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NEST HARMONY - CARPET AREA STATEMENT

Project Address : Plot No.19, Old S.No.24/1, New S.No.24/1C and Old S.Nos.25/2 & 25/2A part, New S.No.25/2A2, Lakshmi Nagar Layout Road, Varadharajapuram Village, Kundrathur Taluk, Chennai – 600 048

Date: 21.03.2026

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	83.03	5.11	5.36	9.12	102.62	33.95	136.57	46.64	1	0
2			2BHK	A2	65.75	3.94	3.72	7.86	81.27	26.96	108.23	36.88	1	0
3			3BHK	A3	82.55	5.11	5.84	9.12	102.62	33.95	136.57	46.64	1	0
4			2BHK	A4	65.76	3.87	3.72	7.92	81.27	26.96	108.23	36.88	1	0
5			3BHK	A5	82.01	5.11	3.37	8.92	99.41	32.98	132.39	45.15	1	0
6			2BHK	A6	65.76	3.94	3.72	7.86	81.28	26.95	108.23	36.88	1	0
7			2BHK	A7	64.69	2.37	3.76	8.71	79.53	26.38	105.91	36.14	1	0
8			2BHK	A8	65.53	2.72	2.88	7.74	78.87	26.11	104.98	35.86	1	0
9			2BHK	A9	64.02	3.86	2.75	7.77	78.40	25.65	104.05	35.49	1	0
10			2BHK	A10	65.43	3.86	2.32	7.76	79.36	26.08	105.44	35.95	1	0
11			3BHK	A11	74.11	4.18	2.09	8.78	89.17	29.28	118.45	40.41	1	0
12			2BHK	A12	53.20	2.28	2.28	6.73	64.48	21.45	85.93	29.36	0	0
13			2BHK	A13	55.37	3.66	0.00	8.20	67.22	21.96	89.19	30.47	0	0
14			2BHK	A14	53.06	2.28	2.28	6.87	64.48	21.45	85.93	29.36	0	0
15			2BHK	A15	59.98	2.55	3.48	7.65	73.67	24.34	98.01	33.44	0	1
16			2BHK	A16	57.00	2.11	2.78	7.49	69.38	22.59	91.97	31.40	0	0
17			2BHK	A17	64.43	4.18	3.58	8.28	80.46	26.37	106.84	36.42	1	0
18			3BHK	A18	87.39	4.30	3.70	9.83	105.22	34.60	139.82	47.66	1	0
19			3BHK	A19	85.81	4.46	5.79	10.54	106.60	33.69	140.28	47.84	1	0
20			3BHK	A20	86.77	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
21			3BHK	A21	85.19	4.65	4.86	9.03	103.73	34.23	137.96	47.10	1	0
22			3BHK	A22	86.76	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
23			3BHK	A23	83.05	4.65	5.48	9.45	102.62	33.95	136.57	46.54	1	0
24			3BHK	A24	87.26	4.65	3.37	8.84	104.11	34.31	138.42	47.19	1	0
25			3BHK	A25	83.47	3.54	4.32	10.29	101.63	32.15	133.78	45.62	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

M. ATHI BAHAVATHI B.
Registered Engineer, Grade-I
CMDA Reg. No. RE/I/2024/015
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Mogappair East, Chennai - 600 0
Mobile: 9840229411, 883805308
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NEST HARMONY - CARPET AREA STATEMENT

Project Address : Plot No.19, Old S.No.24/1, New S.No.24/1C and Old S.Nos.25/2 & 25/2A part, New S.No.25/2A2, Lakshmi Nagar Layout Road, Varadharajapuram Village, Kundrathur Taluk, Chennai – 600 048

