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DIGITALLY VERIFIED RECORD

CARPET AREA STATEMENT DATE:27.04.2026

CARPET AREA STATEMENT SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT PROJECT OF BLOCK 1 (GROUND FLOOR + FIRST FLOOR WITH 20 DWELLING UNITS), BLOCK 2 (GROUND FLOOR WITH 20 DWELLING UNITS),BLOCK 3 (GROUND FLOOR + FIRST FLOOR WITH 20 DWELLING UNITS) &BLOCK 4 (STILT FLOOR + FIRST FLOOR + TYPICAL 2ND, 3RD, 4TH & 5THFLOOR WITH 70 DWELLING UNITS) AND OFFICE BUILDINGS PROJECT OFBLOCK 5 (GROUND FLOOR), BLOCK 6 (GROUND FLOOR), BLOCK 7 (GROUNDFLOOR) AT S.NO. 34/4C1A, 34/4C2, 34/5A1, 34/5B, 35/5A1 & 35/5B1 OF MELAKUPPAM VILLAGE AND PANCHAYAT, THIRUKAZHUKUNDRAM TALUK, CHENGALPATTU DISTRICT WITH IN KADUMBADI PANCHAYAT LIMIT

S.no.	Block	Floor	Type	APARTMENT NO.	RERA Carpet Area (sec2(k)) (sq m) (a)	Exclusive Balcony (sq m) (b)	Exclusive Verandah/Utility/Service/Open Terrace (sq m) (C)	Area of External walls (sq m) (d)	Floor area of the villament (sq.m) (e= a+b+c+d)	Proportionate Common Area (sq m) (f)	Gross area of the villament (sq m) (g=e+f)	UDS land Area (sq m) (h)	Car Parking (Nos.) (i)	
													Covered	Open
1	Block -1	G+1	4BHK	101	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
2	Block -1	G+1	4BHK	102	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
3	Block -1	G+1	4BHK	103	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
4	Block -1	G+1	4BHK	104	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
5	Block -1	G+1	4BHK	105	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
6	Block -1	G+1	4BHK	106	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
7	Block -1	G+1	4BHK	107	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
8	Block -1	G+1	4BHK	108	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
9	Block -1	G+1	4BHK	109	159.52	-	28.23	15.92	203.67	5.50	209.17	278.71	1.0	
10	Block -1	G+1	4BHK	110	155.76	-	28.23	14.97	198.96	5.39	204.35	278.71	1.0	
11	Block -1	G	2BHK	111	61.77	-	2.89	6.79	71.45	2.28	73.73	116.13	1.0	
12	Block -1	G	2BHK	112	63.50	-	2.89	7.29	73.68	2.28	75.96	116.13	1.0	
13	Block -1	G	2BHK	113	63.50	-	2.89	7.08	73.47	2.28	75.75	116.13	1.0	
14	Block -1	G	2BHK	114	63.50	-	2.89	7.29	73.68	2.28	75.96	116.13	1.0	
15	Block -1	G	2BHK	115	63.50	-	2.89	7.08	73.47	2.28	75.75	116.13	1.0	
16	Block -1	G	2BHK	116	63.50	-	2.89	7.29	73.68	2.28	75.96	116.13	1.0	
17	Block -1	G	2BHK	117	63.50	-	2.89	7.08	73.47	2.28	75.75	116.13	1.0	
18	Block -1	G	2BHK	118	63.50	-	2.89	7.29	73.68	2.28	75.96	116.13	1.0	
19	Block -1	G	2BHK	119	63.50	-	2.89	7.08	73.47	2.28	75.75	116.13	1.0	
20	Block -1	G	2BHK	120	63.50	-	2.89	7.29	73.68	2.31	75.99	116.13	1.0	
21	Block -2	G	2BHK	201	61.75	-	2.89	6.11	70.75	2.31	73.06	116.13	1.0	
22	Block -2	G	2BHK	202	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
