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

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Carpet Area Statement														24.6.2026
SITE ADDRESS: proposed construction of Stilt floor (parking) + 5 floors residential Building (Height - 18.30m) with 14 dwelling units Availing Premium FSI at Plot No:36, Old Door No.6 & 6/1, New Door No.11 & 11/1, Jagadambal Street, T. Nagar, Chennai - 600017 Comprised in T.S.Nos.7100/1 & 7100/2, Block No.115, of T. Nagar Village within the limits of Greater Chennai 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 appartment / Villa Sq.M	(f) proportinate Common Area Sq.m	g = (e+f) Gross area of the apartment / Villa Sq.m	(h) UDS Land Area Sq.m	(i) Car Parking	
													Covered	Open
1	1	1ST	Residential	1A	177.073	7.897	4.181	12.17	201.321	26.35	227.671	78.957	2	-
2	1	1ST & 2ND	Residential (Duplex)	1B	182.136	12.356	5.853	13.982	214.327	28.052	242.379	84.058	2	-
3	1	1ST	Residential	1C	134.709	5.481	4.181	9.755	154.126	20.173	174.299	60.447	2	-
4	1	2ND	Residential	2A	178.188	6.225	4.738	12.17	201.321	26.35	227.671	78.957	2	-
5	1	2ND	Residential	2C	134.709	5.481	4.181	9.755	154.126	20.173	174.299	60.447	2	-
6	1	3RD	Residential	3A	136.382	7.897	4.181	10.033	158.493	20.744	179.237	62.16	2	-
7	1	3RD	Residential	3B	125.373	10.609	4.022	9.848	149.852	19.613	169.465	58.771	1	-
8	1	3RD	Residential	3C	134.709	5.481	4.181	9.755	154.126	20.173	174.299	60.447	2	-
9	1	4TH	Residential	4A	136.382	7.897	4.181	10.033	158.493	20.744	179.237	62.16	2	-
10	1	4TH	Residential	4B	119.825	15.095	5.084	9.848	149.852	19.613	169.465	58.771	1	-
11	1	4TH	Residential	4C	134.709	5.481	4.181	9.755	154.126	20.173	174.299	60.447	2	-
12	1	5TH	Residential	5A	136.382	7.897	4.181	10.033	158.493	20.744	179.237	62.16	2	-
13	1	5TH	Residential	5B	125.373	10.609	4.022	9.848	149.852	19.613	169.465	58.771	1	-
14	1	5TH	Residential	5C	134.709	5.481	4.181	9.755	154.126	20.173	174.299	60.447	2	-
	Total				1990.659	113.887	61.348	146.74	2312.634	302.688	2615.322	907.00	25	-
											Visitors Car Parking		1	2
											Grand Total		26 + 2 = 28	

Note :

- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
- Promoter to clearly mention cover, open and visitor car parking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

For ASHWIN APARTMENTS (OPC) PRIVATE LIMITED

SIDDARTHA SRINIVASAN
DIRECTOR

VIDYA CHANDAR
B. ARCH
REGISTERED ARCHITECT
10/1, Subbarayar Avenue,
Alwarpet, Chennai - 600 018.
CMDA Reg No: RA/Gr.I/2019/04/177
COA Reg No: CA/96/19895
GCC Reg No: RA002092020

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.