Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

TNRERA - Carpet Area Statement - CAMBRIDGE BY DAC **Date : 09.01.2026**

Site Address : Carpet Area Statement for S+5 floors residential building at BHARATHI NAGAR MAIN ROAD, SEMMANCHERI, CHENNAI. COMPRISED IN OLD S.Nos. 74/2, 74/3 & 77, T.S.Nos. 15, 16, 17, 18, BLOCK No. 9, WARD - G OF SEMMANCHERI VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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)	(h) UDS Land Area (Sq.mt)	(i) Car Parking (Nos.)	
1	BLOCK - 1	1st Floor	3BHK + 3T	A 101	90.12	5.61	-	8.60	104.33	31.31	135.64	54.16	1	-
2	BLOCK - 1	1st Floor	3BHK + 3T	A 102	96.44	5.53	-	8.86	110.83	33.26	144.09	57.60	1	1
3	BLOCK - 1	1st Floor	3BHK + 3T	A 103	90.73	8.51	-	8.99	108.23	32.52	140.75	56.21	1	1
4	BLOCK - 1	1st Floor	3BHK + 2T	A 104	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
5	BLOCK - 1	1st Floor	3BHK + 2T	A 105	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
6	BLOCK - 1	1st Floor	3BHK + 3T	A 106	90.73	8.20	-	9.77	108.70	32.61	141.30	56.48	1	-
7	BLOCK - 1	1st Floor	3BHK + 3T	A 201	91.47	5.61	-	8.83	105.91	31.77	137.68	55.00	1	-
8	BLOCK - 1	1st Floor	3BHK + 3T	A 202	90.12	5.61	-	8.69	104.42	31.31	135.73	54.25	1	-
9	BLOCK - 1	2nd Floor	3BHK + 3T	A 201	90.12	5.61	-	8.60	104.33	31.31	135.64	54.16	1	-
10	BLOCK - 1	2nd Floor	3BHK + 3T	A 202	96.44	5.53	-	8.86	110.83	33.26	144.09	57.60	1	1
11	BLOCK - 1	2nd Floor	3BHK + 3T	A 203	90.73	8.51	-	8.99	108.23	32.52	140.75	56.21	1	1
12	BLOCK - 1	2nd Floor	3BHK + 2T	A 204	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
13	BLOCK - 1	2nd Floor	3BHK + 2T	A 205	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
14	BLOCK - 1	2nd Floor	3BHK + 3T	A 206	90.73	8.20	-	9.77	108.70	32.61	141.30	56.48	1	-
15	BLOCK - 1	2nd Floor	3BHK + 3T	A 207	91.47	5.61	-	8.83	105.91	31.77	137.68	55.00	1	-
16	BLOCK - 1	2nd Floor	3BHK + 3T	A 208	90.12	5.61	-	8.69	104.42	31.31	135.73	54.25	1	-
17	BLOCK - 1	3rd Floor	3BHK + 3T	A 301	90.12	5.61	-	8.60	104.33	31.31	135.64	54.16	1	-
18	BLOCK - 1	3rd Floor	3BHK + 3T	A 302	96.44	5.53	-	8.86	110.83	33.26	144.09	57.60	1	1
19	BLOCK - 1	3rd Floor	3BHK + 3T	A 303	90.73	8.51	-	8.99	108.23	32.52	140.75	56.21	1	1
20	BLOCK - 1	3rd Floor	3BHK + 2T	A 304	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
21	BLOCK - 1	3rd Floor	3BHK + 2T	A 305	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
22	BLOCK - 1	3rd Floor	3BHK + 3T	A 306	90.73	8.20	-	9.77	108.70	32.61	141.30	56.48	1	-
