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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement for S+5 floors residential building with 138 dwelling Units at Industrial Main Road, Multi industrial Nagar,Gerugambakkam, Chennai comprised in S.No. 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

TNRERA - Carpet Area Statement — 24.06.2025

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area(Sq.m)	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.)	
											COVERED	OPEN
1	-	1st Floor	101	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
2	-	1st Floor	102	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
3	-	1st Floor	103	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
4	-	1st Floor	104	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
5	-	1st Floor	105	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
6	-	1st Floor	106	2BHK+2T	49.62	2.77	-	21.75	74.14	26.38	1	-
7	-	1st Floor	107	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
8	-	1st Floor	108	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
9	-	1st Floor	109	3BHK+2T	65.31	3.59	-	27.07	95.97	34.19	1	-
10	-	1st Floor	110	3BHK+2T	62.17	2.87	-	26.10	91.14	32.52	1	-
11	-	1st Floor	111	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
12	-	1st Floor	112	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
13	-	1st Floor	113	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
14	-	1st Floor	114	3BHK+2T	62.17	2.87	-	26.65	91.69	32.70	1	-
15	-	1st Floor	115	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
16	-	1st Floor	116	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
17	-	1st Floor	117	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
18	-	1st Floor	118	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
19	-	1st Floor	119	2BHK+2T	53.35	3.53	-	23.39	80.27	28.61	1	-
20	-	1st Floor	120	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
21	-	1st Floor	121	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
22	-	1st Floor	122	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
23	-	1st Floor	123	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
24	-	1st Floor	124	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
25	-	1st Floor	125	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
26	-	1st Floor	126	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
27	-	1st Floor	127	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
28	-	1st Floor	128	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
29	-	1st Floor	129	2BHK+2T	50.24	2.77	-	22.24	75.25	26.94	-	-
30	-	1st Floor	130	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
31	-	2nd Floor	201	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
32	-	2nd Floor	202	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
33	-	2nd Floor	203	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
34	-	2nd Floor	204	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
35	-	2nd Floor	205	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
36	-	2nd Floor	206	2BHK+2T	49.62	2.77	-	21.75	74.14	26.38	1	-
37	-	2nd Floor	207	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
38	-	2nd Floor	208	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
39	-	2nd Floor	209	3BHK+2T	65.31	3.59	-	27.07	95.97	34.19	1	-
40	-	2nd Floor	210	3BHK+2T	62.17	2.87	-	26.10	91.14	32.52	1	-
41	-	2nd Floor	211	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
42	-	2nd Floor	212	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
43	-	2nd Floor	213	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
44	-	2nd Floor	214	3BHK+2T	62.17	2.87	-	26.65	91.69	32.70	1	-
45	-	2nd Floor	215	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
46	-	2nd Floor	216	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
47	-	2nd Floor	217	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
48	-	2nd Floor	218	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
49	-	2nd Floor	219	2BHK+2T	53.35	3.53	-	23.39	80.27	28.61	1	-
50	-	2nd Floor	220	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
51	-	2nd Floor	221	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
52	-	2nd Floor	222	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
53	-	2nd Floor	223	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
54	-	2nd Floor	224	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
55	-	2nd Floor	225	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
56	-	2nd Floor	226	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
57	-	2nd Floor	227	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
58	-	2nd Floor	228	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
59	-	2nd Floor	229	2BHK+2T	50.24	2.77	-	22.24	75.25	26.94	-	-
60	-	2nd Floor	230	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
61	-	3rd Floor	301	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
62	-	3rd Floor	302	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
63	-	3rd Floor	303	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
64	-	3rd Floor	304	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
65	-	3rd Floor	305	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
66	-	3rd Floor	306	2BHK+2T	49.62	2.77	-	21.75	74.14	26.38	1	-
67	-	3rd Floor	307	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
68	-	3rd Floor	308	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
69	-	3rd Floor	309	3BHK+2T	65.31	3.59	-	27.07	95.97	34.19	1	-
70	-	3rd Floor	310	3BHK+2T	62.17	2.87	-	26.10	91.14	32.52	1	-
71	-	3rd Floor	311	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
72	-	3rd Floor	312	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
73	-	3rd Floor	313	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
74	-	3rd Floor	314	3BHK+2T	62.17	2.87	-	26.65	91.69	32.70	1	-
75	-	3rd Floor	315	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
76	-	3rd Floor	316	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
77	-	3rd Floor	317	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
78	-	3rd Floor	318	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
79	-	3rd Floor	319	2BHK+2T	53.35	3.53	-	23.39	80.27	28.61	1	-
80	-	3rd Floor	320	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
CMDA Reg. No. RE/I/2024/0155,
No.128-G, Vasantha Street, Golden George Nagar,
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Mobile: 9840229411, 8838052086

