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THE MADRAS PAVILION PHASE-II (TOWER 1) - Carpet Area Statement

Date: 23.03.2026

Site Address : The Proposed Residential Building being "24 Flats " in Plot Numbers: 1, 2, 3 & 4 comprised in Survey No. 205/2A pt & 3A pt situated at Thiruporur Village, Thiruporur Taluk, Chengalpattu District.

Sl. No.	Block / Plot No	Floor	Type	Apartment / Villa 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	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment / Villa (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment/Villa (sq.m)	(h) UDS Land Area	(i) Two Wheeler	
													CO	OP
1	1,2,3,4	FF	Apartment	101	44.69	4.67	-	5.46	54.81	13.56	68.38	31.67	1	-
2	1,2,3,4	FF	Apartment	102	48.87	3.62	-	5.67	58.16	14.40	72.56	33.72	1	-
3	1,2,3,4	FF	Apartment	103	49.42	3.62	-	5.11	58.16	14.40	72.56	33.72	1	-
4	1,2,3,4	FF	Apartment	104	50.63	3.62	-	5.58	59.83	14.77	74.60	34.65	1	-
5	1,2,3,4	FF	Apartment	105	49.52	4.67	-	5.65	59.83	14.77	74.60	34.65	1	-
6	1,2,3,4	FF	Apartment	106	48.87	3.62	-	5.58	58.06	14.31	72.37	33.64	1	-
7	1,2,3,4	FF	Apartment	107	48.87	3.62	-	5.58	58.06	14.31	72.37	33.64	1	-
8	1,2,3,4	FF	Apartment	108	50.54	3.62	-	5.67	59.83	14.77	74.60	34.66	1	-
9	1,2,3,4	SF	Apartment	201	44.69	4.67	-	5.46	54.81	13.56	68.38	31.67	1	-
10	1,2,3,4	SF	Apartment	202	48.87	3.62	-	5.67	58.16	14.40	72.56	33.72	1	-
11	1,2,3,4	SF	Apartment	203	49.42	3.62	-	5.11	58.16	14.40	72.56	33.72	1	-
12	1,2,3,4	SF	Apartment	204	50.63	3.62	-	5.58	59.83	14.77	74.60	34.65	1	-
13	1,2,3,4	SF	Apartment	205	49.52	4.67	-	5.65	59.83	14.77	74.60	34.65	1	-
14	1,2,3,4	SF	Apartment	206	48.87	3.62	-	5.58	58.06	14.31	72.37	33.63	1	-
15	1,2,3,4	SF	Apartment	207	48.87	3.62		5.58	58.06	14.31	72.37	33.63	1	-
16	1,2,3,4	SF	Apartment	208	50.54	3.62	-	5.67	59.83	14.77	74.60	34.66	1	-
17	1,2,3,4	TF	Apartment	301	44.69	4.67	-	5.46	54.81	13.56	68.38	31.67	1	-
18	1,2,3,4	TF	Apartment	302	48.87	3.62	-	5.67	58.16	14.40	72.56	33.72	1	-
19	1,2,3,4	TF	Apartment	303	49.42	3.62	-	5.11	58.16	14.40	72.56	33.72	1	-
20	1,2,3,4	TF	Apartment	304	50.63	3.62	-	5.58	59.83	14.77	74.60	34.65	1	-
21	1,2,3,4	TF	Apartment	305	49.52	4.67	-	5.65	59.83	14.77	74.60	34.65	1	-
22	1,2,3,4	TF	Apartment	306	48.87	3.62	-	5.58	58.06	14.31	72.37	33.63	1	-
23	1,2,3,4	TF	Apartment	307	48.87	3.62	-	5.58	58.06	14.31	72.37	33.63	1	-
24	1,2,3,4	TF	Apartment	308	50.54	3.62	-	5.67	59.83	14.77	74.60	34.65	1	-
TOTAL					1174.19	93.18		132.85	1400.22		1746.10	811.00		-

Two Wheeler parking	24	
Two Wheeler for Physically Challenged for 25-27	3	-
Visitors Two Wheeler Parking	3	
Grand Total	30	
Visitors Car Parking	2	-

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar,
Tirvallur-602 001.

VNCT GLOBAL PVT. LTD. CHENNAI 600 034.

