Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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NEST FAB - CARPET AREA STATEMENT

Project Address : Old S.Nos.25/2 & 25/2A part, New S.No.25/2A1 at Lakshmi Nagar Layout Road, Varadharajapuram Village, Kundrathur Taluk, Chennai – 600 048

Date: 20.03.2026

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	89.84	3.19	3.25	9.58	105.86	34.88	140.75	49.24	1	0
2			2BHK	A2	65.14	3.62	6.18	7.89	82.82	27.26	110.09	38.55	0	1
3			2BHK	A3	65.39	3.72	3.34	8.13	80.58	26.26	106.84	37.44	0	1
4			3BHK	A4	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	1	0
5			2BHK	A5	66.06	3.72	2.61	8.09	80.48	26.36	106.84	37.44	0	1
6			3BHK	A6	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
7			2BHK	A7	59.00	3.72	0.00	7.69	70.41	22.49	92.90	32.52	0	0
8			3BHK	A8	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
9			2BHK	A9	68.67	3.72	2.96	8.17	83.52	27.04	110.55	38.74	0	1
10			3BHK	A10	82.54	4.65	5.59	9.22	101.99	33.65	135.64	47.47	1	0
11	Block-I	SECOND FLOOR	3BHK	B1	89.84	3.19	3.25	9.58	105.86	34.88	140.75	49.33	1	0
12			2BHK	B2	65.14	3.62	6.18	7.89	82.82	27.26	110.09	38.55	0	1
13			2BHK	B3	65.39	3.72	3.34	8.13	80.58	26.26	106.84	37.44	0	1
14			3BHK	B4	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	1	0
15			2BHK	B5	66.06	3.72	2.61	8.09	80.48	26.36	106.84	37.44	0	1
16			3BHK	B6	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
17			2BHK	B7	59.00	3.72	0.00	7.69	70.41	22.49	92.90	32.52	0	0
18			3BHK	B8	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
19			2BHK	B9	68.67	3.72	2.96	8.17	83.52	27.04	110.55	38.74	0	1
20			3BHK	B10	82.54	4.65	5.59	9.22	101.99	33.65	135.64	47.47	0	1
21	Block-I	THIRD FLOOR	3BHK	C1	89.84	3.19	3.25	9.58	105.86	34.88	140.75	49.33	1	0
22			2BHK	C2	65.14	3.62	6.18	7.89	82.82	27.26	110.09	38.55	0	1
23			2BHK	C3	65.39	3.72	3.34	8.13	80.58	26.26	106.84	37.44	0	1
24			3BHK	C4	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	1	0
25			2BHK	C5	66.06	3.72	2.61	8.09	80.48	26.36	106.84	37.44	0	1
26			3BHK	C6	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
27			2BHK	C7	59.00	3.72	0.00	7.69	70.41	22.49	92.90	32.52	0	0
28			3BHK	C8	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
29			2BHK	C9	68.67	3.72	2.96	8.17	83.52	27.04	110.55	38.74	0	1
30			3BHK	C10	82.54	4.65	5.59	9.22	101.99	33.65	135.64	47.47	0	1

For THE NEST

Managing Partner

M. ATHI BAHAVATHI B.E.,
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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
31	Block-I	FOURTH FLOOR	3BHK	D1	89.84	3.19	3.25	9.58	105.86	34.88	140.75	49.33	1	0
32			2BHK	D2	65.14	3.62	6.18	7.89	82.82	27.26	110.09	38.55	0	1
33			2BHK	D3	65.39	3.72	3.34	8.13	80.58	26.26	106.84	37.44	0	1
34			3BHK	D4	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	1	0
35			2BHK	D5	66.06	3.72	2.61	8.09	80.48	26.36	106.84	37.44	0	1
36			3BHK	D6	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
37			2BHK	D7	59.00	3.72	0.00	7.69	70.41	22.49	92.90	32.52	0	0
38			3BHK	D8	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
39			2BHK	D9	68.67	3.72	2.96	8.17	83.52	27.04	110.55	38.74	0	1
40			3BHK	D10	82.54	4.65	5.59	9.22	101.99	33.65	135.64	47.47	0	1
41	Block-I	FIFTH FLOOR	3BHK	E1	89.84	3.19	3.25	9.58	105.86	34.88	140.75	49.33	1	0
42			2BHK	E2	65.14	3.62	6.18	7.89	82.82	27.26	110.09	38.55	0	1
43			2BHK	E3	65.39	3.72	3.34	8.13	80.58	26.26	106.84	37.44	0	1
44			3BHK	E4	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	1	0
45			2BHK	E5	66.06	3.72	2.61	8.09	80.48	26.36	106.84	37.44	0	1
46			3BHK	E6	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
47			2BHK	E7	59.00	3.72	0.00	7.69	70.41	22.49	92.90	32.52	0	0
48			3BHK	E8	82.54	4.65	5.59	9.10	101.87	33.77	135.64	47.47	0	1
49			2BHK	E9	68.67	3.72	2.96	8.17	83.52	27.04	110.55	38.74	0	1
					GYM & INDOOR GAMES								0	7
Total					**3638.66**	**196.66**	**197.91**	**421.11**	**4454.34**	**1462.61**	**5916.95**	**2072.00**	11	40
											Visitor's Car Parking		0	3
											Grand Total - 54		**11**	**43**

For THE NEST

Managing Partner

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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.