23	BLOCK - 1	3rd Floor	3BHK + 3T	A 307	91.47	5.61	-	8.83	105.91	31.77	137.68	55.00	1	-
24	BLOCK - 1	3rd Floor	3BHK + 3T	A 308	90.12	5.61	-	8.69	104.42	31.31	135.73	54.25	1	-
25	BLOCK - 1	4th Floor	3BHK + 3T	A 401	90.12	5.61	-	8.60	104.33	31.31	135.64	54.16	1	-
26	BLOCK - 1	4th Floor	3BHK + 3T	A 402	96.44	5.53	-	8.86	110.83	33.26	144.09	57.60	1	1
27	BLOCK - 1	4th Floor	3BHK + 3T	A 403	90.73	8.51	-	8.99	108.23	32.52	140.75	56.21	1	1
28	BLOCK - 1	4th Floor	3BHK + 2T	A 404	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
29	BLOCK - 1	4th Floor	3BHK + 2T	A 405	74.21	4.40	-	7.23	85.84	25.73	111.58	44.59	1	-
30	BLOCK - 1	4th Floor	3BHK + 3T	A 406	90.73	8.20	-	9.77	108.70	32.61	141.30	56.48	1	-
31	BLOCK - 1	4th Floor	3BHK + 3T	A 407	91.47	5.61	-	8.83	105.91	31.77	137.68	55.00	1	-
32	BLOCK - 1	4th Floor	3BHK + 3T	A 408	90.12	5.61	-	8.69	104.42	31.31	135.73	54.25	1	-
33	BLOCK - 1	5th Floor	3BHK + 3T	A 501	84.58	0.00	-	9.99	94.57	28.34	122.91	49.05	1	-
34	BLOCK - 1	5th Floor	3BHK + 3T	A 502	96.05	0.00	-	9.77	105.82	31.77	137.59	54.91	1	-
35	BLOCK - 1	5th Floor	3BHK + 3T	A 503	90.73	4.20	-	9.49	104.42	31.31	135.73	54.25	1	-
36	BLOCK - 1	5th Floor	3BHK + 3T	A 504	69.08	0.00	-	7.19	76.27	22.85	99.13	39.58	1	-
37	BLOCK - 1	5th Floor	3BHK + 3T	A 505	69.08	0.00	-	7.19	76.27	22.85	99.13	39.58	1	-
38	BLOCK - 1	5th Floor	3BHK + 3T	A 506	90.73	4.20	-	9.49	104.42	31.31	135.73	54.25	1	-
39	BLOCK - 1	5th Floor	3BHK + 3T	A 507	89.35	0.00	-	9.78	99.13	29.73	128.86	51.47	1	-
40	BLOCK - 1	5th Floor	3BHK + 3T	A 508	84.58	0.00	-	10.09	94.67	28.43	123.10	49.15	1	-
BLOCK - 1 TOTAL					**3,466.30**	**199.88**	**0.00**	**345.80**	**4,011.98**	**1,203.55**	**5,215.53**	**2,083.80**	**40.00**	**8.00**
41	BLOCK - 2	1st Floor	3BHK + 2T	B 101	73.91	4.35	-	8.32	86.58	26.01	112.60	44.96	-	1
42	BLOCK - 2	1st Floor	3BHK + 3T	B 102	78.56	4.35	-	8.41	91.32	27.41	118.73	47.47	1	-
43	BLOCK - 2	1st Floor	3BHK + 3T	B 103	83.24	5.07	-	8.40	96.71	28.99	125.70	50.26	1	-
44	BLOCK - 2	1st Floor	3BHK + 2T	B 104	73.57	4.40	-	7.78	85.75	25.73	111.48	44.50	-	1
45	BLOCK - 2	1st Floor	3BHK + 3T	B 105	89.26	5.16	-	8.24	102.66	30.75	133.41	53.33	-	1
46	BLOCK - 2	1st Floor	3BHK + 2T	B 106	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
47	BLOCK - 2	1st Floor	3BHK + 2T	B 107	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	-	1
48	BLOCK - 2	2nd Floor	3BHK + 2T	B 201	73.91	4.35	-	8.32	86.58	26.01	112.60	44.96	-	1
