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DIGITALLY VERIFIED RECORD

earthen spaces
LAND OF POSSIBILITIES

SUGAL EARTHEN SPACES LLP

LLPIN: ACK-5323
Regd. Office: Siyat House, III Floor,
No. 961, Poonamallee High Road, Chennai - 600084

Date: 28.09.2026

CARPET AREA STATEMENT

SITE ADDRESS: M/S. EARTHEN SPACES THE OLD MADRAS PROPOSED CONSTRUCTION OF GROUND + FIRST FLOOR RESEDENTIAL BUILDINGS WITH 28 DWELLING UNITS IN PLOT NOS: 1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 22, 28, 29, 34, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, & 50 COMPRISED IN SURVEY NOS: 311. PUTHUPAKKAM SATHANKUPPAM VILLAGE, KELAMBAKKAM PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT.

Sl.NO	Block / Villa No	Floor	Type	(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	
												Coverd	Open
1	1	Ground Floor	Residential	83.84		7.77	8.05	177.77	0.00	177.77	167.00	0	2
		First Floor		74.42	7.00		7.82						
2	3	Ground Floor	Residential	63.49		6.86	7.50	151.85	0.00	151.85	110.00	1	0
		First Floor		62.57	4.38		7.29						
3	4	Ground Floor	Residential	55.50		5.50	7.15	134.26	0.00	134.26	98.00	1	0
		First Floor		56.20	3.40		7.00						
4	5	Ground Floor	Residential	61.80		7.64	7.28	146.32	0.00	146.32	108.00	1	0
		First Floor		61.51	3.40		7.15						
5	7	Ground Floor	Residential	63.54		6.67	7.50	151.85	0.00	151.85	115.00	1	0
		First Floor		62.23	4.52		7.29						
6	8	Ground Floor	Residential	53.18		5.32	7.06	130.74	0.00	130.74	104.00	1	0
		First Floor		53.73	3.29		6.85						
7	10	Ground Floor	Residential	63.49		6.86	7.50	151.85	0.00	151.85	110.00	1	0
		First Floor		62.57	4.38		7.29						
8	11	Ground Floor	Residential	65.10		7.00	7.54	154.18	0.00	154.18	113.00	1	0
		First Floor		63.05	4.52		7.32						
9	12	Ground Floor	Residential	65.10		5.78	7.80	161.26	0.00	161.26	157.00	1	0
		First Floor		64.40	7.41		8.05						
10	13	Ground Floor	Residential	81.55		6.41	9.25	205.35	0.00	205.35	167.00	2	0
		First Floor		88.35	5.75		8.97						
11	14	Ground Floor	Residential	84.00		7.71	8.19	187.22	0.00	187.22	168.00	0	2
		First Floor		77.27	4.17		7.82						
12	15	Ground Floor	Residential	63.54		6.67	7.50	151.85	0.00	151.85	115.00	1	0
		First Floor		62.23	4.52		7.29						
13	16	Ground Floor	Residential	61.6		7.47	7	140.50	0.00	140.50	141.00	0	2
		First Floor		55	4.60		7						
14	22	Ground Floor	Residential	54.46		6.00	7.00	130.74	0.00	130.74	104.00	1	0
		First Floor		53.37	3.30		6.85						
15	28	Ground Floor	Residential	59.00		7.20	7.02	135.94	0.00	135.94	129.00	0	1
		First Floor		53.20	4.00		7.00						
16	29	Ground Floor	Residential	77.10		5.84	7.69	171.62	0.00	171.62	158.00	0	2
		First Floor		71.76	5.69		8.00						
17	34	Ground Floor	Residential	54.46		6.00	7.00	130.74	0.00	130.74	104.00	1	0
		First Floor		53.37	3.30		6.85						
18	40	Ground Floor	Residential	81.86		7.00	8.20	182.64	0.00	182.64	163.00	0	2
		First Floor		76.40	2.74		8.20						
19	41	Ground Floor	Residential	79.35		7.44	8.06	174.24	0.00	174.24	160.00	0	2
		First Floor		67.25	11.36		7.87						
20	42	Ground Floor	Residential	65.85		6.53	7.76	165.68	0.00	165.68	137.00	0	1
		First Floor		69.00	7.81		8.26						
21	43	Ground Floor	Residential	80.58		6.05	8.85	199.11	0.00	199.11	151.00	2	0
		First Floor		90.27	4.93		8.67						
22	44	Ground Floor	Residential	80.57		6.05	8.84	199.11	0.00	199.11	165.00	2	0
		First Floor		89.00	6.40		8.70						
23	47	Ground Floor	Residential	66.46		10.21	7.52	159.44	0.00	159.44	129.00	1	0
		First Floor		63.59	6.60		7.45						
24	48	Ground Floor	Residential	59.56		5.83	7.31	142.93	0.00	142.93	103.00	1	0
		First Floor		60.44	3.40		7.12						
25	49	Ground Floor	Residential	55.48		5.50	7.15	134.26	0.00	134.26	98.00	1	0
		First Floor		56.20	3.40		6.94						
26	50	Ground Floor	Residential	62.45		5.73	7.61	153.16	0.00	153.16	116.00	1	0
		First Floor		59.21	7.80		7.80						
Total				**3449.5**	**132.07**	**173.04**	**396.18**	**4124.62**	**0.00**	**4124.62**	**3390.00**	**21**	**14**

Note:

1) Carpet Area statement with total UDS for the latest extent.
2) If any land reserved for future development, an abstract to be showin in carpet area ststement mentioning the UDS for the approved blocks and UDS for the future development.
3) Carpet Area as per Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
4) Plans to clearly mention cover, open & visitors parking.
5) Car Parking allotted to each unit to be shown in the Agreement of Sale.

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SUGAL EARTHEN SPACES LLP

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

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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.