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RE REGULATORY RECORD

RERA Document

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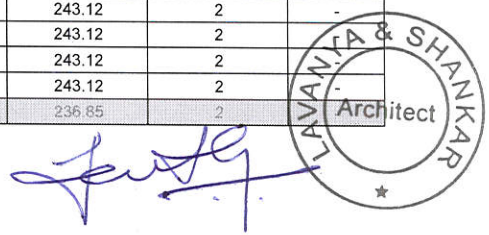
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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT													DATE: 29/06/2026	
RADIANCE EDGEWOOD - THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSISTS OF 83 VILLAS GROUND+1 FLOORS & GROUND+2 FLOORS WITH CLUB HOUSE/ ASSEMBLY GROUND+2 FLOORS COMPRISED IN S.NO: 220/2A OF SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.														
S.NO	BLOCK	FLOOR	TYPE	FLAT NO (VILLA NO)	(a) CARPET AREA (as per sec 2(k) of the RERA Act) (sq.m)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE / Car Parking (sq.m)	(d) Area of external walls (sq.m)	e=(a+b+c+d) Floor area of Villa (sq.m)	(f) Proportionate Common area (sq.m)	g=(e+f) Gross Area of the Villa (sq.m)	(h) UDS Land area (sq.m)	(i) Car parking (Nos.)	
													COVERED	OPEN
1	Block-1	G+2	4BHK+ HT	1	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
2	Block-1	G+2	4BHK+ HT	2	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
3	Block-1	G+2	4BHK+ HT	3	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
4	Block-1	G+2	4BHK+ HT	4	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
5	Block-1	G+2	4BHK+ HT	5	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
6	Block-1	G+2	4BHK+ HT	6	245.58	7.16	23.20	28.52	304.46	25.68	330.14	287.12	2	-
7	Block-1	G+2	4BHK	7	200.09	5.74	28.95	22.49	257.27	21.70	278.97	266.89	2	-
SUB TOTAL BLOCK- 1					1673.57	48.70	168.15	193.61	2084.03	175.78	2259.81	1989.61	14	0.00
8	Block-2	G+2	4BHK	1	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
9	Block-2	G+2	4BHK	2	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
10	Block-2	G+2	4BHK	3	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
11	Block-2	G+2	4BHK	4	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
12	Block-2	G+2	4BHK	5	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
13	Block-2	G+2	4BHK	6	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
14	Block-2	G+2	4BHK	7	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
15	Block-2	G+2	4BHK	9	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
16	Block-2	G+2	4BHK	10	203.58	0.00	29.50	24.85	257.93	21.75	279.68	273.51	2	-
SUB TOTAL BLOCK- 2					1767.98	57.12	249.58	210.21	2284.89	192.71	2477.60	2218.47	18	0.00
17	Block-3	G+2	4BHK	1	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
18	Block-3	G+2	4BHK	2	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
19	Block-3	G+2	4BHK	3	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
20	Block-3	G+2	4BHK	4	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
21	Block-3	G+2	4BHK	5	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
22	Block-3	G+2	4BHK	6	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
23	Block-3	G+2	4BHK	7	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
24	Block-3	G+2	4BHK	9	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
25	Block-3	G+2	4BHK	10	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
SUB TOTAL BLOCK- 3					1848.90	64.44	208.80	207.18	2329.32	196.47	2525.79	2215.98	18	0.00
26	Block-4	G+2	4BHK	1	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
27	Block-4	G+2	4BHK	2	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
28	Block-4	G+2	4BHK	3	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
29	Block-4	G+2	4BHK	4	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
30	Block-4	G+2	4BHK	5	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
31	Block-4	G+2	4BHK	6	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
32	Block-4	G+2	4BHK	7	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
33	Block-4	G+2	4BHK	9	195.55	7.14	27.51	23.17	253.37	21.37	274.74	243.12	2	-
34	Block-4	G+2	4BHK	10	179.51	7.14	27.52	22.63	236.80	19.97	256.77	236.85	2	-



