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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT FOR RESIDENTAL BUILDING S.NO. 112/1A1, 112/2, 112/3B, 112/4 & 121/1A SITUATED AT ARASANKAZHANI VILLAGE,
ST.THOMAS MOUNT PANCHAYT UNION, TAMBARAM TALUK, CHENGALPATTU DISTRICT.

Date: 15.09.2025

Sl.No	Floor	Villa No.	Type	RERA Carpet Area (Sq.m)	Exculsive Balcony (Sq.m)	Exculsive Verandha/Utility/Service/Open Terrace (Sq.m)	Plot Area (Sq.m)	Total Build up Area (Sq.m)	Covered Car Parking (Nos.)	Open Car Parking (Nos.)
1	Ground & First Floor	1	Residential	147.00	4.48	11.21	125.38	186.73	1	-
2	Ground & First Floor	2	Residential	144.29	4.22	15.01	122.58	186.73	1	-
3	Ground & First Floor	3	Residential	144.29	4.22	15.01	122.58	186.73	1	-
4	Ground & First Floor	4	Residential	150.02	4.71	6.71	126.86	186.73	1	-
5	Ground & First Floor	5	Residential	120.09	4.53	1.62	100.61	146.04	1	-
6	Ground & First Floor	6	Residential	120.09	4.53	1.72	92.48	146.04	1	-
7	Ground & First Floor	7	Residential	120.09	4.53	1.72	92.48	146.04	1	-
8	Ground & First Floor	8	Residential	120.09	4.53	1.72	92.48	146.04	1	-
9	Ground & First Floor	9	Residential	120.09	4.53	1.72	92.48	146.04	1	-
10	Ground & First Floor	10	Residential	120.09	4.53	1.72	92.48	146.04	1	-
11	Ground & First Floor	11	Residential	120.09	4.53	1.72	92.48	146.04	1	-
12	Ground & First Floor	12	Residential	120.09	4.53	1.72	112.25	146.04	1	-
13	Ground & First Floor	13	Residential	142.92	6.75	16.55	131.42	180.23	2	-
14	Ground & First Floor	14	Residential	120.58	4.51	1.09	92.48	146.04	1	-
15	Ground & First Floor	15	Residential	120.58	4.51	1.09	92.48	146.04	1	-
16	Ground & First Floor	16	Residential	120.58	4.51	1.09	92.48	146.04	1	-
17	Ground & First Floor	17	Residential	120.58	4.51	1.09	92.48	146.04	1	-
18	Ground & First Floor	18	Residential	120.58	4.51	1.09	92.48	146.04	1	-
19	Ground & First Floor	19	Residential	120.58	4.51	1.09	92.48	146.04	1	-
20	Ground & First Floor	20	Residential	120.09	4.39	1.79	96.42	146.04	1	-
21	Ground & First Floor	21	Residential	120.60	4.50	1.14	102.30	146.04	1	-
22	Ground & First Floor	22	Residential	120.48	4.51	1.14	92.48	146.04	1	-
23	Ground & First Floor	23	Residential	120.48	4.51	1.14	92.48	146.04	1	-
24	Ground & First Floor	24	Residential	120.48	4.51	1.14	92.48	146.04	1	-
25	Ground & First Floor	25	Residential	120.48	4.51	1.14	92.48	146.04	1	-
26	Ground & First Floor	26	Residential	120.48	4.51	1.14	92.48	146.04	1	-
27	Ground & First Floor	27	Residential	120.48	4.51	1.14	92.48	146.04	1	-
28	Ground & First Floor	28	Residential	141.32	6.73	-	137.21	180.23	2	-
29	Ground & First Floor	29	Residential	142.07	6.48	1.50	135.53	180.23	2	-
30	Ground & First Floor	30	Residential	120.58	4.51	1.09	92.48	146.04	1	-
31	Ground & First Floor	31	Residential	120.58	4.51	1.09	92.48	146.04	1	-
32	Ground & First Floor	32	Residential	120.58	4.51	1.09	92.48	146.04	1	-
33	Ground & First Floor	33	Residential	120.58	4.51	1.09	92.48	146.04	1	-

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
DTCP Reg.No.CGLDIST/RE/Gr-I/2023/10/011
Plot No. 1451-G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai-37.
Phone: 98402 29411, 88380 53086

For DAC DEVELOPERS PRIVATE LIMITED

Director

34	Ground & First Floor	34	Residential	120.58	4.51	1.09	92.48	146.04	1	-
35	Ground & First Floor	35	Residential	120.58	4.51	1.09	92.48	146.04	1	-
36	Ground & First Floor	36	Residential	136.49	4.37	-	112.62	162.76	1	-
37	Ground & First Floor	37	Residential	120.60	4.72	1.05	111.45	146.04	1	-
38	Ground & First Floor	38	Residential	123.41	4.84	-	95.20	146.04	1	-
39	Ground & First Floor	39	Residential	123.41	4.84	-	95.20	146.04	1	-
40	Ground & First Floor	40	Residential	123.41	4.84	-	95.20	146.04	1	-
41	Ground & First Floor	41	Residential	123.41	4.84	-	95.20	146.04	1	-
42	Ground & First Floor	42	Residential	123.41	4.84	-	95.20	146.04	1	-
43	Ground & First Floor	43	Residential	123.41	4.84	-	95.20	146.04	1	-
44	Ground & First Floor	44	Residential	140.62	6.75	1.50	144.29	180.23	2	-
45	Ground & First Floor	45	Residential	130.52	5.51	-	102.24	156.35	1	-
46	Ground & First Floor	46	Residential	120.63	4.51	1.09	92.48	146.04	1	-
47	Ground & First Floor	47	Residential	120.63	4.51	1.09	92.48	146.04	1	-
48	Ground & First Floor	48	Residential	120.63	4.51	1.09	92.48	146.04	1	-
49	Ground & First Floor	49	Residential	120.63	4.51	1.09	92.48	146.04	1	-
50	Ground & First Floor	50	Residential	120.63	4.51	1.09	92.48	146.04	1	-
51	Ground & First Floor	51	Residential	120.63	4.51	1.09	92.48	146.04	1	-
52	Ground & First Floor	52	Residential	120.63	4.51	1.09	92.48	146.04	1	-
53	Ground & First Floor	53	Residential	120.78	4.51	1.14	105.08	146.04	1	-
54	Ground & First Floor	54	Residential	103.43	2.56	10.61	86.57	134.24	1	-
55	Ground & First Floor	55	Residential	104.39	2.56	10.22	76.93	134.71	1	-
56	Ground & First Floor	56	Residential	104.78	2.97	9.96	77.47	135.45	1	-
57	Ground & First Floor	57	Residential	104.28	3.12	10.22	78.00	136.57	1	-
58	Ground & First Floor	58	Residential	105.53	3.28	9.96	78.55	137.31	1	-
59	Ground & First Floor	59	Residential	106.48	3.42	10.40	79.07	138.61	1	-
60	Ground & First Floor	60	Residential	107.02	3.57	10.08	79.61	139.17	1	-
61	Stilt, First, Second & Third Floor	61	Residential	135.41	4.37	0.00	104.27	174.05	2	-
TOTAL							**5987.37**	**9196.90**	**66.00**	

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For DAC DEVELOPERS PRIVATE LIMITED

Director

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.