Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date:24.01.2026

Site Address: S & S CENTRIS - HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A- STILT FLOOR + 5 FLOORS, RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK B- GROUND FLOOR (GYM & ASSOCIATION ROOM) +2 FLOORS RESIDENTIAL BUILDING WITH 4 DWELLING UNITS- TOTALLY 59 DWELLING UNITS , COMPRISED IN SURVEY NO.131/16, 131/11A, 138/1A1A2 ,138/1A1B1, 138/1A1B2 - Door No.5/1025, Rajiv Gandhi Salai, Palavakkam Village, Sholinganallur 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)	UDS Land Area as per Least extent (Sq.m)	Car Parking	
													Covered	Open
1	1	1st	3 BHK	A101	95.42	4.94	6.73	11.62	118.71	27.64	146.35	80.02	1	1
2	1	1st	3 BHK	A102	87.80	7.46	5.30	13.97	114.53	26.67	141.20	77.20	1	
3	1	1st	3 BHK	A103	87.80	7.46	5.30	13.97	114.53	26.67	141.20	77.20	1	
4	1	1st	3 BHK	A104	87.80	7.46	5.30	13.97	114.53	26.67	141.20	77.20	1	
5	1	1st	2.5 BHK	A105	78.36	3.47	4.90	11.14	97.87	22.79	120.66	65.97	1	
6	1	1st	2.5 BHK	A106	79.42	3.80	4.51	10.71	98.44	22.92	121.36	66.35		1
7	1	1st	3 BHK	B101	90.83	3.52	4.55	11.80	110.70	25.78	136.48	74.62	1	
8	1	1st	3 BHK	B102	100.12	11.93	1.52	15.04	128.61	29.95	158.56	86.69	1	
9	1	1st	3 BHK	B103	93.33	11.15	1.60	14.25	120.33	28.02	148.35	81.11	1	
10	1	1st	3 BHK	B104	92.96	2.96	7.93	12.33	116.18	27.05	143.23	78.31	1	
11	1	1st	2 BHK	B105	65.42	3.98	6.74	10.42	86.56	20.16	106.72	58.35		1
12	1	2nd	3 BHK	A201	99.81	4.94	7.73	12.41	124.89	29.08	153.97	84.18	1	1
13	1	2nd	3 BHK	A202	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
14	1	2nd	3 BHK	A203	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
15	1	2nd	3 BHK	A204	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
16	1	2nd	2.5 BHK	A205	78.69	3.47	5.15	11.53	98.83	23.01	121.85	66.62	1	
17	1	2nd	2.5 BHK	A206	79.42	3.80	4.52	10.71	98.45	22.92	121.37	66.36		1
18	1	2nd	3 BHK	B201	91.56	3.52	4.59	11.99	111.65	26.00	137.65	75.26	1	
19	1	2nd	3 BHK	B202	100.37	11.93	1.52	15.46	129.28	30.10	159.38	87.14	1	
20	1	2nd	3 BHK	B203	93.58	11.15	1.65	14.67	121.04	28.18	149.22	81.59	1	
21	1	2nd	3 BHK	B204	93.20	2.96	7.97	12.75	116.88	27.22	144.09	78.78	1	
22	1	2nd	2 BHK	B205	65.61	3.97	6.93	11.27	87.78	20.44	108.22	59.17		1
23	1	3rd	3 BHK	A301	99.81	4.94	7.73	12.41	124.89	29.08	153.97	84.18	1	1
24	1	3rd	3 BHK	A302	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
25	1	3rd	3 BHK	A303	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
26	1	3rd	3 BHK	A304	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
27	1	3rd	2.5 BHK	A305	78.69	3.47	5.15	11.53	98.83	23.01	121.85	66.62	1	
28	1	3rd	2.5 BHK	A306	79.42	3.80	4.52	10.71	98.45	22.92	121.37	66.36		1
29	1	3rd	3 BHK	B301	91.56	3.52	4.59	11.99	111.65	26.00	137.65	75.26	1	
30	1	3rd	3 BHK	B302	100.37	11.93	1.52	15.46	129.28	30.10	159.38	87.14	1	
31	1	3rd	3 BHK	B303	93.58	11.15	1.65	14.67	121.04	28.18	149.22	81.59	1	
32	1	3rd	3 BHK	B304	93.20	2.96	7.97	12.75	116.88	27.22	144.09	78.78	1	
33	1	3rd	2 BHK	B305	65.61	3.97	6.93	11.27	87.78	20.44	108.22	59.17		1
34	1	4th	3 BHK	A401	99.81	4.94	7.73	12.41	124.89	29.08	153.97	84.18	1	1
35	1	4th	3 BHK	A402	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
36	1	4th	3 BHK	A403	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
37	1	4th	3 BHK	A404	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
38	1	4th	2.5 BHK	A405	78.69	3.47	5.15	11.53	98.83	23.01	121.85	66.62	1	
39	1	4th	2.5 BHK	A406	79.42	3.80	4.52	10.71	98.45	22.92	121.37	66.36	1	
40	1	4th	3 BHK	B401	91.56	3.52	4.59	11.99	111.65	26.00	137.65	75.26	1	
41	1	4th	3 BHK	B402	100.37	11.93	1.52	15.46	129.28	30.10	159.38	87.14	1	
42	1	4th	3 BHK	B403	93.58	11.15	1.65	14.67	121.04	28.18	149.22	81.59	1	
43	1	4th	3 BHK	B404	93.20	2.96	7.97	12.75	116.88	27.22	144.09	78.78	1	
44	1	4th	2 BHK	B405	65.61	3.97	6.93	11.27	87.78	20.44	108.22	59.17		1
45	1	5th	3 BHK	A501	99.81	4.94	7.73	12.41	124.89	29.08	153.97	84.18	1	1
46	1	5th	3 BHK	A502	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	

