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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

## Carpet Area Statement

**Date :15.07.2025**

**CARPET AREA STATEMENT FOR THE PROPORED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING FOR AFFORDABLE HOUSING AT DHARKAST ROAD (KISHKINDHA MAIN ROAD), KANNADAPALAYAM BAJANAI KOIL STREET, WEST TAMBARAM, CHENNAI 600045, COMPRISED IN OLD S.NOS.268/2, 268/3 & 268/4, AND T.S.NOS.106/2, 107/4, 107/5, 108/4 & 108/5, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE, TAMBARAM TALUK WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.**

| SL. NO | BLOCK | FLOOR | FLAT NOS | TYPE | RERA CARPET AREA ( SEC 2 [K]) ( SQ.M) | EXCLUSIVE BALCONY (SQ.M) | EXCLUSIVE VERANDAH / UTILITY/ SERVICE / OPEN TERRACE ( SQ.M) | PROPORTIONATE COMMON AREA (SQ.M) | TOTAL AREA (SQ.M) | UDS LAND ( SQ.M) | CAR PARKING ( NOS ) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | COVERED | OPEN |
| 1 | B | 1 FLOOR | A-1 | 3BHK | 84.82 | 3.81 | 0.00 | 35.62 | 124.25 | 38.65 | 1 | 0 |
| 2 | B | 1 FLOOR | A-2 | 2BHK | 60.19 | 3.72 | 0.00 | 26.43 | 90.34 | 28.15 | 0 | 0 |
| 3 | B | 1 FLOOR | A-3 | 2BHK | 61.13 | 3.72 | 0.00 | 26.04 | 90.88 | 28.24 | 1 | 0 |
| 4 | B | 1 FLOOR | A-4 | 2BHK | 58.89 | 3.72 | 0.00 | 25.81 | 88.42 | 27.50 | 0 | 0 |
| 5 | B | 1 FLOOR | A-5 | 2BHK | 59.82 | 3.72 | 0.00 | 26.87 | 90.40 | 28.15 | 1 | 0 |
| 6 | B | 1 FLOOR | A-6 | 3BHK | 82.13 | 3.81 | 0.00 | 35.10 | 121.04 | 37.63 | 1 | 0 |
| 7 | B | 1 FLOOR | A-7 | 3BHK | 82.15 | 3.72 | 0.00 | 34.52 | 120.39 | 37.44 | 1 | 0 |
| 8 | B | 1 FLOOR | A-8 | 2BHK | 61.66 | 3.72 | 0.00 | 26.47 | 91.84 | 28.52 | 1 | 0 |
| 9 | B | 1 FLOOR | A-9 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.24 | 1 | 0 |
| 10 | B | 1 FLOOR | A-10 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.24 | 1 | 0 |
| 11 | B | 1 FLOOR | A-11 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.24 | 1 | 0 |
| 12 | B | 1 FLOOR | A-12 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.24 | 1 | 0 |
| 13 | B | 1 FLOOR | A-13 | 3BHK | 75.70 | 6.10 | 0.00 | 31.89 | 113.69 | 35.40 | 1 | 0 |
| 14 | B | II FLOOR | B-1 | 3BHK | 84.82 | 3.81 | 0.00 | 35.62 | 124.25 | 38.65 | 1 | 0 |
| 15 | B | II FLOOR | B-2 | 2BHK | 60.19 | 3.72 | 0.00 | 26.43 | 90.34 | 28.15 | 0 | 0 |
| 16 | B | II FLOOR | B-3 | 2BHK | 61.13 | 3.72 | 0.00 | 26.04 | 90.88 | 28.24 | 1 | 0 |
| 17 | B | II FLOOR | B-4 | 2BHK | 58.89 | 3.72 | 0.00 | 25.81 | 88.42 | 27.50 | 0 | 0 |
| 18 | B | II FLOOR | B-5 | 2BHK | 59.82 | 3.72 | 0.00 | 26.87 | 90.40 | 28.15 | 0 | 0 |

