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RE REGULATORY RECORD

RERA Document

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NEST UNIQUE - CARPET AREA STATEMENT

Project Address: S.No.276/7A1, Karanai Road, Ottiyambakkam Village, Tambaram Taluk, Chennai – 600 130

Date: 13.04.2026

Sl.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	Block-I	FIRST FLOOR	3BHK	A1	79.29	3.60	3.57	8.82	95.27	31.54	126.81	40.78	0	1
2			3BHK	A2	80.78	6.89	5.85	9.74	103.26	34.23	137.50	44.22	1	0
3			3BHK	A3	82.99	3.48	3.34	10.10	99.92	32.93	132.85	42.74	0	1
4			2BHK	A4	63.42	4.06	5.32	8.11	80.91	26.85	107.77	34.65	0	1
5			3BHK	A5	78.95	3.21	2.49	8.85	93.51	30.98	124.49	40.04	0	1
6			2BHK	A6	66.30	3.57	4.81	8.42	83.10	27.46	110.55	35.58	0	1
7			3BHK	A7	80.07	3.33	2.49	8.67	94.57	31.31	125.88	40.51	0	1
8			2BHK	A8	67.41	3.74	4.81	8.61	84.57	27.84	112.41	36.14	0	1
9			3BHK	A9	81.31	3.48	3.34	9.99	98.13	32.40	130.53	41.99	0	1
10			2BHK	A10	56.16	3.25	3.02	7.50	69.93	22.51	92.44	29.73	0	0
11			3BHK	A11	79.96	3.29	2.49	8.83	94.57	31.31	125.88	40.51	0	1
12			3BHK	A12	79.90	2.97	5.38	9.27	97.52	32.54	130.06	41.81	0	1
13			3BHK	A13	79.96	3.41	2.49	8.71	94.57	31.31	125.88	40.51	0	1
14			2BHK	A14	66.98	3.83	4.81	8.49	84.11	27.83	111.95	35.95	0	1
15			3BHK	A15	88.18	4.18	3.34	9.67	105.37	34.91	140.28	45.15	1	0
16			3BHK	A16	72.62	3.95	5.04	8.25	89.86	28.59	118.45	38.09	0	1
17	Block-I	SECOND FLOOR	3BHK	B1	79.29	3.60	3.57	8.82	95.27	31.54	126.81	40.78	0	1
18			3BHK	B2	80.78	6.89	5.85	9.74	103.26	34.23	137.50	44.22	1	0
19			3BHK	B3	82.99	3.48	3.34	10.10	99.92	32.93	132.85	42.74	1	0
20			2BHK	B4	63.42	4.06	5.32	8.11	80.91	26.85	107.77	34.65	0	1
21			3BHK	B5	78.95	3.21	2.49	8.85	93.51	30.98	124.49	40.04	0	1
22			2BHK	B6	66.30	3.57	4.81	8.42	83.10	27.46	110.55	35.58	0	1
23			3BHK	B7	80.07	3.33	2.49	8.67	94.57	31.31	125.88	40.51	0	1
24			2BHK	B8	67.41	3.74	4.81	8.61	84.57	27.84	112.41	36.14	0	1
25			3BHK	B9	81.31	3.48	3.34	9.99	98.13	32.40	130.53	41.99	0	1
26			2BHK	B10	56.16	3.25	3.02	7.50	69.93	22.51	92.44	29.73	0	0
27			3BHK	B11	79.96	3.29	2.49	8.83	94.57	31.31	125.88	40.51	0	1
28			3BHK	B12	79.90	2.97	5.38	9.27	97.52	32.54	130.06	41.81	0	1
29			3BHK	B13	79.96	3.41	2.49	8.71	94.57	31.31	125.88	40.51	0	1
30			2BHK	B14	66.98	3.83	4.81	8.49	84.11	27.83	111.95	35.95	0	1
31			3BHK	B15	88.18	4.18	3.34	9.67	105.37	34.91	140.28	45.15	1	0
32			3BHK	B16	72.62	3.95	5.04	8.25	89.86	28.59	118.45	38.09	0	1

