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RE REGULATORY RECORD

RERA Document

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NEST FASCINO- CARPET AREA STATEMENT

Date: 15.11.2025

S.No.44/2A2, Adhanur Road, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District – 600 048

S. No	Block	Floor	Flat No.	Type	RERA carpet Area (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 Area (Sq.m)	Car parking Nos.	
											Covered	Open
1	Block-I	FIRST FLOOR	A1	3BHK	79.41	5.71	3.01	40.55	128.67	41.25	0	1
2			A2	3BHK	84.88	3.68	3.83	42.77	135.17	43.39	1	0
3			A3	3BHK	82.21	5.03	3.32	41.82	132.39	42.46	0	1
4			A4	3BHK	83.47	2.91	5.86	42.93	135.17	43.39	1	0
5			A5	3BHK	83.83	3.34	4.58	42.96	134.71	43.20	1	0
6			A6	3BHK	81.32	3.37	6.05	42.10	132.85	42.64	1	0
7			A7	3BHK	86.98	2.81	2.42	42.97	135.17	43.39	1	0
8			A8	3BHK	82.22	3.37	6.33	42.78	134.71	43.20	1	0
9			A9	3BHK	83.80	2.52	2.42	41.34	130.06	41.71	0	1
10			A10	3BHK	82.36	3.37	6.19	42.78	134.71	43.20	1	0
11			A11	3BHK	85.56	2.52	2.42	42.36	132.85	42.64	1	0
12			A12	3BHK	86.28	3.00	2.90	42.54	134.71	43.20	1	0
13			A13	3BHK	87.65	2.31	2.76	42.45	135.17	43.39	1	0
14			A14	3BHK	83.07	4.09	5.39	43.56	136.10	43.66	1	0
15			A15	2BHK	64.62	3.79	3.79	34.18	106.37	34.10	0	1
16			A16	2BHK	62.80	3.60	4.65	35.33	106.37	34.10	0	1
17			A17	2BHK	66.07	3.60	2.63	34.53	106.84	34.28	0	1
18			A18	3BHK	85.39	3.31	6.16	42.18	137.03	43.94	1	0
19			A19	3BHK	85.68	3.40	3.38	42.24	134.71	43.20	1	0
20	Block-I	SECOND FLOOR	B1	3BHK	79.41	5.71	3.01	40.55	128.67	41.25	0	1
21			B2	3BHK	84.88	3.68	3.83	42.77	135.17	43.39	1	0
22			B3	3BHK	82.21	5.03	3.32	41.82	132.39	42.46	0	1
23			B4	3BHK	83.47	2.91	5.86	42.93	135.17	43.39	1	0
24			B5	3BHK	83.83	3.34	4.58	42.96	134.71	43.20	1	0
25			B6	3BHK	81.32	3.37	6.05	42.10	132.85	42.64	1	0
26			B7	3BHK	86.98	2.81	2.42	42.97	135.17	43.39	1	0
27			B8	3BHK	82.22	3.37	6.33	42.78	134.71	43.20	1	0
28			B9	3BHK	83.80	2.52	2.42	41.34	130.06	41.71	0	1
29			B10	3BHK	82.36	3.37	6.19	42.78	134.71	43.20	1	0
30			B11	3BHK	85.56	2.52	2.42	42.36	132.85	42.64	1	0
31			B12	3BHK	86.28	3.00	2.90	42.54	134.71	43.20	1	0
32			B13	3BHK	87.65	2.31	2.76	42.45	135.17	43.39	1	0
33			B14	3BHK	83.07	4.09	5.39	43.56	136.10	43.66	1	0
34			B15	2BHK	64.62	3.79	3.79	34.18	106.37	34.10	0	1
35			B16	2BHK	62.80	3.60	4.65	35.33	106.37	34.10	0	1
36			B17	2BHK	66.07	3.60	2.63	34.53	106.84	34.28	0	1
37			B18	3BHK	85.39	3.31	6.16	42.18	137.03	43.94	1	0
38			B19	3BHK	85.68	3.40	3.38	42.24	134.71	43.20	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
CMDA Reg. No. RE/I/2024/0155,
No.128-G, Vasantha Street, Golden George Nagar,
Mogappair East, Chennai - 600 037.
Mobile: 9840229411, 8838053086.
Email: athisundara@gmail.com