Sun Centre, #2 Tank Bund Road, Nungambakkam, Chennai - 600 034, India. LLPIN : AAT-9635 DATED : 24.09.2020

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Club House

Sl. No.	Block / Plot No	Floor	Type	Apartment / Villa No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act)	(b) Exclusive	(c) Exclusive Verandah/	(d) Area of External /	e = (a + b + c+ d) Floor area of the apartment / Villa	(f) Proportionate Common Area /	g = (e + f) Gross Area of the	(h) UDS Land Area	(i) Covered	
1	62 & 63	-	G+1	Club House	197.88	-	-	19.85	217.73	-	217.73	148.64		
2	64 & 80	-	G+1	Club House	172.99	-	-	23.35	196.34	-	196.34	149.92		
3	81 & 82	-	G+1	Club House	181.81	-	-	19.06	200.87	-	200.87	151.20		
TOTAL					**552.68**			**62.26**	**614.94**		**614.94**	**449.76**		

The club house UDS (Undivided Share) land area allocated for the 24 Units in Phase II is 42 sq. m. out of the total 449.76 sq.mt.
The remaining land area of 257.91 sq.mt will be allocated to Tower 2 and remaining Villas for the proposed future phase developments.

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar
Tiruvallur-602 0

VNCT GLOBAL LLP CHENNAI 600 034.

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THE MADRAS PAVILION PHASE-II (TOWER 2) - Carpet Area Statement

Date: 23.03.2026

Site Address : The Proposed Residential Building being "12 Flats " in Plot Numbers: 5, 6, 7 & 8 comprised in Survey No. 205/2A pt & 3A pt situated at Thiruporur Village, Thiruporur Taluk, Chengalpattu District.

Sl.No.	Block / Plot No	Floor	Type	Apartment / Villa 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	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment / Villa (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment/Villa (sq.m)	(h) UDS Land Area	(i) Two Wheeler	
													CO	OP
1	5,6,7,8	FF	Apartment	101	41.71	2.30		5.50	49.52	10.95	60.47	27.95	1	-
2	5,6,7,8	FF	Apartment	102	41.81	1.70		5.36	48.87	10.78	59.64	27.56	1	-
3	5,6,7,8	FF	Apartment	103	44.04	4.71		6.07	54.81	12.08	66.89	30.91	1	-
4	5,6,7,8	FF	Apartment	104	47.29	6.07		6.47	59.83	13.19	73.02	33.75	1	-
5	5,6,7,8	SF	Apartment	201	41.71	2.30		5.50	49.52	10.96	60.48	27.96	1	-
6	5,6,7,8	SF	Apartment	202	41.81	1.70		5.36	48.87	10.78	59.64	27.57	1	-
7	5,6,7,8	SF	Apartment	203	44.04	4.71		6.07	54.81	12.08	66.89	30.92	1	-
8	5,6,7,8	SF	Apartment	204	47.29	6.07		6.47	59.83	13.19	73.02	33.76	1	-
9	5,6,7,8	TF	Apartment	301	41.71	2.30		5.50	49.52	10.96	60.48	27.96	1	-
10	5,6,7,8	TF	Apartment	302	41.81	1.70		5.36	48.87	10.78	59.64	27.57	1	-
11	5,6,7,8	TF	Apartment	303	44.04	4.71		6.07	54.81	12.08	66.89	30.92	1	-
12	5,6,7,8	TF	Apartment	304	47.29	6.07		6.47	59.83	13.19	73.02	33.76	1	-
TOTAL					524.53	44.34		70.21	639.07	141.01	780.09	360.59		-

Two Wheeler parking	12	-
Two Wheeler for Physically Challenged for 09-10	2	
Visitors Two Wheeler Parking	2	
Grand Total	16	
Visitors Car Parking	2	-

Club House

Sl.No.	Block / Plot No	Floor	Type	Apartment / Villa No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act)	(b) Exclusive	(c) Exclusive Verandah/	(d) Area of External /	e = (a + b + c+ d) Floor area of the apartment / Villa	(f) Proportionate Common Area / UDS Area	g = (e + f) Gross Area of the	(h) UDS Land Area	(i) Covered	OP
1	62 & 63	-	G+1	Club House	197.88	-	-	19.85	217.73	-	217.73	148.64		
2	64 & 80	-	G+1	Club House	172.99	-	-	23.35	196.34	-	196.34	149.92		
3	81 & 82	-	G+1	Club House	181.81	-	-	19.06	200.87	-	200.87	151.20		
TOTAL					552.68			62.26	614.94		614.94	449.76		

The club house UDS (Undivided Share) land area allocated for the 12 Units in Phase II is 18.67 sq. m. out of the total 449.76 sq. m.
The remaining land area of 239.24 sq.ft will be allocated remaining Villas for the proposed future phase developments.

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar,

VNCT GLOBAL LLP CHENNAI 600 034.

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THE MADRAS PAVILION - Carpet Area Statement

Date: 03.12.2025

Site Address : The Proposed Residential Building being "38 Villas & 3 Club Houses" in Plot Numbers: 9, 33, 46 to 61, 65, 79, 83 to 101 comprised in Survey No. 205/2A & 3A situated at Thiruporur Village, Thiruporur Taluk, Chengalpattu District.

