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RE REGULATORY RECORD

RERA Document

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Date: 27-02-2026

CARPET AREA STATEMENT

Site Address KG GOLD COAST- RERA CARPET AREA STATEMENT FOR THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL GROUP DEVELOPMENT BUILDINGS WITH 2 BLOCKS WITH BLOCK A: STILT +9 FLOORS WITH 81 DWELLING UNITS AND BLOCK B:STILT +2 FLOORS WITH STILT FLOOR(PARKING) + 1ST FLOOR(YOGA ROOM, INDOOR GAMES)+2ND FLOOR PART (GYM AND OPEN SWIMMING POOL) AT S.NO 67/1A1B (OLD S.NO 67/1A1), T.S.NO 16/1, BLOCK NO.10 ABUTTING ENNORE EXPRESS WAY, THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

S.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 apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													COVERED	OPEN
1	A	FIRST FLOOR	3BHK-3T	A - 101	85.18	3.72	3.60	9.21	101.71	41.49	143.20	49.07	1	0
2	A	FIRST FLOOR	3BHK-3T	B - 102	85.10	2.50	4.60	9.57	101.77	41.51	143.28	49.10	1	0
3	A	FIRST FLOOR	2BHK-2T	C1 - 103	58.05	3.62	4.87	7.21	73.75	30.08	103.83	35.58	0	0
4	A	FIRST FLOOR	2BHK-2T	C2 - 104	58.05	3.62	5.01	7.21	73.89	30.14	104.03	35.65	0	0
5	A	FIRST FLOOR	3BHK-2T	E - 105	77.83	3.98	4.63	8.18	94.62	38.60	133.22	45.65	1	0
6	A	FIRST FLOOR	3BHK-2T	F - 106	78.59	3.32	3.81	7.60	93.32	38.07	131.39	45.02	1	0
7	A	FIRST FLOOR	2BHK-2T	D3 - 107	63.30	3.06	3.70	7.68	77.74	31.71	109.45	37.51	0	0
8	A	FIRST FLOOR	2BHK-2T	D2 - 108	64.00	3.06	5.23	8.36	80.65	32.90	113.55	38.91	0	0
9	A	FIRST FLOOR	2BHK-2T	D1 - 109	64.00	3.06	5.21	8.27	80.54	32.85	113.39	38.86	1	0
10	A	SECOND FLOOR	3BHK-3T	A - 201	85.18	3.72	3.60	9.21	101.71	41.49	143.20	49.07	1	0
11	A	SECOND FLOOR	3BHK-3T	B - 202	85.10	2.50	3.85	9.57	101.02	41.21	142.23	48.74	1	0
12	A	SECOND FLOOR	2BHK-2T	C1 - 203	58.05	3.62	4.87	7.21	73.75	30.08	103.83	35.58	0	0
13	A	SECOND FLOOR	2BHK-2T	C2 - 204	58.05	3.62	5.01	7.21	73.89	30.14	104.03	35.65	0	0
14	A	SECOND FLOOR	3BHK-2T	E - 205	77.83	3.98	5.88	8.18	95.87	39.11	134.98	46.25	1	0
15	A	SECOND FLOOR	3BHK-2T	F - 206	78.59	3.32	5.88	7.60	95.39	38.91	134.30	46.02	1	0
16	A	SECOND FLOOR	2BHK-2T	D3 - 207	63.30	3.06	4.45	7.68	78.49	32.02	110.51	37.87	0	0
17	A	SECOND FLOOR	2BHK-2T	D2 - 208	64.00	3.06	5.23	8.36	80.65	32.90	113.55	38.91	0	1
18	A	SECOND FLOOR	2BHK-2T	D1 - 209	64.00	3.06	5.21	8.27	80.54	32.85	113.39	38.86	0	1
19	A	THIRD FLOOR	3BHK-3T	A - 301	85.18	3.72	5.00	9.21	103.11	42.06	145.17	49.74	1	0
20	A	THIRD FLOOR	3BHK-3T	B - 302	85.10	2.50	4.60	9.57	101.77	41.51	143.28	49.10	1	0
21	A	THIRD FLOOR	2BHK-2T	C1 - 303	58.05	3.62	6.24	7.21	75.12	30.64	105.76	36.24	0	0
22	A	THIRD FLOOR	2BHK-2T	C2 - 304	58.05	3.62	6.38	7.21	75.26	30.70	105.96	36.31	0	0
23	A	THIRD FLOOR	3BHK-2T	E - 305	77.83	3.98	7.48	8.18	97.47	39.76	137.23	47.02	1	0
24	A	THIRD FLOOR	3BHK-2T	F - 306	78.59	3.32	6.91	7.60	96.42	39.33	135.75	46.52	1	0
25	A	THIRD FLOOR	2BHK-2T	D3 - 307	63.30	3.06	5.60	7.68	79.64	32.49	112.13	38.42	0	1
26	A	THIRD FLOOR	2BHK-2T	D2 - 308	64.00	3.06	6.38	8.36	81.80	33.37	115.17	39.46	0	1
27	A	THIRD FLOOR	2BHK-2T	D1 - 309	64.00	3.06	6.36	8.27	81.69	33.32	115.01	39.41	0	1
28	A	FOURTH FLOOR	3BHK-3T	A - 401	85.18	3.72	3.60	9.21	101.71	41.49	143.20	49.07	1	0
29	A	FOURTH FLOOR	3BHK-3T	B - 402	85.10	2.50	3.85	9.57	101.02	41.21	142.23	48.74	1	0
30	A	FOURTH FLOOR	2BHK-2T	C1 - 403	58.05	3.62	4.87	7.21	73.75	30.08	103.83	35.58	0	0
31	A	FOURTH FLOOR	2BHK-2T	C2 - 404	58.05	3.62	5.01	7.21	73.89	30.14	104.03	35.65	0	0
32	A	FOURTH FLOOR	3BHK-2T	E - 405	77.83	3.98	5.88	8.18	95.87	39.11	134.98	46.25	1	0
33	A	FOURTH FLOOR	3BHK-2T	F - 406	78.59	3.32	5.88	7.60	95.39	38.91	134.30	46.02	1	0
34	A	FOURTH FLOOR	2BHK-2T	D3 - 407	63.30	3.06	4.45	7.68	78.49	32.02	110.51	37.87	0	1
35	A	FOURTH FLOOR	2BHK-2T	D2 - 408	64.00	3.06	5.23	8.36	80.65	32.90	113.55	38.91	0	1
36	A	FOURTH FLOOR	2BHK-2T	D1 - 409	64.00	3.06	5.21	8.27	80.54	32.85	113.39	38.86	0	1
37	A	FIFTH FLOOR	3BHK-3T	A - 501	85.18	3.72	5.00	9.21	103.11	42.06	145.17	49.74	1	0
38	A	FIFTH FLOOR	3BHK-3T	B - 502	85.10	2.50	4.60	9.57	101.77	41.51	143.28	49.10	1	0
39	A	FIFTH FLOOR	2BHK-2T	C1 - 503	58.05	3.62	6.24	7.21	75.12	30.64	105.76	36.24	0	0
40	A	FIFTH FLOOR	2BHK-2T	C2 - 504	58.05	3.62	6.38	7.21	75.26	30.70	105.96	36.31	0	0

