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RE REGULATORY RECORD

RERA Document

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NEST BEYONCE - CARPET AREA STATEMENT

Project Address: New S.Nos.296/3A & 297/1B1, Karanai Road, Ottiyambakkam Village, Tambaram Taluk, Chennai - 600 130

Date: 19.03.2026

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	83.14	3.05	2.60	8.44	97.22	31.91	129.13	42.36	1	0
2			2BHK	A2	66.21	5.06	4.73	8.32	84.32	27.63	111.95	36.70	0	1
3			3BHK	A3	84.98	4.30	4.10	8.68	102.06	34.04	136.10	44.59	1	0
4			2BHK	A4	65.07	3.72	5.23	8.26	82.28	26.88	109.16	35.77	0	1
5			3BHK	A5	82.59	4.65	3.29	9.28	99.80	33.05	132.85	43.57	1	0
6			2BHK	A6	64.22	3.25	5.81	7.70	80.99	26.78	107.77	35.30	0	1
7			3BHK	A7	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
8			2BHK	A8	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
9			3BHK	A9	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
10			2BHK	A10	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
11			3BHK	A11	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
12			2BHK	A12	65.08	3.72	5.23	8.09	82.11	27.05	109.16	35.77	0	1
13			2BHK	A13	67.83	4.23	5.07	5.25	82.38	27.25	109.62	35.95	0	1
14			2BHK	A14	66.85	4.60	1.87	8.77	82.10	27.06	109.16	35.77	0	1
15			3BHK	A15	78.86	3.41	2.93	8.92	94.12	31.30	125.42	41.16	1	0
16			3BHK	A16	78.26	3.34	3.37	8.78	93.76	30.73	124.49	40.78	0	1
17			3BHK	A17	78.91	4.63	3.37	8.89	95.81	31.47	127.28	41.71	1	0
18			3BHK	A18	86.71	4.70	4.58	9.70	105.70	35.05	140.75	46.08	1	0
19			2BHK	A19	66.14	4.41	5.24	6.89	82.69	27.40	110.09	36.05	0	1
20			3BHK	A20	83.59	3.72	5.89	9.02	102.22	33.88	136.10	44.59	1	0
21			3BHK	A21	84.74	3.72	5.25	9.04	102.75	33.82	136.57	44.78	1	0
22			3BHK	A22	83.16	3.72	5.30	9.79	101.96	33.67	135.64	44.50	1	0
23			2BHK	A23	66.31	7.84	2.32	7.26	83.72	27.76	111.48	36.51	0	1
24			3BHK	A24	83.57	3.57	4.46	9.51	101.11	33.60	134.71	44.13	1	0
25	Block-I	SECOND FLOOR	3BHK	B1	83.14	3.05	2.60	8.44	97.22	31.91	129.13	42.36	1	0
26			2BHK	B2	66.21	5.06	4.73	8.32	84.32	27.63	111.95	36.70	0	1
27			3BHK	B3	84.98	4.30	4.10	8.68	102.06	34.04	136.10	44.59	1	0
28			2BHK	B4	65.07	3.72	5.23	8.26	82.28	26.88	109.16	35.77	0	1
29			3BHK	B5	82.59	4.65	3.29	9.28	99.80	33.05	132.85	43.57	1	0
30			2BHK	B6	64.22	3.25	5.81	7.70	80.99	26.78	107.77	35.30	0	1
31			3BHK	B7	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
32			2BHK	B8	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
33			3BHK	B9	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
34			2BHK	B10	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
35			3BHK	B11	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
36			2BHK	B12	65.08	3.72	5.23	8.09	82.11	27.05	109.16	35.77	0	1
37			2BHK	B13	67.83	4.23	5.07	5.25	82.38	27.25	109.62	35.95	0	1
38			2BHK	B14	66.85	4.60	1.87	8.77	82.10	27.06	109.16	35.77	0	1
39			3BHK	B15	78.86	3.41	2.93	8.92	94.12	31.30	125.42	41.16	1	0
40			3BHK	B16	78.26	3.34	3.37	8.78	93.76	30.73	124.49	40.78	0	1
41			3BHK	B17	78.91	4.63	3.37	8.89	95.81	31.47	127.28	41.71	1	0
42			3BHK	B18	86.71	4.70	4.58	9.70	105.70	35.05	140.75	46.17	1	0
43			2BHK	B19	66.14	4.41	5.24	6.89	82.69	27.40	110.09	36.05	0	1
44			3BHK	B20	83.59	3.72	5.89	9.02	102.22	33.88	136.10	44.59	1	0
45			3BHK	B21	84.74	3.72	5.25	9.04	102.75	33.82	136.57	44.78	1	0
46			3BHK	B22	83.16	3.72	5.30	9.79	101.96	33.67	135.64	44.50	1	0
47			2BHK	B23	66.31	7.84	2.32	7.26	83.72	27.76	111.48	36.51	0	1
48			3BHK	B24	83.57	3.57	4.46	9.51	101.11	33.60	134.71	44.13	1	0

