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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DIGITALLY VERIFIED RECORD

AREA STATEMENT - (UDS UPDATED FOR 1483.27 SITE AREA) **DATE: 24.08.2026**

Proposed construction of Stilt floor + 5 floors (height 18.3 M) Residential building with 15 dwelling units availing premium FSI with TOD benefit at New door No. 3, old door No. 1A, Cenotaph 2nd Lane, Teynampet, Chennai 600 018 comprised in Old R.S. No. 3847/95 (Document), New R.S. No. 3847/145 (Patta), Block No. 76 of Mylapore village within the limits of greater Chennai corporation.

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.ft)	(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.) Open	Covered
1		1st	3BHK	1A	164.48	8.14	8.40	12.41	193.44	43.48	236.92	83.60	0	2
2		1st	3BHK	1B	164.38	8.14	8.50	12.41	193.43	43.48	236.92	83.60	0	2
3		1st	4BHK	1C	261.33	13.75	5.60	18.86	299.54	67.34	366.87	129.45	1	2
4		2nd	3BHK	2A	164.48	8.14	8.40	12.41	193.44	43.48	236.92	83.60	0	2
5		2nd	3BHK	2B	164.38	8.14	8.50	12.41	193.43	43.48	236.92	83.60	0	2
6		2nd	4BHK	2C	261.33	13.75	5.60	18.86	299.54	67.34	366.87	129.45	3	0
7		3rd	3BHK	3A	164.48	8.14	8.40	12.41	193.44	43.48	236.92	83.60	0	2
8	Single Block	3rd	3BHK	3B	164.38	8.14	8.50	12.41	193.43	43.48	236.92	83.60	0	2
9		3rd	4BHK	3C	261.33	13.75	5.60	18.86	299.54	67.34	366.87	129.45	1	2
10		4th	3BHK	4A	164.48	8.14	8.40	12.41	193.44	43.48	236.92	83.60	0	2
11		4th	3BHK	4B	164.38	8.14	8.50	12.41	193.43	43.48	236.92	83.60	0	2
12		4th	4BHK	4C	261.33	13.75	5.60	18.86	299.54	67.34	366.87	129.45	0	3
13		5th	3BHK	5A	164.48	8.14	8.40	12.41	193.44	43.48	236.92	83.60	0	2
14		5th	3BHK	5B	164.38	8.14	8.50	12.41	193.43	43.48	236.92	83.60	0	2
15		5th	4BHK	5C	261.33	13.75	5.60	18.86	299.54	67.34	366.87	129.45	0	3
		TOTAL			2951				3432		4204	1,483.27	5	30
												Visitors' Car Parking	4	0
												Grand Total		39

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

AR KARTHIKEYAN. N
COUCIL OF ARCHITECTURE NUMBER
CA/2012/56723

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.