Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

**PROJECT NAME : OPERA AANANDAM**

**ADDRESS : DOOR NO: 54/ 224, CHOOLAIMEDU HIGH ROAD, CHOOLAIMEDU, CHENNAI- 600094, COMPRISED IN T.S.NO:138, BLOCK NO:20 OF PULIYUR VILLAGE, WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION**

**RERA Carpet Area Statement** — **Date 08.06.2026**

| | | | | | A | B | C | D | E =A+B+C+D | (INDIVIDUAL ARAE/ TOTAL FLOOR AREA) X TOTAL COMMON AREA (F) | G = ( E+F ) | (TOTAL UDS/TOTAL GROSS AREA) X INDIVIDUAL GROSS AREA (H) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S.NO. | BLOCK | FLOOR | FLAT NO | TYPE | REAR Carpet Area (Sec.2(K)) (SQ.M ) | Exclusive Balcony (SQ.M) | Exclusive Verandah / Ulility | AREA OF EXTERNAL WALLS (SQ.M) | FLOOR AREA OF THE APARTMENT | Proportionate Common Area (SQ.M) | Total Area (SQ.M ) | UDS Land Area (SQ.M ) | Car Parking Nos | |
| | | | | | | | | | | | | | Covered | Open |
| 01 | SINGLE BLOCK | First Floor | 1A | 2 BHK | 72.43 | 5.05 | | 7.71 | 85.19 | 23.89 | 109.07 | 37.90 | | 1 |
| 02 | | | 1B | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 03 | | | 1C | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 04 | | Second Floor | 2A | 2 BHK | 72.43 | 5.05 | | 7.71 | 85.19 | 23.89 | 109.07 | 37.90 | | 1 |
| 05 | | | 2B | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 06 | | | 2C | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 07 | | Third Floor | 3A | 2 BHK | 72.43 | 5.05 | | 7.71 | 85.19 | 23.89 | 109.07 | 37.90 | | 1 |
| 08 | | | 3B | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 09 | | | 3C | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 10 | | Fourth Floor | 4A | 2 BHK | 72.43 | 5.05 | | 7.71 | 85.19 | 23.89 | 109.07 | 37.90 | | 1 |
| 11 | | | 4B | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 12 | | | 4C | 2 BHK | 71.40 | 3.47 | | 6.14 | 81.01 | 22.72 | 103.73 | 36.04 | | 1 |
| 13 | | Fifth Floor | 5A | 2 BHK | 72.43 | 5.05 | | 7.71 | 85.19 | 23.89 | 109.07 | 37.90 | | 1 |
| 14 | | | 5B | 2 BHK | 68.89 | | 5.55 | 6.38 | 80.82 | 22.67 | 103.49 | 35.96 | 1 | |
| 15 | | | 5C | 2 BHK | 68.89 | | 5.55 | 6.38 | 80.82 | 22.67 | 103.49 | 35.96 | 1 | |
| **TOTAL** | | | | | **1,071.14** | **52.98** | **11.10** | **100.43** | **1,235.65** | **346.53** | **1,582.18** | **549.80** | **2.0** | **13** |

Notes :

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.

K.V.MURALIDHARAN
CMDA Reg No RE/II/2025/2/0090
No:11,Amudhasurabi Nagar,
C.Kothangudi. Chidambaram.
Tamil Nadu-608001
Mobile No:9962723646
kvmuralidharan1993@gmail.com

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

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

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# 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.