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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Carpet Area Statement for S+5 floors residential building at TAMBARAM - MUDICHUR ORAGADAM ROAD, PERUNGALATHUR, CHENNAI. COMPRISED IN S.Nos. 246/6A1(PART), 246/6A2, 246/6B1(PART), 246/6B2 OF PERUNGALATHUR VILLAGE, TAMBARAM TALUK WITHIN THE LIMIT OF TAMBARAM MUNICIPAL CORPORATION.

TNRERA - Carpet Area Statement — **10.01.2026**

Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet area(as per Sec 2(k) of the RERA Act) (Sq.mt)	(b) Exclusive balcony (Sq.mt)	(c) Exclusive verandah / utility / service / open terrace (Sq.mt)	(d) Area of External walls (Sq.mt)	e = (a + b + c + d) Floor area of the aparment (Sq.mt)	(f) Proportionate common area(Sq.mt)	g = (e + f) Gross Area of the apartment (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.) COVERED	Car Parking* (Nos.) OPEN
1	-	1st Floor	3BHK + 3T	101	82.19	4.14	-	7.97	94.30	28.34	122.63	41.53	1	-
2	-	1st Floor	3BHK + 3T	102	84.36	7.81	-	9.00	101.17	30.38	131.55	44.59	1	-
3	-	1st Floor	3BHK + 2T	103	73.87	4.00	-	7.79	85.66	25.73	111.39	37.72	1	-
4	-	1st Floor	2BHK + 2T	104	58.28	4.40	-	6.44	69.12	20.72	89.84	30.47	-	1
5	-	1st Floor	3BHK + 3T	105	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
6	-	1st Floor	3BHK + 3T	106	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
7	-	1st Floor	3BHK + 3T	107	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
8	-	1st Floor	3BHK + 3T	108	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
9	-	1st Floor	3BHK + 3T	109	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
10	-	1st Floor	3BHK + 3T	110	86.64	8.18	-	8.95	103.77	31.12	134.89	45.62	1	-
11	-	2nd Floor	3BHK + 3T	201	82.19	4.14	-	7.97	94.30	28.34	122.63	41.53	1	-
12	-	2nd Floor	3BHK + 3T	202	84.36	7.81	-	9.00	101.17	30.38	131.55	44.59	1	-
13	-	2nd Floor	3BHK + 3T	203	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
14	-	2nd Floor	3BHK + 3T	204	84.88	9.23	-	8.64	102.75	30.84	133.59	45.24	1	-
15	-	2nd Floor	3BHK + 2T	205	73.87	4.00	-	7.79	85.66	25.73	111.39	37.72	1	-
16	-	2nd Floor	2BHK + 2T	206	58.28	4.40	-	6.44	69.12	20.72	89.84	30.47	-	1
17	-	2nd Floor	3BHK + 3T	207	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
18	-	2nd Floor	3BHK + 3T	208	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
19	-	2nd Floor	3BHK + 3T	209	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
20	-	2nd Floor	3BHK + 3T	210	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
21	-	2nd Floor	3BHK + 3T	211	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
22	-	2nd Floor	3BHK + 3T	212	86.64	8.18	-	8.95	103.77	31.12	134.89	45.62	1	-
23	-	3rd Floor	3BHK + 3T	301	82.19	4.14	-	7.97	94.30	28.34	122.63	41.53	1	-
24	-	3rd Floor	3BHK + 3T	302	84.36	7.81	-	9.00	101.17	30.38	131.55	44.59	1	-
25	-	3rd Floor	3BHK + 3T	303	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
26	-	3rd Floor	3BHK + 3T	304	84.88	9.23	-	8.64	102.75	30.84	133.59	45.24	1	-
27	-	3rd Floor	3BHK + 2T	305	73.87	4.00	-	7.79	85.66	25.73	111.39	37.72	1	-
28	-	3rd Floor	2BHK + 2T	306	58.28	4.40	-	6.44	69.12	20.72	89.84	30.47	-	1
29	-	3rd Floor	3BHK + 3T	307	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
30	-	3rd Floor	3BHK + 3T	308	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
31	-	3rd Floor	3BHK + 3T	309	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
32	-	3rd Floor	3BHK + 3T	310	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
33	-	3rd Floor	3BHK + 3T	311	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
34	-	3rd Floor	3BHK + 3T	312	86.64	8.18	-	8.95	103.77	31.12	134.89	45.62	1	-
35	-	4th Floor	3BHK + 3T	401	82.19	4.14	-	7.97	94.30	28.34	122.63	41.53	1	-
36	-	4th Floor	3BHK + 3T	402	84.36	7.81	-	9.00	101.17	30.38	131.55	44.59	1	-
37	-	4th Floor	3BHK + 3T	403	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
38	-	4th Floor	3BHK + 3T	404	84.88	9.23	-	8.64	102.75	30.84	133.59	45.24	1	-
39	-	4th Floor	3BHK + 2T	405	73.87	4.00	-	7.79	85.66	25.73	111.39	37.72	1	-
40	-	4th Floor	2BHK + 2T	406	58.28	4.40	-	6.44	69.12	20.72	89.84	30.47	-	1
41	-	4th Floor	3BHK + 3T	407	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
42	-	4th Floor	3BHK + 3T	408	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
43	-	4th Floor	3BHK + 3T	409	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
44	-	4th Floor	3BHK + 3T	410	84.36	7.81	-	8.81	100.98	30.29	131.27	44.50	1	-
45	-	4th Floor	3BHK + 3T	411	84.36	7.56	-	9.06	100.98	30.29	131.27	44.50	1	-
46	-	4th Floor	3BHK + 3T	412	86.64	8.18	-	8.95	103.77	31.12	134.89	45.62	1	-
47	-	5th Floor	3BHK + 3T	501	80.82	0.00	-	8.55	89.37	26.85	116.22	39.39	1	-
48	-	5th Floor	3BHK + 3T	502	84.23	3.74	-	9.58	97.55	29.26	126.81	43.01	1	-
49	-	5th Floor	3BHK + 3T	503	84.23	3.49	-	9.73	97.45	29.26	126.72	42.92	1	-
50	-	5th Floor	3BHK + 3T	504	84.88	4.21	-	9.01	98.10	29.45	127.55	43.20	1	-
51	-	5th Floor	2BHK + 2T	505	66.59	0.00	-	8.85	75.44	22.67	98.10	33.26	-	1
52	-	5th Floor	2BHK + 2T	506	58.28	4.40	-	6.44	69.12	20.72	89.84	30.47	-	1
53	-	5th Floor	3BHK + 2T	507	75.07	4.07	-	8.75	87.89	26.38	114.27	38.74	1	-
54	-	5th Floor	3BHK + 2T	508	75.07	4.07	-	8.75	87.89	26.38	114.27	38.74	1	-
55	-	5th Floor	3BHK + 2T	509	75.07	4.07	-	8.75	87.89	26.38	114.27	38.74	1	-
56	-	5th Floor	3BHK + 2T	510	75.07	4.07	-	8.75	87.89	26.38	114.27	38.74	1	-
57	-	5th Floor	3BHK + 2T	511	75.07	4.07	-	8.75	87.89	26.38	114.27	38.74	1	-
58	-	5th Floor	3BHK + 2T	512	76.97	4.13	-	8.83	89.93	26.94	116.87	39.60	1	-
GRAND TOTAL					**4,647.63**	**358.01**	**0.00**	**497.70**	**5,503.34**	**1,651.34**	**7,154.68**	**2,424.49**	**52.00**	**6.00**

