6, 46/1E, 46/2B, Kolapppakkam Village, Near TVS Green Acres Project, Vandalur Taluk, Chengalpattu District, Pin: 600048

Date: 15-12-2025

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)	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.) Rera	
													Open	Covered
1	BLOCK A	1st Floor	2B+2T	A102	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	-
2			2B+2T	A103	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
3			2B+2T	A104	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
4			2B+2T	A105	62.08	4.20		7.04	73.32	16.87	90.19	35.89	-	1
5			3B+2T	A106	78.72	4.20		8.52	91.44	21.04	112.48	44.75	1	-
6		2nd Floor	2B+2T	A202	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
7			2B+2T	A203	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
8			2B+2T	A204	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	-
9			2B+2T	A205	62.08	4.20		7.04	73.32	16.87	90.19	35.89	-	1
10			3B+2T	A206	78.72	4.20		8.52	91.44	21.04	112.48	44.75	-	
11		3rd Floor	3B+2T	A301	80.23	4.27		8.22	92.72	21.34	114.05	45.38	1	-
12			2B+2T	A302	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
13			2B+2T	A303	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
14			2B+2T	A304	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
15			2B+2T	A305	62.08	4.20		7.04	73.32	16.87	90.19	35.89	-	1
16			3B+2T	A306	78.72	4.20		8.52	91.44	21.04	112.48	44.75	-	1
17		4th Floor	3B+2T	A401	80.23	4.27		8.22	92.72	21.34	114.05	45.38	-	-
18			2B+2T	A402	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	-
19			2B+2T	A403	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
20			2B+2T	A404	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	1
21			2B+2T	A405	62.08	4.20		7.04	73.32	16.87	90.19	35.89	-	1
22			3B+2T	A406	78.72	4.20		8.52	91.44	21.04	112.48	44.75	-	1
23		5 th Floor	3B+2T	A501	80.23	4.27		8.22	92.72	21.34	114.05	45.38	-	-
24			2B+2T	A502	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
25			2B+2T	A503	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
26			2B+2T	A504	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	1
27			2B+2T	A505	62.08	4.20		7.04	73.32	16.87	90.19	35.89	1	-
28			3B+2T	A506	78.72	4.20		8.52	91.44	21.04	112.48	44.75	1	-
29		1st Floor	3B+2T	B101	80.62	4.20		8.71	93.53	21.52	115.05	45.75	-	1
30			2B+2T	B102	66.21	4.20		6.94	77.35	17.80	95.15	37.84	-	1
31			2B+2T	B103	62.08	4.20		7.28	73.56	16.93	90.48	36.00	-	1
32			3B+2T	B104	78.12	4.20		7.49	89.81	20.67	110.47	43.94	-	1

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For RISHAB DEVELOPERS

Partner

For ISHA HOMES (INDIA) PVT. LTD.

