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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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT FOR RESIDENTIAL BUILDING S.NO. 217/5, 217/6, 217/7A, 217/7B, 217/8, 217/9, 217/10, 217/11A, 217/11B, 217/12, 217/13, 217/14, 217/15A, 217/15B, 217/16, 217/17, 217/18, 217/19, 218/1, 218/2, 218/3A, 218/3B, 218/4, 218/5, 218/6, 218/7A, 218/7B, 218/9, 218/10, 218/11A, 218/11B, 218/12, 218/13, 218/14, 218/15, 218/16, 218/17, 218/18, 218/19A, 218/19B, 218/20, 218/21, 218/22A, 218/22B, 218/23, 218/24, 220/1, 220/2, 220/3, 220/4, 220/5, 220/6, 220/11A, 220/11B, 220/12 & 220/13 SITUATED AT PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

Sl.No	Floor	Villa No.	Type	(a) RERA Carpet Area (sec 2 (k)) (Sq.m)	(b) Exclusive Balcony (Sq.m)	(c) Exclusive Verandha/Utility/ Service/Open Terrace (Sq.m)	(d) Proportionate Common Area (Sq.m)	(e) Area of External walls (Sq.m)	f = (a+b+d+e) Total Build-up Area (Sq.m)	Plot Area (Sq.m)	UDS Area (Sq.m)	Car Parking (Nos.)	
												Covered	Open
1	Ground & First Floor	1	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
2	Ground & First Floor	2	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
3	Ground & First Floor	3	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
4	Ground & First Floor	4	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
5	Ground & First Floor	5	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
6	Ground & First Floor	6	Residential	153.71	7.00	-	17.18	14.05	191.94	124.20	5.95	2	-
7	Ground & First Floor	7A	Residential	143.42	6.83	-	14.42	16.49	181.16	163.48	7.80	2	-
8	Ground & First Floor	09	Residential	143.96	6.19	-	12.40	13.55	176.10	176.16	8.45	2	-
9	Ground & First Floor	10	Residential	170.25	5.99	-	13.83	14.78	204.85	177.50	8.45	2	-
10	Ground & First Floor	11	Residential	170.17	10.34	-	11.89	14.96	207.36	187.05	8.92	2	-
11	Ground & First Floor	14	Residential	193.34	6.20	-	21.26	16.75	237.55	261.44	12.63	2	-
12	Stilt + 3	15	Residential	625.74	-	-	226.79	45.17	897.70	415.72	-	3	-
13	Ground & First Floor	16	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
14	Ground & First Floor	16A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
15	Ground & First Floor	18	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
16	Ground & First Floor	19	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
17	Ground & First Floor	20	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
18	Ground & First Floor	21	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
19	Ground & First Floor	22	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
20	Ground & First Floor	23	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
21	Ground & First Floor	24	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
22	Ground & First Floor	25	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
23	Ground & First Floor	25A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
24	Ground & First Floor	27	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
25	Ground & First Floor	28	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
26	Ground & First Floor	29	Residential	143.24	6.75	-	16.61	13.63	180.23	143.77	6.87	2	-
27	Ground & First Floor	30	Residential	143.24	6.75	-	16.61	13.63	180.23	143.77	6.87	2	-
28	Ground & First Floor	31	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
29	Ground & First Floor	32	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
30	Ground & First Floor	33	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
31	Ground & First Floor	34	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
32	Ground & First Floor	34A	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
33	Ground & First Floor	36	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
34	Ground & First Floor	37	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
35	Ground & First Floor	38	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
36	Ground & First Floor	39	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
37	Ground & First Floor	40	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
38	Ground & First Floor	41	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
39	Ground & First Floor	42	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
40	Ground & First Floor	43	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
41	Ground & First Floor	43A	Residential	121.57	4.72	-	7.18	12.57	146.04	100.65	4.83	1	-

D. THIRUMALAI RAJAN, D.C.E., I.T.I.,
Registered Engineer Grade - III (RE)
DTCP - Chengalpattu
Reg. No: RE - 30674/2021
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Gowrivakkam, Chennai - 600 073.
Mobile: 7845413839