SUMMARY

Sl.No	Block Name	(a) Carpet area(as per Sec 2(k) of the RERA Act) (Sq.mt)	(b) Exclusive balcony (Sq.mt)	(c) Exclusive verandah / utility / service / open terrace	(d) Area of External walls (Sq.mt)	e = (a + b + c + d) Floor area of the aparment (Sq.mt)	(f) Proportionate common area(Sq.mt)	g = (e + f) Gross Area of the apartment (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking (Nos.) COVERED	Car Parking (Nos.) OPEN
1	-	4647.63	358.01	0.00	497.70	5503.34	1651.34	7154.68	2424.49	52.00	6.00
2	Visitor Parking	-	-	-	-	-	-	-	-	-	4.00
TOTAL AREA		**4647.63**	**358.01**	**0.00**	**497.70**	**5503.34**	**1651.34**	**7154.68**	**2424.49**	**52.00**	**10.00**

Note : *One car parking for every two dwelling units with floor area below 75 sqm

Car parking shall be alloted based on first cum first service basis

G. Balachandar

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
CMDA Reg. No. RE/I/2024/0155,
No.128-G, Vasantha Street, Golden George Nagar,
Mogappair East, Chennai - 600 037.
Mobile: 9840229411, 8838053086.
Email: athisundara@gmail.com

For DAC DEVELOPERS PRIVATE LIMITED

Director

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

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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
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.