Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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TNRERA Carpet Area Statement - VGK Property Developers Private Limited

29.08.2026

Stilit Floor + 5 Floors (Height - 18.30 m) Residential Building with 74 Dwelling Units for Affordable Housing with Gym, Association Room & Indoor Games at Dr.Kalaingar Street and Arish Road, Rajakilpakkam, Chennai, Comprised in S.No. 104/4B, 104/8 & 104/8 of Rajakilpakkam Village within the Limits of Tambaram Municipal Corporation

S.No	Floor	Flat No	Unit Type	Unit Facing	(a) RERA Carpet Area (Sq.m)	(b) Balcony area (Sq.m)	(c) Verandah/Utility/Service/Open Terrace (Sq.m)	(d) Wall area (Sq.m)	e=a+b+c+d Floor area of the apartment (Sq.m)	(f) Proportionate Common Area (Sq.m)	g=(e+f) Total Sale Area (Sq.m)	(h) UDS Land Area(Sq.m)	Car Parking	
													Covered	Open
1	1st Floor	101	3BHK-3T-TYP-1	NORTH	89.814	3.925	0	9.086	102.825	30.85	133.67	46.85	1	
2		102	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.610	102.121	30.64	132.76	46.53	1	
3		103	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.910	102.421	30.73	133.15	46.67	1	
4		104	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.751	102.262	30.68	132.94	46.60	1	
5		105	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.202	102.069	30.62	132.69	46.51	1	
6		106	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.347	102.214	30.66	132.88	46.57	1	
7		107	3BHK-3T-TYP-3	NORTH	87.836	4.945	0	9.220	102.001	30.60	132.60	46.48	1	
8		108	3BHK-3T-TYP-4	EAST	88.441	4.945	0	8.641	102.027	30.61	132.64	46.49	1	
9		109	3BHK-3T-TYP-5	EAST	87.309	5.153	0	9.924	102.386	30.72	133.10	46.65	1	
10		110	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
11		111	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
12		112	3BHK-3T-TYP-4	EAST	87.737	4.945	0	9.395	102.077	30.62	132.70	46.51	1	
13		113	3BHK-3T-TYP-3	NORTH	87.842	4.945	0	9.629	102.416	30.72	133.14	46.67	1	
14		114	3BHK-3T-TYP-5	EAST	87.550	4.985	0	9.900	102.435	30.73	133.17	46.67	1	
15		115	3BHK-3T-TYP-5	EAST	87.936	4.985	0	9.675	102.596	30.78	133.37	46.75	1	
16	2nd Floor	201	3BHK-3T-TYP-1	NORTH	89.814	3.925	0	9.086	102.825	30.85	133.67	46.85	1	
17		202	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.610	102.121	30.64	132.76	46.53	1	
18		203	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.910	102.421	30.73	133.15	46.67	1	
19		204	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.751	102.262	30.68	132.94	46.60	1	
20		205	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.202	102.069	30.62	132.69	46.51	1	
21		206	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.347	102.214	30.66	132.88	46.57	1	
22		207	3BHK-3T-TYP-3	NORTH	87.836	4.945	0	9.220	102.001	30.60	132.60	46.48	1	
23		208	3BHK-3T-TYP-4	EAST	88.441	4.945	0	8.641	102.027	30.61	132.64	46.49	1	
24		209	3BHK-3T-TYP-5	EAST	87.309	5.153	0	9.924	102.386	30.72	133.10	46.65	1	
25		210	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
26		211	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
27		212	3BHK-3T-TYP-4	EAST	87.737	4.945	0	9.395	102.077	30.62	132.70	46.51	1	
28		213	3BHK-3T-TYP-3	NORTH	87.842	4.945	0	9.629	102.416	30.72	133.14	46.67	1	
29		214	3BHK-3T-TYP-5	EAST	87.550	4.985	0	9.900	102.435	30.73	133.17	46.67	1	
30		215	3BHK-3T-TYP-5	EAST	87.936	4.985	0	9.675	102.596	30.78	133.37	46.75	1	

Er. PRAKASH SRINIVASAN
Registered Engineer Grade - II
CMDA Reg. No: RE/GR-II/2022/03/194
No. 6/36 B, Budhar Street,
East Tambaram, Chennai - 600059.
Contact: 90430 49950
Email ID: prakashsrini1995@gmail.com

For VGK PROPERTY DEVELOPERS PVT.LTD.

