Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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26.10.2026

CARPET RERA AREA STATEMENT

Site Address ; S&P VILLA ENCHANTE, Villas in plot nos.5&6,19,28,29,30,31,45,55,60,65,69,70,71,79,81,97, Comprised in Survey Nos. 360/1A ,360/2A , 370/1, 371/1, 378/1 at Thiruverkadu Minicipality, Aynambakkam village, Ponnamallee Taluk, Thiruvallur District.

					A	B	C	D	E = A+B+C+D	INDIVIDUAL AREA/ TOTAL FLOOR AREA) X TOTAL COMMON AREA (F)	G = (E + F)	TOTAL UDS / TOTAL GROSS AREA) X INDIVIDUAL GROSS AREA (H)	I	
S. No	BLOCK	FLOOR	FLAT NO	TYPE	Rera Carpet Area (Sec.2(k)) (SQ.M)	Exclusive Balcony (SQ.M)	Exclusive Veranda/ Utility /service/ open Terrace (SQ.M)	AREA OF EXTERNAL WALLS (SQ.M)	FLOOR AREA OFTHE APARTMENT (SQ.M)	Proportionate common area (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND AREA in SQ.M	Carparking Nos.	
													Covered	Open
1	Villa 5&6	G+2	5&6	4BHK+4T	401.63	35.89	36.46	30.24	504.22	133.09	637.31	330.07	6	0
2	Villa 19	G+2	19	3BHK+3T	190.75	7.79	11.65	22.82	233.01	52.11	285.12	131.72	0	2
3	Villa 28	G+2	28	3BHK+3T	195.93	5.50	12.00	21.58	235.01	58.84	293.85	133.88	0	2
4	Villa 29	G+2	29	3BHK+3T	165.18	11.47	14.99	22.30	213.94	67.27	281.21	135.00	0	2
5	Villa 30	G+2	30	3BHK+3T	165.18	11.47	14.99	22.30	213.94	65.97	279.91	135.00	0	2
6	Villa 31	G+2	31	3BHK+3T	165.05	11.47	14.89	22.41	213.82	66.18	280.00	133.88	0	2
7	Villa 45	G+2	45	3BHK+3T	166.44	6.98	6.73	21.13	201.28	43.14	244.42	116.47	0	2
8	Villa 55	G+2	55	3BHK+3T	165.05	11.48	14.89	22.23	213.65	56.70	270.34	133.88	0	2
9	Villa 60	G+2	60	3BHK+3T	172.91	5.74	9.03	23.00	210.68	54.37	265.05	151.88	0	2
10	Villa 65	G+2	65	3BHK+3T	154.4	5.72	9.64	19.69	189.45	56.92	246.37	117.00	0	2
11	Villa 69	G+2	69	3BHK+3T	154.4	5.72	9.64	19.69	189.45	56.92	246.37	117.00	0	2
12	Villa 70	G+2	70	3BHK+3T	154.27	5.72	9.54	19.63	189.16	55.82	244.98	115.88	0	2
13	Villa 71	G+2	72	3BHK+3T	112.13	0.00	5.76	17.29	135.18	45.05	180.23	88.88	0	1
14	Villa 79	G+2	79	3BHK+3T	145.67	2.70	5.66	18.31	172.34	52.20	224.54	106.88	0	2
15	Villa 81	G+2	81	3BHK+3T	148.07	3.49	5.45	18.95	175.96	52.95	228.91	106.88	0	2
16	Villa 97	G+2	97	3BHK+3T	118.96	0.00	10.37	17.12	146.45	45.02	191.47	83.55	0	1
TOTAL					2776.02	131.14	191.69	338.69	3,437.54	962.54	4,400.08	2,137.86	6	28
												Visitors car parking		0
												Grand Total	34	

For S&P Foundation Private Limited

Authorized Signatory

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 future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 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 carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

SIVA ANBARASAN
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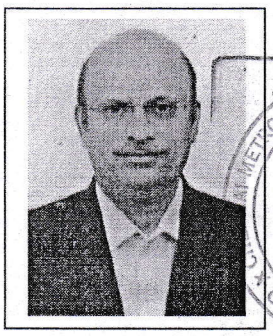
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru SIVA ANBARASAN** has enrolled as **Registered Architect Gr.I (RA)** with Chennai Metropolitan Development Authority (CMDA), who has the Council of Architecture Registration No.CA/87/10769 which is valid till 31.12.2020.

He has been given the Registration No. **RA/Gr.I/2019/03/037** Renewed on **04.03.2024.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **03.03.2029.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY CHENNAI-600 008.

4/3/24.

(A. MEGANATHAN)
Superintendent

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.