Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Carpet Area Statement **Date: 28/10/2025**

Site Address : Ground +1 floor, Plot No 1 to 30, 30 dwelling units, in Vetri Nagar, Korattur, Chennai, Comprised In S.No.598/1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598/1A1B, As Per Patta New Town Survey No.3/16, Block No- 21, Ward - E Of Korattur Village , Ambattur Taluk, Chennai- 76, Greater Chennai Corporation, Division - 83,Zone - 07.

SI.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 Veranda h/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)	
													Covered	Open
1	-	Groun Floor + 1st Floor	-	VILLA NO 01	85.51	0	0	13.7024	99.21	21.0463	120.26	98.22	1	0
2	-	Groun Floor + 1st Floor	-	VILLA NO 02	73.22	2.7801	0	11.1539	87.15	20.5202	107.67	78.54	1	0
3	-	Groun Floor + 1st Floor	-	VILLA NO 03	74.28	2.623	0	11.303	88.20	18.8222	107.03	78.14	1	0
4	-	Groun Floor + 1st Floor	-	VILLA NO 04	77.24	2.5134	0	11.6037	91.36	18.1541	109.51	78.69	1	0
5	-	Groun Floor + 1st Floor	-	VILLA NO 05	76.87	2.2201	0	11.7884	90.88	19.8206	110.70	78.57	1	0
6	-	Groun Floor + 1st Floor	-	VILLA NO 06	79.06	2.6887	0	12.1173	93.87	18.6226	112.49	80	1	0
7	-	Groun Floor + 1st Floor	-	VILLA NO 07	84.28	2.3236	0	12.4319	99.03	16.8072	115.84	82.19	1	0
8	-	Groun Floor + 1st Floor	-	VILLA NO 08	85.63	2.6887	0	12.6785	100.99	18.6226	119.62	83.42	1	0
9	-	Groun Floor + 1st Floor	-	VILLA NO 09	87.22	2.6887	0	12.8144	102.72	18.6226	121.35	84.42	1	0
10	-	Groun Floor + 1st Floor	-	VILLA NO 10	88.72	2.6887	0	12.9424	104.35	18.6226	122.97	85.37	1	0
11	-	Groun Floor + 1st Floor	-	VILLA NO 11	85.63	1.3938	0	11.3309	98.35	25.6311	123.98	86.22	1	0

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For PAWAN CASTLES PRIVATE LIMITED

Director.

12	-	Groun Floor + 1st Floor	-	VILLA NO 12	86.85	1.3938	0	11.4477	99.69	25.6211	125.31	87.06	1	0
13	-	Groun Floor + 1st Floor	-	VILLA NO 13	88.16	1.3938	0	11.555	101.11	25.6211	126.73	88.06	1	0
14	-	Groun Floor + 1st Floor	-	VILLA NO 14	89.85	1.3938	0	11.7037	102.95	25.6319	128.58	88.96	1	0
15	-	Groun Floor + 1st Floor	-	VILLA NO 15	91.17	1.3938	0	11.8073	104.37	25.6419	130.01	89.81	1	0
16	-	Groun Floor + 1st Floor	-	VILLA NO 16	92.58	1.3938	0	11.9412	105.91	25.6227	131.54	90.69	1	0
17	-	Groun Floor + 1st Floor	-	VILLA NO 17	93.53	1.3938	0	12.0117	106.93	24.2323	131.17	94.11	1	0
18	-	Groun Floor + 1st Floor	-	VILLA NO 18	78.08	2.7674	6.4071	13.8284	101.08	15.855	116.94	100	1	0
19	-	Groun Floor + 1st Floor	-	VILLA NO 19	53.43	0	0	9.2609	62.69	12.852	75.54	60.14	1	0
20	-	Groun Floor + 1st Floor	-	VILLA NO 20	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.22	1	0
21	-	Groun Floor + 1st Floor	-	VILLA NO 21	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.81	1	0
22	-	Groun Floor + 1st Floor	-	VILLA NO 22	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.93	1	0
23	-	Groun Floor + 1st Floor	-	VILLA NO 23	80.76	5.0592	0	11.3068	97.13	15.31	112.44	81.17	1	0
24	-	Groun Floor + 1st Floor	-	VILLA NO 24	81.16	5.0592	0	11.3308	97.55	15.49	113.04	81.49	1	0
25	-	Groun Floor + 1st Floor	-	VILLA NO 25	81.29	5.0592	0	11.3388	97.68	15.51	113.19	81.53	1	0
26	-	Groun Floor + 1st Floor	-	VILLA NO 26	73.07	4.9368	0	10.7031	88.71	15.38	104.09	79.23	1	0
27	-	Groun Floor + 1st Floor	-	VILLA NO 27	80.63	4.9288	0	12.1721	97.73	19.2086	116.94	82.69	1	0
28	-	Groun Floor + 1st Floor	-	VILLA NO 28	88.99	4.9288	0	12.8833	106.80	15.766	122.57	85.67	1	0

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29	-	Groun Floor + 1st Floor	-	VILLA NO 29	89.41	4.93	0	12.8113	107.15	15.766	122.92	86.93	1	0
30	-	Groun Floor + 1st Floor	-	VILLA NO 30	87.77	4.93	0	12.6691	105.37	15.887	121.26	87.09	1	0
TOTAL				30	**2473.3**	**86.854**	**6.4071**	**356.929**	**2923.4774**	**570.3777**	**3493.8551**	**2520.37**	**30**	**0**
											Visitors' Car Parking		**0**	**0**
											Grand Total	**2520.37**	**30**	**0**

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.

For PAWAN CASTLES PRIVATE LIMITED

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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.