

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.

Carpet Area Statement														
Site Address : Proposed Commercial Building at S.No: 123/10A2A1, 123/10B1 & 125/2, Arcot road, Kamala Nagar, Porur, Chennai - 600116													Date: 06.12.2025	
Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(h) of the RTI Act) (sq.m)	(b) Exclusive stair & Lift (sq.m)	(c) Exclusive shaft (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) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1		Ground Floor	Commercial	A2	149.94	71.21	2.1	91.5	814.75	-	814.75	515.83	3	
2		First	Commercial	A3	746.76	71.21	2.1	40.88	860.95	-	860.95	545.68	3	
3		Second	Commercial	A4	746.76	71.21	2.1	40.88	860.95	-	860.95	545.68	3	
TOTAL									2536.65		2536.65	1606	9	
												Visitors' Car Parking	10	7
												Grand Total	19	-

- Note
- Carpet Area statement with total UDS for the least extent
 - Plans and reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
 - Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDDBR), 2019.
 - If car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
 - Promoter to clearly mention cover, open and visitor car parking.
 - Car parking allotted to individual apartment to be shown in the carpet area statement.



M.C. Sajeshwar Bachchan

Indira

Parvathy Subra

N. Solachi

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](#)



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



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,
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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.

