

Carpet Area Statement

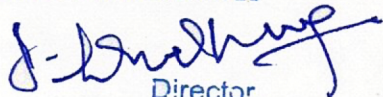
Date: 28/10/2025

Site Address : Ground +1 floor, Plot No 1 to 30, 30 dwelling units, in Vetri Nagar, Korattur, Chennai, Comprised In S.No.598/1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598/1A1B, As Per Patta New Town Survey No.3/16, Block No- 21, Ward - E Of Korattur Village , Ambattur Taluk, Chennai- 76, Greater Chennai Corporation, Division - 83,Zone - 07.

SI.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Veranda h/Utility / Service/ Open Terrace (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)	
													Covered	Open
1	-	Groun Floor + 1st Floor	-	VILLA NO 01	85.51	0	0	13.7024	99.21	21.0463	120.26	98.22	1	0
2	-	Groun Floor + 1st Floor	-	VILLA NO 02	73.22	2.7801	0	11.1539	87.15	20.5202	107.67	78.54	1	0
3	-	Groun Floor + 1st Floor	-	VILLA NO 03	74.28	2.623	0	11.303	88.20	18.8222	107.03	78.14	1	0
4	-	Groun Floor + 1st Floor	-	VILLA NO 04	77.24	2.5134	0	11.6037	91.36	18.1541	109.51	78.69	1	0
5	-	Groun Floor + 1st Floor	-	VILLA NO 05	76.87	2.2201	0	11.7884	90.88	19.8206	110.70	78.57	1	0
6	-	Groun Floor + 1st Floor	-	VILLA NO 06	79.06	2.6887	0	12.1173	93.87	18.6226	112.49	80	1	0
7	-	Groun Floor + 1st Floor	-	VILLA NO 07	84.28	2.3236	0	12.4319	99.03	16.8072	115.84	82.19	1	0
8	-	Groun Floor + 1st Floor	-	VILLA NO 08	85.63	2.6887	0	12.6785	100.99	18.6226	119.62	83.42	1	0
9	-	Groun Floor + 1st Floor	-	VILLA NO 09	87.22	2.6887	0	12.8144	102.72	18.6226	121.35	84.42	1	0
10	-	Groun Floor + 1st Floor	-	VILLA NO 10	88.72	2.6887	0	12.9424	104.35	18.6226	122.97	85.37	1	0
11	-	Groun Floor + 1st Floor	-	VILLA NO 11	85.63	1.3938	0	11.3309	98.35	25.6311	123.98	86.22	1	0


DHINESH J, Architect
 CA/2009/43967
 10/1, 2nd Street, Kasthuribai Nag
 Avadi, Chennai - 600 054.
 dhinesh.architect@gmail.com

For PAWAN CASTLES PRIVATE LIMITED


 Director.

12	-	Groun Floor + 1st Floor	-	VILLA NO 12	86.85	1.3938	0	11.4477	99.69	25.6211	125.31	87.06	1	0
13	-	Groun Floor + 1st Floor	-	VILLA NO 13	88.16	1.3938	0	11.555	101.11	25.6211	126.73	88.06	1	0
14	-	Groun Floor + 1st Floor	-	VILLA NO 14	89.85	1.3938	0	11.7037	102.95	25.6319	128.58	88.96	1	0
15	-	Groun Floor + 1st Floor	-	VILLA NO 15	91.17	1.3938	0	11.8073	104.37	25.6419	130.01	89.81	1	0
16	-	Groun Floor + 1st Floor	-	VILLA NO 16	92.58	1.3938	0	11.9412	105.91	25.6227	131.54	90.69	1	0
17	-	Groun Floor + 1st Floor	-	VILLA NO 17	93.53	1.3938	0	12.0117	106.93	24.2323	131.17	94.11	1	0
18	-	Groun Floor + 1st Floor	-	VILLA NO 18	78.08	2.7674	6.4071	13.8284	101.08	15.855	116.94	100	1	0
19	-	Groun Floor + 1st Floor	-	VILLA NO 19	53.43	0	0	9.2609	62.69	12.852	75.54	60.14	1	0
20	-	Groun Floor + 1st Floor	-	VILLA NO 20	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.22	1	0
21	-	Groun Floor + 1st Floor	-	VILLA NO 21	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.81	1	0
22	-	Groun Floor + 1st Floor	-	VILLA NO 22	79.64	3.7609	0	11.4303	94.83	15.23	110.06	80.93	1	0
23	-	Groun Floor + 1st Floor	-	VILLA NO 23	80.76	5.0592	0	11.3068	97.13	15.31	112.44	81.17	1	0
24	-	Groun Floor + 1st Floor	-	VILLA NO 24	81.16	5.0592	0	11.3308	97.55	15.49	113.04	81.49	1	0
25	-	Groun Floor + 1st Floor	-	VILLA NO 25	81.29	5.0592	0	11.3388	97.68	15.51	113.19	81.53	1	0
26	-	Groun Floor + 1st Floor	-	VILLA NO 26	73.07	4.9368	0	10.7031	88.71	15.38	104.09	79.23	1	0
27	-	Groun Floor + 1st Floor	-	VILLA NO 27	80.63	4.9288	0	12.1721	97.73	19.2086	116.94	82.69	1	0
28	-	Groun Floor + 1st Floor	-	VILLA NO 28	88.99	4.9288	0	12.8833	106.80	15.766	122.57	85.67	1	0


DHINESH J., Architect
 CA/2009/43967
 10/1, 2nd Street, Kasthuribai Nagar
 Avadi, Chennai - 600 054.
 dhinesh.architect@gmail.com

For PAWAN CASTLES PRIVATE LIMITED


 Director.

29	-	Groun Floor + 1st Floor	-	VILLA NO 29	89.41	4.93	0	12.8113	107.15	15.766	122.92	86.93	1	0
30	-	Groun Floor + 1st Floor	-	VILLA NO 30	87.77	4.93	0	12.6691	105.37	15.887	121.26	87.09	1	0
TOTAL				30	2473.3	86.854	6.4071	356.929	2923.4774	570.3777	3493.8551	2520.37	30	0
											Visitors' Car Parking		0	0
											Grand Total	2520.37	30	0

Note:

- Carpet Area statement with total UDS for the least extent.
- If any land 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 (TNCDBR), 2019.
- If one 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 carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

For PAWAN CASTLES PRIVATE LIMITED

J. Dinesh
Director.

Dhinesh J.
DHINESH J, Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com