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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TNRERA - Carpet Area Statement - ASTA ASPIRE **02.09.2026**

SITE ADDRESS : CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR (PART) CUM GROUND FLOOR (PART) + 8 FLOORS COMMERCIAL OFFICE USE BUILDING AT DOOR NO 54, M.G.R ROAD, PERUNGUDI, CHENNAI - 600096. COMPRISED IN SURVEY NO 231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7 OF PERUNGUDI VILLAGE WITH IN LIMITS OF GREATER CHENNAI CORPORATION

Sl.No	Block	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sqm) (A)	Exclusive balcony (Sqm) (B)	Exclusive verandah / utility / service / open terrace (Sqm) (C)	External Wall Area (Sqm) (D)	Total Floor Area (Sqm) (E=A+B+C+ D)	Proportionate common area(Sqm) (F)	Gross area of the apartment (Sqm) (G=E+F)	UDS Land Area (Sqm)	Car Parking (Nos.)	
													covered parking	open parking
1	1	1	1	OFFICE	2790.08			119.96	2910.04	760.62	3670.66	978.13	36	
2	1	2	1	OFFICE	2927.57			114.67	3042.24	795.17	3837.41	1022.56	37	
3	1	3	1	OFFICE	2927.57			108.28	3035.85	793.50	3829.35	1020.41	37	
4	1	4	1	OFFICE	2927.57			114.67	3042.24	795.17	3837.41	1022.56	37	
5	1	5	1	OFFICE	2927.57			108.28	3035.85	793.50	3829.35	1020.41	37	
6	1	6	1	OFFICE	2692.25			119.55	2811.80	734.94	3546.74	945.10	36	
7	1	7	1	OFFICE	2911.48			124.37	3035.85	793.50	3829.35	1020.41	37	
8	1	8	1	OFFICE	2911.48			124.37	3035.85	793.50	3829.35	1020.41	36	
TOTAL AREA					**23015.57**	**0.00**	**0.00**	**934.15**	**23949.72**	**6259.89**	**30209.61**	**8050.00**	**293**	
												VISITORS PARKING		20
												TOTAL PARKING	293	20

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 Tamilndu Combined and Building Rules (TNCDBR) 2019

If one car parking is required for two apartments, prometer to clearly mention in the carpet area statement as to how car parking will be allotted

Promoter to clarly mention cover, open and visitor car parking

Car parking allotted to individual apartment to be shown in the carpet area statement

For VVA PROPERTIES PVT. LTD.

Director / Authorised Signatory

R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/2019/110872
CORPORATION REGN. No. RA003282022
No. 66, C.P. RAMASWAMY ROAD,
ALWARPET, CHENNAI-600 018.
PHONE : 044-2457 2450

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.