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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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT

of Residential Project SAI KRUPAA to be set at Door No. 9A, Old Door No. 21& 21A, New Door No. 9/7, Varadaraja Perumal Koil Street, Tondiarpet, Chennai – 600081, Comprised in S. No. 3579/7, Ward – 1, Block No. 53, of Tondiarpet Village, within the Limits of Greater Chennai Corporation, Chennai district, Tamil Nadu State.

DATE: 25-06-2025

S. No.	Block	Floor	Flat No.	Type	RERA Carpet Area (Sec 2(k)) (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	SINGLE BLOCK	FIRST	101	Residential	84.34	4.72	-	29.67	118.73	56.430	1	-
2		FIRST	102	Residential	62.34	2.98	-	22.48	87.80	41.727	1	-
3		FIRST	103	Residential	65.32	2.99	-	23.03	91.34	43.400	1	-
4		FIRST	104	Residential	66.90	3.23	-	24.77	94.90	45.125	1	-
5		FIRST	105	Residential	85.74	6.54	-	32.02	124.30	59.080	1	-
6		FIRST	106	Residential	83.26	4.05	-	30.86	118.17	56.166	1	-
7		SECOND	201	Residential	84.34	4.72	-	29.67	118.73	56.430	1	-
8		SECOND	202	Residential	62.34	2.98	-	22.48	87.80	41.727	1	-
9		SECOND	203	Residential	65.32	2.99	-	23.03	91.34	43.400	1	-
10		SECOND	204	Residential	66.90	3.23	-	24.77	94.90	45.125	1	-
11		SECOND	205	Residential	85.74	6.54	-	32.02	124.30	59.080	1	-
12		SECOND	206	Residential	83.26	4.05	-	30.86	118.17	56.166	1	-
13		THIRD	301	Residential	84.34	4.72	-	30.50	119.56	56.828	1	-
14		THIRD	304	Residential	100.07	3.66	-	34.26	137.99	65.570	1	-
15		THIRD	305	Residential	85.74	6.54	-	32.02	124.30	59.080	1	-
16		THIRD	306	Residential	83.26	4.05	-	30.86	118.17	56.166	1	-
TOTAL					1249.21	67.99	-	453.3	1770.50	841.500	16	-
											18*	

1)

2) Pushpalatha Suhas

3) Dapibaruhas

FOR ELITE HOUSING

PARTNER

ARCHITECT : AMERNATH.A
REG. No. CA/2014/64905
CMDA Regd. No. RA/Gr-I/2024/03/030
No. 14, Ground Floor, 32nd Cross Street,
Besant Nagar, Chennai - 600 090.
Mob: +91 9500042904
Email: info@ameraniarchitects.com

Notes:

1) The Total Extent of the Land as per PATTA is 1123.40 Sq. M.

2) The Total Extent of the Land as per Document is **841.52 Sq. M. after Sub-Division** The Least area of the above **i.e. 841.50 Sq. M. is taken into consideration for UDS Calculation.**

3) **2 Visitor Car Parking has been provided** out of Total 18 Covered car parking.

1)

2) Pushpalatha Suhas

3) Deepika Suhas

FOR ELITE HOUSING

PARTNER

ARCHITECT : AMERNATH.A
REG. No. CA/2014/64905
CMDA Regd. No. RA/Gr-I/2024/03/030
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DETAILS OF UNITS SHARING WITH UDS

S. No.	Block	Floor	Flat No.	Type	Land Owner / Developer	UDS SHARE (in Sq. M)	TOTAL UDS SHARE OF LAND OWNER OF Dr. SUHAS PRABHAKAR	TOTAL UDS SHARE OF LAND OWNER OF PUSHPALATHA SUHAS	TOTAL UDS SHARE OF LAND OWNER OF DEEPIKA SUHAS	TOTAL UDS SHARE OF DEVELOPER M/s. ELITE HOUSING
1	Single Block	First	101	Residential	Pushpalatha Suhas (Land Owner)	56.430	-	56.430	-	-
2			102	Residential	M/s. ELITE HOUSING	41.727	-	-		41.73
3			103	Residential	Dr. Suhas Prabhakar (Land Owner)	43.400	43.400			-
4			104	Residential	M/s. ELITE HOUSING	45.125	-			45.13
5			105	Residential	Deepika Suhas (Land Owner)	59.080	-		59.080	-
6			106	Residential	M/s. ELITE HOUSING	56.166	-		-	56.17
7		Second	201	Residential	M/s. ELITE HOUSING	56.430	-	-	-	56.430
8			202	Residential	Dr. Suhas Prabhakar (Land Owner)	41.727	41.727			-
9			203	Residential	M/s. ELITE HOUSING	43.400	-			43.400
10			204	Residential	Dr. Suhas Prabhakar (Land Owner)	45.125	45.125			-
11			205	Residential	M/s. ELITE HOUSING	59.080	-			59.080
12			206	Residential	Dr. Suhas Prabhakar (Land Owner)	56.166	56.166			-
13		Third	301	Residential	M/s. ELITE HOUSING	56.828	-	-	-	56.83
14			304	Residential	M/s. ELITE HOUSING	65.570	-			65.57
15			305	Residential	M/s. ELITE HOUSING	59.080	-			59.08
16			306	Residential	Dr. Suhas Prabhakar (Land Owner)	56.166	56.17			-
TOTAL						841.50	242.58	56.43	59.08	483.41

1)

2) Pushpalatha Suhas

3) Deepikasuhas

FOR ELITE HOUSING

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.