Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT FOR RISING PALMS PHASE 1 PROJECT AT KANCHEEPURAM DISTRICT, SRIPERAMBADUR TALUK , SNO 19/2, 19/3, IRRUNGAKOTTAI 'A' VILLAGE &370/2C1B VALARPURAM VILLAGE

CARPET AREA STATEMENT **DATE 18.08.2025**

S.NO	BLOCK	FLOOR	FLAT.NO	TYPE (Configuration)	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 (No.s)	
											Covered	Open
BLOCK 1 - VILLAS ON GROUND												
1	1	G+1	V 01	3BHK - TYPE 1	109.89	5.38	13.43	28.26	169.58	132.259	1	
2		G+1	V 02	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
3		G+1	V 03	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
4		G+1	V 04	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
5		G+1	V 05	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
6		G+1	V 06	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
BLOCK 2 - VILLAS ON GROUND												
7	2	G+1	V 07	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	2	
8		G+1	V 08	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	1	
9		G+1	V 09	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	1	
10		G+1	V 10	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	1	
11		G+1	V 11	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	2	
12		G+1	V 12A	3BHK - TYPE 3	130.73	6.31	15.80	33.04	198.22	154.569	2	
BLOCK 3 - VILLAS ON GROUND												
13	3	G+1	V 12B	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
14		G+1	V 14	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
15		G+1	V 15	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
16		G+1	V 16	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
17		G+1	V 17	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
18		G+1	V 18	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
19		G+1	V 19	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
20		G+1	V 20	3BHK - TYPE 2	115.53	5.04	13.43	29.10	174.61	136.162	1	
BLOCK 4 - VILLAS ON GROUND												
21	4	G+1	V 21	3BHK - TYPE 4	110.93	5.19	12.49	28.09	168.52	131.409	1	
22		G+1	V 22	3BHK - TYPE 4	110.93	5.19	12.49	28.09	168.52	131.409	1	
23		G+1	V 23	3BHK - TYPE 4	110.93	5.19	12.49	28.09	168.52	131.409	1	
BLOCK 5 - VILLAS ON GROUND												
24	5	G+1	V 24	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	
25		G+1	V 25	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	
26		G+1	V 26	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	
27		G+1	V 27	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	
28		G+1	V 28	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	
29		G+1	V 29	3BHK - TYPE 5	120.24	5.28	13.79	30.23	181.38	141.440	1	

18/08/2025

GOWTHAM M, M.Arch.,
Registered Architect Council of Architecture
CA/2018/104235 Valid Till : 31/12/2034
No.9, Gangai Amman Koil Street,
Mambalam High Road,
T. Nagar, Chennai-600 017.Tamil Nadu
Phone : +91 95001 98154
E-mail : gowthamar01@gmail.com

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

BLOCK 6 - VILLAS ON PODIUM												
		First floor level - Amenities		AMENITIES	2507.70				2549.38	351.814		
30		1+1 (2nd & 3rd floor) - 2Levels	V 30	3BHK - TYPE 6	114.81	5.04	13.62	28.9	173.08	134.965	1	
31		1+1 (2nd & 3rd floor) - 2Levels	V 31	3BHK - TYPE 6	114.81	5.04	13.62	28.9	173.08	134.965	1	
32		1+1 (2nd & 3rd floor) - 2Levels	V 32	3BHK - TYPE 6	114.81	5.04	13.62	28.9	173.08	134.965	1	
33		1+1 (2nd & 3rd floor) - 2Levels	V 33	3BHK - TYPE 6	114.81	5.04	13.62	28.9	173.08	134.965	1	
34		1+1 (2nd & 3rd floor) - 2Levels	V 34	3BHK - TYPE 6	114.81	5.04	13.62	28.9	173.08	134.965	1	
35		1+1 (2nd & 3rd floor) - 2Levels	V 35	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
36		1+1 (2nd & 3rd floor) - 2Levels	V 36	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
37		1+1 (2nd & 3rd floor) - 2Levels	V 37	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
38		1+1 (2nd & 3rd floor) - 2Levels	V 38	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
39	6	1+1 (2nd & 3rd floor) - 2Levels	V 39	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
40		1+1 (2nd & 3rd floor) - 2Levels	V 40	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
41		1+1 (2nd & 3rd floor) - 2Levels	V 41	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
42		1+1 (2nd & 3rd floor) - 2Levels	V 42	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
43		1+1 (2nd & 3rd floor) - 2Levels	V 43	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
44		1+1 (2nd & 3rd floor) - 2Levels	V 44	3BHK - TYPE 6	114.81	5.04	13.62	28.85	173.08	134.965	1	
45		1+1 (2nd & 3rd floor) - 2Levels	V 45	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
46		1+1 (2nd & 3rd floor) - 2Levels	V 46	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
47		1+1 (2nd & 3rd floor) - 2Levels	V 47	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
48		1+1 (2nd & 3rd floor) - 2Levels	V 48	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
49		1+1 (2nd & 3rd floor) - 2Levels	V 49	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
50		1+1 (2nd & 3rd floor) - 2Levels	V 50	3BHK - TYPE 7	121.80	5.18	14.06	30.56	183.36	142.984	1	
BLOCK 7 - APARTMENTS ON PODIUM												
51		1st Floor	A 101	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
52		1st Floor	A 102	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
53		1st Floor	A 103	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
54		1st Floor	A 104	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
55		1st Floor	A 105	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
56		1st Floor	A 106	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
57		1st Floor	A 107	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
58		1st Floor	A 108	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
59		1st Floor	A 109	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
60		1st Floor	A 110	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
61		1st Floor	A 111	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	