Date: 21.03.2026

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
26	Block-I	SECOND FLOOR	3BHK	B1	83.03	5.11	5.36	9.12	102.62	33.95	136.57	46.64	1	0
27			2BHK	B2	65.75	3.94	3.72	7.86	81.27	26.96	108.23	36.88	1	0
28			3BHK	B3	82.55	5.11	5.84	9.12	102.62	33.95	136.57	46.64	1	0
29			2BHK	B4	65.76	3.87	3.72	7.92	81.27	26.96	108.23	36.88	1	0
30			3BHK	B5	82.01	5.11	3.37	8.92	99.41	32.98	132.39	45.15	1	0
31			2BHK	B6	65.76	3.94	3.72	7.86	81.28	26.95	108.23	36.88	1	0
32			2BHK	B7	64.69	2.37	3.76	8.71	79.53	26.38	105.91	36.14	1	0
33			2BHK	B8	65.53	2.72	2.88	7.74	78.87	26.11	104.98	35.86	1	0
34			2BHK	B9	64.02	3.86	2.75	7.77	78.40	25.65	104.05	35.49	1	0
35			2BHK	B10	65.43	3.86	2.32	7.76	79.36	26.08	105.44	35.95	1	0
36			3BHK	B11	74.11	4.18	2.09	8.78	89.17	29.28	118.45	40.41	1	0
37			2BHK	B12	53.20	2.28	2.28	6.73	64.48	21.45	85.93	29.36	0	0
38			2BHK	B13	55.37	3.66	0.00	8.20	67.22	21.96	89.19	30.47	0	0
39			2BHK	B14	53.06	2.28	2.28	6.87	64.48	21.45	85.93	29.36	0	0
40			2BHK	B15	59.98	2.55	3.48	7.65	73.67	24.34	98.01	33.44	1	0
41			2BHK	B16	57.00	2.11	2.78	7.49	69.38	22.59	91.97	31.40	0	0
42			2BHK	B17	64.43	4.18	3.58	8.28	80.46	26.37	106.84	36.42	1	0
43			3BHK	B18	87.39	4.30	3.70	9.83	105.22	34.60	139.82	47.66	1	0
44			3BHK	B19	85.81	4.46	5.79	10.54	106.60	33.69	140.28	47.84	1	0
45			3BHK	B20	86.77	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
46			3BHK	B21	85.19	4.65	4.86	9.03	103.73	34.23	137.96	47.10	1	0
47			3BHK	B22	86.76	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
48			3BHK	B23	83.05	4.65	5.48	9.45	102.62	33.95	136.57	46.54	1	0
49			3BHK	B24	87.26	4.65	3.37	8.84	104.11	34.31	138.42	47.19	1	0
50			3BHK	B25	83.47	3.54	4.32	10.29	101.63	32.15	133.78	45.62	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

M. ATHI BAHAVATHI B.E.,
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NEST HARMONY - CARPET AREA STATEMENT

Project Address : Plot No.19, Old S.No.24/1, New S.No.24/1C and Old S.Nos.25/2 & 25/2A part, New S.No.25/2A2, Lakshmi Nagar Layout Road, Varadharajapuram Village, Kundrathur Taluk, Chennai – 600 048

