Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

TNRERA Carpet Area Statement - VINAYAGGA PROMOTERS

28.04.2026

Stilt Floor (Parking) + 5 Floors Residential Building with 20 Dwelling Units (Affordable Housing - 18.30 m Height) at Plot No. 6, Old Door No. 4, New Door No. 9, Siva Sankaran Street, Rajaji Nagar, Pallavaram, Chennai, Comprised in Old S.No. 352/2 and T.S. No. 42, Block No. 6, Ward No. B of Zamin Pallavaram Village within the limits of Tambaram Municipal Corporation

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per sec 2(k)) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) 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)	Car Parking (Nos.)	
													Covered	Open
1	SINGLE BLOCK	FIRST FLOOR	3 BHK	A1	86.20	0.00	3.00	10.78	100.00	25.00	125.00	42.94	1	
2	SINGLE BLOCK	FIRST FLOOR	2 BHK	A2	54.64	0.00	0.00	8.18	62.81	15.70	78.51	27.04	1	
3	SINGLE BLOCK	FIRST FLOOR	2 BHK	A3	53.60	1.89	0.00	7.34	62.82	15.70	78.52	26.96	1	
4	SINGLE BLOCK	FIRST FLOOR	3 BHK	A4	86.57	0.00	3.20	11.34	101.11	25.27	126.38	43.49	1	
5	SINGLE BLOCK	SECOND FLOOR	3 BHK	B1	86.20	0.00	3.00	10.78	100.00	25.00	125.00	43.02	1	
6	SINGLE BLOCK	SECOND FLOOR	2 BHK	B2	54.64	0.00	0.00	8.18	62.81	15.70	78.53	27.04	1	
7	SINGLE BLOCK	SECOND FLOOR	2 BHK	B3	53.60	1.89	0.00	7.34	62.82	15.70	78.53	26.95		
8	SINGLE BLOCK	SECOND FLOOR	3 BHK	B4	86.57	0.00	3.20	11.34	101.11	25.27	126.39	43.32	1	
9	SINGLE BLOCK	THIRD FLOOR	3 BHK	C1	86.20	0.00	3.00	10.78	100.00	25.00	125.00	43.03	1	
10	SINGLE BLOCK	THIRD FLOOR	2 BHK	C2	54.64	0.00	0.00	8.18	62.81	15.70	78.53	27.04	1	
11	SINGLE BLOCK	THIRD FLOOR	2 BHK	C3	53.60	1.89	0.00	7.34	62.82	15.70	78.53	26.95		
12	SINGLE BLOCK	THIRD FLOOR	3 BHK	C4	86.57	0.00	3.20	11.34	101.11	25.27	126.39	43.30	1	
13	SINGLE BLOCK	FOURTH FLOOR	3 BHK	D1	86.20	0.00	3.00	10.78	100.00	25.00	125.00	42.84	1	

Er.PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No:RE/GR-II/2022/03/194
No.6/36B, Budhar Street
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For VINAYAGGA PROMOTERS

Partner

14	SINGLE BLOCK	FOURTH FLOOR	2 BHK	D2	54.64	0.00	0.00	8.18	62.81	15.70	78.53	26.95		
15	SINGLE BLOCK	FOURTH FLOOR	2 BHK	D3	53.60	1.89	0.00	7.34	62.82	15.70	78.53	27.04	1	
16	SINGLE BLOCK	FOURTH FLOOR	3 BHK	D4	86.57	0.00	3.20	11.34	101.11	25.27	126.39	43.50	1	
17	SINGLE BLOCK	FIFTH FLOOR	3 BHK	E1	86.20	0.00	3.00	10.78	100.00	25.00	125.00	42.84	1	
18	SINGLE BLOCK	FIFTH FLOOR	2 BHK	E2	54.64	0.00	0.00	8.18	62.81	15.70	78.53	26.95		
19	SINGLE BLOCK	FIFTH FLOOR	2 BHK	E3	53.60	1.89	0.00	7.34	62.82	15.70	78.53	26.12		
20	SINGLE BLOCK	FIFTH FLOOR	3 BHK	E4	86.57	0.00	3.20	11.34	101.11	25.27	126.39	42.68	1	
TOTAL											2042.21	700.00	15	0
VISITORS CAR PARKING														2
TOTAL CAR PARKING													17	

Note:

* Carpet Area Statement with total UDS for the least extent.
* If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
* Car parking to be allotted / provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
* If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be alloted.
* Promoter to clearly mention cover, open and visitor carparking.
* Car parking alloted to individual apartment to be shown in the carpet area statement.

For VINAYAGGA PROMOTERS

Partner

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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.