Authorized Signatory

31		301	3BHK-3T-TYP-1	NORTH	89.814	3.925	0	9.086	102.825	30.85	133.67	46.85	1	
32		302	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.610	102.121	30.64	132.76	46.53	1	
33		303	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.910	102.421	30.73	133.15	46.67	1	
34		304	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.751	102.262	30.68	132.94	46.60	1	
35		305	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.202	102.069	30.62	132.69	46.51	1	
36		306	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.347	102.214	30.66	132.88	46.57	1	
37		307	3BHK-3T-TYP-3	NORTH	87.836	4.945	0	9.220	102.001	30.60	132.60	46.48	1	
38	3rd Floor	308	3BHK-3T-TYP-4	EAST	88.441	4.945	0	8.641	102.027	30.61	132.64	46.49	1	
39		309	3BHK-3T-TYP-5	EAST	87.309	5.153	0	9.924	102.386	30.72	133.10	46.65	1	
40		310	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
41		311	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
42		312	3BHK-3T-TYP-4	EAST	87.737	4.945	0	9.395	102.077	30.62	132.70	46.51	1	
43		313	3BHK-3T-TYP-3	NORTH	87.842	4.945	0	9.629	102.416	30.72	133.14	46.67	1	
44		314	3BHK-3T-TYP-5	EAST	87.550	4.985	0	9.900	102.435	30.73	133.17	46.67	1	
45		315	3BHK-3T-TYP-5	EAST	87.936	4.985	0	9.675	102.596	30.78	133.37	46.75	1	
46		401	3BHK-3T-TYP-1	NORTH	89.814	3.925	0	9.086	102.825	30.85	133.67	46.85	1	
47		402	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.610	102.121	30.64	132.76	46.53	1	
48		403	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.910	102.421	30.73	133.15	46.67	1	
49		404	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.751	102.262	30.68	132.94	46.60	1	
50		405	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.202	102.069	30.62	132.69	46.51	1	
51		406	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.347	102.214	30.66	132.88	46.57	1	
52		407	3BHK-3T-TYP-3	NORTH	87.836	4.945	0	9.220	102.001	30.60	132.60	46.48	1	
53	4th Floor	408	3BHK-3T-TYP-4	EAST	88.441	4.945	0	8.641	102.027	30.61	132.64	46.49	1	
54		409	3BHK-3T-TYP-5	EAST	87.309	5.153	0	9.924	102.386	30.72	133.10	46.65	1	
55		410	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
56		411	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
57		412	3BHK-3T-TYP-4	EAST	87.737	4.945	0	9.395	102.077	30.62	132.70	46.51	1	
58		413	3BHK-3T-TYP-3	NORTH	87.842	4.945	0	9.629	102.416	30.72	133.14	46.67	1	
59		414	3BHK-3T-TYP-5	EAST	87.550	4.985	0	9.900	102.435	30.73	133.17	46.67	1	
60		415	3BHK-3T-TYP-5	EAST	87.936	4.985	0	9.675	102.596	30.78	133.37	46.75	1	
61		501	3BHK-3T-TYP-1	NORTH	89.814	3.925	0	9.086	102.825	30.85	133.67	46.85	1	
62		502	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.610	102.121	30.64	132.76	46.53	1	
63		503	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.910	102.421	30.73	133.15	46.67	1	
64		504	3BHK-3T-TYP-2	NORTH	87.526	4.985	0	9.751	102.262	30.68	132.94	46.60	1	
65		505	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.202	102.069	30.62	132.69	46.51	1	
66		506	3BHK-3T-TYP-3	NORTH	87.922	4.945	0	9.347	102.214	30.66	132.88	46.57	1	
67		507	3BHK-3T-TYP-3	NORTH	87.836	4.945	0	9.220	102.001	30.60	132.60	46.48	1	
68	5th Floor	508	3BHK-3T-TYP-4	EAST	88.441	4.945	0	8.641	102.027	30.61	132.64	46.49	1	
69		509	3BHK-3T-TYP-5	EAST	87.309	5.153	0	9.924	102.386	30.72	133.10	46.65	1	
70		510	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
71		511	3BHK-3T-TYP-5	EAST	87.551	4.985	0	9.900	102.436	30.73	133.17	46.68	1	
72		513	3BHK-3T-TYP-3	NORTH	87.842	4.945	0	9.629	102.416	30.72	133.14	46.67	1	

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73		514	3BHK-3T-TYP-5	EAST	87.550	4.985	0	9.900	102.435	30.73	133.17	46.67	1	
74		515	3BHK-3T-TYP-5	EAST	87.936	4.985	0	9.675	102.596	30.78	133.37	46.75	1	
TOTAL												**3450.00**	**74**	**0**
		ALLOTMENT OF VISITORS PARKING											**6**	**2**
		TOTAL CAR PARKING											**82**	

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 alloted.**

*** Promoter to clearly mention cover, open and visitor carparking.**

*** Car parking alloted to individual apartment to be shown in the carpet area statement.**

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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.