For THE NEST

Managing Partner

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NEST BEYONCE - CARPET AREA STATEMENT

Project Address: New S.Nos.296/3A & 297/1B1, Karanai Road, Ottiyambakkam Village, Tambaram Taluk, Chennai - 600 130

Date: 19.03.2026

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
49	Block-I	THIRD FLOOR	3BHK	C1	83.14	3.05	2.60	8.44	97.22	31.91	129.13	42.36	1	0
50			2BHK	C2	66.21	5.06	4.73	8.32	84.32	27.63	111.95	36.70	0	1
51			3BHK	C3	84.98	4.30	4.10	8.68	102.06	34.04	136.10	44.59	1	0
52			2BHK	C4	65.07	3.72	5.23	8.26	82.28	26.88	109.16	35.77	0	1
53			3BHK	C5	82.59	4.65	3.29	9.28	99.80	33.05	132.85	43.57	1	0
54			2BHK	C6	64.22	3.25	5.81	7.70	80.99	26.78	107.77	35.30	0	1
55			3BHK	C7	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
56			2BHK	C8	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
57			3BHK	C9	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
58			2BHK	C10	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
59			3BHK	C11	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
60			2BHK	C12	65.08	3.72	5.23	8.09	82.11	27.05	109.16	35.77	0	1
61			2BHK	C13	67.83	4.23	5.07	5.25	82.38	27.25	109.62	35.95	0	1
62			2BHK	C14	66.85	4.60	1.87	8.77	82.10	27.06	109.16	35.77	0	1
63			3BHK	C15	78.86	3.41	2.93	8.92	94.12	31.30	125.42	41.16	1	0
64			3BHK	C16	78.26	3.34	3.37	8.78	93.76	30.73	124.49	40.78	0	1
65			3BHK	C17	78.91	4.63	3.37	8.89	95.81	31.47	127.28	41.71	1	0
66			3BHK	C18	86.71	4.70	4.58	9.70	105.70	35.05	140.75	46.17	1	0
67			2BHK	C19	66.14	4.41	5.24	6.89	82.69	27.40	110.09	36.05	0	1
68			3BHK	C20	83.59	3.72	5.89	9.02	102.22	33.88	136.10	44.59	1	0
69			3BHK	C21	84.74	3.72	5.25	9.04	102.75	33.82	136.57	44.78	1	0
70			3BHK	C22	83.16	3.72	5.30	9.79	101.96	33.67	135.64	44.50	1	0
71			2BHK	C23	66.31	7.84	2.32	7.26	83.72	27.76	111.48	36.51	0	1
72			3BHK	C24	83.57	3.57	4.46	9.51	101.11	33.60	134.71	44.13	1	0
73	Block-I	FOURTH FLOOR	3BHK	D1	83.14	3.05	2.60	8.44	97.22	31.91	129.13	42.36	1	0
74			2BHK	D2	66.21	5.06	4.73	8.32	84.32	27.63	111.95	36.70	0	1
75			3BHK	D3	84.98	4.30	4.10	8.68	102.06	34.04	136.10	44.59	1	0
76			2BHK	D4	65.07	3.72	5.23	8.26	82.28	26.88	109.16	35.77	0	1
77			3BHK	D5	82.59	4.65	3.29	9.28	99.80	33.05	132.85	43.57	1	0
78			2BHK	D6	64.22	3.25	5.81	7.70	80.99	26.78	107.77	35.30	0	1
79			3BHK	D7	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
80			2BHK	D8	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
81			3BHK	D9	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
82			2BHK	D10	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
83			3BHK	D11	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
84			2BHK	D12	65.08	3.72	5.23	8.09	82.11	27.05	109.16	35.77	0	1
85			2BHK	D13	67.83	4.23	5.07	5.25	82.38	27.25	109.62	35.95	0	1
86			2BHK	D14	66.85	4.60	1.87	8.77	82.10	27.06	109.16	35.77	0	1
87			3BHK	D15	78.86	3.41	2.93	8.92	94.12	31.30	125.42	41.16	1	0
88			3BHK	D16	78.26	3.34	3.37	8.78	93.76	30.73	124.49	40.78	0	1
89			3BHK	D17	78.91	4.63	3.37	8.89	95.81	31.47	127.28	41.71	1	0
90			3BHK	D18	86.71	4.70	4.58	9.70	105.70	35.05	140.75	46.17	1	0
91			2BHK	D19	66.14	4.41	5.24	6.89	82.69	27.40	110.09	36.05	0	1
92			3BHK	D20	83.59	3.72	5.89	9.02	102.22	33.88	136.10	44.59	1	0
93			3BHK	D21	84.74	3.72	5.25	9.04	102.75	33.82	136.57	44.78	1	0
94			3BHK	D22	83.16	3.72	5.30	9.79	101.96	33.67	135.64	44.50	1	0
95			2BHK	D23	66.31	7.84	2.32	7.26	83.72	27.76	111.48	36.51	0	1
96			3BHK	D24	83.57	3.57	4.46	9.51	101.11	33.60	134.71	44.13	1	0

