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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date: 01.10.2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT -18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS (AFFORDABLE HOUSING UNITS) AT DEVI NAGAR , AYAPPAKKAM , CHENNAI , COMPRISED IN S.NO: 61/2, 61/3A, ND 61/3B , NEW SUB DIVISIONS.NO.61/2D, 61/3A2, AND 61/3B1 OF AYAPPAKKAM VILLAGE , WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION

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	1	First	3BHK	101	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95		
2	1	First	3BHK	102	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95	1	
3	1	First	2BHK	103	59.56	2.79	2.47	5.62	70.44	17.63	88.07	29.17		
4	1	First	2BHK	104	59.55	2.79	2.47	5.62	70.43	17.64	88.07	29.17	1	
5	1	First	2BHK	105	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
6	1	First	2BHK	106	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96	1	
7	1	First	2BHK	107	59.55	2.79	0	5.62	67.96	16.95	84.91	28.05		
8	1	First	2BHK	108	59.55	2.79	0.00	5.62	67.96	16.95	84.91	28.05	1	
9	1	Second	3BHK	201	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95		
10	1	Second	3BHK	202	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95	1	
11	1	Second	2BHK	203	59.56	2.79	2.47	5.62	70.44	17.63	88.07	29.17		
12	1	Second	2BHK	204	59.55	2.79	2.47	5.62	70.43	17.64	88.07	29.17	1	
13	1	Second	2BHK	205	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
14	1	Second	2BHK	206	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96	1	
15	1	Second	2BHK	207	59.55	2.79	0	5.62	67.96	16.95	84.91	28.05		
16	1	Second	2BHK	208	59.55	2.79	0.00	5.62	67.96	16.95	84.91	28.05	1	
17	1	Third	3BHK	301	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95		

For M.K. CONSTRUCTIONS

Partner

S.CHANDRASEKAR, B.Tech.,
CMDA Registered Engineer - RE/I/2026/1/0037
No.17, Thiruvalluvar Nagar, 1st Cross Street,
Spartan Avenue, Mogappair, Chennai - 600 037.
Cell : 97899 13145 / 94448 04206

18	1	Third	3BHK	302	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95	1	
19	1	Third	2BHK	303	59.56	2.79	2.47	5.62	70.44	17.63	88.07	29.17		
20	1	Third	2BHK	304	59.55	2.79	2.47	5.62	70.43	17.64	88.07	29.17	1	
21	1	Third	2BHK	305	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
22	1	Third	2BHK	306	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96	1	
23	1	Third	2BHK	307	59.55	2.79	0	5.62	67.96	16.95	84.91	28.05		
24	1	Third	2BHK	308	59.55	2.79	0.00	5.62	67.96	16.95	84.91	28.05	1	
25	1	Fourth	3BHK	401	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95		
26	1	Fourth	3BHK	402	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95	1	
27	1	Fourth	2BHK	403	59.56	2.79	2.47	5.62	70.44	17.63	88.07	29.17		
28	1	Fourth	2BHK	404	59.55	2.79	2.47	5.62	70.43	17.64	88.07	29.17	1	
29	1	Fourth	2BHK	405	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
30	1	Fourth	2BHK	406	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96	1	
31	1	Fourth	2BHK	407	59.55	2.79	0	5.62	67.96	16.95	84.91	28.05		
32	1	Fourth	2BHK	408	59.55	2.79	0.00	5.62	67.96	16.95	84.91	28.05		
25	1	Fifth	3BHK	501	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95		
26	1	Fifth	3BHK	502	78.08	3.54	0.00	7.57	89.19	25.08	114.27	37.95	1	
27	1	Fifth	2BHK	503	59.56	2.79	2.47	5.62	70.44	17.63	88.07	29.17		
28	1	Fifth	2BHK	504	59.55	2.79	2.47	5.62	70.43	17.64	88.07	29.17	1	
29	1	Fifth	2BHK	505	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
30	1	Fifth	2BHK	506	57.01	2.72	2.47	5.54	67.74	16.99	84.73	27.96		
31	1	Fifth	2BHK	507	59.55	2.79	0	5.62	67.96	16.95	84.91	28.05		
32	1	Fifth	2BHK	508	59.55	2.79	0.00	5.62	67.96	16.95	84.91	28.05		
TOTAL					2541.95	118.40	49.4	243.5	2953.25	766.55	3719.80	1231.30		
												Visitors' Car		1
												Grand Total	17	

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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.