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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Carpet Area Statement **Date :07.09.2026**

Carpet Area Statement For the proposed construction of Stilt floor + 5 floors (Height – 18.3m) Residential Building with 48 Dwelling units Availing With Affordable housing Benefit at Vignarajapuram 4th Street Estension, Vengaivasal, Chennai 600 100. Comprised in Old S.No: 38/4A, As Per Patta New S.No.38/4B1A1 And 38/4B1B1 of Vengaivasal Village within the limits of St.Thomas Mount Panchyat Union.

SL. NO.	BLOCK	FLOOR	APARTMENT NO.	TYPE	(A) RERA CARPET AREA (AS PER SEC 2 [K] OF THE RERE 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 APARPTMENT (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	I FLOOR	101	3 BHK	74.69	5.55	2.62	11.71	94.57	28.34	122.91	41.25	1	0
2	1	I FLOOR	102	3 BHK	77.47	2.98	0.00	11.43	91.88	27.50	119.38	40.04	1	0
3	1	I FLOOR	103	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
4	1	I FLOOR	104	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
5	1	I FLOOR	105	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
6	1	I FLOOR	106	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
7	1	I FLOOR	107	3 BHK	76.67	2.92	2.29	11.95	93.83	28.06	121.89	40.88	1	0
8	1	I FLOOR	108	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
9	1	I FLOOR	109	3 BHK	77.42	3.03	2.33	12.26	95.04	28.51	123.55	41.34	1	0
10	1	I FLOOR	110	3 BHK	77.39	3.06	0.00	11.43	91.88	27.50	119.38	40.04	1	0
11	1	II FLOOR	201	3 BHK	74.69	5.55	2.62	11.71	94.57	28.34	122.91	41.25	1	0
12	1	II FLOOR	202	3 BHK	77.47	2.98	0.00	11.43	91.88	27.50	119.38	40.04	1	0
13	1	II FLOOR	203	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
14	1	II FLOOR	204	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
15	1	II FLOOR	205	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
16	1	II FLOOR	206	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
17	1	II FLOOR	207	3 BHK	76.67	2.92	2.29	11.95	93.83	28.06	121.89	40.88	1	0
18	1	II FLOOR	208	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
19	1	II FLOOR	209	3 BHK	77.42	3.03	2.33	12.26	95.04	28.51	123.55	41.34	1	0
20	1	II FLOOR	210	3 BHK	77.39	3.06	0.00	11.43	91.88	27.50	119.38	40.04	1	0
21	1	III FLOOR	301	3 BHK	74.69	5.55	2.62	11.71	94.57	28.34	122.91	41.25	1	0
22	1	III FLOOR	302	3 BHK	77.47	2.98	0.00	11.43	91.88	27.50	119.38	40.04	1	0
23	1	III FLOOR	303	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
24	1	III FLOOR	304	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
25	1	III FLOOR	305	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

FOR SRI AYYAN HOMES

PARTNERS

26	1	III FLOOR	306	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
27	1	III FLOOR	307	3 BHK	76.67	2.92	2.29	11.95	93.83	28.06	121.89	40.88	1	0
28	1	III FLOOR	308	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
29	1	III FLOOR	309	3 BHK	77.42	3.03	2.33	12.26	95.04	28.51	123.55	41.34	1	0
30	1	III FLOOR	310	3 BHK	77.39	3.06	0.00	11.43	91.88	27.50	119.38	40.04	1	0
31	1	IV FLOOR	401	3 BHK	74.69	5.55	2.62	11.71	94.57	28.34	122.91	41.25	1	0
32	1	IV FLOOR	402	3 BHK	77.47	2.98	0.00	11.43	91.88	27.50	119.38	40.04	1	0
33	1	IV FLOOR	403	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
34	1	IV FLOOR	404	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
35	1	IV FLOOR	405	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
36	1	IV FLOOR	406	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
37	1	IV FLOOR	407	3 BHK	76.67	2.92	2.29	11.95	93.83	28.06	121.89	40.88	1	0
38	1	IV FLOOR	408	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	0	0
39	1	IV FLOOR	409	3 BHK	77.42	3.03	2.33	12.26	95.04	28.51	123.55	41.34	1	0
40	1	IV FLOOR	410	3 BHK	77.39	3.06	0.00	11.43	91.88	27.50	119.38	40.04	1	0
41	1	V FLOOR	501	3 BHK	74.69	5.55	2.62	11.71	94.57	28.34	122.91	41.25	1	0
42	1	V FLOOR	502	3 BHK	77.47	2.98	0.00	11.43	91.88	27.50	119.38	40.04	1	0
43	1	V FLOOR	503	3 BHK	77.29	2.92	2.29	11.80	94.30	28.33	122.63	41.16	1	0
44	1	V FLOOR	504	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	1	0
45	1	V FLOOR	505	3 BHK	76.67	2.92	2.29	11.95	93.83	28.06	121.89	40.88	1	0
46	1	V FLOOR	506	3 BHK	76.81	2.99	0.00	11.43	91.23	27.41	118.64	39.85	1	0
47	1	V FLOOR	507	3 BHK	77.42	3.03	2.33	12.26	95.04	28.51	123.55	41.34	1	0
48	1	V FLOOR	508	3 BHK	77.39	3.06	0.00	11.43	91.88	27.50	119.38	40.04	1	0
VISITORS CAR PARKING													2	0
										TOTAL	5800.18	1946.09	38	0

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FOR SRI AYYAN HOMES

PARTNERS

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.