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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verified.realestate

DIGITALLY VERIFIED RECORD

Carpet Area Statement												Date:10/09/2025	
SRI GURUVAYURAPPAN APARTMENT 'At Plot No.16,Door No.10/16, 8th Street, NCBS Colony, Nanganallur,Chennai- 600 061,comprised in S.No.6/10, T.S.No.32, Ward No.B, Block No.31 of Nanganallur Village, Alandur Taluk , Chennai District, Tamil Nadu.													
Sl. No	Block	Occupation	Floor	Flat No.	Type	RERA CARPET (SQ.M)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
												Covered	Open
1	1	DEVELOPER	First	A1	3 BHK	81.35	6.81	0	32.06	120.22	41.28205128	1	0
2	1	OWNER	First	B1	2 BHK	48.21	3.07	0	20.63	71.91	24.69342252	0	0
3	1	OWNER	First	C1	2 BHK	54.94	3.40	0	22.30	80.64	27.69230769	0	1
4	1	OWNER	First	D1	3 BHK	68.49	3.88	0	27.96	100.33	34.45559272	1	0
5	1	OWNER	First	E1	3 BHK	66.74	5.44	0	28.15	100.33	34.45559272	1	0
6	1	OWNER	second	A2	3 BHK	81.35	6.81	0	32.06	120.22	41.28205128	1	0
7	1	OWNER	second	B2	2 BHK	48.21	3.07	0	20.63	71.91	24.69342252	0	0
8	1	OWNER	second	C2	2 BHK	54.94	3.40	0	22.30	80.64	27.69230769	1	0
9	1	OWNER	second	D2	3 BHK	68.49	3.88	0	27.96	100.33	34.45559272	1	0
10	1	OWNER	second	E2	3 BHK	66.74	5.44	0	28.15	100.33	34.45559272	1	0
11	1	OWNER	Third	A3	2 BHK	57.26	3.48	0	20.64	81.38	27.9468599	1	0
12	1	DEVELOPER	Third	AA3	1 BHK	27.42	0	0	11.42	38.84	13.33519138	0	0
13	1	OWNER	Third	B3	2 BHK	48.21	3.07	0	20.63	71.91	24.69342252	0	0
14	1	OWNER	Third	C3	2 BHK	54.94	3.40	0	22.30	80.64	27.69230769	0	1
15	1	OWNER	Third	D3	3 BHK	68.49	3.88	0	27.96	100.33	34.45559272	1	0
16	1	OWNER	Third	E3	3 BHK	66.74	5.44	0	28.15	100.33	34.45559272	1	0
17	1	DEVELOPER	Fourth	A4	3 BHK	81.35	6.81	0	32.06	120.22	41.28205128	1	0
18	1	OWNER	Fourth	B4	2 BHK	48.21	3.07	0	20.63	71.91	24.69342252	0	0
19	1	OWNER	Fourth	C4	2 BHK	54.94	3.40	0	22.30	80.64	27.69230769	1	0
20	1	DEVELOPER	Fourth	D4	3 BHK	68.49	3.88	0	27.96	100.33	34.45559272	1	0
21	1	OWNER	Fourth	E4	3 BHK	66.74	5.44	0	28.15	100.33	34.45559272	1	0
22	1	OWNER	Fifth	A5	3 BHK	81.35	6.81	0	32.06	120.22	41.28205128	1	0
23	1	OWNER	Fifth	B5	2 BHK	48.21	3.07	0	20.63	71.91	24.69342252	0	0
24	1	OWNER	Fifth	C5	2 BHK	54.94	3.40	0	22.30	80.64	27.69230769	1	0
25	1	OWNER	Fifth	D5	3 BHK	68.49	3.88	0	27.96	100.33	34.45559272	1	0
26	1	DEVELOPER	Fifth	E5	3 BHK	66.74	5.44	0	28.15	100.33	34.45559272	1	0
												18	2
											Visitors car		2
TOTAL										2367.15	812.89	total cars -22 Nos	

S. SAMPATH KUMAR, M.Tech.(Stru.),
Registered Engineer
Reg. No: RE/GR-II/2023/05/279.
No. 12/54, New India Colony 2nd Street,
Puzhuthivakkam, Chennai - 600 091.
Mobile:98848 23456

DEVELOPER
For Shree Gruha Builders
Managing 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.