Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED														
PROJECT : MARINA 100 Residential Building Situated at Egattur Village, Thiruporur Taluk, Chengalpattu District,Comprised in S.No. 13/1A & New Patta Patta S.No. 13/1A1,													Date	
RERA AREA STATEMENT													03-03-2026	
S.No	Block	Floor	Flat No	Type	(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 (Sq.m)	(f) Proportionate Common Area (sq.m)	g=(e+f) Total Area (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
		BLOCK- 2												
1	PEARL	3RD FLOOR	P-301	3BHK-3T	107.70	6.10		9.62	123.42	44.83	168.25	39.25	1	
2	PEARL	3RD FLOOR	P-302	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
3	PEARL	3RD FLOOR	P-303	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
4	PEARL	3RD FLOOR	P-304	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
5	PEARL	3RD FLOOR	P-305	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
6	PEARL	4TH FLOOR	P-401	3BHK-3T	107.70	6.10		9.62	123.42	44.83	168.25	39.25	1	
7	PEARL	4TH FLOOR	P-402	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
8	PEARL	4TH FLOOR	P-403	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
9	PEARL	4TH FLOOR	P-404	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
10	PEARL	4TH FLOOR	P-405	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
11	PEARL	5TH FLOOR	P-501	3BHK-3T+SU	114.27	6.10		9.62	129.99	48.57	178.56	41.65	1	
12	PEARL	5TH FLOOR	P-502	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
13	PEARL	5TH FLOOR	P-503	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
14	PEARL	5TH FLOOR	P-504	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
15	PEARL	5TH FLOOR	P-505	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
16	PEARL	6TH FLOOR	P-601	3BHK-3T+SU	114.35	6.10		9.62	130.07	48.58	178.65	41.68	1	
17	PEARL	6TH FLOOR	P-602	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
18	PEARL	6TH FLOOR	P-603	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
19	PEARL	6TH FLOOR	P-604	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
20	PEARL	6TH FLOOR	P-605	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
21	PEARL	7TH FLOOR	P-701	3BHK-3T+SU	114.31	6.10		9.62	130.03	48.53	178.56	41.65	1	
22	PEARL	7TH FLOOR	P-702	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
23	PEARL	7TH FLOOR	P-703	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
24	PEARL	7TH FLOOR	P-704	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
25	PEARL	7TH FLOOR	P-705	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
26	PEARL	8TH FLOOR	P-801	3BHK-3T+SU	113.99	6.10		9.62	129.71	48.38	178.09	41.54	1	
27	PEARL	8TH FLOOR	P-802	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
28	PEARL	8TH FLOOR	P-803	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
29	PEARL	8TH FLOOR	P-804	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
30	PEARL	8TH FLOOR	P-805	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
31	PEARL	9TH FLOOR	P-901	3BHK-3T+SU	114.78	6.10		9.62	130.50	48.80	179.30	41.83	1	
32	PEARL	9TH FLOOR	P-902	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
33	PEARL	9TH FLOOR	P-903	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
34	PEARL	9TH FLOOR	P-904	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
35	PEARL	9TH FLOOR	P-905	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
36	PEARL	10TH FLOOR	P-1001	3BHK-3T+SU	115.24	6.10		9.62	130.96	49.08	180.04	42.00	1	
37	PEARL	10TH FLOOR	P-1002	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
38	PEARL	10TH FLOOR	P-1003	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
39	PEARL	10TH FLOOR	P-1004	2BHK-2T	74.02	4.15		6.33	84.50	31.16	115.66	26.98		
40	PEARL	10TH FLOOR	P-1005	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
41	PEARL	11TH FLOOR	P-1101	3BHK-3T+SU	115.24	6.10		9.62	130.96	49.08	180.04	42.00	1	
42	PEARL	11TH FLOOR	P-1102	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	

For RS RESEARCH AND MEDICAL CENTRE PVT LTD

Authorised Signatory

For OMR MALL Developers Pvt. Ltd.