Authorised Signatory

	A	B	C	D	E	F	G	H	RERA I	J	K	L	M	N	O
37	33	BLOCK B		2B+2T	B105	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
38	34			2B+2T	B106	64.68	4.20		6.88	75.76	17.43	93.20	37.07	1	-
39	35		2nd Floor	3B+2T	B201	80.62	4.20		8.71	93.53	21.52	115.05	45.75	-	-
40	36			2B+2T	B202	66.21	4.20		6.94	77.35	17.80	95.15	37.84	-	1
41	37			2B+2T	B203	62.08	4.20		7.28	73.56	16.93	90.48	36.00	-	1
42	38			3B+2T	B204	78.12	4.20		7.49	89.81	20.67	110.47	43.94	-	1
43	39			2B+2T	B205	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
44	40			2B+2T	B206	64.68	4.20		6.88	75.76	17.43	93.20	37.07	-	-
45	41		3rd Floor	3B+2T	B301	80.62	4.20		8.71	93.53	21.52	115.05	45.75	-	1
46	42			2B+2T	B302	66.21	4.20		6.94	77.35	17.80	95.15	37.84	-	-
47	43			2B+2T	B303	62.08	4.20		7.28	73.56	16.93	90.48	36.00	-	1
48	44			3B+2T	B304	78.12	4.20		7.49	89.81	20.67	110.47	43.94	1	-
49	45			2B+2T	B305	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
50	46			2B+2T	B306	64.68	4.20		6.88	75.76	17.43	93.20	37.07	1	-
51	47		4th Floor	3B+2T	B401	80.62	4.20		8.71	93.53	21.52	115.05	45.75	-	1
52	48			2B+2T	B402	66.21	4.20		6.94	77.35	17.80	95.15	37.84	-	1
53	49			2B+2T	B403	62.08	4.20		7.28	73.56	16.93	90.48	36.00	-	-
54	50			3B+2T	B404	78.12	4.20		7.49	89.81	20.67	110.47	43.94	1	-
55	51			2B+2T	B405	64.68	4.20		6.17	75.05	17.27	92.32	36.74	-	-
56	52			2B+2T	B406	64.68	4.20		6.88	75.76	17.43	93.20	37.07	1	-
57	53		5 th Floor	3B+2T	B501	80.62	4.20		8.71	93.53	21.52	115.05	45.75	-	1
58	54			2B+2T	B502	66.21	4.20		6.94	77.35	17.80	95.15	37.84	-	1
59	55			2B+2T	B503	62.08	4.20		7.28	73.56	16.93	90.48	36.00	-	1
60	56			3B+2T	B504	78.12	4.20		7.49	89.81	20.67	110.47	43.94	1	-
61	57			2B+2T	B505	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
62	58			2B+2T	B506	64.68	4.20		6.88	75.76	17.43	93.20	37.07	1	-
63	59		1st Floor	3B+2T	C101	80.62	4.20		7.54	92.36	21.25	113.61	45.20	-	-
64	60			2B+2T	C102	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
65	61			2B+2T	C103	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
66	62			2B+2T	C104	62.08	4.20		7.29	73.57	16.93	90.50	36.00	1	-
67	63			3B+2T	C105	78.12	4.20		7.51	89.84	20.67	110.51	43.98	-	-
68	64			2B+2T	C106	64.68	4.20		6.55	75.43	17.36	92.79	36.92	-	1
69	65			2B+2T	C107	68.14	4.20		6.83	79.17	18.22	97.38	38.73	-	1
70	66			2B+2T	C108	60.66	4.50		6.79	71.95	16.56	88.50	35.22	-	1
71	67		2nd Floor	3B+2T	C201	80.62	4.20		7.54	92.36	21.25	113.61	45.20	1	-
72	68			2B+2T	C202	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	-
73	69			2B+2T	C203	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
74	70			2B+2T	C204	62.08	4.20		7.29	73.57	16.93	90.50	36.00	-	-
75	71			3B+2T	C205	78.12	4.20		7.51	89.84	20.67	110.51	43.98	-	1
76	72			2B+2T	C206	64.68	4.20		6.55	75.43	17.36	92.79	36.92	-	1
77	73			2B+2T	C207	68.14	4.20		6.83	79.17	18.22	97.38	38.73	-	1
78	74			2B+2T	C208	60.66	4.50		6.79	71.95	16.56	88.50	35.22	-	1

