Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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KCK ARCHITECTS

Rera Carpet Area Statement — 04/08/2026

Site Address: Door No.71, 'Karupanna Reddi Garden',VGP Salai (Hospital Road), Saidapet, Chennai - 600015 COMPRISED Availing Premium FSI Benefit in T.S.No.9/2 & 10 (as per Document) and.S.No.9/10 & 10(as per Patta), Block No.16 of Saidapet Village within the limits of Greater Chennai Corporation

Sl.No	Block	Floor No	Type of Dwelling Unit	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 (Sqmt)	(i) Car Parking (Nos.)	
													Covered parking	Open parking
1	A	FIRST	4BHK + 4T	A 101	166.40	8.18	0.00	13.23	187.81	49.95	237.76	88.70	2	
2			4BHK + 4T	A 102	157.56	4.42	0.00	11.28	173.26	46.08	219.34	81.83	2	
3	A	SECOND	4BHK + 4T	A 201	166.40	8.18	0.00	13.23	187.81	49.95	237.76	88.70	2	
4			4BHK + 4T	A 202	157.56	4.42	0.00	11.28	173.26	46.08	219.34	81.83	2	
5	A	THIRD	4BHK + 4T	A 301	166.40	8.18	0.00	13.23	187.81	49.95	237.76	88.70	2	
6			4BHK + 4T	A 302	157.56	4.42	0.00	11.28	173.26	46.08	219.34	81.83	2	
7	A	FOURTH	4BHK + 4T	A 401	166.40	8.18	0.00	13.23	187.81	49.95	237.76	88.70	2	
8			4BHK + 4T	A 402	157.56	4.42	0.00	11.28	173.26	46.08	219.34	81.83	2	
9	A	FIFTH	4BHK + 4T	A 501	166.40	0.00	8.18	21.41	187.81	49.95	237.76	88.70	2	
10			4BHK + 4T	A 502	157.56	0.00	4.42	15.70	173.26	46.08	219.34	81.83	2	
11	B	FIRST	3BHK + 3T	B101	127.63	5.52	0.00	10.28	143.43	38.14	181.57	67.74	2	
12			3BHK + 3T	B102	123.88	5.52	0.00	9.77	139.17	37.01	176.18	65.73	2	
13			3BHK + 3T	B103	115.31	4.77	0.00	9.03	129.11	34.34	163.45	60.98	2	
14			3BHK + 3T	B104	115.31	4.77	0.00	8.79	128.87	34.27	163.14	60.86	2	
15	B	SECOND	3BHK + 3T	B 201	127.63	5.52	0.00	10.28	143.43	38.14	181.57	67.74	2	
16			3BHK + 3T	B 202	123.88	5.52	0.00	9.77	139.17	37.01	176.18	65.73	2	
17			3BHK + 3T	B 203	115.31	4.77	0.00	9.03	129.11	34.34	163.45	60.98	2	
18			3BHK + 3T	B 204	115.31	4.77	0.00	8.79	128.87	34.27	163.14	60.86	2	
19	B	THIRD	3BHK + 3T	B 301	127.63	5.52	0.00	10.28	143.43	38.14	181.57	67.74	2	
20			3BHK + 3T	B 302	123.88	5.52	0.00	9.77	139.17	37.01	176.18	65.73	2	
21			3BHK + 3T	B 303	115.31	4.77	0.00	9.03	129.11	34.34	163.45	60.98	2	
22			3BHK + 3T	B 304	115.31	4.77	0.00	8.79	128.87	34.27	163.14	60.86	2	
23	B	FOURTH	3BHK + 3T	B 401	127.63	5.52	0.00	10.28	143.43	38.14	181.57	67.74	2	
24			3BHK + 3T	B 402	123.88	5.52	0.00	9.77	139.17	37.01	176.18	65.73	2	
25			3BHK + 3T	B 403	115.31	4.77	0.00	9.03	129.11	34.34	163.45	60.98	2	
26			3BHK + 3T	B 404	115.31	4.77	0.00	8.79	128.87	34.27	163.14	60.86	2	
27	B	FIFTH	3BHK + 3T	B 501	150.87	0.00	109.32	13.18	164.05	43.63	207.68	77.48	2	
28			3BHK + 3T	B 502	149.13	0.00	113.86	13.11	162.24	43.15	205.39	76.62	2	

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CORPORATION REGN. No: RA003012021
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ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,
CHENNAI-600 097. PH: 9962051511