Sl.No.	Block / Plot No	Floor	Type	Apartment / Villa 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 / Villa (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment/Villa (sq.m)	(h) UDS Land Area	(i)	
													Covered	Open
1	9	-	G+1	1	89.00	3.16	-	14.68	106.84		112.69	97.27	-	1
2	33	-	G+1	25	89.00	3.16	-	14.68	106.84		112.69	114.08	-	1
3	46	-	G+1	38	89.00	3.16	-	14.68	106.84		112.69	108.42	-	1
4	47	-	G+1	39	89.00	3.16	-	14.68	106.84		112.69	96.53	-	1
5	48	-	G+1	40	89.00	3.16	-	14.68	106.84		112.69	97.73	-	1
6	49	-	G+1	41	89.00	3.16	-	14.68	106.84		112.69	97.73	-	1
7	50	-	G+1	42	89.00	3.16	-	14.68	106.84		112.69	97.73	-	1
8	51	-	G+1	43	89.00	3.16	-	14.68	106.84		112.69	97.73	-	1
9	52	-	G+1	44	89.00	3.16	-	14.68	106.84		112.69	97.73	-	1
10	53	-	G+1	45	66.24	4.18	-	11.89	82.31		86.86	83.80	-	1
11	54	-	G+1	46	89.00	3.16	-	14.68	106.84		112.69	97.83	-	1
12	55	-	G+1	47	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
13	56	-	G+1	48	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
14	57	-	G+1	49	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
15	58	-	G+1	50	66.24	4.18		11.89	82.31		86.86	78.13	-	1
16	59	-	G+1	51	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
17	60	-	G+1	52	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
18	61	-	G+1	53	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
19	65	-	G+1	54	66.24	4.18	-	11.89	82.31		86.86	78.13	-	1
20	79	-	G+1	68	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
21	83	-	G+1	69	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
22	84	-	G+1	70	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
23	85	-	G+1	71	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
24	86	-	G+1	72	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
25	87	-	G+1	73	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
26	88	-	G+1	74	66.24	4.18	-	11.89	82.31		86.86	79.52	-	1
27	89	-	G+1	75	66.24	4.18	-	11.89	82.31		86.86	75.72	-	1
28	90	-	G+1	76	66.24	4.18	-	11.89	82.31		86.86	76.92	-	1
29	91	-	G+1	77	64.66	4.18	-	10.13	78.97		83.33	59.18	-	1
30	92	-	G+1	78	64.66	4.18	-	10.13	78.97		83.33	58.63	-	1
31	93	-	G+1	79	64.66	4.18	-	10.13	78.97		83.33	57.41	-	1

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar,
Tiruvallur-602 001

VNCT GLOBAL LLP
CHENNAI 600 034.

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32	94 & 95pt	-	G+1	80	64.66	4.18	-	10.13	78.97		83.33	68.01	-	1
33	96 & 95pt	-	G+1	81	89.00	3.16	-	14.68	106.84		112.69	95.69	-	1
34	97	-	G+1	82	64.66	4.18	-	10.12	78.96		83.24	58.62	-	1
35	98	-	G+1	83	64.66	4.18	-	10.12	78.96		83.24	58.62	-	1
36	99	-	G+1	84	64.66	4.18	-	10.12	78.96		83.24	58.62	-	1
37	100	-	G+1	85	64.66	4.18	-	10.12	78.96		83.24	58.62	-	1
38	101	-	G+1	86	64.66	4.18	-	10.12	78.96		83.24	58.62	-	1
TOTAL					**2753.26**	**147.62**		**466.62**	**3367.50**		**3552.59**	**3052.92**		38

Club House

Sl.No.	Block / Plot No	Floor	Type	Apartment / Villa No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act)	(b) Exclusive	(c) Exclusive Verandah/Utility / Service/ Open	(d) Area of External /	e = (a + b + c+ d) Floor area of the apartment / Villa	(f) Proportionate Common Area /	g = (e + f) Gross Area of the	(h) UDS Land Area	(i) Covered	(i) Open
1	62 & 63	-	G+1	Club House	197.88	-	-	19.85	217.73	-	217.73	148.64		1
2	64 & 80	-	G+1	Club House	172.99	-	-	23.35	196.34	-	196.34	149.92		-
3	81 & 82	-	G+1	Club House	181.81	-	-	19.06	200.87	-	200.87	151.20		-
TOTAL					**552.68**			**62.26**	**614.94**		**614.94**	**449.76**		
														1

The club house UDS (Undivided Share) land area allocated for the 38 villas in Phase I is 149.85 sq. m. out of the total 449.76 sq. m.
The remaining land area of 299.91 sq.ft will be allocated Balance 63 Plots to the proposed future phase developments.

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]
No:11, Kuvalai Malar Street, Poonganagar,
Tirvallur-602 001.

VNCT GLOBAL LLP CHENNAI 600 034.

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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
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- Area unit converter

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What the plan says can happen on this land.

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- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

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

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