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S.NO	BLOCK	FLOOR	TYPE	FLAT NO (VILLA NO)	(a) CARPET AREA (as per sec 2(k) of the RERA Act) (sq.m)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE / Car Parking (sq.m)	(d) Area of external walls (sq.m)	e=(a+b+c+d) Floor area of Villa (sq.m)	(f) Proportionate Common area (sq.m)	g=(e+f) Gross Area of the Villa (sq.m)	(h) UDS Land area (sq.m)	(i) Car parking (Nos.)	
													COVERED	OPEN
	SUB TOTAL BLOCK- 4				1743.91	64.26	247.60	207.99	2263.76	190.93	2454.69	2181.81	18	0.00
35	Block-5	G+1	3BHK	1	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
36	Block-5	G+1	3BHK	2	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
37	Block-5	G+1	3BHK	3	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
38	Block-5	G+1	3BHK	4	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
39	Block-5	G+1	3BHK	5	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
40	Block-5	G+1	3BHK	6	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
41	Block-5	G+1	3BHK	7	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
42	Block-5	G+1	3BHK	9	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
43	Block-5	G+1	3BHK	10	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
	SUB TOTAL BLOCK- 5				1239.48	61.20	215.37	170.19	1686.24	142.20	1828.44	1718.91	18	0.00
44	Block-6	G+1	3BHK	1	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
45	Block-6	G+1	3BHK	2	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
46	Block-6	G+1	3BHK	3	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
47	Block-6	G+1	3BHK	4	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
48	Block-6	G+1	3BHK	5	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
49	Block-6	G+1	3BHK	6	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
50	Block-6	G+1	3BHK	7	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
51	Block-6	G+1	3BHK	9	137.26	6.75	23.94	18.89	186.84	15.76	202.60	190.80	2	-
	SUB TOTAL BLOCK- 6				1098.08	54.00	191.52	151.12	1494.72	126.08	1620.80	1526.40	16	0.00
52	Block-7	G+1	3BHK	1	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
53	Block-7	G+1	3BHK	2	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
54	Block-7	G+1	3BHK	3	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
55	Block-7	G+1	3BHK	4	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
56	Block-7	G+1	3BHK	5	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
57	Block-7	G+1	3BHK	6	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
58	Block-7	G+1	3BHK	7	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
	SUB TOTAL BLOCK- 7				964.04	47.60	167.51	132.37	1311.52	110.60	1422.12	1336.93	14	0.00
59	Block-9	G+1	3BHK	1	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
60	Block-9	G+1	3BHK	2	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
61	Block-9	G+1	3BHK	3	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
62	Block-9	G+1	3BHK	4	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
63	Block-9	G+1	3BHK	5	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
64	Block-9	G+1	3BHK	6	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
65	Block-9	G+1	3BHK	7	137.74	9.32	23.920	19.63	190.61	16.08	206.69	196.34	1	-
	SUB TOTAL BLOCK- 9				961.06	49.82	167.56	133.21	1311.65	110.64	1422.29	1341.14	7	0.00