For DAC DEVELOPERS SPV3 PRIVATE LIMITED

Director

42	Ground & First Floor	45	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
43	Ground & First Floor	46	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
44	Ground & First Floor	47	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
45	Ground & First Floor	48	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
46	Ground & First Floor	48A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
47	Ground & First Floor	50	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
48	Ground & First Floor	51	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
49	Ground & First Floor	52	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
50	Ground & First Floor	52A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
51	Ground & First Floor	54	Residential	143.24	6.75	-	16.61	13.63	180.23	124.20	6.04	2	-
52	Ground & First Floor	55	Residential	143.24	6.75	-	16.61	13.63	180.23	124.20	6.04	2	-
53	Ground & First Floor	56	Residential	143.24	6.75	-	16.61	13.63	180.23	143.77	6.87	2	-
54	Ground & First Floor	57	Residential	143.24	6.75	-	16.61	13.63	180.23	143.77	6.87	2	-
55	Ground & First Floor	57A	Residential	143.24	6.75	-	16.61	13.63	180.23	124.20	6.04	2	-
56	Ground & First Floor	59	Residential	143.24	6.75	-	16.61	13.63	180.23	124.20	6.04	2	-
57	Ground & First Floor	60	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
58	Ground & First Floor	61	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
59	Ground & First Floor	61A	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
60	Ground & First Floor	63	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
61	Ground & First Floor	64	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
62	Ground & First Floor	65	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
63	Ground & First Floor	66	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
64	Ground & First Floor	66A	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
65	Ground & First Floor	68	Residential	122.92	4.72	-	7.18	12.52	147.34	93.84	4.46	1	-
66	Ground & First Floor	69	Residential	122.92	4.72	-	7.18	12.52	147.34	95.44	4.55	1	-
67	Ground & First Floor	70	Residential	121.57	4.72	-	7.18	12.57	146.04	96.84	4.65	1	-
68	Ground & First Floor	70A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
69	Ground & First Floor	72	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
70	Ground & First Floor	73	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
71	Ground & First Floor	74	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
72	Ground & First Floor	75	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
73	Ground & First Floor	75A	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
74	Ground & First Floor	77	Residential	121.57	4.72	-	7.18	12.57	146.04	93.84	4.46	1	-
75	Ground & First Floor	78	Residential	140.58	4.09	-	8.49	13.88	167.04	114.79	5.48	1	-
76	Ground & First Floor	79	Residential	112.06	8.91	-	7.89	10.77	139.63	92.15	4.37	1	-
77	Ground & First Floor	79A	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
78	Ground & First Floor	81	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
79	Ground & First Floor	82	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
80	Ground & First Floor	83	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
81	Ground & First Floor	84	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
82	Ground & First Floor	84A	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
83	Ground & First Floor	86	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
84	Ground & First Floor	87	Residential	100.20	5.69	-	11.26	11.71	128.86	70.31	3.34	1	-
85	Ground & First Floor	88	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
86	Ground & First Floor	88A	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
87	Ground & First Floor	90	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
88	Ground & First Floor	91	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
89	Ground & First Floor	92	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
90	Ground & First Floor	93	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
91	Ground & First Floor	93A	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
92	Ground & First Floor	95	Residential	101.54	5.91	-	11.00	13.29	131.74	71.55	3.44	1	-
93	Ground & First Floor	96	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
94	Ground & First Floor	97	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-

D. THIRUMALAI RAJAN, D.C.E., I.T.I.,
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Gowrivakkam, Chennai - 600 073.
Mobile: 7845413839

For DAC DEVELOPERS SPV3 PRIVATE LIMITED

Director

95	Ground & First Floor	97A	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
96	Ground & First Floor	99	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
97	Ground & First Floor	100	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
98	Ground & First Floor	101	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
99	Ground & First Floor	102	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
100	Ground & First Floor	103	Residential	102.67	5.70	-	12.20	11.82	132.39	71.55	3.44	1	-
101	Ground & First Floor	104	Residential	123.39	4.72	-	7.18	12.33	147.62	94.07	4.46	1	-
102	Ground & First Floor	105	Residential	123.39	4.72	-	7.18	12.33	147.62	94.07	4.46	1	-
103	Ground & First Floor	106	Residential	123.39	4.72	-	7.18	12.33	147.62	112.83	5.39	1	-
104	Ground & First Floor	106A	Residential	123.01	4.72	-	7.18	12.71	147.62	112.83	5.39	1	-
105	Ground & First Floor	108	Residential	123.39	4.72	-	7.18	12.33	147.62	94.07	4.46	1	-
106	Ground & First Floor	109	Residential	123.39	4.72	-	7.18	12.33	147.62	94.07	4.46	1	-
107	Ground & First Floor	110	Residential	139.58	10.08	-	12.73	16.54	178.93	153.43	7.34	1	-
108	Ground & First Floor	111	Residential	128.08	4.72	-	7.18	12.75	152.73	111.72	5.39	1	-
109	Ground & First Floor	112	Residential	158.86	3.83	-	22.01	14.57	199.27	133.93	6.50	2	-
110	Ground & First Floor	113	Residential	188.01	4.84	-	25.73	16.37	234.95	153.31	7.43	2	-
111	Ground & First Floor	114	Residential	153.76	7.00	-	17.18	14.00	191.94	126.90	6.13	2	-
112	Ground & First Floor	115	Residential	153.71	7.00	-	17.03	14.00	191.74	145.51	7.06	2	-
113	Ground & First Floor	116	Residential	218.36	6.93	-	18.49	17.74	261.52	165.24	7.99	2	-
114	Ground & First Floor	117	Residential	218.36	6.93	-	18.49	17.74	261.52	175.58	8.45	2	-
								Total	**18,447.88**	**11,967.66**	**552.30**	141	

Note: Out of the total approved plots, RERA registration has been applied for 114 villas, and the remaining areas are allocated as UDS.

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Mobile: 7845413839

For DAC DEVELOPERS SPV3 PRIVATE LIMITED

Director

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.