Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Carpet Area Statement Date:17.10.2026

Site Address : ROHAAN ELITE , Plot Nos.90,91 and 92,93,Srinivasa Nagar 2nd Street, Velachery,Chennai-600042

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/	(d) Area of	e = (a + b + c+ d) Floor area of the apartment	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment	(h) UDS land	(i) Car Parking (Nos.)	
1	Single Block	First floor	3BHK	1A	90.39	3.75	2.82	13.94	110.9	33.28	144.18	51	1	
2		First floor	3BHK	1B	82.45	3.7	3.08	13.19	102.42	30.71	133.13	47.01	1	
3		First floor	2BHK	1C	65.57	3.75	3.27	12.17	84.76	25.42	110.18	38.93	1	
4		First floor	2BHK	1D	64.85	4	3.27	12.36	84.48	25.33	109.81	38.83	1	
5		First floor	3BHK	1E	89.3	3.25	2.72	14.77	110.04	33.03	143.07	50.54	1	
6		First floor	3BHK	1F	82.38	6.19	2.76	13.66	104.98	31.49	136.47	48.22	1	
7		Second floor	3BHK	2A	90.39	3.75	2.82	13.94	110.9	33.28	144.18	51	1	
8		Second floor	3BHK	2B	82.45	3.7	3.08	13.19	102.42	30.71	133.13	47.01	1	
9		Second floor	2BHK	2C	65.57	3.75	3.27	12.17	84.76	25.42	110.18	38.93	1	
10		Second floor	2BHK	2D	64.85	4	3.27	12.36	84.48	25.33	109.81	38.83	1	
11		Second floor	3BHK	2E	89.3	3.25	2.72	14.77	110.04	33.03	143.07	50.54	1	
12		Second floor	3BHK	2F	82.38	6.19	2.76	13.66	104.98	31.49	136.47	48.22	1	
13		Third floor	3BHK	3A	90.39	3.75	2.82	13.94	110.9	33.28	144.18	51	1	
14		Third floor	3BHK	3B	82.45	3.7	3.08	13.19	102.42	30.71	133.13	47.01	1	
15		Third floor	2BHK	3C	65.57	3.75	3.27	12.17	84.76	25.42	110.18	38.93	1	
16		Third floor	2BHK	3D	64.85	4	3.27	12.36	84.48	25.33	109.81	38.83	1	
17		Third floor	3BHK	3E	89.3	3.25	2.72	14.77	110.04	33.03	143.07	50.54	1	
18		Third floor	3BHK	3F	82.38	6.19	2.76	13.66	104.98	31.49	136.47	48.22	1	
19		Fourth floor	3BHK	4A	90.39	3.75	2.82	13.94	110.9	33.28	144.18	51	1	
20		Fourth floor	3BHK	4B	82.45	3.7	3.08	13.19	102.42	30.71	133.13	47.01	1	
21		Fourth floor	2BHK	4C	65.57	3.75	3.27	12.17	84.76	25.42	110.18	38.93	1	
22		Fourth floor	2BHK	4D	64.85	4	3.27	12.36	84.48	25.33	109.81	38.83	1	
23		Fourth floor	3BHK	4E	89.3	3.25	2.72	14.77	110.04	33.03	143.07	50.54	1	
24		Fourth floor	3BHK	4F	82.38	6.19	2.76	13.66	104.98	31.49	136.47	48.22	1	
25		Fifth floor	3BHK	5A	90.39	3.75	2.82	13.94	110.9	33.28	144.18	51	1	
26		Fifth floor	2BHK	5C	65.57	3.75	3.27	12.17	84.76	25.42	110.18	38.93	1	
27		Fifth floor	2BHK	5D	64.85	4	3.27	12.36	84.48	25.33	109.81	38.83	1	
28		Fifth floor	3BHK	5E	89.3	3.25	2.72	14.77	110.04	33.03	143.07	50.54	1	
29		Fifth floor	3BHK	5F	82.38	6.19	2.76	13.66	104.98	31.49	136.47	48.22	1	
TOTAL					2292.25	119.5	86.52	387.26	2885.48	865.59	3751.07	1325.64	29	
											VISITOR PARKING			3
											TOTAL PARKING		32	

For ROHAAN CONSTRUCTIONS PVT. LTD,

S. Sulaiman

Managing Director

G. ARULGANAPATHY, B.E,
REGISTERED ENGINEER No: RE/II/2024/12/0143
CMDA / GCC
No: 17/32, Padmasundaram Flats B2,
Mannar 1st Street, Vadapalani,
Chennai - 600 026. Mob : 9629720362
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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.