GOWTHAM M, M.Arch.,
Registered Architect Council of Architecture
CA/2018/104235 Valid Till : 31/12/2034
No.9, Gangai Amman Koil Street,
Mambalam High Road,
T. Nagar, Chennai-600 017.Tamil Nadu
Phone : +91 95001 98154
E-mail : gowthamar01@gmail.com

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

62		2nd Floor	A 201	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
63		2nd Floor	A 202	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
64		2nd Floor	A 203	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
65		2nd Floor	A 204	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
66		2nd Floor	A 205	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
67		2nd Floor	A 206	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
68		2nd Floor	A 207	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
69		2nd Floor	A 208	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
70		2nd Floor	A 209	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
71		2nd Floor	A 210	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
72		2nd Floor	A 211	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
73		3rd Floor	A 301	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
74		3rd Floor	A 302	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
75		3rd Floor	A 303	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
76		3rd Floor	A 304	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
77		3rd Floor	A 305	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
78	7	3rd Floor	A 306	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
79		3rd Floor	A 307	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
80		3rd Floor	A 308	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
81		3rd Floor	A 309	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
82		3rd Floor	A 310	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
83		3rd Floor	A 311	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
84		4th Floor	A 401	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
85		4th Floor	A 402	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
86		4th Floor	A 403	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
87		4th Floor	A 404	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
88		4th Floor	A 405	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
89		4th Floor	A 406	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
90		4th Floor	A 407	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
91		4th Floor	A 408	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
92		4th Floor	A 409	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
93		4th Floor	A 410	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
94		4th Floor	A 411	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
95		5th Floor	A 501	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
96		5th Floor	A 502	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
97		5th Floor	A 503	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
98		5th Floor	A 504	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
99		5th Floor	A 505	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
100		5th Floor	A 506	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
101		5th Floor	A 507	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
102		5th Floor	A 508	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
103		5th Floor	A 509	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	

GOWTHAM M, M.Arch.,
Registered Architect Council of Architecture
CA/2018/104235 Valid Till : 31/12/2034
No.9, Gangai Amman Koil Street,
Mambalam High Road,
T. Nagar, Chennai-600 017.Tamil Nadu
Phone:+91 95001 98154
E-mail:gowthamar01@gmail.com

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

104	5th Floor	A 510	2 BHK	65.43	4.49	0	15.58	93.49	46.746		
105	5th Floor	A 511	2 BHK	65.43	4.49	0	15.58	93.49	46.746	1	
									visitor parking	8	
SUMMARY											
VILLAS	50			8411.04	262.69	691.55	1486.56	8918.96	6,955.03		
APARTMENTS	55			3598.43	246.95	0.00	856.90	5142.06	2571.030		
AMENITIES								2549.38	351.814		
GRAND TOTAL	105			12009.47	509.64	691.55	2343.46	16610.40	9877.870	91	
ROAD GIFTED AREA									1500.84		
OSA GIFTED AREA									1118.16		
TOTAL LAND AREA									12496.870		

GOWTHAM M, M.Arch.,
Registered Architect Council of Architecture
CA/2018/104235 Valid Till : 31/12/2034
No.9, Gangai Amman Koil Street,
Mambalam High Road,
T. Nagar, Chennai-600 017.Tamil Nadu
Phone:+91 95001 98154
E-mail:gowthamar01@gmail.com

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.