For S&S FOUNDATIONS PVT. LTD.

Managing Director

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kotlur Garden 1st Main Road

47	1	5th	3 BHK	A503	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
48	1	5th	3 BHK	A504	88.07	7.46	5.30	14.39	115.22	26.83	142.05	77.67	1	
49	1	5th	2.5 BHK	A505	78.69	3.47	5.15	11.53	98.83	23.01	121.85	66.62	1	
50	1	5th	2.5 BHK	A506	79.42	3.80	4.52	10.71	98.45	22.92	121.37	66.36	1	
51	1	5th	3 BHK	B501	91.56	3.52	4.59	11.99	111.65	26.00	137.65	75.26	1	
52	1	5th	3 BHK	B502	100.37	11.93	1.52	15.46	129.28	30.10	159.38	87.14	1	
53	1	5th	3 BHK	B503	93.58	11.15	1.65	14.67	121.04	28.18	149.22	81.59	1	
54	1	5th	3 BHK	B504	93.20	2.96	7.97	12.75	116.88	27.22	144.09	78.78	1	
55	1	5th	2 BHK	B505	65.61	3.97	6.93	11.27	87.78	20.44	108.22	59.17		1
56	2	Ist	2.5 BHK	C101	85.45	2.43	0.00	11.72	99.60	23.19	122.79	67.14	1	
57	2	Ist	2.5 BHK	C102	87.51	2.70	0.00	10.71	100.92	23.50	124.42	68.03	1	
58	2	2nd	2.5 BHK	C201	85.45	2.43	0.00	11.72	99.60	23.19	122.79	67.14	1	
59	2	2nd	2.5 BHK	C202	87.51	2.70	0.00	10.71	100.92	23.50	124.42	68.03	1	
	TOTAL				**5170.89**	**350.81**	**278.22**	**759.93**	**6559.85**	**1527.50**	**8087.35**	**4421.77**	**51**	**13**
												Visitors' Car Parking		**7**
												Total no of Parking	**71**	

	NOTE	**SQ.M**
	TOTAL LAND EXTENT	**4706.00**
(Less)	**GIFT DEED - OSR LAND Document No: 9453/2025 Date:25-9-2025**	**284.23**
	BALANCE LAND EXTENT	**4421.77**

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Managing Director

Manikandan

MANIKANDAN.N. B.Arch.,
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Chennai - 600 085.
Phone: 044 - 24474632

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.