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For RISHAB DEVELOPERS

Partner

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Authorised Signatory

	A	B	C	D	E	F	G	H	RERA	J	K	L	M	N	O
79	75	BLOCK C	3rd Floor	3B+2T	C301	80.62	4.20		7.54	92.36	21.25	113.61	45.20	1	-
80	76			2B+2T	C302	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
81	77			2B+2T	C303	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
82	78			2B+2T	C304	62.08	4.20		7.29	73.57	16.93	90.50	36.00	-	-
83	79			3B+2T	C305	78.12	4.20		7.51	89.84	20.67	110.51	43.98	-	-
84	80			2B+2T	C306	64.68	4.20		6.55	75.43	17.36	92.79	36.92	-	1
85	81			2B+2T	C307	68.14	4.20		6.83	79.17	18.22	97.38	38.73	-	1
86	82			2B+2T	C308	60.66	4.50		6.79	71.95	16.56	88.50	35.22	-	1
87	83		4th Floor	3B+2T	C401	80.62	4.20		7.54	92.36	21.25	113.61	45.20	-	
88	84			2B+2T	C402	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
89	85			2B+2T	C403	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
90	86			2B+2T	C404	62.08	4.20		7.29	73.57	16.93	90.50	36.00	-	1
91	87			3B+2T	C405	78.12	4.20		7.51	89.84	20.67	110.51	43.98	-	1
92	88			2B+2T	C406	64.68	4.20		6.55	75.43	17.36	92.79	36.92	-	-
93	89			2B+2T	C407	68.14	4.20		6.83	79.17	18.22	97.38	38.73	-	-
94	90			2B+2T	C408	60.66	4.50		6.79	71.95	16.56	88.50	35.22	-	1
95	91		5 th Floor	3B+2T	C501	80.62	4.20		7.54	92.36	21.25	113.61	45.20	1	-
96	92			2B+2T	C502	62.08	4.20		6.78	73.06	16.81	89.87	35.74	-	-
97	93			2B+2T	C503	62.08	4.20		6.78	73.06	16.81	89.87	35.74	1	-
98	94			2B+2T	C504	62.08	4.20		7.29	73.57	16.93	90.50	36.00	-	1
99	95			3B+2T	C505	78.12	4.20		7.51	89.84	20.67	110.51	43.98	-	1
100	96			2B+2T	C506	64.68	4.20		6.55	75.43	17.36	92.79	36.92	-	-
101	97			2B+2T	C507	68.14	4.20		6.83	79.17	18.22	97.38	38.73	-	1
102	98			2B+2T	C508	60.66	4.50		6.79	71.95	16.56	88.50	35.22	-	-

