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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date:14-05-2026

Site Address: THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING WITH 30 DWELLING UNITS (HEIGHT- 30.00m) AT PLOT NO-161, OLD DOOR NO . 49, NEW DOOR NO. 107, GANDHI NAGAR FIRST MAIN ROAD ALONGWITH DURGABAI DESHMUKH ROAD, ADYAR, CHENNAI-600020, COMPRISED OLD S.NO : 49 /1 PART, R.S NO.40 (AS PER DOCUMENT) AND T.S.NO. 40 AS PER PATTA, BLOCK NO.1, WARD NO. 001 OF URUR VILLAGE, VELACHERY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE : XIII, DIVISION - 173.

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	SINGLE BLOCK	FIRST FLOOR	2BHK	Flat -101	61.73	3.60	-	6.57	71.90	15.70	87.60	28.11	-	1
2			3BHK	Flat -102	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	1	-
3			3BHK	Flat -103	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	1	-
4			2BHK	Flat -104	62.12	3.25	-	6.16	71.53	15.61	87.14	27.96	-	-
5		SECOND FLOOR	2BHK	Flat -201	61.73	3.60	-	6.57	71.90	15.70	87.60	28.11	-	1
6			3BHK	Flat -202	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	-	1
7			3BHK	Flat -203	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	-	1
8			2BHK	Flat -204	62.12	3.25	-	6.16	71.53	15.61	87.14	27.96	-	-
9		THIRD FLOOR	2BHK	Flat -301	61.73	3.60	-	6.57	71.90	15.70	87.60	28.11	-	1
10			3BHK	Flat -302	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	-	1
11			3BHK	Flat -303	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	1	-
12			2BHK	Flat -304	62.12	3.25	-	6.16	71.53	15.61	87.14	27.96	-	-
13		FOURTH FLOOR	2BHK	Flat -401	61.73	3.60	-	6.57	71.90	15.70	87.60	28.11	-	1
14			3BHK	Flat -402	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	-	1
15			3BHK	Flat -403	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	-	1
16			2BHK	Flat -404	62.12	3.25	-	6.16	71.53	15.61	87.14	27.96	-	-
17		FIFTH FLOOR	3BHK+ STUDY	Flat -501	129.80	7.43	-	11.79	149.02	32.51	181.53	58.24	1	-
18			3BHK	Flat -502	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	1	-
19			3BHK	Flat -503	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	-	1
20		SIXTH FLOOR	3BHK+ STUDY	Flat -601	129.80	7.43	-	11.79	149.02	32.51	181.53	58.24	1	-
21			3BHK	Flat -602	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	1	-
22			3BHK	Flat -603	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	1	-
23		SEVENTH FLOOR	3BHK	Flat -701	123.95	13.23	-	11.84	149.02	32.51	181.53	58.24	1	1
24			3BHK	Flat -702	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	1	-
25			3BHK	Flat -703	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	1	-
26		EIGTH FLOOR	3BHK+ STUDY	Flat -801	129.80	7.43	-	11.79	149.02	32.51	181.53	58.24	1	-
27			3BHK	Flat -802	99.04	3.05	-	7.91	110.00	24.06	134.06	43.01	1	-
28			3BHK	Flat -803	85.89	4.28	-	8.03	98.20	21.46	119.66	38.39	-	1
29		NINTH FLOOR	3BHK+ STUDY	Flat -901	129.80	7.43	-	11.79	149.02	32.51	181.53	58.24	1	-
30			3BHK+ STUDY	Flat -902	184.41	11.32	-	12.47	208.20	45.52	253.72	81.39	2	-
TOTAL					**2802.40**	**140.31**	-	**249.91**	**3192.62**	**697.47**	**3890.09**	**1247.96**	**16**	**12**
													Visitor's Car Parking	-	3
													Grand Total	16	15

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. - CAR PARK WILL BE ALLOTTED ON THE BASIS OF FIRST-COME FIRST-SERVE.

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

• Car parking allotted to individual apartment to be shown in the carpet area statement.

For Ramaniyam Realtors LLP

Authorised Signatory

P.V. DILIPRAJ, B.E.(CIVIL)
CMDA REGN No-RE/GR-I/2019/03/034
GCC REGN No-RE100092024.
No: 10, GOVINDASAMY STREET,
KATTABOMMAN BLOCK
JAFFERKHANPET, CHENNAI - 600 083.
Mobile: 9841269153.

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.