Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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SAMY BUILDERS PVT LTD
BUILDERS

Head Office
Ag1 Samy Foundation, P.No: 3&4,
Green Garden, Kumaran Colony,
ZaminPallavaram, Chennai -600 117.

CARPET AREA STATEMENT														Date: 27-06-2026
SITE ADDRESS			The Construction of Stilt Floor + 4 Floors + 5 Floor (part) Residential Building With 32 Dwelling Units-Affordable Housing (Height- 18.30m) "GREEN VIEWS" At Plot No.1A, 1B, 2A, 2B & 2C, Anandammal Nagar, Perumbakkam, Chennai-600114, Comprised In S.No.17/4B, Of Perumbakkam Village, Sholinganallur taluk , Chennai District, Tamil Nadu.											
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.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 the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	1	First	3BHK	A1	70.91	6.07	-	10.43	87.41	21.85	109.26	39.68	1	0
2	1	First	3BHK	B1	71.56	5.92	-	10.27	87.75	21.93	109.68	39.87	1	0
3	1	First	2BHK	C1	59.30	5.00	-	9.08	73.38	18.35	91.73	33.36	0	0
4	1	First	2BHK	D1	57.10	6.44	-	9.22	72.76	18.19	90.95	33.09	0	0
5	1	First	2BHK	E1	63.72	4.68	-	10.23	78.63	19.66	98.29	35.78	0	0
6	1	First	3BHK	F1	70.740	5.67	-	11.06	87.47	21.87	109.34	39.68	0	1
7	1	First	3BHK	G1	73.41	5.82	-	11.28	90.51	22.63	113.13	41.08	1	0
8	1	Second	3BHK	A2	70.91	6.07	-	10.43	87.41	21.85	109.26	39.68	1	0
9	1	Second	3BHK	B2	71.56	5.92	-	10.27	87.75	21.93	109.68	39.87	1	0
10	1	Second	2BHK	C2	59.30	5.00	-	9.08	73.38	18.35	91.73	33.36	0	0
11	1	Second	2BHK	D2	57.10	6.44	-	9.22	72.76	18.19	90.95	33.09	0	0
12	1	Second	2BHK	E2	63.72	4.68	-	10.23	78.63	19.66	98.29	35.78	0	0
13	1	Second	3BHK	F2	70.740	5.67	-	11.06	87.47	21.87	109.34	39.68	0	0
14	1	Second	3BHK	G2	73.41	5.82	-	11.28	90.51	22.63	113.13	41.08	1	0
15	1	Third	3BHK	A3	70.91	6.07	-	10.43	87.41	21.85	109.26	39.68	1	0
16	1	Third	3BHK	B3	71.56	5.92	-	10.27	87.75	21.93	109.68	39.87	1	0

K.VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE 203392023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Medipakkam,
Chennai - 600 091.
Mobile : 98408 99485 / 95512 22122

For SAMY BUILDERS PRIVATE LIMITED

Director

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17	1	Third	2BHK	C3	59.30	5.00	-	9.08	73.38	18.35	91.73	33.36	0	0
18	1	Third	2BHK	D3	57.10	6.44	-	9.22	72.76	18.19	90.95	33.09	0	0
19	1	Third	2BHK	E3	63.72	4.68	-	10.23	78.63	19.66	98.29	35.78	0	0
20	1	Third	3BHK	F3	70.740	5.67	-	11.06	87.47	21.87	109.34	39.68	0	1
21	1	Third	3BHK	G3	73.41	5.82	-	11.28	90.51	22.63	113.13	41.08	1	0
22	1	Fourth	3BHK	A4	70.91	6.07	-	10.43	87.41	21.85	109.26	39.68	1	0
23	1	Fourth	3BHK	B4	71.56	5.92	-	10.27	87.75	21.93	109.68	39.87	1	0
24	1	Fourth	2BHK	C4	59.30	5.00	-	9.08	73.38	18.35	91.73	33.36	0	0
25	1	Fourth	2BHK	D4	57.10	6.44	-	9.22	72.76	18.19	90.95	33.09	0	0
26	1	Fourth	2BHK	E4	63.72	4.68	-	10.23	78.63	19.66	98.29	35.78	0	0
27	1	Fourth	3BHK	F4	70.740	5.67	-	11.06	87.47	21.87	109.34	39.68	0	0
28	1	Fourth	3BHK	G4	73.41	5.82	-	11.28	90.51	22.63	113.13	41.08	1	0
29	1	Fifth	3BHK	A5	70.91	6.07	-	10.43	87.41	21.85	109.26	39.78	1	0
30	1	Fifth	2BHK	B5	57.10	6.44	-	9.22	72.76	18.19	90.95	33.09	0	0
31	1	Fifth	2BHK	C5	63.72	4.68	-	10.23	78.63	19.66	98.29	35.78	0	0
32	1	Fifth	3BHK	D5	73.41	5.82	-	11.28	90.51	22.63	113.13	41.08	1	0
										TOTAL	3301.10	1200	14	2
											VISITORS PARKING		2	0
											GRAND TOTAL		18	

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For SAMY BUILDERS PRIVATE LIMITED

Director

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.