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

| 19 | B | II FLOOR | B-6 | 3BHK | 82.13 | 3.81 | 0.00 | 35.10 | 121.04 | 37.63 | 1 | 0 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20 | B | II FLOOR | B-7 | 3BHK | 82.15 | 3.72 | 0.00 | 34.52 | 120.39 | 37.44 | 1 | 0 |
| 21 | B | II FLOOR | B-8 | 2BHK | 61.66 | 3.72 | 0.00 | 26.47 | 91.84 | 28.61 | 1 | 0 |
| 22 | B | II FLOOR | B-9 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 23 | B | II FLOOR | B-10 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 24 | B | II FLOOR | B-11 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 25 | 1 | II FLOOR | B-12 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 26 | 1 | II FLOOR | B-13 | 3BHK | 75.70 | 6.10 | 0.00 | 31.89 | 113.69 | 35.40 | 1 | 0 |
| 27 | 1 | III FLOOR | C-1 | 3BHK | 84.82 | 3.81 | 0.00 | 35.62 | 124.25 | 38.65 | 1 | 0 |
| 28 | 1 | III FLOOR | C-2 | 2BHK | 60.19 | 3.72 | 0.00 | 26.43 | 90.34 | 28.15 | 0 | 0 |
| 29 | 1 | III FLOOR | C-3 | 2BHK | 61.13 | 3.72 | 0.00 | 26.04 | 90.88 | 28.24 | 1 | 0 |
| 30 | 1 | III FLOOR | C-4 | 2BHK | 58.89 | 3.72 | 0.00 | 25.81 | 88.42 | 27.50 | 0 | 0 |
| 31 | 1 | III FLOOR | C-5 | 2BHK | 59.82 | 3.72 | 0.00 | 26.87 | 90.40 | 28.15 | 0 | 0 |
| 32 | 1 | III FLOOR | C-6 | 3BHK | 82.13 | 3.81 | 0.00 | 35.10 | 121.04 | 37.63 | 1 | 0 |
| 33 | 1 | III FLOOR | C-7 | 3BHK | 82.15 | 3.72 | 0.00 | 34.52 | 120.39 | 37.44 | 1 | 0 |
| 34 | 1 | III FLOOR | C-8 | 2BHK | 61.66 | 3.72 | 0.00 | 26.47 | 91.84 | 28.61 | 1 | 0 |
| 35 | 1 | III FLOOR | C-9 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 36 | 1 | III FLOOR | C-10 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 37 | 1 | III FLOOR | C-11 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 38 | 1 | III FLOOR | C-12 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 39 | 1 | III FLOOR | C-13 | 3BHK | 75.70 | 6.10 | 0.00 | 31.89 | 113.69 | 35.40 | 1 | 0 |
| 40 | 1 | IV FLOOR | D-1 | 3BHK | 84.82 | 3.81 | 0.00 | 35.62 | 124.25 | 38.65 | 1 | 0 |
| 41 | 1 | IV FLOOR | D-2 | 2BHK | 60.19 | 3.72 | 0.00 | 26.43 | 90.34 | 28.15 | 0 | 0 |
| 42 | 1 | IV FLOOR | D-3 | 2BHK | 61.13 | 3.72 | 0.00 | 26.04 | 90.88 | 28.24 | 1 | 0 |
| 43 | 1 | IV FLOOR | D-4 | 2BHK | 58.89 | 3.72 | 0.00 | 25.81 | 88.42 | 27.50 | 0 | 0 |
| 44 | 1 | IV FLOOR | D-5 | 2BHK | 59.82 | 3.72 | 0.00 | 26.87 | 90.40 | 28.15 | 0 | 0 |
| 45 | 1 | IV FLOOR | D-6 | 3BHK | 82.13 | 3.81 | 0.00 | 35.10 | 121.04 | 37.63 | 1 | 0 |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46 | 1 | IV FLOOR | D-7 | 3BHK | 82.15 | 3.72 | 0.00 | 34.52 | 120.39 | 37.44 | 0 | 0 |
| 47 | 1 | IV FLOOR | D-8 | 2BHK | 61.66 | 3.72 | 0.00 | 26.47 | 91.84 | 28.61 | 1 | 0 |
| 48 | 1 | IV FLOOR | D-9 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 49 | 1 | IV FLOOR | D-10 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 50 | 1 | IV FLOOR | D-11 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 51 | 1 | IV FLOOR | D-12 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 52 | 1 | IV FLOOR | D-13 | 3BHK | 75.70 | 6.10 | 0.00 | 31.89 | 113.69 | 35.40 | 1 | 0 |
| 53 | 1 | V FLOOR | E-1 | 3BHK | 84.82 | 3.81 | 0.00 | 35.62 | 124.25 | 38.65 | 1 | 0 |
| 54 | 1 | V FLOOR | E-2 | 2BHK | 60.19 | 3.72 | 0.00 | 26.43 | 90.34 | 28.15 | 0 | 0 |
| 55 | 1 | V FLOOR | E-3 | 2BHK | 61.13 | 3.72 | 0.00 | 26.04 | 90.88 | 28.24 | 1 | 0 |
| 56 | 1 | V FLOOR | E-4 | 2BHK | 58.89 | 3.72 | 0.00 | 25.81 | 88.42 | 27.50 | 0 | 0 |
| 57 | 1 | V FLOOR | E-5 | 2BHK | 59.82 | 3.72 | 0.00 | 26.87 | 90.40 | 28.15 | 0 | 0 |
| 58 | 1 | V FLOOR | E-6 | 3BHK | 82.13 | 3.81 | 0.00 | 35.10 | 121.04 | 37.63 | 1 | 0 |
| 59 | 1 | V FLOOR | E-7 | 3BHK | 82.15 | 3.72 | 0.00 | 34.52 | 120.39 | 37.44 | 1 | 0 |
| 60 | 1 | V FLOOR | E-8 | 2BHK | 61.66 | 3.72 | 0.00 | 26.47 | 91.84 | 28.61 | 1 | 0 |
| 61 | 1 | V FLOOR | E-9 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 62 | 1 | V FLOOR | E-10 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 63 | 1 | V FLOOR | E-11 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 64 | 1 | V FLOOR | E-12 | 2BHK | 61.65 | 3.72 | 0.00 | 25.74 | 91.11 | 28.34 | 1 | 0 |
| 65 | 1 | V FLOOR | E-13 | 3BHK | 75.70 | 6.10 | 0.00 | 31.89 | 113.69 | 35.40 | 1 | 0 |
| VISITORS CAR PARKING | | | | | | | | | | | 5 | |
| | | | | | | | | TOTAL | 6478.37 | 2015.05 | 55 | 0 |

**Note :** **Total extent as per Approval Plan - 2079.00 Sq.M**
**Area Gifted For Street Alignment - 63.94Sq.M**
**UDS Consider for After Gifted Road Area - 2015.06 Sq.M**

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Mob: 9551151234 / 9551213123

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

**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.