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RE REGULATORY RECORD

RERA Document

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

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Carpet Area Statement

Date :15.07.2025

CARPET AREA STATEMENT FOR THE REVISED PROPOSAL FOR THE CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS; TOTALLY 115 DWELLING UNITS FOR AFFORDABLE HOUSING AT DHARKAST ROAD (KISHKINDHA MAIN ROAD), KANNADAPALAYAM, WEST TAMBARAM, CHENNAI 600045, COMPRISED IN OLD S.NOS.268/2, 268/3 & 268/4, AND T.S.NOS.106/1, 107/2, 107/3, 108/2 & 108/3, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE, TAMBARAM TALUK WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

SL. NO	BLOCK	FLOOR	FLAT NOS	TYPE	RERA CARPET AREA (SEC 2 [K]) (SQ.M)	EXCLUSIVE BALCONY (SQ.M)	EXCLUSIVE VERANDAH / UTILITY/ SERVICE / OPEN TERRACE (SQ.M)	PROPORTIONATE COMMON AREA (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND (SQ.M)	CAR PARKING (NOS)	
											COVERED	OPEN
1	1	1 FLOOR	A-1	3BHK	81.44	7.16	0.00	35.06	123.66	38.46	1	0
2	1	1 FLOOR	A-2	3BHK	81.26	7.16	0.00	35.25	123.66	38.46	1	0
3	1	1 FLOOR	A-3	3BHK	80.72	6.97	0.00	35.01	122.70	38.18	1	0
4	1	1 FLOOR	A-4	3BHK	80.72	6.97	0.00	35.01	122.70	38.18	1	0
5	1	1 FLOOR	A-5	3BHK	80.72	6.97	0.00	35.01	122.70	38.18	1	0
6	1	1 FLOOR	A-6	3BHK	81.26	7.16	0.00	35.25	123.66	38.46	1	0
7	1	1 FLOOR	A-7	3BHK	81.26	7.16	0.00	35.25	123.66	38.46	1	0
8	1	1 FLOOR	A-8	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
9	1	1 FLOOR	A-9	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
10	1	1 FLOOR	A-10	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
11	1	1 FLOOR	A-11	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
12	1	1 FLOOR	A-12	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
13	1	1 FLOOR	A-13	3BHK	81.42	7.16	0.00	35.09	123.68	38.46	1	0
14	1	II FLOOR	B-1	3BHK	81.44	7.16	0.00	35.06	123.66	38.55	1	0

For AVITTAM HOMES

Proprietor

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

15	1	II FLOOR	B-2	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
16	1	II FLOOR	B-3	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
17	1	II FLOOR	B-4	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
18	1	II FLOOR	B-5	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
19	1	II FLOOR	B-6	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
20	1	II FLOOR	B-7	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
21	1	II FLOOR	B-8	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
22	1	II FLOOR	B-9	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
23	1	II FLOOR	B-10	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
24	1	II FLOOR	B-11	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
25	1	II FLOOR	B-12	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
26	1	II FLOOR	B-13	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
27	1	III FLOOR	C-1	3BHK	81.44	7.16	0.00	35.06	123.66	38.55	1	0
28	1	III FLOOR	C-2	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
29	1	III FLOOR	C-3	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	0	1
30	1	III FLOOR	C-4	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	0	1
31	1	III FLOOR	C-5	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	0	1
32	1	III FLOOR	C-6	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
33	1	III FLOOR	C-7	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
34	1	III FLOOR	C-8	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
35	1	III FLOOR	C-9	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
36	1	III FLOOR	C-10	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
37	1	III FLOOR	C-11	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
38	1	III FLOOR	C-12	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0

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Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

39	1	III FLOOR	C-13	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
40	1	IV FLOOR	D-1	3BHK	81.44	7.16	0.00	35.06	123.66	38.55	1	0
41	1	IV FLOOR	D-2	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
42	1	IV FLOOR	D-3	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
43	1	IV FLOOR	D-4	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
44	1	IV FLOOR	D-5	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
45	1	IV FLOOR	D-6	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
46	1	IV FLOOR	D-7	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
47	1	IV FLOOR	D-8	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
48	1	IV FLOOR	D-9	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
49	1	IV FLOOR	D-10	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
50	1	IV FLOOR	D-11	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
51	1	IV FLOOR	D-12	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
52	1	IV FLOOR	D-13	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
53	1	V FLOOR	E-1	3BHK	81.44	7.16	0.00	35.06	123.66	38.55	1	0
54	1	V FLOOR	E-2	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
55	1	V FLOOR	E-3	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
56	1	V FLOOR	E-4	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
57	1	V FLOOR	E-5	3BHK	80.72	6.97	0.00	35.01	122.70	38.28	1	0
58	1	V FLOOR	E-6	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
59	1	V FLOOR	E-7	3BHK	81.26	7.16	0.00	35.25	123.66	38.55	1	0
60	1	V FLOOR	E-8	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
61	1	V FLOOR	E-9	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
62	1	V FLOOR	E-10	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0