For KG FOUNDATIONS (P) LIMITED
Authorised Signatory

K. SHIVA SHANKAR
ARCHITECT
CA No. / 89 / 12213

ED+ Architecture

S.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 apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													COVERED	OPEN
41	A	FIFTH FLOOR	3BHK-2T	E - 505	77.83	3.98	7.48	8.18	97.47	39.76	137.23	47.02	1	0
42	A	FIFTH FLOOR	3BHK-2T	F - 506	78.59	3.32	6.91	7.60	96.42	39.33	135.75	46.52	1	0
43	A	FIFTH FLOOR	2BHK-2T	D3 - 507	63.30	3.06	5.60	7.68	79.64	32.49	112.13	38.42	0	1
44	A	FIFTH FLOOR	2BHK-2T	D2 - 508	64.00	3.06	6.38	8.36	81.80	33.37	115.17	39.46	0	1
45	A	FIFTH FLOOR	2BHK-2T	D1 - 509	64.00	3.06	6.36	8.27	81.69	33.32	115.01	39.41	0	1
46	A	SIXTH FLOOR	3BHK-3T	A - 601	85.18	3.72	3.60	9.21	101.71	41.49	143.20	49.07	1	0
47	A	SIXTH FLOOR	3BHK-3T	B - 602	85.10	2.50	3.85	9.57	101.02	41.21	142.23	48.74	1	0
48	A	SIXTH FLOOR	2BHK-2T	C1 - 603	58.05	3.62	4.87	7.21	73.75	30.08	103.83	35.58	0	0
49	A	SIXTH FLOOR	2BHK-2T	C2 - 604	58.05	3.62	5.01	7.21	73.89	30.14	104.03	35.65	0	0
50	A	SIXTH FLOOR	3BHK-2T	E - 605	77.83	3.98	5.88	8.18	95.87	39.11	134.98	46.25	1	0
51	A	SIXTH FLOOR	3BHK-2T	F - 606	78.59	3.32	5.88	7.60	95.39	38.91	134.30	46.02	1	0
52	A	SIXTH FLOOR	2BHK-2T	D3 - 607	63.30	3.06	4.45	7.68	78.49	32.02	110.51	37.87	0	1
53	A	SIXTH FLOOR	2BHK-2T	D2 - 608	64.00	3.06	5.23	8.36	80.65	32.90	113.55	38.91	0	1
54	A	SIXTH FLOOR	2BHK-2T	D1 - 609	64.00	3.06	5.21	8.27	80.54	32.85	113.39	38.86	0	1
55	A	SEVENTH FLOOR	3BHK-3T	A - 701	85.18	3.72	5.00	9.21	103.11	42.06	145.17	49.74	1	0
56	A	SEVENTH FLOOR	3BHK-3T	B - 702	85.10	2.50	4.60	9.57	101.77	41.51	143.28	49.10	1	0
57	A	SEVENTH FLOOR	2BHK-2T	C1 - 703	58.05	3.62	6.24	7.21	75.12	30.64	105.76	36.24	0	0
58	A	SEVENTH FLOOR	2BHK-2T	C2 - 704	58.05	3.62	6.38	7.21	75.26	30.70	105.96	36.31	0	0
59	A	SEVENTH FLOOR	3BHK-2T	E - 705	77.83	3.98	7.48	8.18	97.47	39.76	137.23	47.02	1	0
60	A	SEVENTH FLOOR	3BHK-2T	F - 706	78.59	3.32	6.91	7.60	96.42	39.33	135.75	46.52	1	0
61	A	SEVENTH FLOOR	2BHK-2T	D3 - 707	63.30	3.06	5.60	7.68	79.64	32.49	112.13	38.42	0	1
62	A	SEVENTH FLOOR	2BHK-2T	D2 - 708	64.00	3.06	6.38	8.36	81.80	33.37	115.17	39.46	0	1