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	A	B	C	D	E	F	G	H	RERA I	J	K	L	M	N	O
103	99	BLOCK D	1st Floor	2B+2T	D101	62.05	4.34		7.51	73.90	17.01	90.90	36.14	-	-
104	100			2B+2T	D102	62.37	4.20		6.46	73.03	16.80	89.83	35.74	1	-
105	101			2B+2T	D103	62.37	4.20		6.77	73.34	16.88	90.21	35.89	1	-
106	102			3B+2T	D104	76.24	4.20		6.93	87.37	20.11	107.48	42.76	-	-
107	103			2B+2T	D105	62.29	4.34		7.14	73.77	16.98	90.75	36.11	-	1
108	104			2B+2T	D106	63.31	4.34		7.06	74.70	17.19	91.89	36.55	-	1
109	105			2B+2T	D107	64.68	4.20		6.88	75.77	17.43	93.20	37.07	-	1
110	106			3B+2T	D108	78.09	4.20		7.21	89.49	20.59	110.09	43.79	-	1
111	107		2nd Floor	2B+2T	D201	62.05	4.34		7.51	73.90	17.01	90.90	36.14	1	-
112	108			2B+2T	D202	62.37	4.20		6.46	73.03	16.80	89.83	35.74	-	-
113	109			2B+2T	D203	62.37	4.20		6.77	73.34	16.88	90.21	35.89	1	-
114	110			3B+2T	D204	76.24	4.20		6.93	87.37	20.11	107.48	42.76	-	-
115	111			2B+2T	D205	62.29	4.34		7.14	73.77	16.98	90.75	36.11	-	1
116	112			2B+2T	D206	63.31	4.34		7.06	74.70	17.19	91.89	36.55	-	1
117	113			2B+2T	D207	64.68	4.20		6.88	75.77	17.43	93.20	37.07	-	1
118	114			3B+2T	D208	78.09	4.20		7.21	89.49	20.59	110.09	43.79	-	1
119	115		3rd Floor	2B+2T	D301	62.05	4.34		7.51	73.90	17.01	90.90	36.14	1	-
120	116			2B+2T	D302	62.37	4.20		6.46	73.03	16.80	89.83	35.74	1	-
121	117			2B+2T	D303	62.37	4.20		6.77	73.34	16.88	90.21	35.89	1	-
122	118			3B+2T	D304	76.24	4.20		6.93	87.37	20.11	107.48	42.76	-	1
123	119			2B+2T	D305	62.29	4.34		7.14	73.77	16.98	90.75	36.11	-	1
124	120			2B+2T	D306	63.31	4.34		7.06	74.70	17.19	91.89	36.55	-	-
125	121			2B+2T	D307	64.68	4.20		6.88	75.77	17.43	93.20	37.07	-	1
126	122			3B+2T	D308	78.09	4.20		7.21	89.49	20.59	110.09	43.79	-	1
127	123		4th Floor	2B+2T	D401	62.05	4.34		7.51	73.90	17.01	90.90	36.14	-	-
128	124			2B+2T	D402	62.37	4.20		6.46	73.03	16.80	89.83	35.74	1	-
129	125			2B+2T	D403	62.37	4.20		6.77	73.34	16.88	90.21	35.89		-
130	126			3B+2T	D404	76.24	4.20		6.93	87.37	20.11	107.48	42.76	-	1
131	127			2B+2T	D405	62.29	4.34		7.14	73.77	16.98	90.75	36.11	-	1
132	128			2B+2T	D406	63.31	4.34		7.06	74.70	17.19	91.89	36.55	-	1
133	129			2B+2T	D407	64.68	4.20		6.88	75.77	17.43	93.20	37.07	-	1
134	130			3B+2T	D408	78.09	4.20		7.21	89.49	20.59	110.09	43.79	-	-
135	131		5 th Floor	2B+2T	D501	62.05	4.34		7.51	73.90	17.01	90.90	36.14	1	-
136	132			2B+2T	D502	62.37	4.20		6.46	73.03	16.80	89.83	35.74	1	-
137	133			2B+2T	D503	62.37	4.20		6.77	73.34	16.88	90.21	35.89	1	-
138	134			3B+2T	D504	76.24	4.20		6.93	87.37	20.11	107.48	42.76	-	1
139	135			2B+2T	D505	62.29	4.34		7.14	73.77	16.98	90.75	36.11	-	1
140	136			2B+2T	D506	63.31	4.34		7.06	74.70	17.19	91.89	36.55	-	1
141	137			2B+2T	D507	64.68	4.20		6.88	75.77	17.43	93.20	37.07	-	-
142	138			3B+2T	D508	78.09	4.20		7.21	89.49	20.59	110.09	43.79	-	1
143	139			2B+2T	E101	66.26	4.34		7.70	78.30	18.02	96.31	38.32	1	-
144	140			2B+2T	E102	62.37	4.20		7.27	73.84	16.99	90.83	36.14	1	-

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For ISHA HOMES (INDIA) PVT. LTD.