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Mob: 9551151234 / 9551213123

63	1	V FLOOR	E-11	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
64	1	V FLOOR	E-12	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
65	1	V FLOOR	E-13	3BHK	81.42	7.16	0.00	35.09	123.68	38.55	1	0
66	2	1 FLOOR	A-1	3BHK	80.70	7.74	0.00	35.27	123.71	38.46	1	0
67	2	1 FLOOR	A-2	3BHK	81.05	7.16	0.00	35.21	123.42	38.37	1	0
68	2	1 FLOOR	A-3	3BHK	81.05	7.16	0.00	35.21	123.42	38.37	1	0
69	2	1 FLOOR	A-4	3BHK	81.05	7.16	0.00	35.21	123.42	38.37	1	0
70	2	1 FLOOR	A-5	3BHK	80.71	7.74	0.00	35.26	123.71	38.45	1	0
71	2	1 FLOOR	A-6	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	0	1
72	2	1 FLOOR	A-7	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
73	2	1 FLOOR	A-8	3BHK	80.73	6.97	0.00	34.75	122.45	38.18	1	0
74	2	1 FLOOR	A-9	3BHK	83.97	4.18	0.00	35.61	123.76	38.55	1	0
75	2	1 FLOOR	A-10	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
76	2	II FLOOR	B-1	3BHK	80.70	7.74	0.00	35.27	123.71	38.55	1	0
77	2	II FLOOR	B-2	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
78	2	II FLOOR	B-3	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
79	2	II FLOOR	B-4	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
80	2	II FLOOR	B-5	3BHK	80.71	7.74	0.00	35.26	123.71	38.55	1	0
81	2	II FLOOR	B-6	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	0	1
82	2	II FLOOR	B-7	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
83	2	II FLOOR	B-8	3BHK	80.73	6.97	0.00	34.75	122.45	38.18	1	0
84	2	II FLOOR	B-9	3BHK	83.97	4.18	0.00	35.61	123.76	38.55	1	0
85	2	II FLOOR	B-10	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
86	2	III FLOOR	C-1	3BHK	80.70	7.74	0.00	35.27	123.71	38.55	1	0

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87	2	III FLOOR	C-2	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
88	2	III FLOOR	C-3	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
89	2	III FLOOR	C-4	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
90	2	III FLOOR	C-5	3BHK	80.71	7.74	0.00	35.26	123.71	38.55	1	0
91	2	III FLOOR	C-6	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
92	2	III FLOOR	C-7	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
93	2	III FLOOR	C-8	3BHK	80.73	6.97	0.00	34.75	122.45	38.18	1	0
94	2	III FLOOR	C-9	3BHK	83.97	4.18	0.00	35.61	123.76	38.55	1	0
95	2	III FLOOR	C-10	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
96	2	IV FLOOR	D-1	3BHK	80.70	7.74	0.00	35.27	123.71	38.55	1	0
97	2	IV FLOOR	D-2	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
98	2	IV FLOOR	D-3	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
99	2	IV FLOOR	D-4	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
100	2	IV FLOOR	D-5	3BHK	80.71	7.74	0.00	35.26	123.71	38.55	1	0
101	2	IV FLOOR	D-6	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
102	2	IV FLOOR	D-7	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
103	2	IV FLOOR	D-8	3BHK	80.73	6.97	0.00	34.75	122.45	38.18	1	0
104	2	IV FLOOR	D-9	3BHK	83.97	4.18	0.00	35.61	123.76	38.55	1	0
105	2	IV FLOOR	D-10	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
106	2	V FLOOR	E-1	3BHK	80.70	7.74	0.00	35.27	123.71	38.55	1	0
107	2	V FLOOR	E-2	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
108	2	V FLOOR	E-3	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
109	2	V FLOOR	E-4	3BHK	81.05	7.16	0.00	35.21	123.42	38.46	1	0
110	2	V FLOOR	E-5	3BHK	80.71	7.74	0.00	35.26	123.71	38.55	1	0

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111	2	V FLOOR	E-6	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
112	2	V FLOOR	E-7	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
113	2	V FLOOR	E-8	3BHK	80.73	6.97	0.00	34.75	122.45	38.18	1	0
114	2	V FLOOR	E-9	3BHK	83.97	4.18	0.00	35.61	123.76	38.55	1	0
115	2	V FLOOR	E-10	3BHK	80.70	6.97	0.00	34.78	122.45	38.18	1	0
VISITORS CAR PARKING											6	6
								TOTAL	14180.22	4419.07	116	11

Note : Total extent as per Approval Plan - 4497.36 Sq.M

Area Gifted For Street Alignment - 78.29Sq.M

UDS Consider for After Gifted Road Area - 4419.07 Sq.M

For AVITTAM HOMES

Proprietor

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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

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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.