TAVALIYA & SHANKAR Architect

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S.NO	BLOCK	FLOOR	TYPE	FLAT NO (VILLA NO)	(a) CARPET AREA (as per sec 2(k) of the RERA Act) (sq.m)	(b) EXCLUSIVE BALCONY (sq.m)	(c) EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE / Car Parking (sq.m)	(d) Area of external walls (sq.m)	e=(a+b+c+d) Floor area of Villa (sq.m)	(f) Proportionate Common area (sq.m)	g=(e+f) Gross Area of the Villa (sq.m)	(h) UDS Land area (sq.m)	(i) Car parking (Nos.)	
													COVERED	OPEN
66	Block-10	G+1	3BHK	1	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
67	Block-10	G+1	3BHK	2	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
68	Block-10	G+1	3BHK	3	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
69	Block-10	G+1	3BHK	4	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
70	Block-10	G+1	3BHK	5	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
71	Block-10	G+1	3BHK	6	137.72	6.80	23.93	18.91	187.36	15.80	203.16	190.99	2	-
			SUB TOTAL BLOCK- 10		**826.32**	**40.80**	**143.58**	**113.46**	**1124.16**	**94.80**	**1218.96**	**1145.94**	**12**	**0.00**
72	Block-11	G+1	3BHK	1	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
73	Block-11	G+1	3BHK	2	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
74	Block-11	G+1	3BHK	3	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
75	Block-11	G+1	3BHK	4	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
76	Block-11	G+1	3BHK	5	137.22	6.75	23.94	18.93	186.84	15.76	202.60	190.80	1	-
			SUB TOTAL BLOCK- 11		**686.10**	**33.75**	**119.70**	**94.65**	**934.20**	**78.80**	**1013.00**	**954.00**	**5**	**0.00**
77	Block-12	G+2	4BHK	1	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
78	Block-12	G+2	4BHK	2	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
79	Block-12	G+2	4BHK	3	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
80	Block-12	G+2	4BHK	4	205.43	7.16	23.20	23.02	258.81	21.83	280.64	246.22	2	-
			SUB TOTAL BLOCK- 12		**821.73**	**28.64**	**92.80**	**92.08**	**1035.25**	**87.32**	**1122.57**	**984.88**	**8**	**0.00**
81	Block-14	G+2	4BHK	1	168.09	6.80	23.93	21.72	220.54	18.60	239.14	203.09	2	-
82	Block-14	G+2	4BHK	2	168.09	6.80	23.93	21.72	220.54	18.60	239.14	203.09	2	-
83	Block-14	G+2	4BHK	3	168.09	6.80	23.93	21.72	220.54	18.60	239.14	203.09	2	-
			SUB TOTAL BLOCK- 14		**504.27**	**20.40**	**71.79**	**65.16**	**661.62**	**55.80**	**717.42**	**609.27**	**6**	**0.00**

LAVANYA & SHANKAR
Architect

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													COVERED	OPEN
SUB TOTAL BLOCK- 1					1,673.57	48.70	168.15	193.61	2,084.03	175.78	2,259.81	1,989.61	14	-
SUB TOTAL BLOCK- 2					1,767.98	57.12	249.58	210.21	2,284.89	192.71	2,477.60	2,218.47	18	-
SUB TOTAL BLOCK- 3					1,848.90	64.44	208.80	207.18	2,329.32	196.47	2,525.79	2,215.98	18	-
SUB TOTAL BLOCK- 4					1,743.91	64.26	247.60	207.99	2,263.76	190.93	2,454.69	2,181.81	18	-
SUB TOTAL BLOCK- 5					1,239.48	61.20	215.37	170.19	1,686.24	142.20	1,828.44	1,718.91	18	-
SUB TOTAL BLOCK- 6					1,098.08	54.00	191.52	151.12	1,494.72	126.08	1,620.80	1,526.40	16	-
SUB TOTAL BLOCK- 7					964.04	47.60	167.51	132.37	1,311.52	110.60	1,422.12	1,336.93	14	-
SUB TOTAL BLOCK- 9					961.06	49.82	167.56	133.21	1,311.65	110.64	1,422.29	1,341.14	7	-
SUB TOTAL BLOCK- 10					826.32	40.80	143.58	113.46	1,124.16	94.80	1,218.96	1,145.94	12	-
SUB TOTAL BLOCK- 11					686.10	33.75	119.70	94.65	934.20	78.80	1,013.00	954.00	5	-
SUB TOTAL BLOCK- 12					821.73	28.64	92.80	92.08	1,035.25	87.32	1,122.57	984.88	8	-
SUB TOTAL BLOCK- 14					504.27	20.40	71.79	65.16	661.62	55.80	717.42	609.27	6	-
SUB TOTAL GRAND TOTAL					14,135.44	570.73	2,043.96	1,771.23	18,521.36	1,562.13	20,083.49	18,223.35	154	-
											AREA GIFTED TO OSR	2026.65		
											VISITORS CAR PARKING			12
											CLUB HOUSE/ ASSEMBLY			2
											TOTAL CAR PARKING		154	14
											GRAND TOTAL	20250.00	168	
NOTE: The club will be alloted to the projects residences only, the club house will not be sold separately.														

LAVANYA & SHANKAR
Architect

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.