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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CARPET AREA STATEMENT

Shirinivos Apartments - Building at New Door No.19, Old Door No.37, Cenotaph Road 1st Lane, Teynampet, Chennai 600018, comprised in Old R.S.No.3847/12, 3847/16, 3447/17, 3847/18 & 3847/21 (Document), New R.S.No.3847/59 (Patta), Block No.76 of Mylapore Village within the limit of Greater Chennai Corporation

Sl.no	Floor	Type	Apartment no	(a) Carpet Area (as per Sec2(k)of the RERA Act) (sq.mt)	(b) Exclusive Balcony (sq.mt)	(c) Exclusive Verandah / Utility / Service / Open Terrace (sq.mt)	(d) Area of External Walls (sq.mt)	e = (a+b+c+d) Floor area of the apartment (sq.mt)	(f) Propotionate Common Area (sq.mt)	g = (e+f) Gross Area of the apartment (sq.mt)	(h) UDS land Area (sq.mt)	(i) Car Parking (Nos.)	
1	First	Flat	1A	107.380	5.718	2.695	11.055	126.849	24.165	151.014	54.100	1	-
2	First	Flat	1B	107.340	5.722	2.723	11.048	126.833	24.165	150.998	54.100	1	-
3	Second	Flat	2A	107.380	5.718	2.695	11.055	126.849	24.165	151.014	54.100	1	-
4	Second	Flat	2B	107.340	5.722	2.723	11.048	126.833	24.165	150.998	54.100	1	-
5	Third	Flat	3A	107.380	5.718	2.695	11.055	126.849	24.165	151.014	54.100	-	1
6	Third	Flat	3B	107.340	5.722	2.723	11.048	126.833	24.165	150.998	54.100	-	1
7	Fourth	Flat	4A	107.380	5.718	2.695	11.055	126.849	24.165	151.014	54.100	-	1
8	Fourth	Flat	4B	107.340	5.722	2.723	11.048	126.833	24.165	150.998	54.100	-	1
9	Fifth	Flat	5A	107.380	5.718	2.695	11.055	126.849	24.165	151.014	54.100	-	1
10	Fifth	Flat	5B	107.340	5.722	2.723	11.048	126.833	24.165	150.998	54.100	-	1
TOTAL				**1073.600**	**57.203**	**27.091**	**110.515**	**1268.409**	**241.650**	**1510.059**	**541.00**	**4.00**	**6.00**
										VISITOR CAR PARK		**-**	**1.00**
										TOTAL CAR PARK		**4.00**	**7.00**

S. KARTHICK, B.Tech., (Civil)
CMDA Registered Engineer
Registration No. RE/GR-II/2024/7/0043
No. 18/137, M.G.R. STREET,
THANTHAI PERIYAR NAGAR, KORATTUR,
CHENNAI-600 080. Cell: 78453 76384
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For KANISHKAA FOUNDATION

Proprietor

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.