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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verified.realestate

Carpet Area Statement													Date: 25-03-2026
Site Address : Panneer Selvam Main Road and Elango Street, Zamin Pallavaram, Chennai 600043 Comprised in Old S.No.159/1, 159/2 & 159/3 (Document) and T.S.No.50/2, Block No.19, Ward – C of Zamin Pallavaram Village Corporation, Pallavaram Taluk within the limits of Tambaram Municipal 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.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 of the apartment (sq.m)**	**(h) UDS land Area (sq.m)**	**(i) Car Parking (Nos.)**	
													Covered	**Open**
1	1	1	Residential	101	74.16	3.49	4.32	10.49	92.46	3.95	96.41	44.4	1	
2	1	1	Residential	102	70.54	2.09	4.23	9.00	85.86	3.67	89.52	41.2	1	
3	1	1	Residential	103	62.96	3.44	5.81	9.56	81.76	3.49	85.25	39.2		
4	1	1	Residential	104	63.29	2.70	4.65	9.03	79.67	3.40	83.07	38.2		
5	1	1	Residential	105	69.38	3.49	2.51	10.11	85.48	3.65	89.13	41.0	1	
6	1	1	Residential	106	68.70		2.30	8.62	79.62	3.40	83.02	38.2	1	
7	1	2	Residential	201	74.16	3.49	4.32	10.49	92.46	3.95	96.41	44.4	1	
8	1	2	Residential	202	70.54	2.09	4.23	9.00	85.86	3.67	89.52	41.2	1	
9	1	2	Residential	203	62.96	3.44	5.81	9.56	81.76	3.49	85.25	39.2		
10	1	2	Residential	204	63.29	2.70	4.65	9.03	79.67	3.40	83.07	38.2	1	
11	1	2	Residential	205	69.38	3.49	2.51	10.11	85.48	3.65	89.13	41.0	1	
12	1	2	Residential	206	68.70		2.30	8.62	79.62	3.40	83.02	38.2	1	
13	1	3	Residential	301	96.56	3.49	4.32	12.94	117.31	5.01	122.32	56.3	1	
14	1	3	Residential	302	120.91	4.93	-	17.48	143.32	6.12	149.44	68.8	1	
15	1	3	Residential	303	116.91	5.58	5.20	18.26	145.95	6.23	152.18	70.0	1	
16	1	3	Residential	304	96.21		2.30	15.76	114.27	4.88	119.15	54.8		1
TOTAL					**1250.63**	**56.92**	**21.43**	**132.17**	**1530.54**	**65.34**	**1595.88**	**734.5**	12	1
												Visitors' Car Parking		1
												Grand Total	14	

For MYVIVA HOUSING PRIVATE LIMITED

Authorized Signatory

M.SAHILA, B.ARCH.,
COUNCIL OF ARCHITECTURE
REG. No: CA/2018/103054 &
REGISTERED ARCHITECT (RA)
GREATER CHENNAI CORPORATION (GCC)
REG. No: RA002712021
No.5, 3rd Cross Street, Gandhi Nagar,
Kallikuppam, Ambattur, Chennai-600 053.
Phone No: 7358641970, 9345425772
E-mail: sahimurali83@gmail.com

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.