23	Block -2	G	2BHK	203	63.50	-	2.89	6.41	72.80	2.29	75.09	116.13	1.0	
24	Block -2	G	2BHK	204	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
25	Block -2	G	2BHK	205	63.50	-	2.89	6.41	72.80	2.29	75.09	116.13	1.0	
26	Block -2	G	2BHK	206	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
27	Block -2	G	2BHK	207	63.50	-	2.89	6.41	72.80	2.29	75.09	116.13	1.0	
28	Block -2	G	2BHK	208	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
29	Block -2	G	2BHK	209	63.50	-	2.89	6.41	72.80	2.29	75.09	116.13	1.0	
30	Block -2	G	2BHK	210	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
31	Block -2	G	2BHK	211	61.74	-	2.89	6.1	70.73	2.28	73.01	116.13	1.0	
32	Block -2	G	2BHK	212	63.50	-	2.89	6.58	72.97	2.28	75.25	116.13	1.0	
33	Block -2	G	2BHK	213	61.74	-	2.89	8.12	72.75	2.28	75.03	116.13	1.0	
34	Block -2	G	2BHK	214	63.50	-	2.89	6.58	72.97	2.28	75.25	116.13	1.0	
35	Block -2	G	2BHK	215	61.74	-	2.89	8.12	72.75	2.28	75.03	116.13	1.0	
36	Block -2	G	2BHK	216	63.50	-	2.89	6.58	72.97	2.28	75.25	116.13	1.0	
37	Block -2	G	2BHK	217	61.74	-	2.89	8.12	72.75	2.28	75.03	116.13	1.0	
38	Block -2	G	2BHK	218	63.50	-	2.89	6.58	72.97	2.28	75.25	116.13	1.0	
39	Block -2	G	2BHK	219	61.74	-	2.89	8.12	72.75	2.28	75.03	116.13	1.0	
40	Block -2	G	2BHK	220	63.50	-	2.89	6.58	72.97	2.31	75.28	116.13	1.0	
41	Block -3	G	2BHK	301	61.74	-	2.89	6.12	70.75	2.31	73.06	116.13	1.0	
42	Block -3	G	2BHK	302	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
43	Block -3	G	2BHK	303	61.69	-	2.89	8.22	72.80	2.29	75.09	116.13	1.0	
44	Block -3	G	2BHK	304	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
45	Block -3	G	2BHK	305	61.71	-	2.89	8.2	72.80	2.29	75.09	116.13	1.0	
46	Block -3	G	2BHK	306	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
47	Block -3	G	2BHK	307	61.74	-	2.89	8.17	72.80	2.29	75.09	116.13	1.0	
48	Block -3	G	2BHK	308	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
49	Block -3	G	2BHK	309	61.74	-	2.89	8.17	72.80	2.29	75.09	116.13	1.0	
50	Block -3	G	2BHK	310	63.50	-	2.89	6.39	72.78	2.29	75.07	116.13	1.0	
51	Block -3	G+1	2BHK	311	123.79	-	43.91	11.27	178.97	4.17	183.14	209.03	1.0	
52	Block -3	G+1	2BHK	312	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
53	Block -3	G+1	2BHK	313	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
54	Block -3	G+1	2BHK	314	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
55	Block -3	G+1	2BHK	315	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
56	Block -3	G+1	2BHK	316	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
57	Block -3	G+1	2BHK	317	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
58	Block -3	G+1	2BHK	318	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
59	Block -3	G+1	2BHK	319	123.79	-	43.91	13.31	181.01	4.17	185.18	209.03	1.0	
60	Block -3	G+1	2BHK	320	122.02	-	43.91	15.08	181.01	4.11	185.12	209.03	1.0	