For DAC PROMOTERS

Chief Executive Officer

Carpet Area Statement for S+5 floors residential building with 138 dwelling Units at Industrial Main Road, Multi industrial Nagar,Gerugambakkam, Chennai comprised in S.No. 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

TNRERA - Carpet Area Statement — 24.06.2025

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area(Sq.m)	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.)	
											COVERED	OPEN
81	-	3rd Floor	321	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
82	-	3rd Floor	322	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
83	-	3rd Floor	323	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
84	-	3rd Floor	324	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
85	-	3rd Floor	325	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
86	-	3rd Floor	326	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
87	-	3rd Floor	327	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
88	-	3rd Floor	328	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
89	-	3rd Floor	329	2BHK+2T	50.24	2.77	-	22.24	75.25	26.94	-	-
90	-	3rd Floor	330	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
91	-	4th Floor	401	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
92	-	4th Floor	402	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
93	-	4th Floor	403	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
94	-	4th Floor	404	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
95	-	4th Floor	405	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
96	-	4th Floor	406	2BHK+2T	49.62	2.77	-	21.75	74.14	26.38	1	-
97	-	4th Floor	407	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
98	-	4th Floor	408	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
99	-	4th Floor	409	3BHK+2T	65.31	3.59	-	27.07	95.97	34.19	1	-
100	-	4th Floor	410	3BHK+2T	62.17	2.87	-	26.10	91.14	32.52	1	-
101	-	4th Floor	411	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
102	-	4th Floor	412	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
103	-	4th Floor	413	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
104	-	4th Floor	414	3BHK+2T	62.17	2.87	-	26.65	91.69	32.70	1	-
105	-	4th Floor	415	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
106	-	4th Floor	416	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
107	-	4th Floor	417	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
108	-	4th Floor	418	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
109	-	4th Floor	419	2BHK+2T	53.35	3.53	-	23.39	80.27	28.61	1	-
110	-	4th Floor	420	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
111	-	4th Floor	421	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
112	-	4th Floor	422	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
113	-	4th Floor	423	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
114	-	4th Floor	424	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
115	-	4th Floor	425	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
116	-	4th Floor	426	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	-	-
117	-	4th Floor	427	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
118	-	4th Floor	428	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
119	-	4th Floor	429	2BHK+2T	50.24	2.77	-	22.24	75.25	26.94	-	-
120	-	4th Floor	430	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
121	-	5th Floor	501	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
122	-	5th Floor	502	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
123	-	5th Floor	503	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
124	-	5th Floor	504	2BHK+2T	39.17	2.44	-	18.03	59.64	21.27	-	-
125	-	5th Floor	505	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
126	-	5th Floor	506	2BHK+2T	49.62	2.77	-	21.75	74.14	26.38	1	-
127	-	5th Floor	507	2BHK+2T	50.24	2.77	-	21.87	74.88	26.66	-	-
128	-	5th Floor	508	2BHK+2T	50.24	2.77	-	21.96	74.97	26.76	1	-
129	-	5th Floor	509	3BHK+2T	65.31	3.59	-	27.07	95.97	34.19	1	-
130	-	5th Floor	510	3BHK+2T	62.17	2.87	-	26.10	91.14	32.52	1	-
131	-	5th Floor	511	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
132	-	5th Floor	512	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
133	-	5th Floor	513	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
134	-	5th Floor	514	3BHK+2T	62.17	2.87	-	26.65	91.69	32.70	1	-
135	-	5th Floor	515	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
136	-	5th Floor	516	3BHK+2T	62.17	2.87	-	26.38	91.42	32.52	1	-
137	-	5th Floor	517	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
138	-	5th Floor	518	3BHK+2T	66.16	3.57	-	27.54	97.27	34.65	1	-
GRAND TOTAL					7,395.30	394.96	0.00	3,198.78	10,989.04	3,915.83	78.00	0.00

SUMMARY

Sl.No	Block Name	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area(Sq.mt)	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking (Nos.)	
								COVERED	OPEN
1		7395.30	394.96	0.00	3198.78	10989.04	3915.83	78.00	0.00
TOTAL AREA		7395.30	394.96	0.00	3198.78	10989.04	3915.83	78.00	0.00

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

Road Widening Portion of 32.17 Sq.M to be deducted from 3948.00 Sqm of Land Area

M. ATHI BAHAVATHI B.E.,
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CMDA Reg. No. RE/I/2024/0155,
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Email: athisundara@gmail.com

For DAC PROMOTERS

Chief Executive Officer

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

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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.