63	A	SEVENTH FLOOR	2BHK-2T	D1 - 709	64.00	3.06	6.36	8.27	81.69	33.32	115.01	39.41	0	1
64	A	EIGHTH FLOOR	3BHK-3T	A - 801	85.18	3.72	3.60	9.21	101.71	41.49	143.20	49.07	1	0
65	A	EIGHTH FLOOR	3BHK-3T	B - 802	85.10	2.50	3.85	9.57	101.02	41.21	142.23	48.74	1	0
66	A	EIGHTH FLOOR	2BHK-2T	C1 - 803	58.05	3.62	4.87	7.21	73.75	30.08	103.83	35.58	0	0
67	A	EIGHTH FLOOR	2BHK-2T	C2 - 804	58.05	3.62	5.01	7.21	73.89	30.14	104.03	35.65	0	0
68	A	EIGHTH FLOOR	3BHK-2T	E - 805	77.83	3.98	5.88	8.18	95.87	39.11	134.98	46.25	1	0
69	A	EIGHTH FLOOR	3BHK-2T	F - 806	78.59	3.32	5.88	7.60	95.39	38.91	134.30	46.02	1	0
70	A	EIGHTH FLOOR	2BHK-2T	D3 - 807	63.30	3.06	4.45	7.68	78.49	32.02	110.51	37.87	0	1
71	A	EIGHTH FLOOR	2BHK-2T	D2 - 808	64.00	3.06	5.23	8.36	80.65	32.90	113.55	38.91	0	1
72	A	EIGHTH FLOOR	2BHK-2T	D1 - 809	64.00	3.06	5.21	8.27	80.54	32.85	113.39	38.86	0	1
73	A	NINTH FLOOR	3BHK-3T	A - 901	85.18	3.72	5.00	9.21	103.11	42.06	145.17	49.74	1	0
74	A	NINTH FLOOR	3BHK-3T	B - 902	85.10	2.50	4.60	9.57	101.77	41.51	143.28	49.10	1	0
75	A	NINTH FLOOR	2BHK-2T	C1 - 903	58.05	3.62	6.24	7.21	75.12	30.64	105.76	36.24	0	0
76	A	NINTH FLOOR	2BHK-2T	C2 - 904	58.05	3.62	6.38	7.21	75.26	30.70	105.96	36.31	0	0
77	A	NINTH FLOOR	3BHK-2T	E - 905	77.83	3.98	7.48	8.18	97.47	39.76	137.23	47.02	1	0
78	A	NINTH FLOOR	3BHK-2T	F - 906	78.59	3.32	6.91	7.60	96.42	39.33	135.75	46.52	1	0
79	A	NINTH FLOOR	2BHK-2T	D3 - 907	63.30	3.06	5.60	7.68	79.64	32.49	112.13	38.42	0	1
80	A	NINTH FLOOR	2BHK-2T	D2 - 908	64.00	3.06	6.38	8.36	81.80	33.37	115.17	39.46	0	1
81	A	NINTH FLOOR	2BHK-2T	D1 - 909	64.00	3.06	6.36	8.27	81.69	33.32	115.01	39.41	0	1
TOTAL					5706.90	269.46	436.38	659.61	7072.35	2884.83	9957.18	3412.00	37	23
												10% OF VISITORS CAR PARKING	0	6
												GRAND TOTAL	37	29
												TOTAL PARKING	66	

RERA AREA STATEMENT

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For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

K. SHIVA SHANKAR
ARCHITECT
CA No. / 89 / 12213

ED+ Architecture

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.