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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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Carpet Area Statement

Date: 23-02-2026

Site Address : Block A - Stilt floor + 5 floors Residential Building with 35 dwelling units of the project named "ISHA RIVER FRONT" comprised in New Survey No. 140/3C (Old Survey No. 140/3), situated at Wood Creek County 15th Cross Street, Nandambakkam Village, Alandur Taluk, Chennai District, Tamil Nadu State – 600 016

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	BLOCK A	1st Floor	3B+3T	A101	95.90	5.28		11.37	112.56	24.23	136.78	63.45		1
2	BLOCK A	1st Floor	3B+3T	A102	95.75	5.28		10.67	111.70	24.04	135.74	62.97		1
3	BLOCK A	1st Floor	3B+3T	A103	91.73	5.28		10.93	107.94	23.23	131.18	60.86		1
4	BLOCK A	1st Floor	3B+3T	A104	92.68	5.28		11.18	109.14	23.49	132.63	61.55		1
5	BLOCK A	1st Floor	3B+3T	A105	95.20	5.61		10.56	111.37	23.97	135.35	62.80		1
6	BLOCK A	1st Floor	3B+3T	A106	93.53	5.28		10.93	109.74	23.62	133.36	61.85		1
7	BLOCK A	1st Floor	3B+3T	A107	92.68	5.28		10.47	108.43	23.34	131.77	61.12	1	-
8	BLOCK A	2nd Floor	3B+3T	A201	95.90	5.28		11.33	112.52	24.22	136.73	63.45		1
9	BLOCK A	2nd Floor	3B+3T	A202	95.75	5.28		10.71	111.74	24.05	135.79	63.02		1
10	BLOCK A	2nd Floor	3B+3T	A203	91.73	5.28		10.97	107.98	23.24	131.23	60.91		1
11	BLOCK A	2nd Floor	3B+3T	A204	92.68	5.28		11.22	109.18	23.50	132.68	61.55		1
12	BLOCK A	2nd Floor	3B+3T	A205	95.20	5.61		10.56	111.37	23.97	135.35	62.80		1
13	BLOCK A	2nd Floor	3B+3T	A206	93.53	5.28		10.93	109.74	23.62	133.36	61.85		1
14	BLOCK A	2nd Floor	3B+3T	A207	92.68	5.28		11.17	109.13	23.49	132.62	61.55		1
15	BLOCK A	3rd Floor	3B+3T	A301	95.90	5.28		11.33	112.52	24.22	136.73	63.45		1
16	BLOCK A	3rd Floor	3B+3T	A302	95.75	5.28		10.71	111.74	24.05	135.79	63.02		1
17	BLOCK A	3rd Floor	3B+3T	A303	91.73	5.28		10.97	107.98	23.24	131.23	60.91		1
18	BLOCK A	3rd Floor	3B+3T	A304	92.68	5.28		11.22	109.18	23.50	132.68	61.55		1
19	BLOCK A	3rd Floor	3B+3T	A305	95.20	5.61		10.56	111.37	23.97	135.35	62.80		1
20	BLOCK A	3rd Floor	3B+3T	A306	93.53	5.28		10.93	109.74	23.62	133.36	61.85		1
21	BLOCK A	3rd Floor	3B+3T	A307	92.68	5.28		11.17	109.13	23.49	132.62	61.55		1
22	BLOCK A	4th Floor	3B+3T	A401	95.90	5.28		11.33	112.52	24.22	136.73	63.45		1
23	BLOCK A	4th Floor	3B+3T	A402	95.75	5.28		10.71	111.74	24.05	135.79	63.02		1
24	BLOCK A	4th Floor	3B+3T	A403	91.73	5.28		10.97	107.98	23.24	131.23	60.91		1

T. PRAKASH, BE., (Civil)., MBA.,
CMDA/RE/GR-I/19/02/003
No: A401, Isha Yara Apartments
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E-mail: prakash@buildtecinfra.com

For ISHA HOMES (INDIA) PVT. LTD.

Authorized Signatory

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	
25	BLOCK A	4th Floor	3B+3T	A404	92.68	5.28		11.22	109.18	23.50	132.68	61.55		1
26	BLOCK A	4th Floor	3B+3T	A405	95.20	5.61		10.56	111.37	23.97	135.35	62.80		1
27	BLOCK A	4th Floor	3B+3T	A406	93.53	5.28		10.93	109.74	23.62	133.36	61.85		1
28	BLOCK A	4th Floor	3B+3T	A407	92.68	5.28		11.17	109.13	23.49	132.62	61.55		1
29	BLOCK A	5 th Floor	3B+3T	A501	95.90	5.28		11.33	112.52	24.22	136.73	63.45		1
30	BLOCK A	5 th Floor	3B+3T	A502	95.75	5.28		10.71	111.74	24.05	135.79	63.02		1
31	BLOCK A	5 th Floor	3B+3T	A503	91.73	5.28		10.97	107.98	23.24	131.23	60.91		1
32	BLOCK A	5 th Floor	3B+3T	A504	92.68	5.28		11.22	109.18	23.50	132.68	61.55		1
33	BLOCK A	5 th Floor	3B+3T	A505	95.20	5.61		10.56	111.37	23.97	135.35	62.80		1
34	BLOCK A	5 th Floor	3B+3T	A506	93.53	5.28		10.93	109.74	23.62	133.36	61.85		1
35	BLOCK A	5 th Floor	3B+3T	A507	92.68	5.28		11.17	109.13	23.49	132.62	61.55		1
	Grand total				**3,287.43**	**186.45**		**383.67**	**3,857.55**	**830.28**	**4,687.84**	**2,175.12**	**1**	**34**
												Visitors' Car Parking	**3**	
												Grand Total	**4**	**34**