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	A	B	C	D	E	F	G	H	RERA I	J	K	L	M	N	O
145	141			3B+2T	E103	76.17	4.20		7.35	87.72	20.19	107.90	42.91	-	1
146	142		1st Floor	2B+2T	E104	59.11	4.34		6.77	70.22	16.16	86.37	34.37	-	1
147	143			2B+2T	E105	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
148	144			2B+2T	E106	64.68	4.20		6.48	75.36	17.34	92.70	36.88	1	-
149	145			3B+2T	E107	78.09	4.20		7.20	89.49	20.59	110.09	43.79	1	-
150	146			2B+2T	E201	66.26	4.34		7.70	78.30	18.02	96.31	38.32	1	-
151	147			2B+2T	E202	62.37	4.20		7.27	73.84	16.99	90.83	36.14	-	1
152	148			3B+2T	E203	76.17	4.20		7.35	87.72	20.19	107.90	42.91	-	-
153	149		2nd Floor	2B+2T	E204	59.11	4.34		6.77	70.22	16.16	86.37	34.37	-	1
154	150			2B+2T	E205	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
155	151			2B+2T	E206	64.68	4.20		6.48	75.36	17.34	92.70	36.88	-	-
156	152			3B+2T	E207	78.09	4.20		7.20	89.49	20.59	110.09	43.79	1	-
157	153			2B+2T	E301	66.26	4.34		7.70	78.30	18.02	96.31	38.32	-	1
158	154			2B+2T	E302	62.37	4.20		7.27	73.84	16.99	90.83	36.14	-	1
159	155			3B+2T	E303	76.17	4.20		7.35	87.72	20.19	107.90	42.91	-	1
160	156	BLOCK E	3rd Floor	2B+2T	E304	59.11	4.34		6.77	70.22	16.16	86.37	34.37	-	1
161	157			2B+2T	E305	64.68	4.20		6.17	75.05	17.27	92.32	36.74	-	-
162	158			2B+2T	E306	64.68	4.20		6.48	75.36	17.34	92.70	36.88	-	-
163	159			3B+2T	E307	78.09	4.20		7.20	89.49	20.59	110.09	43.79	1	-
164	160			2B+2T	E401	66.26	4.34		7.70	78.30	18.02	96.31	38.32	-	-
165	161			2B+2T	E402	62.37	4.20		7.27	73.84	16.99	90.83	36.14	-	1
166	162			3B+2T	E403	76.17	4.20		7.35	87.72	20.19	107.90	42.91	-	1
167	163		4th Floor	2B+2T	E404	59.11	4.34		6.77	70.22	16.16	86.37	34.37	-	1
168	164			2B+2T	E405	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
169	165			2B+2T	E406	64.68	4.20		6.48	75.36	17.34	92.70	36.88	1	-
170	166			3B+2T	E407	78.09	4.20		7.20	89.49	20.59	110.09	43.79	1	-
171	167			2B+2T	E501	66.26	4.34		7.70	78.30	18.02	96.31	38.32	-	1
172	168			2B+2T	E502	62.37	4.20		7.27	73.84	16.99	90.83	36.14	-	-
173	169			3B+2T	E503	76.17	4.20		7.35	87.72	20.19	107.90	42.91	-	1
174	170		5 th Floor	2B+2T	E504	59.11	4.34		6.77	70.22	16.16	86.37	34.37	-	-
175	171			2B+2T	E505	64.68	4.20		6.17	75.05	17.27	92.32	36.74	1	-
176	172			2B+2T	E506	64.68	4.20		6.48	75.36	17.34	92.70	36.88	1	-
177	173			3B+2T	E507	78.09	4.20		7.20	89.49	20.59	110.09	43.79	1	-
178	Grand total					11,663.82	731.80		1,226.34	13,621.95	3,134.67	16,756.62	6,665.67	63	71

A.VENKATAKRISHNAN, B.ARCH.,
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CORPORATION REGN. No. RA100052019
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For RISHAB DEVELOPERS

Partner

For ISHA HOMES (INDIA) PVT. LTD.

Authorised Signatory

Area Calculations for Balance Land

Survey Number as per Approved Plan	Total Extent in Sq.mt	Gifted for OSR vide Doc No. 18064/2025 dated 04.11.2025	Gifted for Link Road Vide Doc No. 18063/2025 dated 04.11.2025	Balance area	Patta No.
46/1E	1750		552.73	1197.27	7062 - Rishab Developers
46/2B	4800			4800.00	7062 - Rishab Developers
57/6	1400	416.69	314.91	668.00	7228 - Isha Homes (india) Pvt Ltd
Total	**7950**	**416.69**	**867.64**	**6665.67**	

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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.