Authorised Signatory

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

SHARMILA S B.Arch
Registered Architect CA/94/17881
CHERALATHAN ASSOCIATES
13 Shanti Enclave, 25/71, Venkatakrishna Roads
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S.No	Block	Floor	Flat No	Type	(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 (Sq.m)	(f) Proportionate Common Area (sq.m)	g=(e+f) Total Area (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
43	PEARL	11TH FLOOR	P-1103	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
44	PEARL	11TH FLOOR	P-1104	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
45	PEARL	11TH FLOOR	P-1105	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
46	PEARL	12TH FLOOR	P-1201	3BHK-3T+SU	107.70	6.10		9.62	123.42	44.83	168.25	39.25	1	
47	PEARL	12TH FLOOR	P-1202	3BHK-3T	105.60	8.04		9.53	123.17	41.92	165.09	38.51	1	
48	PEARL	12TH FLOOR	P-1203	3BHK-2T	80.56	4.15		8.43	93.14	32.74	125.88	29.37		1
49	PEARL	12TH FLOOR	P-1204	2BHK-2T	74.01	4.15		6.33	84.49	31.17	115.66	26.98		
50	PEARL	12TH FLOOR	P-1205	3BHK-2T	82.95	3.75		8.34	95.04	34.56	129.60	30.23	1	
SUB - TOTAL FOR PEARL					**4,556.49**	**261.90**	**-**	**422.50**	**5,240.89**	**1,879.40**	**7,120.29**	**1,661.02**	**30**	**10**
51	CORAL	3RD FLOOR	C-301	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56		1
52	CORAL	3RD FLOOR	C-302	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		
53	CORAL	3RD FLOOR	C-303	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
54	CORAL	3RD FLOOR	C-304	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
55	CORAL	3RD FLOOR	C-305	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
56	CORAL	4TH FLOOR	C-401	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
57	CORAL	4TH FLOOR	C-402	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
58	CORAL	4TH FLOOR	C-403	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
59	CORAL	4TH FLOOR	C-404	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
60	CORAL	4TH FLOOR	C-405	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
61	CORAL	5TH FLOOR	C-501	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
62	CORAL	5TH FLOOR	C-502	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
63	CORAL	5TH FLOOR	C-503	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
64	CORAL	5TH FLOOR	C-504	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
65	CORAL	5TH FLOOR	C-505	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
66	CORAL	6TH FLOOR	C-601	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
67	CORAL	6TH FLOOR	C-602	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
68	CORAL	6TH FLOOR	C-603	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
69	CORAL	6TH FLOOR	C-604	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
70	CORAL	6TH FLOOR	C-605	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
71	CORAL	7TH FLOOR	C-701	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
72	CORAL	7TH FLOOR	C-702	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
73	CORAL	7TH FLOOR	C-703	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
74	CORAL	7TH FLOOR	C-704	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
75	CORAL	7TH FLOOR	C-705	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
76	CORAL	8TH FLOOR	C-801	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
77	CORAL	8TH FLOOR	C-802	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
78	CORAL	8TH FLOOR	C-803	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
79	CORAL	8TH FLOOR	C-804	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
80	CORAL	8TH FLOOR	C-805	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
81	CORAL	9TH FLOOR	C-901	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
82	CORAL	9TH FLOOR	C-902	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
83	CORAL	9TH FLOOR	C-903	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
84	CORAL	9TH FLOOR	C-904	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	

For RS RESEARCH AND MEDICAL CENTRE PVT LTD

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For OMR MALL Developers Pvt. Ltd.

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85	CORAL	9TH FLOOR	C-905	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
86	CORAL	10TH FLOOR	C-1001	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
87	CORAL	10TH FLOOR	C-1002	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
88	CORAL	10TH FLOOR	C-1003	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
89	CORAL	10TH FLOOR	C-1004	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
90	CORAL	10TH FLOOR	C-1005	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
91	CORAL	11TH FLOOR	C-1101	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
92	CORAL	11TH FLOOR	C-1102	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
93	CORAL	11TH FLOOR	C-1103	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
94	CORAL	11TH FLOOR	C-1104	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
95	CORAL	11TH FLOOR	C-1105	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
96	CORAL	12TH FLOOR	C-1201	3BHK-2T	81.13	3.74		8.48	93.35	33.37	126.72	29.56	1	
97	CORAL	12TH FLOOR	C-1202	2BHK-2T	74.26	4.15		6.33	84.74	31.20	115.94	27.05		1
98	CORAL	12TH FLOOR	C-1203	3BHK-2T	83.05	4.03		8.20	95.28	34.50	129.78	30.28	1	
99	CORAL	12TH FLOOR	C-1204	3BHK-3T	110.26	6.02		9.57	125.85	46.48	172.33	40.20	1	
100	CORAL	12TH FLOOR	C-1205	3BHK-3T	106.10	4.47		9.23	119.80	45.94	165.74	38.66	1	
SUB - TOTAL FOR CORAL					4,548.00	224.10	-	418.10	5,190.20	1,914.90	7,105.10	1,657.48	39	10
GRAND TOTAL AREA (PEARL + CORAL)					9,104.49	486.00	-	840.60	10,431.09	3,794.30	14,225.39	3,318.50	69	20

Covered Car Parking =	69
Open Car Parking =	20
Total =	89

For OMR MALL Developers Pvt. Ltd.

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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.