49	BLOCK - 2	2nd Floor	3BHK + 3T	B 202	78.56	4.35	-	8.41	91.32	27.41	118.73	47.47	1	-
50	BLOCK - 2	2nd Floor	3BHK + 3T	B 203	83.24	5.07	-	8.40	96.71	28.99	125.70	50.26	1	-
51	BLOCK - 2	2nd Floor	3BHK + 2T	B 204	73.57	4.40	-	7.78	85.75	25.73	111.48	44.50	-	1
52	BLOCK - 2	2nd Floor	3BHK + 3T	B 205	89.26	5.16	-	8.24	102.66	30.75	133.41	53.33	-	1
53	BLOCK - 2	2nd Floor	3BHK + 2T	B 206	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
54	BLOCK - 2	2nd Floor	3BHK + 2T	B 207	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	-	1
55	BLOCK - 2	3rd Floor	3BHK + 2T	B 301	73.91	4.35	-	8.32	86.58	26.01	112.60	44.96	-	1
56	BLOCK - 2	3rd Floor	3BHK + 3T	B 302	78.56	4.35	-	8.41	91.32	27.41	118.73	47.47	1	-
57	BLOCK - 2	3rd Floor	3BHK + 3T	B 303	83.24	5.07	-	8.40	96.71	28.99	125.70	50.26	1	-
58	BLOCK - 2	3rd Floor	3BHK + 2T	B 304	73.57	4.40	-	7.78	85.75	25.73	111.48	44.50	-	1
59	BLOCK - 2	3rd Floor	3BHK + 3T	B 305	89.26	5.16	-	8.24	102.66	30.75	133.41	53.33	-	1
60	BLOCK - 2	3rd Floor	3BHK + 2T	B 306	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
61	BLOCK - 2	3rd Floor	3BHK + 2T	B 307	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	-	1
62	BLOCK - 2	4th Floor	3BHK + 2T	B 401	73.91	4.35	-	8.32	86.58	26.01	112.60	44.96	1	-
63	BLOCK - 2	4th Floor	3BHK + 3T	B 402	78.56	4.35	-	8.41	91.32	27.41	118.73	47.47	1	-
64	BLOCK - 2	4th Floor	3BHK + 3T	B 403	83.24	5.07	-	8.40	96.71	28.99	125.70	50.26	1	-
65	BLOCK - 2	4th Floor	3BHK + 2T	B 404	73.57	4.40	-	7.78	85.75	25.73	111.48	44.50	-	1
66	BLOCK - 2	4th Floor	3BHK + 3T	B 405	89.26	5.16	-	8.24	102.66	30.75	133.41	53.33	-	1
67	BLOCK - 2	4th Floor	3BHK + 2T	B 406	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
68	BLOCK - 2	4th Floor	3BHK + 2T	B 407	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	-	1
69	BLOCK - 2	5th Floor	3BHK + 2T	B 501	72.87	0.00	-	8.88	81.75	24.53	106.28	42.46	1	-
70	BLOCK - 2	5th Floor	3BHK + 3T	B 502	77.52	0.00	-	8.88	86.40	25.92	112.32	44.87	-	1
71	BLOCK - 2	5th Floor	3BHK + 3T	B 503	82.94	0.00	-	9.13	92.07	27.59	119.66	47.75	1	-
72	BLOCK - 2	5th Floor	3BHK + 2T	B 504	72.54	0.00	-	8.28	80.82	24.25	105.07	41.99	1	-
73	BLOCK - 2	5th Floor	3BHK + 3T	B 505	86.16	0.00	-	9.06	95.22	28.52	123.75	49.42	1	-
74	BLOCK - 2	5th Floor	3BHK + 2T	B 506	69.59	0.00	-	8.63	78.22	23.41	101.64	40.60	1	-
75	BLOCK - 2	5th Floor	3BHK + 2T	B 507	69.59	0.00	-	8.73	78.32	23.50	101.82	40.69	1	-

