Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Carpet Area Statement **Date18.04.2026**

Carpet Area Statement for The proposed construction of Stilt floor + 5 Floors (Height – 18.30m) Residential Building with 40 Dwelling Units for Affordable Housing at Dr.Solomon Street and Bajanai Koil 2nd Street, Pallavaram, Chennai 600043 Comprised in Old S.No.346/12, 346/13B & 352/44B, 352/44A & 346/14B (Document) and T.S.No.94, 95, 96, 99 & 147 (Patta), Block No.9, Ward No.B, Zamin Pallavaram Village, Pallavaram Taluk within the limit of Tambaram Municipal Corporation

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	(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		I FLOOR	2BHK	1A	54.49	3.02	0.00	5.54	63.05	16.10	79.15	26.01		
2		I FLOOR	2BHK	1B	52.89	5.28	0.00	4.88	63.05	16.10	79.15	26.01		
3		I FLOOR	2BHK	1C	64.05	3.90	0.00	5.39	73.34	19.56	92.90	30.56		1
4		I FLOOR	2BHK	1D	61.11	3.28	2.51	6.26	73.16	19.74	92.90	30.56		1
5		I FLOOR	3BHK	1E	90.73	4.06	0.00	8.84	103.63	27.35	130.99	43.01		1
6		I FLOOR	3BHK	1F	85.86	3.31	0.00	7.21	96.38	25.78	122.16	40.13		1
7		I FLOOR	3BHK	1G	76.13	3.73	0.00	6.57	86.44	23.18	109.62	36.04		1
8		I FLOOR	3BHK	1H	70.99	3.30	0.00	7.61	81.90	21.77	103.67	34.09		1
9		II FLOOR	2BHK	2A	54.49	3.02	0.00	5.54	63.05	16.10	79.15	26.01		
10		II FLOOR	2BHK	2B	52.89	5.28	0.00	4.37	62.54	16.10	78.64	26.01		

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

For EESHANI BUILDERS

Managing Partner

11		II FLOOR	2BHK	2C	64.05	3.90	0.00	5.39	73.34	19.56	92.90	30.56		1
12		II FLOOR	2BHK	2D	61.11	3.28	2.51	6.26	73.16	19.74	92.90	30.56		1
13		II FLOOR	3BHK	2E	90.73	4.06	0.00	8.84	103.63	27.35	130.99	43.01		1
14		II FLOOR	3BHK	2F	85.86	3.31	0.00	7.21	96.38	25.78	122.16	40.13		1
15		II FLOOR	3BHK	2G	76.13	3.73	0.00	6.57	86.44	23.18	109.62	36.04		1
16		II FLOOR	3BHK	2H	70.99	3.30	0.00	7.61	81.90	21.77	103.67	34.09		1
17		III FLOOR	2BHK	3A	54.49	3.02	0.00	5.54	63.05	16.10	79.15	26.01		
18		III FLOOR	2BHK	3B	52.89	5.28	0.00	4.37	62.54	16.10	78.64	26.01		
19		III FLOOR	2BHK	3C	64.05	3.90	0.00	5.39	73.34	19.56	92.90	30.56		1
20		III FLOOR	2BHK	3D	61.11	3.28	2.51	6.26	73.16	19.74	92.90	30.56		1
21		III FLOOR	3BHK	3E	90.73	4.06	0.00	8.84	103.63	27.35	130.99	43.01		1
22		III FLOOR	3BHK	3F	85.86	3.31	0.00	7.21	96.38	25.78	122.16	40.13		1
23		III FLOOR	3BHK	3G	76.13	3.73	0.00	6.57	86.44	23.18	109.62	36.04		1
24		III FLOOR	3BHK	3H	70.99	3.30	0.00	7.61	81.90	21.77	103.67	34.09		1
25		IV FLOOR	2BHK	4A	54.49	3.02	0.00	5.54	63.05	16.10	79.15	26.01		
26		IV FLOOR	2BHK	4B	52.89	5.28	0.00	4.37	62.54	16.10	78.64	26.01		
27		IV FLOOR	2BHK	4C	64.05	3.90	0.00	5.39	73.34	19.56	92.90	30.56		1

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28		IV FLOOR	2BHK	4D	61.11	3.28	2.51	6.26	73.16	19.74	92.90	30.56	1	
29		IV FLOOR	3BHK	4E	90.73	4.06	0.00	8.84	103.63	27.35	130.99	43.01		1
30		IV FLOOR	3BHK	4F	85.86	3.31	0.00	7.21	96.38	25.78	122.16	40.13		1
31		IV FLOOR	3BHK	4G	76.13	3.73	0.00	6.57	86.44	23.18	109.62	36.04		1
32		IV FLOOR	3BHK	4H	70.99	3.30	0.00	7.61	81.90	21.77	103.67	34.09		1
33		V FLOOR	2BHK	5A	54.49	3.02	0.00	5.54	63.05	16.10	79.15	26.01		
34		V FLOOR	2BHK	5B	52.89	5.28	0.00	4.37	62.54	16.10	78.64	26.01		
35		V FLOOR	2BHK	5C	64.05	3.90	0.00	5.39	73.34	19.56	92.90	30.56	1	
36		V FLOOR	2BHK	5D	61.11	3.28	2.51	6.26	73.16	19.74	92.90	30.56	1	
37		V FLOOR	3BHK	5E	90.73	4.06	0.00	8.84	103.63	27.35	130.99	43.01		1
38		V FLOOR	3BHK	5F	85.86	3.31	0.00	7.21	96.38	25.78	122.16	40.13		1
39		V FLOOR	3BHK	5G	76.13	3.73	0.00	6.57	86.44	23.18	109.62	36.04		1
40		V FLOOR	3BHK	5H	70.99	3.30	0.00	7.61	81.90	21.77	103.67	34.09		1
TOTAL											4050.63	1332.16		
												Visitors' Car Parking		3
												Grand Total	3	30

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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.