Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

GOPALAPURAM - TNRERA CARPET AREA STATEMENT **28.10.2025**

Project Address - Door No:Old No.30, New No.14, Padmavathy Thayar Street,Gopalapuram,Mylapore, Chennai - 600086

SL NO	FLOOR NO	FLAT TYPE	FLAT NO AS PER APPROVED	BHK TYPE	RERA CARPET AREA (sq m)	EXCLUSIVE BALCONY (sq m)	EXCLUSIVE VERANDAH/UTILITY/ SERVICE/OPEN TERRACE (Sq m)	PROPORTIONATE COMMON (sq m)	TOTAL AREA (sq m)	UDS LAND AREA(sq m)	CAR PARKING (NOS)		FLAT FACING
											COVERED	OPEN	
1	FIRST FLOOR	UNIT B	1B	4B + 5T + 1 SERVANTS	298.75	22.84	-	124.04	461.72	154.90	4		EAST
2	SECOND FLOOR	UNIT A	1A	4B + 5T + 1 SERVANTS	333.88	23.58	-	138.54	515.71	173.02	7		NORTH
3	SECOND FLOOR	UNIT B	2B	4B + 5T + 1 SERVANTS	298.75	22.84	-	124.04	461.72	154.90	4		EAST
4	THIRD FLOOR & FOURTH FLOOR	DUPLEX UNIT A	3A & 4A	6B + 9T + 1 SERVANTS	647.22	47.16	-	270.38	1006.45	337.65	10		NORTH
5	THIRD FLOOR	UNIT B	3B	4B + 5T + 1 SERVANTS	298.75	22.84	-	124.04	461.72	154.90	5		EAST
6	FOURTH FLOOR	UNIT B	4B	4B + 5T + 1 SERVANTS	298.75	22.84	-	124.04	461.72	154.90	5		EAST
7	FIFTH FLOOR	UNIT C	5C	4B + 5T + 2 SERVANTS	651.37	60.71	-	275.15	1024.20	343.61	12		NORTH
8	SIXTH FLOOR	UNIT A	6A	4B + 5T + 1 SERVANTS	333.88	23.58	-	138.54	515.71	173.02	7		NORTH
9	SIXTH FLOOR	UNIT B	6B	4B + 5T + 1 SERVANTS	298.75	22.84	-	124.04	461.72	154.90	5		EAST
10	SEVENTH FLOOR	UNIT A	7A	4B + 5T + 1 SERVANTS	333.88	23.58	-	138.54	515.71	173.02	7		NORTH
11	SEVENTH FLOOR	UNIT B	7B	4B + 5T + 1 SERVANTS	298.750	22.84	-	124.04	461.72	154.90	5		EAST
12	EIGHTH FLOOR	UNIT A	8A	4B + 5T + 1 SERVANTS	333.88	23.58	-	138.54	515.71	173.02	7		NORTH
13	EIGHTH FLOOR	UNIT B	8B	4B + 5T + 1 SERVANTS	298.750	22.84	-	124.04	461.72	154.90	5		EAST
14	NINTH FLOOR	UNIT A	9A	4B + 5T + 1 SERVANTS	333.88	23.58	-	138.54	515.71	173.02	7		NORTH
15	NINTH FLOOR	UNIT B	9B	4B + 5T + 1 SERVANTS	298.750	22.84	-	124.04	461.72	154.90	5		EAST
	TENTH FLOOR	-		-	-	-	-						
	TOTAL				**5,357.99**	**408.50**	-	**2,230.56**	**8,302.97**	**2785.57**	**95**		
								Total No. Of Visitors Car Park			***12***		
								Total Car Park as per CMDA			***107***		

		SQ M	SQ FT
TOTAL SITE EXTENT		2785.57	29983.88
TOTAL UDS		2785.57	29983.88
TOTAL SALEABLE AREA		8302.97	89373.17
UDS Ratio %		33.55%	

THE FOLLOWING COMMON AMENTITIES TO BE HANDED OVER TO ASSOCIATION
1st Floor – Multi Purpose Hall, Indoor Games
10th Floor (PART) – Gym & Dress Change Room & Open Swimming Pool at terrace floor level

Total No. Of Visitors Car Parks	***12***
Total No. Of Covered Car Parks - Residential	***95***
Total No. Of Open Car Parks - Residential	
Total Car Parks as per CMDA	***107***

BAASHYAAM CONSTRUCTIONS PVT. LTD. Chennai 600 017

ADIALOGUE CONSULTANCY LLP
143, Kattigenahalli, Yelahanka,
Bangalore, Bengaluru (Bangalore)
Urban, Karnataka, 560044

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.