Date: 21.03.2026

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
51	Block-I	THIRD FLOOR	3BHK	C1	83.03	5.11	5.36	9.12	102.62	33.95	136.57	46.64	1	0
52			2BHK	C2	65.75	3.94	3.72	7.86	81.27	26.96	108.23	36.88	1	0
53			3BHK	C3	82.55	5.11	5.84	9.12	102.62	33.95	136.57	46.64	1	0
54			2BHK	C4	65.76	3.87	3.72	7.92	81.27	26.96	108.23	36.88	1	0
55			3BHK	C5	82.01	5.11	3.37	8.92	99.41	32.98	132.39	45.15	1	0
56			2BHK	C6	65.76	3.94	3.72	7.86	81.28	26.95	108.23	36.88	1	0
57			2BHK	C7	64.69	2.37	3.76	8.71	79.53	26.38	105.91	36.14	1	0
58			2BHK	C8	65.53	2.72	2.88	7.74	78.87	26.11	104.98	35.86	1	0
59			2BHK	C9	64.02	3.86	2.75	7.77	78.40	25.65	104.05	35.49	1	0
60			2BHK	C10	65.43	3.86	2.32	7.76	79.36	26.08	105.44	35.95	1	0
61			3BHK	C11	74.11	4.18	2.09	8.78	89.17	29.28	118.45	40.41	1	0
62			2BHK	C12	53.20	2.28	2.28	6.73	64.48	21.45	85.93	29.36	0	0
63			2BHK	C13	55.37	3.66	0.00	8.20	67.22	21.96	89.19	30.47	0	0
64			2BHK	C14	53.06	2.28	2.28	6.87	64.48	21.45	85.93	29.36	0	0
65			2BHK	C15	59.98	2.55	3.48	7.65	73.67	24.34	98.01	33.44	1	0
66			2BHK	C16	57.00	2.11	2.78	7.49	69.38	22.59	91.97	31.40	0	0
67			2BHK	C17	64.43	4.18	3.58	8.28	80.46	26.37	106.84	36.42	1	0
68			3BHK	C18	87.39	4.30	3.70	9.83	105.22	34.60	139.82	47.66	1	0
69			3BHK	C19	85.81	4.46	5.79	10.54	106.60	33.69	140.28	47.84	1	0
70			3BHK	C20	86.77	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
71			3BHK	C21	85.19	4.65	4.86	9.03	103.73	34.23	137.96	47.10	1	0
72			3BHK	C22	86.76	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
73			3BHK	C23	83.05	4.65	5.48	9.45	102.62	33.95	136.57	46.64	1	0
74			3BHK	C24	87.26	4.65	3.37	8.84	104.11	34.31	138.42	47.19	1	0
75			3BHK	C25	83.47	3.54	4.32	10.29	101.63	32.15	133.78	45.62	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

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Date: 21.03.2026

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
76	Block-I	FOURTH FLOOR	3BHK	D1	83.03	5.11	5.36	9.12	102.62	33.95	136.57	46.64	1	0
77			2BHK	D2	65.75	3.94	3.72	7.86	81.27	26.96	108.23	36.88	1	0
78			3BHK	D3	82.55	5.11	5.84	9.12	102.62	33.95	136.57	46.64	1	0
79			2BHK	D4	65.76	3.87	3.72	7.92	81.27	26.96	108.23	36.88	1	0
80			3BHK	D5	82.01	5.11	3.37	8.92	99.41	32.98	132.39	45.15	1	0
81			2BHK	D6	65.76	3.94	3.72	7.86	81.28	26.95	108.23	36.88	1	0
82			2BHK	D7	64.69	2.37	3.76	8.71	79.53	26.38	105.91	36.14	1	0
83			2BHK	D8	65.53	2.72	2.88	7.74	78.87	26.11	104.98	35.86	1	0
84			2BHK	D9	64.02	3.86	2.75	7.77	78.40	25.65	104.05	35.49	1	0
85			2BHK	D10	65.43	3.86	2.32	7.76	79.36	26.08	105.44	35.95	1	0
86			3BHK	D11	74.11	4.18	2.09	8.78	89.17	29.28	118.45	40.41	1	0
87			2BHK	D12	53.20	2.28	2.28	6.73	64.48	21.45	85.93	29.36	0	0
88			2BHK	D13	55.37	3.66	0.00	8.20	67.22	21.96	89.19	30.47	0	0
89			2BHK	D14	53.06	2.28	2.28	6.87	64.48	21.45	85.93	29.36	0	0
90			2BHK	D15	59.98	2.55	3.48	7.65	73.67	24.34	98.01	33.44	1	0
91			2BHK	D16	57.00	2.11	2.78	7.49	69.38	22.59	91.97	31.40	0	0
92			2BHK	D17	64.43	4.18	3.58	8.28	80.46	26.37	106.84	36.42	1	0
93			3BHK	D18	87.39	4.30	3.70	9.83	105.22	34.60	139.82	47.66	1	0
94			3BHK	D19	85.81	4.46	5.79	10.54	106.60	33.69	140.28	47.84	1	0
95			3BHK	D20	86.77	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
96			3BHK	D21	85.19	4.65	4.86	9.03	103.73	34.23	137.96	47.10	1	0
97			3BHK	D22	86.76	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
98			3BHK	D23	83.05	4.65	5.48	9.45	102.62	33.95	136.57	46.64	1	0
99			3BHK	D24	87.26	4.65	3.37	8.84	104.11	34.31	138.42	47.19	1	0
100			3BHK	D25	83.47	3.54	4.32	10.29	101.63	32.15	133.78	45.62	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