For NEW TOWN CHENNAI REALTY LLP

Authorized Signatory

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Rera Carpet Area Statement

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Sl.No	Block	Floor No	Type of Dwelling Unit	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 (Sqmt)	(i) Car Parking (Nos.)	
													Covered parking	Open parking
29	C	FIRST	3BHK + 3T	C 101	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
30			3BHK + 3T	C 102	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
31			3BHK + 3T	C 103	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
32			3BHK + 3T	C 104	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
33			3BHK + 3T	C 105	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
34			3BHK + 3T	C 106	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
35			3BHK + 3T	C 107	100.52	4.34	0.00	8.57	113.43	30.17	143.60	53.57	1	
36			3BHK + 3T	C 108	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
37			3BHK + 3T	C 109	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
38			3BHK + 3T	C 110	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
39			3BHK + 3T	C 111	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
40			3BHK + 3T	C 112	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
41			3BHK + 3T	C 113	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
42			3BHK + 3T	C 114	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
43			3BHK + 3T	C 115	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
44	C	SECOND	3BHK + 3T	C 201	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
45			3BHK + 3T	C 202	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
46			3BHK + 3T	C 203	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
47			3BHK + 3T	C 204	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
48			3BHK + 3T	C 205	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
49			3BHK + 3T	C 206	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
50			3BHK + 3T	C 207	100.52	4.34	0.00	8.57	113.43	30.17	143.60	53.57	1	
51			3BHK + 3T	C 208	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
52			3BHK + 3T	C 209	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
53			3BHK + 3T	C 210	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
54			3BHK + 3T	C 211	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
55			3BHK + 3T	C 212	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
56			3BHK + 3T	C 213	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
57			3BHK + 3T	C 214	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
58			3BHK + 3T	C 215	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	

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For NEW TOWN CHENNAI REALTY LLP

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Sl.No	Block	Floor No	Type of Dwelling Unit	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 (Sqmt)	(i) Car Parking (Nos.)	
													Covered parking	Open parking
59	C	THIRD	3BHK + 3T	C 301	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
60			3BHK + 3T	C 302	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
61			3BHK + 3T	C 303	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
62			3BHK + 3T	C 304	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
63			3BHK + 3T	C 305	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
64			3BHK + 3T	C 306	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
65			3BHK + 3T	C 307	100.52	4.34	0.00	8.57	113.43	30.17	143.60	53.57	1	
66			3BHK + 3T	C 308	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
67			3BHK + 3T	C 309	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
68			3BHK + 3T	C 310	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
69			3BHK + 3T	C 311	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
70			3BHK + 3T	C 312	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
71			3BHK + 3T	C 313	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
72			3BHK + 3T	C 314	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
73			3BHK + 3T	C 315	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
74	C	FOURTH	3BHK + 3T	C 401	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
75			3BHK + 3T	C 402	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
76			3BHK + 3T	C 403	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
77			3BHK + 3T	C 404	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
78			3BHK + 3T	C 405	123.53	4.50	0.00	10.48	138.51	36.84	175.35	65.42	1	
79			3BHK + 3T	C 406	124.99	4.50	0.00	10.79	140.28	37.31	177.59	66.25	2	
80			3BHK + 3T	C 407	100.52	4.34	0.00	8.57	113.43	30.17	143.60	53.57	1	
81			3BHK + 3T	C 408	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
82			3BHK + 3T	C 409	104.37	3.88	0.00	8.61	116.86	31.08	147.94	55.19	1	
83			3BHK + 3T	C 410	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
84			3BHK + 3T	C 411	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
85			3BHK + 3T	C 412	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
86			3BHK + 3T	C 413	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
87			3BHK + 3T	C 414	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	
88			3BHK + 3T	C 415	120.43	4.50	0.00	9.78	134.71	35.82	170.53	63.62	1	

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													Covered parking	Open parking
89	C	FIFTH	3BHK + 3T	C 501	123.53	0.00	4.50	14.98	138.51	36.84	175.35	65.42	1	
90			3BHK + 3T	C 502	124.99	0.00	4.50	15.29	140.28	37.31	177.59	66.25	1	
91			3BHK + 3T	C 503	123.53	0.00	4.50	14.98	138.51	36.84	175.35	65.42	1	
92			3BHK + 3T	C 504	124.99	0.00	4.50	15.29	140.28	37.31	177.59	66.25	1	
93			3BHK + 3T	C 505	123.53	0.00	4.50	14.98	138.51	36.84	175.35	65.42	1	
94			3BHK + 3T	C 506	124.99	0.00	4.50	15.29	140.28	37.31	177.59	66.25	1	
95			3BHK + 3T	C 510	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
96			3BHK + 3T	C 511	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
97			3BHK + 3T	C 512	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
98			3BHK + 3T	C 513	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
99			3BHK + 3T	C 514	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
100			3BHK + 3T	C 515	120.43	0.00	4.50	14.28	134.71	35.82	170.53	63.62	1	
			Visitor parking										7	5
TOTAL AREA					12426.06	397.12	289.78	1082.53	13905.71	3698.07	17603.78	6567.47	147.00	5.00
													152.00	

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 fut
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDR), 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.

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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

Verified RealEstate
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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.