For THE NEST

Managing Partner

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													Covered	Open
	Block-I	FIFTH FLOOR	GYM & INDOOR GAMES										0	0
97			3BHK	E3	84.98	4.30	4.10	8.68	102.06	34.04	136.10	44.59	1	0
98			2BHK	E4	65.07	3.72	5.23	8.26	82.28	26.88	109.16	35.77	0	1
99			3BHK	E5	82.59	4.65	3.29	9.28	99.80	33.05	132.85	43.57	1	0
100			2BHK	E6	64.22	3.25	5.81	7.70	80.99	26.78	107.77	35.30	0	1
101			3BHK	E7	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
102			2BHK	E8	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
103			3BHK	E9	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
104			2BHK	E10	65.08	3.72	5.23	8.25	82.28	26.88	109.16	35.77	0	1
105			3BHK	E11	86.97	4.30	4.10	8.84	104.21	34.22	138.42	45.34	1	0
106			2BHK	E12	65.08	3.72	5.23	8.09	82.11	27.05	109.16	35.77	0	1
107			2BHK	E13	67.83	4.23	5.07	5.25	82.38	27.25	109.62	35.95	0	1
108			2BHK	E14	66.85	4.60	1.87	8.77	82.10	27.06	109.16	35.77	0	1
109			3BHK	E15	78.86	3.41	2.93	8.92	94.12	31.30	125.42	41.16	1	0
110			3BHK	E16	78.26	3.34	3.37	8.78	93.76	30.73	124.49	40.78	1	0
111			3BHK	E17	78.91	4.63	3.37	8.89	95.81	31.47	127.28	41.71	1	0
112			3BHK	E18	86.71	4.70	4.58	9.70	105.70	35.05	140.75	46.17	1	0
113			2BHK	E19	66.14	4.41	5.24	6.89	82.69	27.40	110.09	36.05	0	1
114			3BHK	E20	83.59	3.72	5.89	9.02	102.22	33.88	136.10	44.59	1	0
115			3BHK	E21	84.74	3.72	5.25	9.04	102.75	33.82	136.57	44.78	1	0
116			3BHK	E22	83.16	3.72	5.30	9.79	101.96	33.67	135.64	44.50	1	0
117			2BHK	E23	66.31	7.84	2.32	7.26	83.72	27.76	111.48	36.51	0	1
118			3BHK	E24	83.57	3.57	4.46	9.51	101.11	33.60	134.71	44.13	1	0
Total					**8987.11**	**491.62**	**509.66**	**1001.34**	**10989.74**	**3624.25**	**14613.99**	**4789.39**	**65**	**53**
											Visitor's Car Parking		0	8
											Grand Total - 126		**65**	**61**

For THE NEST

Managing Partner

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CMDA Reg. No. RE/I/2024/0155,
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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
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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

Verified RealEstate
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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.