Verified RealEstate™

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 :25.07.2026**

Carpet Area Statement For the proposed construction of Stilt floor + 5 floors (Height – 18.3m) Residential with 25 Dwelling units Availing With Premium FSI at Plot No.10, Door No:6, Kushkumar Road, Nungambakkam, Chennai 600 034. Comprised in R.S.No: 106/3 (As Per Document), R.S.No.106/25 (As Per Patta), Block No: 19 of Nungambakkam Village within the limits of Greater Channai Corporation.

SL. NO.	BLOCK	FLOOR	TYPE	APARTMENT NO.	(A) RERA CARPET AREA (AS PER SEC 2 [K] OF THE RERE 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 APARPTMENT (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	OPEN
1	1	I FLOOR	1A	3 BHK	127.04	7.83	4.94	25.71	165.52	41.38	206.90	65.21	1	0
2	1	I FLOOR	1B	3 BHK	124.96	6.18	5.13	26.28	162.55	40.64	203.19	64.00	1	0
3	1	I FLOOR	1C	3 BHK	124.23	7.68	4.75	28.72	165.38	41.34	206.72	65.12	1	0
4	1	I FLOOR	1D	3 BHK	127.62	7.82	4.87	30.56	170.87	42.72	213.59	67.26	1	1
5	1	I FLOOR	1E	4 BHK	178.19	12.24	5.20	41.54	237.17	59.29	296.46	93.36	1	1
6	1	II FLOOR	2A	3 BHK	127.04	7.83	4.94	25.71	165.52	41.38	206.90	65.21	1	0
7	1	II FLOOR	2B	3 BHK	124.96	6.18	5.13	26.28	162.55	40.64	203.19	64.00	1	0
8	1	II FLOOR	2C	3 BHK	124.23	7.68	4.75	28.72	165.38	41.34	206.72	65.12	1	0
9	1	II FLOOR	2D	3 BHK	127.62	7.82	4.87	30.56	170.87	42.72	213.59	67.26	1	1
10	1	II FLOOR	2E	4 BHK	178.19	12.24	5.20	41.54	237.17	59.29	296.46	93.36	1	1
11	1	III FLOOR	3A	3 BHK	127.04	7.83	4.94	25.71	165.52	41.38	206.90	65.21	1	0
12	1	III FLOOR	3B	3 BHK	124.96	6.18	5.13	26.28	162.55	40.64	203.19	64.00	0	0
13	1	III FLOOR	3C	3 BHK	124.23	7.68	4.75	28.72	165.38	41.34	206.72	65.12	1	0
14	1	III FLOOR	3D	3 BHK	127.62	7.82	4.87	30.56	170.87	42.72	213.59	67.26	1	1
15	1	III FLOOR	3E	4 BHK	178.19	12.24	5.20	41.54	237.17	59.29	296.46	93.36	1	1
16	1	IV FLOOR	4A	3 BHK	127.04	7.83	4.94	25.71	165.52	41.38	206.90	65.21	1	1
17	1	IV FLOOR	4B	3 BHK	124.96	6.18	5.13	26.28	162.55	40.64	203.19	64.00	1	0
18	1	IV FLOOR	4C	3 BHK	124.23	7.68	4.75	28.72	165.38	41.34	206.72	65.12	1	0
19	1	IV FLOOR	4D	3 BHK	127.62	7.82	4.87	30.56	170.87	42.72	213.59	67.26	1	1
20	1	IV FLOOR	4E	4 BHK	178.19	12.24	5.20	41.54	237.17	59.29	296.46	93.36	1	1
21	1	V FLOOR	5A	3 BHK	127.04	7.83	4.94	25.71	165.52	41.38	206.90	65.21	1	0
22	1	V FLOOR	5B	3 BHK	124.96	6.18	5.13	26.28	162.55	40.64	203.19	64.00	1	0
23	1	V FLOOR	5C	3 BHK	124.23	7.68	4.75	28.72	165.38	41.34	206.72	65.12	1	0
24	1	V FLOOR	5D	3 BHK	127.62	7.82	4.87	106.08	246.39	61.60	307.99	97.01	2	0
25	1	V FLOOR	5E	4 BHK	178.19	12.24	5.20	41.54	237.17	59.29	296.46	93.36	2	0
VISITORS CAR PARKING													4	0
										TOTAL	5728.70	1804.50	30	9

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

For FERDOUS ESTATES PVT. LTD.

For VAKAMAN VIRTUE PRIVATE LIMITED

Authorised Signatory

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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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.