UDS Area Statement	Area in Sq.m.
Total Land area as per Approved Plan	4046.700
OSR Area gifted through Gift Deed Doc. No. 409/26 dated 29.01.2026	110.940
Balance UDS Area available	3935.760
Sale POA for 54% obtained through POA Doc. No. 4332/2025 dated 10.09.2025	2125.310

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For ISHA HOMES (INDIA) PVT. LTD.

Authorized Signatory

Carpet Area Statement (Land Owner Share)

Site Address :ISHA RIVER FRONT Survey No 140/3C, Wood Creek County,15th Cross street,Nandambakkam,Chennai - 600089 Tamil Nadu.

Date: 23-02-2026

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	BLOCK B	1st Floor	3B+3T	B101	98.13	5.28		11.17	114.58	24.66	139.25	64.61		1
2			3B+3T	B102	96.17	5.28		11.05	112.50	24.21	136.72	63.45		1
3			3B+3T	B103	72.15	5.60		8.85	86.60	18.64	105.24	48.84		1
4			3B+3T	B104	95.51	5.28		11.60	112.39	24.19	136.59	63.36		1
5			3B+3T	B105	88.70	5.28		10.42	104.40	22.47	126.87	58.88		1
6			2B+2T	B106	73.65	5.28		10.14	89.07	19.17	108.24	50.22		1
7		2nd Floor	3B+3T	B201	98.13	5.28		11.17	114.58	24.66	139.25	64.61		1
8			3B+3T	B202	96.17	5.28		11.05	112.50	24.21	136.72	63.45		1
9			3B+3T	B203	72.15	5.60		8.85	86.60	18.64	105.24	48.84		1
10			3B+3T	B204	95.51	5.28		11.60	112.39	24.19	136.59	63.36		1
11			3B+3T	B205	88.70	5.28		10.42	104.40	22.47	126.87	58.88		1
12			2B+2T	B206	73.65	5.28		10.14	89.07	19.17	108.24	50.22		1
13		3rd Floor	3B+3T	B301	98.13	5.28		11.17	114.58	24.66	139.25	64.61		1
14			3B+3T	B302	96.17	5.28		11.05	112.50	24.21	136.72	63.45		1
15			3B+3T	B303	72.15	5.60		8.85	86.60	18.64	105.24	48.84		1
16			3B+3T	B304	95.51	5.28		11.60	112.39	24.19	136.59	63.36		1
17			3B+3T	B305	88.70	5.28		10.42	104.40	22.47	126.87	58.88		1
18			2B+2T	B306	73.65	5.28		10.14	89.07	19.17	108.24	50.22		1
19		4th Floor	3B+3T	B401	98.13	5.28		11.17	114.58	24.66	139.25	64.61		1
20			3B+3T	B402	96.17	5.28		11.05	112.50	24.21	136.72	63.45		1
21			3B+3T	B403	72.15	5.60		8.85	86.60	18.64	105.24	48.84		1
22			3B+3T	B404	95.51	5.28		11.60	112.39	24.19	136.59	63.36		1
23			3B+3T	B405	88.70	5.28		10.42	104.40	22.47	126.87	58.88		1
24			2B+2T	B406	73.65	5.28		10.14	89.07	19.17	108.24	50.22		1
25		5 th Floor	3B+3T	B501,B502	227.87	5.61		18.18	251.66	54.17	305.83	141.90		2
26			3B+3T	B503	72.15	5.60		8.85	86.60	18.64	105.24	48.84		1
27			3B+3T	B504	95.51	5.28		11.60	112.39	24.19	136.59	63.36		1
28			3B+3T	B505	88.70	5.28		10.42	104.40	22.47	126.87	58.88		1
29			2B+2T	B506	73.65	5.28		10.14	89.07	19.17	108.24	50.22		1
Grand total					**2,655.16**	**155.05**		**312.11**	**3,122.32**	**672.03**	**3,794.35**	**1,760.60**	**0**	**30**
												Visitors' Car Parking	**3**	**3**
												Grand Total	**3**	**33**

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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.