FOR THE NEST
Managing Partner

M. ATHI BAHAVATHI B.E.,
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Date: 13.04.2026

Sl.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
33	Block-I	THIRD FLOOR	3BHK	C1	79.29	3.60	3.57	8.82	95.27	31.54	126.81	40.78	0	1
34			3BHK	C2	80.78	6.89	5.85	9.74	103.26	34.23	137.50	44.22	1	0
35			3BHK	C3	82.99	3.48	3.34	10.10	99.92	32.93	132.85	42.74	1	0
36			2BHK	C4	63.42	4.06	5.32	8.11	80.91	26.85	107.77	34.65	0	1
37			3BHK	C5	78.95	3.21	2.49	8.85	93.51	30.98	124.49	40.04	0	1
38			2BHK	C6	66.30	3.57	4.81	8.42	83.10	27.46	110.55	35.58	0	1
39			3BHK	C7	80.07	3.33	2.49	8.67	94.57	31.31	125.88	40.51	0	1
40			2BHK	C8	67.41	3.74	4.81	8.61	84.57	27.84	112.41	36.14	0	1
41			3BHK	C9	81.31	3.48	3.34	9.99	98.13	32.40	130.53	41.99	0	1
42			2BHK	C10	56.16	3.25	3.02	7.50	69.93	22.51	92.44	29.73	0	0
43			3BHK	C11	79.96	3.29	2.49	8.83	94.57	31.31	125.88	40.51	0	1
44			3BHK	C12	79.90	2.97	5.38	9.27	97.52	32.54	130.06	41.81	0	1
45			3BHK	C13	79.96	3.41	2.49	8.71	94.57	31.31	125.88	40.51	0	1
46			2BHK	C14	66.98	3.83	4.81	8.49	84.11	27.83	111.95	35.95	0	1
47			3BHK	C15	88.18	4.18	3.34	9.67	105.37	34.91	140.28	45.15	1	0
48			3BHK	C16	72.62	3.95	5.04	8.25	89.86	28.59	118.45	38.09	0	1
49	Block-I	FOURTH FLOOR	3BHK	D1	79.29	3.60	3.57	8.82	95.27	31.54	126.81	40.78	0	1
50			3BHK	D2	80.78	6.89	5.85	9.74	103.26	34.23	137.50	44.22	1	0
51			3BHK	D3	82.99	3.48	3.34	10.10	99.92	32.93	132.85	42.74	1	0
52			2BHK	D4	63.42	4.06	5.32	8.11	80.91	26.85	107.77	34.65	0	1
53			3BHK	D5	78.95	3.21	2.49	8.85	93.51	30.98	124.49	40.04	0	1
54			2BHK	D6	66.30	3.57	4.81	8.42	83.10	27.46	110.55	35.58	0	1
55			3BHK	D7	80.07	3.33	2.49	8.67	94.57	31.31	125.88	40.51	0	1
56			2BHK	D8	67.41	3.74	4.81	8.61	84.57	27.84	112.41	36.14	0	1
57			3BHK	D9	81.31	3.48	3.34	9.99	98.13	32.40	130.53	41.99	0	1
58			2BHK	D10	56.16	3.25	3.02	7.50	69.93	22.51	92.44	29.73	0	0
59			3BHK	D11	79.96	3.29	2.49	8.83	94.57	31.31	125.88	40.51	0	1
60			3BHK	D12	79.90	2.97	5.38	9.27	97.52	32.54	130.06	41.81	0	1
61			3BHK	D13	79.96	3.41	2.49	8.71	94.57	31.31	125.88	40.51	0	1
62			2BHK	D14	66.98	3.83	4.81	8.49	84.11	27.83	111.95	35.95	0	1
63			3BHK	D15	88.18	4.18	3.34	9.67	105.37	34.91	140.28	45.15	1	0
64			3BHK	D16	72.62	3.95	5.04	8.25	89.86	28.59	118.45	38.09	0	1

For THE NEST

Managing Partner

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													Covered	Open
65	Block-I	FIFTH FLOOR	3BHK	E1	79.29	3.60	3.57	8.82	95.27	31.54	126.81	40.78	0	1
66			3BHK	E2	80.78	6.89	5.85	9.74	103.26	34.23	137.50	44.22	1	0
67			3BHK	E3	82.99	3.48	3.34	10.10	99.92	32.93	132.85	42.74	1	0
68			2BHK	E4	63.42	4.06	5.32	8.11	80.91	26.85	107.77	34.65	0	1
69			3BHK	E5	78.95	3.21	2.49	8.85	93.51	30.98	124.49	40.04	0	1
70			2BHK	E6	66.30	3.57	4.81	8.42	83.10	27.46	110.55	35.58	0	1
71			3BHK	E7	80.07	3.33	2.49	8.67	94.57	31.31	125.88	40.51	0	1
72			2BHK	E8	67.41	3.74	4.81	8.61	84.57	27.84	112.41	36.14	0	1
73			3BHK	E9	81.31	3.48	3.34	9.99	98.13	32.40	130.53	41.99	0	1
74			2BHK	E10	56.16	3.25	3.02	7.50	69.93	22.51	92.44	29.73	0	0
75			3BHK	E11	79.96	3.29	2.49	8.83	94.57	31.31	125.88	40.51	0	1
76			3BHK	E12	79.90	2.97	5.38	9.27	97.52	32.54	130.06	41.81	0	1
77			3BHK	E13	79.96	3.41	2.49	8.71	94.57	31.31	125.88	40.51	0	1
78			2BHK	E14	66.98	3.83	4.81	8.49	84.11	27.83	111.95	36.05	0	1
79			3BHK	E15	88.18	4.18	3.34	9.67	105.37	34.91	140.28	45.15	1	0
Total					**5948.76**	**297.35**	**307.98**	**701.93**	**7256.03**	**2394.20**	**9650.22**	**3103.96**	**14**	**60**

Visitor's Car Parking	0	2
Grand Total - 76	14	62

For THE NEST

Managing Partner

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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.