Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement for Proposed construction of Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 20 dwelling units availing Premium FSI at New Door No. 58/11, Old Door No. 60/11, Rajam Apartments, Muthukrishnan Street & Narasimman Street, Collector's Colony, Aminjikkarai, Chennai – 600 029, comprised in Old S. No. 17/1 & 17/2A Part and T.S. No:9/4, Block No. 4, of Vada Agaram village within the limits of Greater Chennai Corporation.

TNRERA - Carpet Area Statement — 27.05.2026

Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet area(as per Sec 2(k) of the RERA	(b) Exclusive balcony (Sq.mt)	(c) Exclusive verandah / utility / service / open terrace (Sq.mt)	(d) Area of External walls (Sq.mt)	e = (a + b + c + d) Floor area of the aparment (Sq.mt)	(f) Proportionate common area(Sq.mt)	g = (e + f) Gross Area of the apartment (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.) COVERED	Car Parking* (Nos.) OPEN
1	-	1st Floor	3BHK + 3T	101	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
2	-	1st Floor	3BHK + 3T	102	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
3	-	1st Floor	3BHK + 2T	103	72.85	4.55	-	7.79	85.19	21.27	106.47	39.20	1	-
4	-	1st Floor	2BHK + 2T	104	58.41	4.55	-	7.55	70.51	17.65	88.16	32.42	1	-
5	-	2nd Floor	3BHK + 3T	201	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
6	-	2nd Floor	3BHK + 3T	202	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
7	-	2nd Floor	3BHK + 2T	203	72.85	4.55	-	7.79	85.19	21.27	106.47	39.20	1	-
8	-	2nd Floor	2BHK + 2T	204	58.41	4.55	-	7.55	70.51	17.65	88.16	32.42	1	-
9	-	3rd Floor	3BHK + 3T	301	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
10	-	3rd Floor	3BHK + 3T	302	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
11	-	3rd Floor	3BHK + 2T	303	72.85	4.55	-	7.79	85.19	21.27	106.47	39.20	1	-
12	-	3rd Floor	2BHK + 2T	304	58.41	4.55	-	7.55	70.51	17.65	88.16	32.42	1	-
13	-	4th Floor	3BHK + 3T	401	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
14	-	4th Floor	3BHK + 3T	402	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
15	-	4th Floor	3BHK + 2T	403	72.85	4.55	-	7.79	85.19	21.27	106.47	39.20	1	-
16	-	4th Floor	2BHK + 2T	404	58.41	4.55	-	7.55	70.51	17.65	88.16	32.42	1	-
17	-	5th Floor	3BHK + 3T	501	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
18	-	5th Floor	3BHK + 3T	502	86.62	12.47	-	9.33	108.42	27.13	135.54	49.89	1	-
19	-	5th Floor	3BHK + 2T	503	72.85	4.55	-	7.79	85.19	21.27	106.47	39.20	1	-
20	-	5th Floor	2BHK + 2T	504	58.41	4.55	-	7.55	70.51	17.65	88.16	32.42	-	-
GRAND TOTAL					1,522.50	170.20	-	169.99	1,862.69	465.90	2,328.60	857.023	19.00	0.00

SUMMARY

Sl.No	Block Name	(a) Carpet area(as per Sec 2(k) of the RERA	(b) Exclusive balcony (Sq.mt)	(c) Exclusive verandah / utility / service / open terrace (Sq.mt)	(d) Area of External walls (Sq.mt)	e = (a + b + c + d) Floor area of the aparment (Sq.mt)	(f) Proportionate common area(Sq.mt)	g = (e + f) Gross Area of the apartment (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking (Nos.) COVERED	Car Parking (Nos.) OPEN
1	-	1522.50	170.20	-	169.99	1862.69	465.90	2328.60	857.02	19.00	0.00
2	Visitor Parking	-	-	-	-	-	-	-	-	2.00	0.00
TOTAL AREA		1522.50	170.20	0.00	169.99	1862.69	465.90	2328.60	857.02	21.00	0.00

Note : *One car parking for every two dwelling units with floor area below 75 sqm

Car parking shall be alloted based on first cum first service basis

For DAC DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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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.