NEST FASCINO- CARPET AREA STATEMENT											Date: 15.11.2025	
S.No.44/2A2, Adhanur Road, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District – 600 048												
S. No	Block	Floor	Flat No.	Type	RERA carpet Area (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 Area (Sq.m)	Car parking Nos.	
											Covered	Open
39	Block-I	THIRD FLOOR	C1	3BHK	79.41	5.71	3.01	40.55	128.67	41.34	0	1
40			C2	3BHK	84.88	3.68	3.83	42.77	135.17	43.39	1	0
41			C3	3BHK	82.21	5.03	3.32	41.82	132.39	42.46	0	1
42			C4	3BHK	83.47	2.91	5.86	42.93	135.17	43.39	1	0
43			C5	3BHK	83.83	3.34	4.58	42.96	134.71	43.20	1	0
44			C6	3BHK	81.32	3.37	6.05	42.10	132.85	42.64	1	0
45			C7	3BHK	86.98	2.81	2.42	42.97	135.17	43.39	1	0
46			C8	3BHK	82.22	3.37	6.33	42.78	134.71	43.20	1	0
47			C9	3BHK	83.80	2.52	2.42	41.34	130.06	41.71	0	1
48			C10	3BHK	82.36	3.37	6.19	42.78	134.71	43.20	1	0
49			C11	3BHK	85.56	2.52	2.42	42.36	132.85	42.64	1	0
50			C12	3BHK	86.28	3.00	2.90	42.54	134.71	43.20	1	0
51			C13	3BHK	87.65	2.31	2.76	42.45	135.17	43.39	1	0
52			C14	3BHK	83.07	4.09	5.39	43.56	136.10	43.66	1	0
53			C15	2BHK	64.62	3.79	3.79	34.18	106.37	34.10	0	1
54			C16	2BHK	62.80	3.60	4.65	35.33	106.37	34.10	0	1
55			C17	2BHK	66.07	3.60	2.63	34.53	106.84	34.28	0	1
56			C18	3BHK	85.39	3.31	6.16	42.18	137.03	43.94	1	0
57			C19	3BHK	85.68	3.40	3.38	42.24	134.71	43.20	1	0
58	Block-I	FOURTH FLOOR	D1	3BHK	79.41	5.71	3.01	40.55	128.67	41.34	0	1
59			D2	3BHK	84.88	3.68	3.83	42.77	135.17	43.39	1	0
60			D3	3BHK	82.21	5.03	3.32	41.82	132.39	42.46	0	1
61			D4	3BHK	83.47	2.91	5.86	42.93	135.17	43.39	1	0
62			D5	3BHK	83.83	3.34	4.58	42.96	134.71	43.20	1	0
63			D6	3BHK	81.32	3.37	6.05	42.10	132.85	42.64	1	0
64			D7	3BHK	86.98	2.81	2.42	42.97	135.17	43.39	1	0
65			D8	3BHK	82.22	3.37	6.33	42.78	134.71	43.20	1	0
66			D9	3BHK	83.80	2.52	2.42	41.34	130.06	41.71	0	1
67			D10	3BHK	82.36	3.37	6.19	42.78	134.71	43.20	1	0
68			D11	3BHK	85.56	2.52	2.42	42.36	132.85	42.64	1	0
69			D12	3BHK	86.28	3.00	2.90	42.54	134.71	43.20	1	0
70			D13	3BHK	87.65	2.31	2.76	42.45	135.17	43.39	1	0
71			D14	3BHK	83.07	4.09	5.39	43.56	136.10	43.66	1	0
72			D15	2BHK	64.62	3.79	3.79	34.18	106.37	34.10	0	1
73			D16	2BHK	62.80	3.60	4.65	35.33	106.37	34.10	0	1
74			D17	2BHK	66.07	3.60	2.63	34.53	106.84	34.28	0	1
75			D18	3BHK	85.39	3.31	6.16	42.18	137.03	43.94	1	0
76			D19	3BHK	85.68	3.40	3.38	42.24	134.71	43.20	1	0

For NEST ZONE INDIA (P) LTD.

Managing Director

M. ATHI BAHAVATHI B.E.,
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NEST FASCINO- CARPET AREA STATEMENT										Date: 15.11.2025	
S.No.44/2A2, Adhanur Road, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District – 600 048											
S. No	Block	Floor	Flat No.	Type	RERA carpet Area (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 Area (Sq.m)	Car parking Nos.
											Covered / Open
77	Block-I	FIFTH FLOOR	E1	3BHK	79.41	5.71	3.01	40.55	128.67	41.33	0 / 1
78			E2	3BHK	84.88	3.68	3.83	42.77	135.17	43.39	1 / 0
79			E3	3BHK	82.21	5.03	3.32	41.82	132.39	42.46	0 / 1
80			E4	3BHK	83.47	2.91	5.86	42.93	135.17	43.39	1 / 0
81			E5	3BHK	83.83	3.34	4.58	42.96	134.71	43.20	1 / 0
82			E6	3BHK	81.32	3.37	6.05	42.10	132.85	42.64	1 / 0
83			E7	3BHK	86.98	2.81	2.42	42.97	135.17	43.39	1 / 0
84			E8	3BHK	82.22	3.37	6.33	42.78	134.71	43.20	1 / 0
85			E9	3BHK	83.80	2.52	2.42	41.34	130.06	41.71	0 / 1
86			E10	3BHK	82.36	3.37	6.19	42.78	134.71	43.20	1 / 0
87			E11	3BHK	85.56	2.52	2.42	42.36	132.85	42.64	1 / 0
88			E12	3BHK	86.28	3.00	2.90	42.54	134.71	43.20	1 / 0
89			E13	3BHK	87.65	2.31	2.76	42.45	135.17	43.39	1 / 0
90			E14	3BHK	83.07	4.09	5.39	43.56	136.10	43.66	1 / 0
91			E15	2BHK	64.62	3.79	3.79	34.18	106.37	34.10	0 / 1
92			E16	2BHK	62.80	3.60	4.65	35.33	106.37	34.10	0 / 1
93			E17	2BHK	66.07	3.60	2.63	34.53	106.84	34.28	0 / 1
			GYM & INDOOR GAMES								1 / 2
			VISITOR CAR PARKINGS								0 / 8
Total					7516.96	321.98	380.80	3827.36	12047.10	3864.72	64 / 40
											Total Car Park - 104

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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

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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.