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

TNRERA - Carpet Area Statement - CAMBRIDGE BY DAC **Date : 09.01.2026**

Site Address : Carpet Area Statement for S+5 floors residential building at BHARATHI NAGAR MAIN ROAD, SEMMANCHERI, CHENNAI. COMPRISED IN OLD S.Nos. 74/2, 74/3 & 77, T.S.Nos. 15, 16, 17, 18, BLOCK No. 9, WARD - G OF SEMMANCHERI VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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)	(h) UDS Land Area (Sq.mt)	(i) Car Parking (Nos.)	
76	BLOCK - 2	1st Floor	3BHK + 2T	C 101	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
77	BLOCK - 2	1st Floor	3BHK + 2T	C 102	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
78	BLOCK - 2	1st Floor	3BHK + 2T	C 103	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	1	-
79	BLOCK - 2	1st Floor	3BHK + 3T	C 104	94.06	5.45	-	9.00	108.51	32.61	141.12	56.39	1	-
80	BLOCK - 2	1st Floor	3BHK + 3T	C 105	84.20	5.59	-	8.31	98.10	29.45	127.55	51.00	1	-
81	BLOCK - 2	1st Floor	3BHK + 3T	C 106	83.74	4.40	-	8.20	96.34	28.89	125.23	50.07	-	1
82	BLOCK - 2	1st Floor	3BHK + 2T	C 107	74.28	4.50	-	7.71	86.49	25.92	112.41	44.87	1	-
83	BLOCK - 2	1st Floor	2BHK + 2T	C 108	58.38	4.50	-	6.80	69.68	20.90	90.58	36.14	1	-
84	BLOCK - 2	1st Floor	2BHK + 2T	C 109	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
85	BLOCK - 2	1st Floor	2BHK + 2T	C 110	57.44	4.55	-	6.48	68.47	20.53	89.00	35.58	1	-
86	BLOCK - 2	1st Floor	3BHK + 3T	C 111	94.73	9.06	-	9.92	113.71	34.10	147.81	59.09	-	1
87	BLOCK - 2	1st Floor	2BHK + 2T	C 112	58.38	4.55	-	6.56	69.49	20.81	90.30	36.05	1	-
88	BLOCK - 2	1st Floor	2BHK + 2T	C 113	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
89	BLOCK - 2	2nd Floor	3BHK + 3T	C 201	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
90	BLOCK - 2	2nd Floor	3BHK + 3T	C 202	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
91	BLOCK - 2	2nd Floor	3BHK + 2T	C 203	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	1	-
92	BLOCK - 2	2nd Floor	3BHK + 3T	C 204	94.06	5.45	-	9.00	108.51	32.61	141.12	56.39	1	-
93	BLOCK - 2	2nd Floor	3BHK + 3T	C 205	84.20	5.59	-	8.31	98.10	29.45	127.55	51.00	1	-
94	BLOCK - 2	2nd Floor	3BHK + 3T	C 206	83.74	4.40	-	8.20	96.34	28.89	125.23	50.07	1	-
95	BLOCK - 2	2nd Floor	3BHK + 3T	C 207	74.28	4.50	-	7.71	86.49	25.92	112.41	44.87	1	-
96	BLOCK - 2	2nd Floor	3BHK + 3T	C 208	58.38	4.50	-	6.80	69.68	20.90	90.58	36.14	1	-
97	BLOCK - 2	2nd Floor	3BHK + 3T	C 209	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
98	BLOCK - 2	2nd Floor	3BHK + 2T	C 210	57.44	4.55	-	6.48	68.47	20.53	89.00	35.58	1	-
99	BLOCK - 2	2nd Floor	3BHK + 3T	C 211	94.73	9.06	-	9.92	113.71	34.10	147.81	59.09	-	1
100	BLOCK - 2	2nd Floor	3BHK + 3T	C 212	58.38	4.55	-	6.56	69.49	20.81	90.30	36.05	1	-
101	BLOCK - 2	2nd Floor	3BHK + 3T	C 213	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
102	BLOCK - 2	3rd Floor	3BHK + 2T	C 301	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
103	BLOCK - 2	3rd Floor	3BHK + 2T	C 302	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
104	BLOCK - 2	3rd Floor	3BHK + 2T	C 303	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	1	-
105	BLOCK - 2	3rd Floor	3BHK + 3T	C 304	94.06	5.45	-	9.00	108.51	32.61	141.12	56.39	1	-
106	BLOCK - 2	3rd Floor	3BHK + 2T	C 305	84.20	5.59	-	8.31	98.10	29.45	127.55	51.00	1	-
107	BLOCK - 2	3rd Floor	3BHK + 2T	C 306	83.74	4.40	-	8.20	96.34	28.89	125.23	50.07	1	-
108	BLOCK - 2	3rd Floor	2BHK + 2T	C 307	74.28	4.50	-	7.71	86.49	25.92	112.41	44.87	1	-
109	BLOCK - 2	3rd Floor	2BHK + 2T	C 308	58.38	4.50	-	6.80	69.68	20.90	90.58	36.14	1	-
110	BLOCK - 2	3rd Floor	3BHK + 2T	C 309	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
