Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

www.bashyamgroup.com

BAASHYAAM

IMPROVING LIFESTYLES - ENHANCING LIVES

PROMENADE - TNRERA Carpet Area Statement

Date: 23 Jan 2024

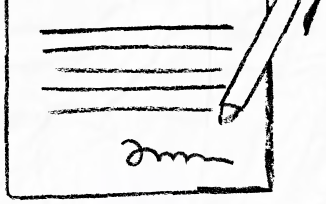
Sl. No.	Block	Floor	Office No as per marketing plan	Type	RERA Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
1	1	Ground	S1	Retail	2944.21	-	-	411.27	3,355	583.55	44	4
2	1	First Floor	S2	Retail	1195.14	-	-	166.95	1,362	236.88	44	4
3	1	ThirteenthFloor	S3	Cafetaria	1436.48	-	-	200.66	1,637	284.71	21	3
4	1	Third Floor	301	Office	2440.40	-	327.08	386.58	3,154	548.52	41	4
5	1	Third Floor	302	Office	1713.30	-	327.08	285.02	2,325	404.41	30	3
6	1	Third Floor	303	Office	2041.28	-	327.08	330.83	2,699	469.41	35	3
7	1	Third Floor	304	Office	2028.43	-	327.08	329.04	2,685	466.87	35	3
8	1	Fourth Floor	401	Office	2460.75	-	222.45	374.81	3,058	531.82	40	4
9	1	Fourth Floor	402	Office	1733.51	-	222.45	273.23	2,229	387.67	29	3
10	1	Fourth Floor	403	Office	2042.89	-	222.45	316.44	2,582	448.99	33	3
11	1	Fourth Floor	404	Office	2030.06	-	222.45	314.65	2,567	446.45	33	3
12	1	Fifth Floor	501	Office	2280.17	-	189.25	344.95	2,814	489.44	37	3
13	1	Fifth Floor	502	Office	1593.98	-	189.25	249.10	2,032	353.44	26	3
14	1	Fifth Floor	503	Office	1842.14	-	189.25	283.76	2,315	402.63	30	3
15	1	Fifth Floor	504	Office	1875.99	-	189.25	288.49	2,354	409.33	31	3
16	1	Sixth Floor	601	Office	2496.84	-	212.83	378.51	3,088	537.06	40	4
17	1	Sixth Floor	602	Office	1765.20	-	212.83	276.31	2,254	392.05	29	3
18	1	Sixth Floor	603	Office	2042.89	-	212.83	315.10	2,571	447.09	33	3
19	1	Sixth Floor	604	Office	2030.06	-	212.83	313.31	2,556	444.54	33	3
20	1	Seventh Floor	701	Office	2520.43	-	212.83	381.81	3,115	541.74	40	4
21	1	Seventh Floor	702	Office	1780.43	-	212.83	278.44	2,272	395.07	29	3
22	1	Seventh Floor	703	Office	2042.89	-	212.83	315.10	2,571	447.09	33	3
23	1	Seventh Floor	704	Office	2030.06	-	212.83	313.31	2,556	444.54	33	3
24	1	Eighth Floor	801	Office	2533.29	-	212.83	383.60	3,130	544.29	41	4
25	1	Eighth Floor	802	Office	1796.88	-	212.83	280.73	2,290	398.33	30	3
26	1	Eighth Floor	803	Office	2042.89	-	212.83	315.10	2,571	447.09	33	3
27	1	Eighth Floor	804	Office	2030.06	-	212.83	313.31	2,556	444.54	33	3
28	1	Nineth Floor	901	Office	2348.15	-	189.25	354.45	2,892	502.92	38	4
29	1	Nineth Floor	902	Office	1652.22	-	189.25	257.23	2,099	364.98	27	3
30	1	Nineth Floor	903	Office	1837.63	-	189.25	283.13	2,310	401.73	30	3
31	1	Nineth Floor	904	Office	1870.98	-	189.25	287.79	2,348	408.34	30	3
32	1	Tenth Floor	1001	Office	2575.13	-	212.83	389.45	3,177	552.58	41	4
33	1	Tenth Floor	1002	Office	1828.24	-	212.83	285.11	2,326	404.54	33	3
34	1	Tenth Floor	1003	Office	2042.58	-	212.83	315.05	2,570	447.03	33	3
35	1	Tenth Floor	1004	Office	2030.06	-	212.83	313.31	2,556	444.54	33	3
36	1	Eleventh Floor	1101	Office	1629.67	-	216.57	257.90	2,104	365.93	27	3
37	1	Eleventh Floor	1102	Office	1116.51	-	216.57	186.22	1,519	264.22	20	3
38	1	Eleventh Floor	1103	Office	2018.48	-	1080.65	432.91	3,532	614.25	46	4
39	1	Eleventh Floor	1104	Office	2002.70	-	1080.65	430.71	3,514	611.12	46	4
40	1	Twelth Floor	1201	Office	1624.65	-	216.57	257.20	2,098	364.93	27	3
41	1	Twelth Floor	1202	Office	1116.51	-	216.57	186.22	1,519	264.22	20	3
42	1	Twelth Floor	1203	Office	2018.80	-	216.57	312.25	2,548	443.05	33	3
43	1	Twelth Floor	1204	Office	2002.70	-	216.57	310.01	2,529	439.86	33	3
44	1	Thirteenth Floor	1301	Office	1729.54	-	249.46	276.44	2,255	392.24	30	3
45	1	Thirteenth Floor	1302	Office	988.45	-	249.46	172.92	1,411	245.36	20	2
		Grand Total			87203.65		11076.99	13728.68	112009.31	19479.40	1483	145

PATTA EXTENT	22822.00 Sq.mtr
O.S. R AREA	2282.23 Sq.mtr
SUB STATION LAND	1060.37 Sq.mtr
TOTAL UDS	19479.40 Sq.mtr
UDS Ratio	**17.39%**

Total No.of Covered Car Park as per CMDA	1,483
Total No.of Open Car Park as per CMDA	145
Total Car Park as per CMDA	**1,628**

Total No.of Visitors Car Park	**163**

Baashyaam Infrastructure Pvt. Ltd. * Chennai 600 017



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

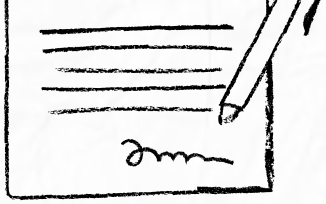
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate