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

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verified.realestate

DIGITALLY VERIFIED RECORD

Date 11-03-2025

Carpet Area Statements of " KAMADENU "

DOOR NO :8 LUZ CHURCH ROAD , MYLAPORE, CHENNAI - 600 004.R.S.NO:1693/1,BLOCK NO:35,MYLAPORE VILLAGE,MYLAPORE TALUK.

Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
											Covered	Open
1	-	F.F	A1	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
2	-	F.F	B1	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
3	-	F.F	C1	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
4	-	F.F	D1	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
5	-	F.F	E1	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	3	
6	-	F.F	G1	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
7	-	S.F	A2	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	2	1
8	-	S.F	B2	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
9	-	S.F	C2	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
10	-	S.F	D2	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
11	-	S.F	E2	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	3	
12	-	S.F	F2	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
13	-	S.F	G2	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
14	-	T.F	A3	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
15	-	T.F	B3	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
16	-	T.F	C3	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
17	-	T.F	D3	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	2	1
18	-	T.F	E3	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
19	-	T.F	F3	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	2	1
20	-	T.F	G3	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
21	-	1VF	A4	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	

For APPASWAMY REAL ESTATES LTD

Authorised Signatory / Director

R. GURUNATHAN B.Arch.
REGISTERED ARCHITECT GR - I
RA / GR-I / 19 / 03 / 081
22, Padmanabha Nagar 3rd Street
Adyar, Chennai - 600 020
Tel: 044 - 2491 2412

Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
22	-	1VF	B4	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
23	-	1VF	C4	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
24	-	1VF	D4	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
25	-	1VF	E4	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
26	-	1VF	F4	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	2	1
27	-	1VF	G4	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
28	-	VF	A5	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
29	-	VF	B5	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
30	-	VF	C5	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
31	-	VF	D5	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	2	1
32	-	VF	E5	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
33	-	VF	F5	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	2	1
34	-	VF	G5	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
35	-	V1F	A6	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
36	-	V1F	B6	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
37	-	V1F	C6	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
38	-	V1F	D6	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	2	1
39	-	V1F	E6	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
40	-	V1F	F6	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	2	1
41	-	V1F	G6	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
42	-	V11F	A7	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
43	-	V11F	B7	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
44	-	V11F	C7	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
45	-	V11F	D7	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
46	-	V11F	E7	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1

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Sl.No.	Block	Floor	Flat No.	TYPE	RERA Carpet Area (Sq.M)	Exclusive Balcony (Sq.M)	Exclusive Verandah/Utility / Service/Open Terrace (Sq.M)	Proportinate Common Area	Total Area(Sq.M)	UDS Land Area (Sq.M)	CAR PARKING	
47	-	V11F	F7	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
48	-	V11F	G7	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
49	-	V111F	A8	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
50	-	V111F	B8	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
51	-	V111F	C8	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
52	-	V111F	D8	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
53	-	V111F	E8	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
54	-	V111F	F8	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
55	-	V111F	G8	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
56	-	1XF	A9	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
57	-	1XF	B9	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
58	-	1XF	C9	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
59	-	1XF	D9	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
60	-	1XF	E9	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
61	-	1XF	F9	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
62	-	1XF	G9	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
63	-	XF	A10	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
64	-	XF	B10	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	
65	-	XF	C10	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
66	-	XF	D10	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
67	-	XF	E10	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
68	-	XF	F10	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
69	-	XF	G10	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
70	-	X1F	A11	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
71	-	X1F	B11	3bhk	146.96	6.23	3.18	58.42	214.79	43.031	2	

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72	-	X1F	C11	3bhk	146.19	6.38	3.69	57.6	213.86	42.8448	2	
73	-	X1F	D11	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	2	1
74	-	X1F	E11	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
75	-	X1F	F11	4bhk	192.41	14.79	3.14	79.7	290.04	58.1067	3	
76	-	X1F	G11	3bhk	143.49	12.64	3.15	60.8	220.08	44.0919	2	
77	-	X11F	A12	4bhk	234.92	12.57	6.29	90.52	344.3	68.9762	3	
78	-	X11F	D12	4bhk	190.38	13.91	3.48	76.79	284.56	57.0086	3	
79	-	X11F	E12	4bhk	190.37	13.91	3.38	76.62	284.28	56.9528	2	1
					14115.18				20994.11	4206.00		
										visitors		20
											185	39
										TOTAL	224	

AS PER PATTA AREA -4206.00 SQ.MT

AS PER DOCUMENT AREA -4244.61 SQ.MT

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For APPASWAMY REAL ESTATES LTD

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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.