Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date: 26-05-2026

Extended Double Basement Floor (Parking) + Stilt floor (Parking) + 1st floor to 11 floors of Residential building with 74 Dwelling Units at Door No.H46, H47, H48, H49, L.B. Road, Thiruvanmiyur, Chennai – 600041 comprised in Old S. No.40/1 (part), 40/2B(part), T.S. No.71, Block No.11 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation.

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.	(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 of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.) Rera	
													Open	Covered
1		1st Floor	3B+3T	103	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
2			3B+3T	104	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
3			2B+2T	105	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
4			2B+2T	106	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
5		2nd Floor	3B+3T	201	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
6			3B+3T	202	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
7			3B+3T	203	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
8			3B+3T	204	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
9			2B+2T	205	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
10			2B+2T	206	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
11			2B+2T	207	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
12		3rd Floor	3B+3T	301	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
13			3B+3T	302	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
14			3B+3T	303	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
15			3B+3T	304	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
16			2B+2T	305	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
17			2B+2T	306	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
18			2B+2T	307	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
19		4th Floor	3B+3T	401	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
20			3B+3T	402	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
21			3B+3T	403	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
22			3B+3T	404	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
23			2B+2T	405	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
24			2B+2T	406	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
25			2B+2T	407	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
26		5 th Floor	3B+3T	501	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
27			3B+3T	502	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
28			3B+3T	503	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
29			3B+3T	504	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
30			2B+2T	505	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
31			2B+2T	506	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
32			2B+2T	507	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
33			3B+3T	601	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
34			3B+3T	602	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	

For ISHA HOMES (INDIA) PVT. LTD.

R. Rajavel

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35	Single Block	6 th Floor	3B+3T	603	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
36			3B+3T	604	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
37			2B+2T	605	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
38			2B+2T	606	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
39			2B+2T	607	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
40		7 th Floor	3B+3T	701	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
41			3B+3T	702	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
42			3B+3T	703	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
43			3B+3T	704	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
44			2B+2T	705	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
45			2B+2T	706	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
46			2B+2T	707	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
47		8 th Floor	3B+3T	801	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
48			3B+3T	802	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
49			3B+3T	803	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
50			3B+3T	804	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
51			2B+2T	805	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	
52			2B+2T	806	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	
53			2B+2T	807	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
54		9 th Floor	3B+3T	901	103.52	4.35		9.82	117.70	39.96	157.66	46.07	2	
55			3B+3T	902	96.25	7.58		11.11	114.95	39.03	153.98	44.99	2	
56			3B+3T	903	96.36	4.12		14.32	114.80	38.98	153.78	44.93	2	
57			3B+3T	904	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
58			2B+2T	905	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
59			2B+2T	906	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1
60			2B+2T	907	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	
61		10 th Floor	3B+3T	1001	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
62			3B+3T	1002	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
63			3B+3T	1003	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
64			3B+3T	1004	99.62	3.42		10.18	113.22	38.44	151.66	44.33	2	
65			2B+2T	1005	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
66			2B+2T	1006	68.23	5.11		8.31	81.65	27.73	109.38	31.95	1	1
67			2B+2T	1007	64.18	4.02		8.34	76.55	25.99	102.54	29.97	1	1
68		11 th Floor	3B+3T	1101	103.52	4.35		9.82	117.70	39.96	157.66	46.07	1	1
69			3B+3T	1102	96.25	7.58		11.11	114.95	39.03	153.98	44.99	1	1
70			3B+3T	1103	96.36	4.12		14.32	114.80	38.98	153.78	44.93	1	1
71			3B+3T	1104	99.62	3.42		10.18	113.22	38.44	151.66	44.33	1	1
72			2B+2T	1105	68.24	5.11		8.24	81.59	27.70	109.29	31.93	1	1
73			2B+2T	1106	68.23	5.11		8.31	81.65	27.73	109.38	31.95		2
74			2B+2T	1107	64.18	4.02		8.34	76.55	25.99	102.54	29.97		2
Grand total					6,296.58	354.89		744.28	7,395.75	2,511.32	9,907.08	2,894.93	107	17
												Visitors Parking	0	4
												Grand Total	107	21

For ISHA HOMES (INDIA) PVT. LTD.

Authorised Signatory

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.