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Date: 21.03.2026

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
101	Block-I	FIFTH FLOOR	3BHK	E1	83.03	5.11	5.36	9.12	102.62	33.95	136.57	46.64	1	0
102			2BHK	E2	65.75	3.94	3.72	7.86	81.27	26.96	108.23	36.88	1	0
103			3BHK	E3	82.55	5.11	5.84	9.12	102.62	33.95	136.57	46.64	1	0
104			2BHK	E4	65.76	3.87	3.72	7.92	81.27	26.96	108.23	36.88	1	0
105			3BHK	E5	82.01	5.11	3.37	8.92	99.41	32.98	132.39	45.15	1	0
106			2BHK	E6	65.76	3.94	3.72	7.86	81.28	26.95	108.23	36.88	1	0
107			2BHK	E7	64.69	2.37	3.76	8.71	79.53	26.38	105.91	36.14	1	0
108			2BHK	E8	65.53	2.72	2.88	7.74	78.87	26.11	104.98	35.86	1	0
109					GYM & INDOOR GAMES								0	11
110			2BHK	E10	65.43	3.86	2.32	7.76	79.36	26.08	105.44	35.95	1	0
111			2BHK	E12	53.20	2.28	2.28	6.73	64.48	21.45	85.93	29.36	0	0
112			2BHK	E13	55.37	3.66	0.00	8.20	67.22	21.96	89.19	30.47	0	0
113			2BHK	E14	53.06	2.28	2.28	6.87	64.48	21.45	85.93	29.36	0	0
114			2BHK	E15	59.98	2.55	3.48	7.65	73.67	24.34	98.01	33.44	1	0
115			2BHK	E16	57.00	2.11	2.78	7.49	69.38	22.59	91.97	31.40	0	0
116			2BHK	E17	64.43	4.18	3.58	8.28	80.46	26.37	106.84	36.42	1	0
117			3BHK	E18	87.39	4.30	3.70	9.83	105.22	34.60	139.82	47.66	1	0
118			3BHK	E19	85.81	4.46	5.79	10.54	106.60	33.69	140.28	47.84	1	0
119			3BHK	E20	86.77	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
120			3BHK	E21	85.19	4.65	4.86	9.03	103.73	34.23	137.96	47.10	1	0
121			3BHK	E22	86.76	4.65	3.86	8.85	104.11	34.31	138.42	47.19	1	0
122			3BHK	E23	83.05	4.65	5.48	9.45	102.62	33.95	136.57	46.64	1	0
123			3BHK	E24	87.26	4.65	3.37	8.84	104.11	34.31	138.42	47.19	1	0
124			3BHK	E25	83.47	3.54	4.32	10.29	101.63	32.15	133.78	45.62	1	0
Total					**8898.85**	**475.15**	**440.86**	**1045.65**	**10860.51**	**3569.99**	**14430.51**	**4922.98**	**102**	**12**
											Visitor's Car Parking		**0**	**8**
											Grand Total - 122		**102**	**20**

For NEST ZONE INDIA (P) LTD.

Managing Director

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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.