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RE REGULATORY RECORD

RERA Document

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THE PROPOSED CONSTRUCTION FOR M/S VIBRANT OFFICES & HOMES LLP, RESIDENTIAL BUILDING (HEIGHT -18.25 M HT) WITH 45 DWELLING UNITSAVAILING PREMIUM FSI AT MANAPAKKAM MAIN ROAD,(MANAPAKKAM KOLAPAKKAM ROAD AS PER DOCUMENT) KOLAPAKKAM, CHENNAI. COMPRISED INS.NO. 24 / 1B2 , OF KOLAPAKKAM VILLAGE, KUNDRATHUR TALUK , WITHIN THE LIMITS OF KUNDRATHUR PANCHAYATH UNION .

RERA AREA STATEMENT

DATE : 04.06.2026

					A	B	C	D	E = A+B+C+D	INDIVIDUAL AREA/ TOTAL FLOOR AREA) X TOTAL COMMON AREA	G = (E + F)	TOTAL UDS / TOTAL GROSS AREA) X INDIVIDUAL GROSS AREA		
Floor No	BLOCK	FLOOR	FLAT NO	TYPE	Rera Carpet Area (Sec.2(k)) (SQ.M)	Exclusive Balcony (SQ.M)	Exclusive Veranda/ Utility /service/ open Terrace (SQ.M)	AREA OF EXTERNAL WALLS (SQ.M)	FLOOR AREA OFTHE APARTMENT (SQ.M)	Proportionate common area (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND AREA in SQ.M	Carparking Nos. Covered	Carparking Nos. Open
1	SINGLE	FIRST FLOOR	101	3BHK+3T	86.65	3.41	3.45	12.50	106.00	25.92	131.92	43.03	0	1
2			102	3BHK+3T	101.90	5.46	5.61	9.29	122.26	30.10	152.36	49.70	1	
3			103	2BHK+2T	77.16	5.57	4.57	9.41	96.71	23.60	120.31	39.24	0	1
4			104	3BHK+3T	103.58	5.65	5.61	9.37	124.21	30.47	154.68	50.45	1	
5			105	3BHK+3T	105.35	5.92	5.61	10.12	127.00	30.94	157.93	51.51	1	
6			106	3BHK+3T	95.54	5.24	-	9.77	110.55	26.94	137.50	44.85	1	
7			107	3BHK+3T	95.93	5.24	-	9.38	110.55	26.94	137.50	44.85	1	
8			108	3BHK+3T	92.33	5.12	-	9.30	106.74	26.11	132.85	43.33	1	
9			109	2BHK+2T	70.53	2.42	-	8.53	81.48	19.79	101.26	33.03	0	1
10		SECOND FLOOR	201	3BHK+3T	86.65	3.41	3.45	12.50	106.00	25.92	131.92	43.03	0	1
11			202	3BHK+3T	101.90	5.46	5.61	9.29	122.26	30.10	152.36	49.70	1	
12			203	2BHK+2T	77.16	5.57	4.57	9.41	96.71	23.60	120.31	39.24	0	1
13			204	3BHK+3T	103.58	5.65	5.61	9.37	124.21	30.47	154.68	50.45	1	
14			205	3BHK+3T	105.35	5.92	5.61	10.12	127.00	30.94	157.93	51.51	1	
15			206	3BHK+3T	95.54	5.24	-	9.77	110.55	26.94	137.50	44.85	1	
16			207	3BHK+3T	95.93	5.24	-	9.38	110.55	26.94	137.50	44.85	1	
17			208	3BHK+3T	92.33	5.12	-	9.30	106.74	26.11	132.85	43.33	1	
18			209	2BHK+2T	70.53	2.42	-	8.53	81.48	19.79	101.26	33.03	0	1
19		THIRD	301	3BHK+3T	86.65	3.41	3.45	12.50	106.00	25.92	131.92	43.03	0	1
20			302	3BHK+3T	101.90	5.46	5.61	9.29	122.26	30.10	152.36	49.70	1	
21			303	2BHK+2T	77.16	5.57	4.57	9.41	96.71	23.60	120.31	39.24	0	1
22			304	3BHK+3T	103.58	5.65	5.61	9.37	124.21	30.47	154.68	50.45	1	
23			305	3BHK+3T	105.35	5.92	5.61	10.12	127.00	30.94	157.93	51.51	1	

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For VIBRANT OFFICES & HOMES LLP

Partner

24	BLOCK	FLOOR	306	3BHK+3T	95.54	5.24	-	9.77	110.55	26.94	137.50	44.85	1	
25			307	3BHK+3T	95.93	5.24	-	9.38	110.55	26.94	137.50	44.85	1	
26			308	3BHK+3T	92.33	5.12	-	9.30	106.74	26.11	132.85	43.33	1	
27			309	2BHK+2T	70.53	2.42	-	8.53	81.48	19.79	101.26	33.03	0	1
28		FOURTH FLOOR	401	3BHK+3T	86.65	3.41	3.45	12.50	106.00	25.92	131.92	43.03	0	1
29			402	3BHK+3T	101.90	5.46	5.61	9.29	122.26	30.10	152.36	49.70	1	
30			403	2BHK+2T	77.16	5.57	4.57	9.41	96.71	23.60	120.31	39.24	0	
31			404	3BHK+3T	103.58	5.65	5.61	9.37	124.21	30.47	154.68	50.45	1	1
32			405	3BHK+3T	105.35	5.92	5.61	10.12	127.00	30.94	157.93	51.51	1	
33			406	3BHK+3T	95.54	5.24	-	9.77	110.55	26.94	137.50	44.85	1	
34			407	3BHK+3T	95.93	5.24	-	9.38	110.55	26.94	137.50	44.85	1	
35			408	3BHK+3T	92.33	5.12	-	9.30	106.74	26.11	132.85	43.33	1	
36			409	2BHK+2T	70.53	2.42	-	8.53	81.48	19.79	101.26	33.03	0	1
37		FIFTH FLOOR	501	3BHK+3T	86.65	3.41	3.45	12.50	106.00	25.92	131.92	43.03	0	1
38			502	3BHK+3T	101.90	5.46	5.61	9.29	122.26	30.10	152.36	49.70	2	
39			503	2BHK+2T	77.16	5.57	4.57	9.41	96.71	23.60	120.31	39.24	0	1
40			504	3BHK+3T	103.58	5.65	5.61	9.37	124.21	30.47	154.68	50.45	1	
41			505	3BHK+3T	105.35	5.92	5.61	10.12	127.00	30.94	157.93	51.51	1	
42			506	3BHK+3T	95.54	5.24	-	9.77	110.55	26.94	137.50	44.85	1	
43			507	3BHK+3T	95.93	5.24	-	9.38	110.55	26.94	137.50	44.85	1	
44			508	3BHK+3T	92.33	5.12	-	9.30	106.74	26.11	132.85	43.33	1	
45			509	2BHK+2T	70.53	2.42	-	8.53	81.48	19.79	101.26	33.03	0	1
		VISITORS PARKING												4
					4,144.81	**220.20**	**124.28**	**438.25**	**4,927.54**	**1,204.01**	**6,131.55**	**1,999.94**	**31**	**19**

TOTAL LAND AREA	**1999.94**	**32.62%**	
TOTAL SALE AREA	**6131.55**		

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 allotted.
- Promoter to clearly mention cover, open and visitor carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

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For VIBRANT OFFICES & HOMES LLP

Partner

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.