1	Block - 4	1	1BHK	401	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
2	Block - 4	1	1BHK	402	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
3	Block - 4	1	1BHK	403	38.8	2.30		6.43	47.53	12.91	60.44	27.62	0.0	
4	Block - 4	1	2BHK	404	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
5	Block - 4	1	2BHK	405	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
6	Block - 4	1	2BHK	406	47.87	2.90		7.66	58.43	16.10	74.53	34.40	0.0	
7	Block - 4	1	2BHK	407	58.93	2.90		7.56	69.39	18.84	88.23	40.29	1.0	
8	Block - 4	1	2BHK	408	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
9	Block - 4	1	2BHK	409	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
10	Block - 4	1	2BHK	410	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
11	Block - 4	1	2BHK	411	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
12	Block - 4	1	1BHK	412	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
13	Block - 4	1	1BHK	413	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
14	Block - 4	1	3BHK	414	84.72	3.00		9.19	96.91	26.29	123.20	56.22	1.0	
15	Block - 4	2	1BHK	415	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
16	Block - 4	2	1BHK	416	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
17	Block - 4	2	1BHK	417	38.8	2.30		6.43	47.53	12.91	60.44	27.62	0.0	
18	Block - 4	2	2BHK	418	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
19	Block - 4	2	2BHK	419	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
20	Block - 4	2	2BHK	420	47.87	2.90		7.66	58.43	16.10	74.53	34.40	0.0	
21	Block - 4	2	2BHK	421	58.93	2.90		7.56	69.39	18.84	88.23	40.29	1.0	
22	Block - 4	2	2BHK	422	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
23	Block - 4	2	2BHK	423	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
24	Block - 4	2	2BHK	424	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
25	Block - 4	2	2BHK	425	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
26	Block - 4	2	1BHK	426	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
27	Block - 4	2	1BHK	427	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
28	Block - 4	2	3BHK	428	84.72	3.00		9.19	96.91	26.29	123.20	56.22	1.0	
29	Block - 4	3	1BHK	429	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
30	Block - 4	3	1BHK	430	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
31	Block - 4	3	1BHK	431	38.8	2.30		6.43	47.53	12.91	60.44	27.62	0.0	
32	Block - 4	3	2BHK	432	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
33	Block - 4	3	2BHK	433	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
34	Block - 4	3	2BHK	434	47.87	2.90		7.66	58.43	16.10	74.53	34.40	0.0	
35	Block - 4	3	2BHK	435	58.93	2.90		7.56	69.39	18.84	88.23	40.29	1.0	
36	Block - 4	3	2BHK	436	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
37	Block - 4	3	2BHK	437	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	

