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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Carpet Area Statement **Date:** 02-06-2026

Site Address : Block A - Stilt Floor + 4 Floors (Height - 16.50m) Office (1st Floor) Cum Residential Building With 13 Dwelling Units: Block B - Stilt Floor + 4 Floors (Height - 16.50m) Residential Building With 16 Dwelling Units; Totally 29 Dwelling Units And Office (218.10 Sq.M.) Availing Premium Fsi At Perumal Nagar 5th Main Road (Ags Colony) And Kumaran Colony Road, Zamin Pallavaram, Chennai Comprised In Old S.Nos.117/4a And T.S.No.147, Block No.27, Ward-C Of Zamin Pallavaram Village, Pallavaram Taluk Within The Limits Of Tambaram Municipal Corporation.

SI.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.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	
													Covered	Open
1	A	1	**Commercial**	**A101**	103.16	0.00	0.00	9.63	112.78	4.90	117.68	55.10	1	
2	A	1	**Commercial**	**A102**	98.75	0.00	0.00	9.95	108.71	4.72	113.43	53.11	1	
3	A	1	Residential	A103	98.28	4.07	2.41	14.11	118.86	5.16	124.03	58.08	1	
4	A	1	Residential	A104	96.49	4.05	0.00	15.83	116.37	5.05	121.43	56.86	1	
5	A	2	Residential	A201	99.16	5.85	21.08	13.76	139.86	6.07	145.93	68.33	2	
6	A	2	Residential	A202	94.92	3.92	3.46	15.49	117.79	5.12	122.90	57.55	1	
7	A	2 & 3	**Duplex Flat**	**A203 & A303**	179.68	10.49	1.96	25.84	217.97	9.47	227.44	106.50	2	
8	A	2	Residential	A204	87.62	4.05	0.00	22.19	113.86	4.94	118.80	55.63	1	
9	A	3	Residential	A301	99.16	5.85	21.08	13.76	139.86	6.07	145.93	68.33	2	
10	A	3	Residential	A302	94.92	3.92	3.46	15.49	117.79	5.12	122.90	57.55	1	
11	A	3	Residential	A304	87.35	5.86	0.00	22.19	115.39	5.01	120.40	56.38	1	
12	A	4	Residential	A401	99.16	5.85	21.08	13.76	139.86	6.07	145.93	68.33	2	
13	A	4	Residential	A402	94.92	3.92	3.46	15.49	117.79	5.12	122.90	57.55	1	
14	A	4	Residential	A403	98.28	4.07	2.41	14.11	118.86	5.16	124.03	58.08	1	
15	A	4	Residential	A404	96.49	4.05	0.00	15.83	116.37	5.05	121.43	56.86	1	
16	B	1	Residential	B101	99.16	5.85	21.08	13.76	139.86	6.07	145.93	65.90		1
17	B	1	Residential	B102	94.92	3.92	3.46	15.49	117.79	5.12	122.90	55.50	1	
18	B	1	Residential	B103	98.28	4.07	2.41	14.11	118.86	5.16	124.03	56.01	1	
19	B	1	Residential	B104	96.49	4.05	0.00	15.83	116.37	5.05	121.43	54.84	1	
20	B	2	Residential	B201	99.16	5.85	21.08	13.76	139.86	6.07	145.93	65.90	1	
21	B	2	Residential	B202	94.92	3.92	3.46	15.49	117.79	5.12	122.90	55.50	1	
22	B	2	Residential	B203	98.28	4.07	2.41	14.11	118.86	5.16	124.03	56.01	1	
23	B	2	Residential	B204	96.49	4.05	0.00	15.83	116.37	5.05	121.43	54.84	1	
24	B	3	Residential	B301	99.16	5.85	21.08	13.76	139.86	6.07	145.93	65.90		1
25	B	3	Residential	B302	94.92	3.92	3.46	15.49	117.79	5.12	122.90	55.50	1	
26	B	3	Residential	B303	98.28	4.07	2.41	14.11	118.86	5.16	124.03	56.01	1	
27	B	3	Residential	B304	96.49	4.05	0.00	15.83	116.37	5.05	121.43	54.84	1	
28	B	4	Residential	B401	99.16	5.85	21.08	13.76	139.86	6.07	145.93	65.90	1	
29	B	4	Residential	B402	94.92	3.92	3.46	15.49	117.79	5.12	122.90	55.50	1	
30	B	4	Residential	B403	98.28	4.07	2.41	14.11	118.86	5.16	124.03	56.01	1	
31	B	4	Residential	B404	96.49	4.05	0.00	15.83	116.37	5.05	121.43	54.84	1	
TOTAL					**1250.63**	**56.92**	**21.43**	**132.17**	**3883.67**	**168.66**	**4052.33**	**1863.24**	33	2
												Visitors' Car Parking		7
												Grand Total	42	

For MYVIVA HOUSING PRIVATE LIMITED

Authorized Signatory

M.SAHILA, B.ARCH.,
COUNCIL OF ARCHITECTURE
REG. No: CA/2018/103054 &
REGISTERED ARCHITECT (RA)
GREATER CHENNAI CORPORATION (GCC)
REG. No: RA002712021
No.5, 3rd Cross Street, Gandhi Nagar,
Kallikuppam, Ambattur, Chennai-600 053.
Phone No: 7358641970, 9345425772
E-mail: sahimurali83@gmail.com

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.