111	BLOCK - 2	3rd Floor	3BHK + 2T	C 310	57.44	4.55	-	6.48	68.47	20.53	89.00	35.58	1	-
112	BLOCK - 2	3rd Floor	3BHK + 3T	C 311	94.73	9.06	-	9.92	113.71	34.10	147.81	59.09	-	1
113	BLOCK - 2	3rd Floor	3BHK + 2T	C 312	58.38	4.55	-	6.56	69.49	20.81	90.30	36.05	1	-
114	BLOCK - 2	3rd Floor	3BHK + 3T	C 313	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
115	BLOCK - 2	4th Floor	2BHK + 2T	C 401	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
116	BLOCK - 2	4th Floor	2BHK + 2T	C 402	72.35	4.40	-	7.88	84.63	25.36	110.00	43.94	1	-
117	BLOCK - 2	4th Floor	3BHK + 2T	C 403	72.35	4.40	-	7.98	84.73	25.46	110.18	44.04	1	-
118	BLOCK - 2	4th Floor	3BHK + 2T	C 404	94.06	5.45	-	9.00	108.51	32.61	141.12	56.39	1	-
119	BLOCK - 2	4th Floor	3BHK + 3T	C 405	84.20	5.59	-	8.31	98.10	29.45	127.55	51.00	1	-
120	BLOCK - 2	4th Floor	3BHK + 2T	C 406	83.74	4.40	-	8.20	96.34	28.89	125.23	50.07	1	-
121	BLOCK - 2	4th Floor	3BHK + 3T	C 407	74.28	4.50	-	7.71	86.49	25.92	112.41	44.87	1	-
122	BLOCK - 2	4th Floor	3BHK + 3T	C 408	58.38	4.50	-	6.80	69.68	20.90	90.58	36.14	1	-
123	BLOCK - 2	4th Floor	3BHK + 2T	C 409	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
124	BLOCK - 2	4th Floor	3BHK + 3T	C 410	57.44	4.55	-	6.48	68.47	20.53	89.00	35.58	1	-
125	BLOCK - 2	4th Floor	3BHK + 2T	C 411	94.73	9.06	-	9.92	113.71	34.10	147.81	59.09	-	1
126	BLOCK - 2	4th Floor	3BHK + 3T	C 412	58.38	4.55	-	6.56	69.49	20.81	90.30	36.05	1	-
127	BLOCK - 2	4th Floor	3BHK + 3T	C 413	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
128	BLOCK - 2	5th Floor	2BHK + 2T	C 501	69.59	0.00	-	8.63	78.22	23.50	101.73	40.60	1	-
129	BLOCK - 2	5th Floor	2BHK + 2T	C 502	69.59	0.00	-	8.63	78.22	23.41	101.64	40.60	1	-
130	BLOCK - 2	5th Floor	3BHK + 2T	C 503	69.59	0.00	-	8.73	78.32	23.50	101.82	40.69	1	-
131	BLOCK - 2	5th Floor	3BHK + 2T	C 504	90.82	0.00	-	9.89	100.71	30.19	130.90	52.30	1	-
132	BLOCK - 2	5th Floor	3BHK + 3T	C 505	82.86	0.00	-	8.83	91.69	27.50	119.19	47.66	1	-
133	BLOCK - 2	5th Floor	3BHK + 2T	C 506	81.67	0.00	-	8.82	90.49	27.22	117.71	47.01	1	-
134	BLOCK - 2	5th Floor	3BHK + 3T	C 507	73.11	0.00	-	8.37	81.48	24.43	105.91	42.27	1	-
135	BLOCK - 2	5th Floor	3BHK + 3T	C 508	58.38	4.50	-	6.80	69.68	20.90	90.58	36.14	1	-
136	BLOCK - 2	5th Floor	3BHK + 2T	C 509	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
137	BLOCK - 2	5th Floor	3BHK + 3T	C 510	57.44	4.55	-	6.48	68.47	20.53	89.00	35.58	1	-
138	BLOCK - 2	5th Floor	3BHK + 2T	C 511	94.73	4.47	-	10.15	109.35	32.79	142.14	56.79	-	1
139	BLOCK - 2	5th Floor	3BHK + 3T	C 512	58.38	4.55	-	6.56	69.49	20.81	90.30	36.05	1	-
140	BLOCK - 2	5th Floor	3BHK + 3T	C 513	58.38	4.55	-	6.75	69.68	20.90	90.58	36.14	1	-
BLOCK - 2 TOTAL					**7,383.17**	**415.29**	**0.00**	**795.93**	**8,594.39**	**2,577.95**	**11,172.33**	**4,463.33**	**78.00**	**22.00**

SUMMARY

Sl.No	Block Name	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Area of External walls(Sq.mt)	Floor area of the aparment(Sq.mt)	Proportionate common area(Sq.mt)	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking (Nos.)	
1	Block – 1	3466.30	199.88	0.00	345.80	4011.98	1203.55	5215.53	2083.80	40.00	8.00
2	Block – 2	7383.17	415.29	0.00	795.93	8594.39	2577.95	11172.33	4463.33	78.00	22.00
3	Visitor Parking	-	-	-			-	-	-	-	15.00
TOTAL AREA		**10849.47**	**615.17**	**0.00**	**1141.73**	**12606.37**	**3781.49**	**16387.87**	**6547.13**	**118.00**	**45.00**

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

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

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
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.