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RE REGULATORY RECORD

RERA Document

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Carpet Area Statement

Date: 04-06-2026

Applicant Name : ROMAA HOUSING DEVELOPERS INDIA PVT LTD BY ITS REP. MR. R ANTONY FRANCIS

Site Address : STILT + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT - 18.30M) WITH 35 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO. 1 TO 4, PADASALAI STREET, NOLAMBUR, CHENNAI COMPRISED IN S.NO.208/1A1 & 208/2A1B OF NOLAMBUR VILLAGE, MADURAVOYAL TALUK, CHENNAI DISTRICT.

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.)	
												1146.04	Covered	Open
1	1	FIRST FLOOR	2 BHK	101	54.81	2.23	1.86	8.36	67.26	16.44	83.70	30.60	1	-
2	1	FIRST FLOOR	2 BHK	102	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
3	1	FIRST FLOOR	2 BHK	103	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
4	1	FIRST FLOOR	2 BHK	104	54.81	2.23	1.86	7.53	66.43	17.00	83.43	30.50	1	-
5	1	FIRST FLOOR	3 BHK	105	68.19	2.32	1.86	9.48	81.85	20.44	102.29	37.40	1	-
6	1	FIRST FLOOR	2.5 BHK	106	62.52	1.86	1.67	10.78	76.83	19.51	96.34	35.20	1	-
7	1	FIRST FLOOR	3 BHK	107	61.41	2.42	1.67	9.57	75.07	18.67	93.74	34.30	1	-
8	1	SECOND FLOOR	2 BHK	201	54.81	2.23	1.86	8.36	67.26	16.44	83.70	30.60	1	-
9	1	SECOND FLOOR	2 BHK	202	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
10	1	SECOND FLOOR	2 BHK	203	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
11	1	SECOND FLOOR	2 BHK	204	54.81	2.23	1.86	7.53	66.43	17.00	83.43	30.50	1	-
12	1	SECOND FLOOR	3 BHK	205	68.19	2.32	1.86	9.48	81.85	20.44	102.29	37.40	1	-
13	1	SECOND FLOOR	2.5 BHK	206	62.52	1.86	1.67	10.78	76.83	19.51	96.34	35.20	1	-
14	1	SECOND FLOOR	3 BHK	207	61.41	2.42	1.67	9.57	75.07	18.67	93.74	34.30	1	-
15	1	THIRD FLOOR	2 BHK	301	54.81	2.23	1.86	8.36	67.26	16.44	83.70	30.60	1	-
16	1	THIRD FLOOR	2 BHK	302	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
17	1	THIRD FLOOR	2 BHK	303	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	1	-
18	1	THIRD FLOOR	2 BHK	304	54.81	2.23	1.86	7.53	66.43	17.00	83.43	30.50	1	-
19	1	THIRD FLOOR	3 BHK	305	68.19	2.32	1.86	9.48	81.85	20.44	102.29	37.40	1	-
20	1	THIRD FLOOR	2.5 BHK	306	62.52	1.86	1.67	10.78	76.83	19.51	96.34	35.20	1	-
21	1	THIRD FLOOR	3 BHK	307	61.41	2.42	1.67	9.57	75.07	18.67	93.74	34.30	1	-
22	1	FOURTH FLOOR	2 BHK	401	54.81	2.23	1.86	8.36	67.26	16.44	83.70	30.60	1	-
23	1	FOURTH FLOOR	2 BHK	402	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	0	1
24	1	FOURTH FLOOR	2 BHK	403	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	0	1
25	1	FOURTH FLOOR	2 BHK	404	54.81	2.23	1.86	7.53	66.43	17.00	83.43	30.50	0	1
26	1	FOURTH FLOOR	3 BHK	405	68.19	2.32	1.86	9.48	81.85	20.44	102.29	37.40	0	1
27	1	FOURTH FLOOR	2.5 BHK	406	62.52	1.86	1.67	10.78	76.83	19.51	96.34	35.20	0	1
28	1	FOURTH FLOOR	3 BHK	407	61.41	2.42	1.67	9.57	75.07	18.67	93.74	34.30	0	-
29	1	FIFTH FLOOR	2 BHK	501	54.81	2.23	1.86	8.36	67.26	16.44	83.70	30.60	0	-
30	1	FIFTH FLOOR	2 BHK	502	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	0	-
31	1	FIFTH FLOOR	2 BHK	503	54.81	2.23	1.86	8.08	66.98	16.72	83.70	30.60	0	-
32	1	FIFTH FLOOR	2 BHK	504	54.81	2.23	1.86	7.53	66.43	17.00	83.43	30.50	0	-
33	1	FIFTH FLOOR	3 BHK	505	68.19	2.32	1.86	9.48	81.85	20.44	102.29	37.40	0	-
34	1	FIFTH FLOOR	2.5 BHK	506	62.52	1.86	1.67	10.78	76.83	19.51	96.34	35.20	0	-
35	1	FIFTH FLOOR	3 BHK	507	61.41	2.42	1.67	9.57	75.07	18.67	93.74	34.30	0	-
														-
TOTAL					2056.80	77.60	63.2	309.40	2507.00	376.05	3134.50	1146.04	22	5
												Visitors' Car Parking	0	1
												Grand Total	22	6

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.

ROMAA HOUSING DEVELOPERS INDIA PVT. LTD. Chennai 600 107 Nerkundram

RAYANI IBRANIM ARCHITECTS PRIVATE LIMITED Chennai 600 002

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

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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.