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RE REGULATORY RECORD

RERA Document

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Stilt Floor + 5 Floors (Height – 18.30m) Residential Building with 64 dwellings for Affordable Housing at Prasanth Colony West Main Road (Roja Thottam), Rajakilpakkam, Chennai, Comprised in Old S.No.165/1 and New S.No.165/30 & 165/31 of Rajakilpakkam Village within the limit of Tambaram Municipal Corporation

RERA AREA STATEMENT — **DATE : 18.09.2025**

SL.No	Block	Floor No	Flat No	Apartment Type	Rera Carpet Area (SQ.M)	Exclusive Balcony (SQ.M)	Exclusive Veranda/ Utility /service/ open Terrace (SQ.M)	Proportionate common area in SQ.M	Total area in SQ.M	UDS LAND AREA in SQ.M	Car parking	
											Covered	Open
1	1	1	101	2BHK+2T	58.01	3.87	2.44	26.73	91.04	28.49	0	0
2	1	1	102	2BHK+2T	61.38	4.18	2.23	26.96	94.76	29.66	1	0
3	1	1	103	2BHK+2T	58.90	4.18	0.00	25.17	88.26	27.62	1	0
4	1	1	104	2½BHK+2T	76.63	4.34	0.00	32.37	113.34	35.47	1	0
5	1	1	105	3BHK+3T	82.54	4.18	3.61	33.70	124.02	38.81	1	0
6	1	1	106	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
7	1	1	107	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
8	1	1	108	3BHK+3T	83.52	3.72	0.00	38.65	125.88	39.40	1	0
9	1	1	109	2BHK+2T	56.50	3.87	2.44	26.39	89.19	27.91	1	0
10	1	1	110	2BHK+2T	60.12	4.18	2.60	26.93	93.83	29.37	1	0
11	1	1	111	2½BHK+2T	79.97	4.80	0.00	33.21	117.99	36.92	1	0
12	1	1	112	2BHK+2T	56.44	4.18	2.68	24.96	88.26	27.62	0	0
13	1	2	201	2BHK+2T	58.01	3.87	2.44	26.73	91.04	28.49	0	0
14	1	2	202	2BHK+2T	61.38	4.18	2.23	26.96	94.76	29.66	1	0
15	1	2	203	2BHK+2T	58.90	4.18	0.00	25.17	88.26	27.62	1	0
16	1	2	204	2½BHK+2T	76.63	4.34	0.00	32.37	113.34	35.47	1	0
17	1	2	205	2½BHK+2T	79.66	4.44	0.00	36.21	120.31	37.65	1	0
18	1	2	206	3BHK+3T	82.54	4.18	3.61	33.70	124.02	38.81	1	0
19	1	2	207	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
20	1	2	208	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
21	1	2	209	3BHK+3T	83.52	3.72	0.00	38.65	125.88	39.40	1	0
22	1	2	210	2BHK+2T	56.50	3.87	2.44	26.39	89.19	27.91	1	0
23	1	2	211	2BHK+2T	60.12	4.18	2.60	26.93	93.83	29.37	1	0
24	1	2	213	2½BHK+2T	79.97	4.80	0.00	33.21	117.99	36.92	1	0
25	1	2	214	2BHK+2T	56.44	4.18	2.68	24.96	88.26	27.62	0	0
26	1	3	301	2BHK+2T	58.01	3.87	2.44	26.73	91.04	28.49	0	0
27	1	3	302	2BHK+2T	61.38	4.18	2.23	26.96	94.76	29.66	1	0
28	1	3	303	2BHK+2T	58.90	4.18	0.00	25.17	88.26	27.62	1	0
29	1	3	304	2½BHK+2T	76.63	4.34	0.00	32.37	113.34	35.47	1	0
30	1	3	305	2½BHK+2T	79.66	4.44	0.00	36.21	120.31	37.65	0	0
31	1	3	306	3BHK+3T	82.54	4.18	3.61	33.70	124.02	38.81	1	0
32	1	3	307	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
33	1	3	308	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
34	1	3	309	3BHK+3T	83.52	3.72	0.00	38.65	125.88	39.40	1	0
35	1	3	310	2BHK+2T	56.50	3.87	2.44	26.39	89.19	27.91	1	0

For SASHANKAR DEVELOPERS

S. Dhupattiraa
Partner

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36	1	3	311	2BHK+2T	60.12	4.18	2.60	26.93	93.83	29.37	1	0
37	1	3	312	2½BHK+2T	79.97	4.80	0.00	33.21	117.99	36.92	1	0
38	1	3	313	2BHK+2T	56.44	4.18	2.68	24.96	88.26	27.62	0	0
39	1	4	401	2BHK+2T	58.01	3.87	2.44	26.73	91.04	28.49	0	0
40	1	4	402	2BHK+2T	61.38	4.18	2.23	26.96	94.76	29.66	1	0
41	1	4	403	2BHK+2T	58.90	4.18	0.00	25.17	88.26	27.62	1	0
42	1	4	404	2½BHK+2T	76.63	4.34	0.00	32.37	113.34	35.47	1	0
43	1	4	405	2½BHK+2T	79.66	4.44	0.00	36.21	120.31	37.65	0	0
44	1	4	406	3BHK+3T	82.54	4.18	3.61	33.70	124.02	38.81	1	0
45	1	4	407	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
46	1	4	408	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
47	1	4	409	3BHK+3T	83.52	3.72	0.00	38.65	125.88	39.40	1	0
48	1	4	410	2BHK+2T	56.50	3.87	2.44	26.39	89.19	27.91	0	0
49	1	4	411	2BHK+2T	60.12	4.18	2.60	26.93	93.83	29.37	1	0
50	1	4	412	2½BHK+2T	79.97	4.80	0.00	33.21	117.99	36.92	1	0
51	1	4	413	2BHK+2T	56.44	4.18	2.68	24.96	88.26	27.62	0	0
52	1	5	501	2BHK+2T	58.01	3.87	2.44	26.73	91.04	28.49	0	0
53	1	5	502	2BHK+2T	61.38	4.18	2.23	26.96	94.76	29.66	1	0
54	1	5	503	2BHK+2T	58.90	4.18	0.00	25.17	88.26	27.62	1	0
55	1	5	504	2½BHK+2T	76.63	4.34	0.00	32.37	113.34	35.47	1	0
56	1	5	505	2½BHK+2T	79.66	4.44	0.00	36.21	120.31	37.65	0	0
57	1	5	506	3BHK+3T	82.54	4.18	3.61	33.70	124.02	38.81	1	0
58	1	5	507	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
59	1	5	508	3BHK+3T	85.98	5.24	0.00	36.52	127.74	39.98	1	0
60	1	5	509	3BHK+3T	83.52	3.72	0.00	38.65	125.88	39.40	1	0
61	1	5	510	2BHK+2T	56.50	3.87	2.44	26.39	89.19	27.91	0	0
62	1	5	511	2BHK+2T	60.12	4.18	2.60	26.93	93.83	29.37	1	0
63	1	5	512	2½BHK+2T	79.97	4.80	0.00	33.21	117.99	36.92	1	0
64	1	5	513	2BHK+2T	56.44	4.18	2.68	24.96	88.26	27.62	0	0
Visitor Car Park											**3**	**2**
TOTAL					**4,548.53**	**277.54**	**79.99**	**1,985.43**	**6,891.49**	**2,156.73**	**52**	**2**
									Gifted Area for OSR	**243.27**		
									Grand Total	**2,400.00**		

For SASHANKAR DEVELOPERS

S. Dheepthana

Partner

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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.