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

CARPET AREA STATEMENT **DATE:21-11-2025**

Site Address: Proposed Residential Building "ECR EXOTICA", Stilt + 5 Floors with 35 dwelling units situate at PLOT NO.21, Ocean County, Thenpattinam Panchayat, ECR Road, Chengalpattu District Pin - 603305 comprised in Survey No.615/3C, Mugaiyur Village, Cheyyur Taluk, Lathur Panchayat Union, Chengalpattu District

Sl.No.	Block	Floor	Type	Flat 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	(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	(i) Car Parking (Nos) Open
1		FIRST	2 BHK	101	57.51			9.93	67.63	14.5	82.13	27.06		
2		FIRST	2 BHK	102	57.76			9.86	67.63	14.5	82.13	27.06		
3		FIRST	2 BHK	103	57.76			9.86	67.63	14.5	82.13	27.06		
4		FIRST	3 BHK	104	78.1	2.08	1.416	15.75	97.36	19.42	116.78	38.49	1	
5		FIRST	3 BHK	105	76.28			18.95	95.23	19.04	114.27	37.65	1	
6		FIRST	2 BHK	106	61.45			11.85	73.3	15.61	88.91	29.29		
7		FIRST	3 BHK	107	77.27			13.78	91.05	19.32	110.37	36.35	1	
8		SECOND	2 BHK	201	57.51			9.93	67.63	14.5	82.13	27.06		
9		SECOND	2 BHK	202	57.76			9.86	67.63	14.5	82.13	27.06		
10		SECOND	2 BHK	203	57.76			9.86	67.63	14.5	82.13	27.06		
11		SECOND	3 BHK	204	78.1	2.08	1.416	15.75	97.36	19.42	116.78	38.49	1	
12		SECOND	3 BHK	205	76.28			18.95	95.23	19.04	114.27	37.65	1	
13		SECOND	2 BHK	206	61.45			11.85	73.3	15.61	88.91	29.29		
14		SECOND	3 BHK	207	77.27			13.78	91.05	19.32	110.37	36.35	1	

For AD REALTY

Partner

K.MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr-I / 19 / 04 / 004
No: 322, South Street, Perumaleri Village,
Vadakadambadi Post,
Chengalpattu District - 603 104
Cell : 9789851713 / 9345171401

15		THIRD	2 BHK	301	57.51			9.93	67.63	14.5	82.13	27.06		
16		THIRD	2 BHK	302	57.76			9.86	67.63	14.5	82.13	27.06		
17		THIRD	2 BHK	303	57.76			9.86	67.63	14.5	82.13	27.06		
18		THIRD	3 BHK	304	78.1	2.08	1.416	15.75	97.36	19.42	116.78	38.49	1	
19		THIRD	3 BHK	305	76.28			18.95	95.23	19.04	114.27	37.65	1	
20		THIRD	2 BHK	306	61.45			11.85	73.3	15.61	88.91	29.29		
21		THIRD	3 BHK	307	77.27			13.78	91.05	19.32	110.37	36.35	1	
22		FOURTH	2 BHK	401	57.51			9.93	67.63	14.5	82.13	27.06		
23		FOURTH	2 BHK	402	57.76			9.86	67.63	14.5	82.13	27.06		
24		FOURTH	2 BHK	403	57.76			9.86	67.63	14.5	82.13	27.06		
25		FOURTH	3 BHK	404	78.1	2.08	1.416	15.75	97.36	19.42	116.78	38.49	1	
26		FOURTH	3 BHK	405	76.28			18.95	95.23	19.04	114.27	37.65	1	
27		FOURTH	2 BHK	406	61.45			11.85	73.3	15.61	88.91	29.29		
28		FOURTH	3 BHK	407	77.27			13.78	91.05	19.32	110.37	36.35	1	
29		FIFTH	2 BHK	501	57.51			9.93	67.63	14.5	82.13	27.06		
30		FIFTH	2 BHK	502	57.76			9.86	67.63	14.5	82.13	27.06		
31		FIFTH	2 BHK	503	57.76			9.86	67.63	14.5	82.13	27.06		
32		FIFTH	3 BHK	504	78.1	2.08	1.416	15.75	97.36	19.42	116.78	38.49	1	
33		FIFTH	3 BHK	505	76.28			18.95	95.23	19.04	114.27	37.65		
34		FIFTH	2 BHK	506	61.45			11.85	73.3	15.61	88.91	29.29		
35		FIFTH	3 BHK	507	77.27			13.78	91.05	19.32	110.37	36.35	1	
					2330.65	10.4	7.08	449.9	2799.15	584.45	3383.6	1114.8		
											PH	Parking	2	
											Visitor's Car	Parking	5	
												Total	21	

For AD **REALTY**

Partner

K.MUNUSWAMY, B.E.,

Registered Engineer, Licensed Surveyor
No. RE / Gr-I / 19 / 04 / 004
No: 322, South Street, Perumaleri Village,
Vadakadambadi Post,
Chengalpattu District - 603 104
Cell : 9789851713 / 9345171401

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.