For GOLDEN PLANET SENIOR HERITAGE HOMES PRIVATE LIMITED

Authorised Signatory

JEGANATH jb ARCHITECTS
Regd No: CA/2005/35464
No: 6, 6th Floor Rams Swathy Towers,
Durghabai Deshmukh Road, R.A. Puram,

CARPET AREA STATEMENT													DATE:27.04.2026	
CARPET AREA STATEMENT SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT PROJECT OF BLOCK 1 (GROUND FLOOR + FIRST FLOOR WITH 20 DWELLING UNITS), BLOCK 2 (GROUND FLOOR WITH 20 DWELLING UNITS),BLOCK 3 (GROUND FLOOR + FIRST FLOOR WITH 20 DWELLING UNITS) &BLOCK 4 (STILT FLOOR + FIRST FLOOR + TYPICAL 2ND, 3RD, 4TH & 5THFLOOR WITH 70 DWELLING UNITS) AND OFFICE BUILDINGS PROJECT OFBLOCK 5 (GROUND FLOOR), BLOCK 6 (GROUND FLOOR), BLOCK 7 (GROUNDFLOOR) AT S.NO. 34/4C1A, 34/4C2, 34/5A1, 34/5B, 35/5A1 & 35/5B1 OF MELAKUPPAM VILLAGE AND PANCHAYAT, THIRUKAZHUKUNDRAM TALUK, CHENGALPATTU DISTRICT WITH IN KADUMBADI PANCHAYAT LIMIT													
S.no.	Block	Floor	Type	APARTMENT NO.	RERA Carpet Area (sec2(k)) (sq m) (a)	Exclusive Balcony (sq m) (b)	Exclusive Verandah/Utility/Service/Open Terrace (sq m) (C)	Area of External walls (sq m) (d)	Floor area of the villament (sq.m) (e= a+b+c+d)	Proportionate Common Area (sq m) (f)	Gross area of the villament (sq m) (g=e+f)	UDS land Area (sq m) (h)	Car Parking (Nos.) (i)	
													Covered	Open
38	Block - 4	3	2BHK	438	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
39	Block - 4	3	2BHK	439	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
40	Block - 4	3	1BHK	440	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
41	Block - 4	3	1BHK	441	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
42	Block - 4	3	3BHK	442	84.72	3.00		9.19	96.91	26.29	123.20	56.22	1.0	
43	Block - 4	4	1BHK	443	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
44	Block - 4	4	1BHK	444	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
45	Block - 4	4	1BHK	445	38.8	2.30		6.43	47.53	12.91	60.44	27.62	0.0	
46	Block - 4	4	2BHK	446	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
47	Block - 4	4	2BHK	447	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
48	Block - 4	4	2BHK	448	47.87	2.90		7.66	58.43	16.10	74.53	34.40	0.0	
49	Block - 4	4	2BHK	449	58.93	2.90		7.56	69.39	18.84	88.23	40.29	1.0	
50	Block - 4	4	2BHK	450	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
51	Block - 4	4	2BHK	451	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
52	Block - 4	4	2BHK	452	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
53	Block - 4	4	2BHK	453	58.93	3.00		7.56	69.49	18.84	88.33	40.29	0.0	
54	Block - 4	4	1BHK	454	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
55	Block - 4	4	1BHK	455	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
56	Block - 4	4	3BHK	456	84.72	3.00		9.19	96.91	26.29	123.20	56.22	1.0	
57	Block - 4	5	1BHK	457	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
58	Block - 4	5	1BHK	458	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
59	Block - 4	5	1BHK	459	38.8	2.30		6.43	47.53	12.91	60.44	27.62	0.0	
60	Block - 4	5	2BHK	460	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
61	Block - 4	5	2BHK	461	58.93	2.90		7.56	69.39	18.84	88.23	40.29	0.0	
62	Block - 4	5	2BHK	462	47.87	2.90		7.66	58.43	16.10	74.53	34.40	0.0	
63	Block - 4	5	2BHK	463	58.93	2.90		7.56	69.39	18.84	88.23	40.29	1.0	
64	Block - 4	5	2BHK	464	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
65	Block - 4	5	2BHK	465	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
66	Block - 4	5	2BHK	466	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
67	Block - 4	5	2BHK	467	58.93	3.00		7.56	69.49	18.84	88.33	40.29	1.0	
68	Block - 4	5	1BHK	468	35.27	3.90		5.44	44.61	12.09	56.70	25.84	0.0	
69	Block - 4	5	1BHK	469	35.27	4.00		5.44	44.71	12.09	56.80	25.84	0.0	
70	Block - 4	5	3BHK	470	84.72	3.00		9.19	96.91	26.29	123.20	56.22	1.0	
71	Block - 5	G	OFFICE	1	94.67	-		2.98	97.65	12.09	109.74	166.66		1
72	Block - 6	G	OFFICE	1	58.93	15.00		6.32	80.25	12.09	92.34	143.85		1
73	Block - 7	G	OFFICE	1	128.35	4.40		8.02	140.77	26.29	167.06	215.58		2
TOTAL				73	9253.26	242.90	837.00	1075.77	11408.93	1416.26	12825.19	12566.67	82.0	4
												OSR Area as per Approval	4626.53	
												Substation Area	750.00	
												Reserved for future development	28110.03	
												Overall site area as per approval	46053.23	
												Visitor car parking	4	1
												Grand Total	91	

For GOLDEN PLANET SENIOR HERITAGE HOMES
PRIVATE LIMITED

Authorized Signatory

JEGANATH jb ARCHITECTS
Regd No: CA/2005/35464
No: 6, 6th Floor Rams Swathy Towers,
Durghabai Deshmukh Road, R.A. Puram,
Chennai - 600 028. Cell: 9840570026

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.