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

Project Address : SAI RAM , Approval NO: SWP/BPA/0353911/2024, Block 1 and 2 (Stilt +5 Floor), Madural District - Madural Corporation – Thiruparankundram Taluk – Madakulam Village – Ward:22, Block:35, T.S.No.153/5, 153/6 and 153/7 (Old S.No.210/1part, 210/2part) with Site Extent of 1815.63 Sq.m - Proposal of Residential Group Housing building – Block 1 and 2 (Stilt + 5 floor) – FSI area of 4707.20 sq.m (50 Dwelling units)

07-11-2025

Sl.No	Block	Floor	Flat.No	Type	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 (Nos)	
											Covered	Open
1	1	1st	E1	2BHK	79.64	-	5.11	5.67	90.42	34.20	1	-
2	1	1st	F1	2BHK	78.92	-	5.11	5.58	89.61	33.85	1	-
3	1	1st	G1	2BHK	74.43	-	5.05	5.03	84.51	31.92		-
4	1	1st	H1	2BHK	74.51	-	5.05	5.04	84.60	31.92	1	-
5	1	1st	I1	2BHK	72.87	-	4.18	5.69	82.74	31.25		1
6	1	1st	J1	2BHK	72.93	-	4.18	5.69	82.80	31.25	1	-
7	1	2nd	E2	2BHK	79.64	-	5.11	5.67	90.42	34.20	1	-
8	1	2nd	F2	2BHK	78.92	-	5.11	5.58	89.61	33.85	1	-
9	1	2nd	G2	2BHK	74.43	-	5.05	5.03	84.51	31.92	1	-
10	1	2nd	H2	2BHK	74.51	-	5.05	5.04	84.60	31.92	1	-
11	1	2nd	I2	2BHK	72.87	-	4.18	5.69	82.74	31.25		1
12	1	2nd	J2	2BHK	72.93	-	4.18	5.69	82.80	31.25	1	-
13	1	3rd	E3	2BHK	79.64	-	5.11	5.67	90.42	34.20	1	-
14	1	3rd	F3	2BHK	78.92	-	5.11	5.58	89.61	33.85	1	-
15	1	3rd	G3	2BHK	74.43	-	5.05	5.03	84.51	31.92	1	-
16	1	3rd	H3	2BHK	74.51	-	5.05	5.04	84.60	31.92		-
17	1	3rd	I3	2BHK	72.87	-	4.18	5.69	82.74	31.25		1
18	1	3rd	J3	2BHK	72.93	-	4.18	5.69	82.80	31.25		1
19	1	4th	E4	2BHK	79.64	-	5.11	5.67	90.42	34.20	1	-
20	1	4th	F4	2BHK	78.92	-	5.11	5.58	89.61	33.85	1	-
21	1	4th	G4	2BHK	74.43	-	5.05	5.03	84.51	31.92		1
22	1	4th	H4	2BHK	74.51	-	5.05	5.04	84.60	31.92		1
23	1	4th	I4	2BHK	72.87	-	4.18	5.69	82.74	31.25	1	-
24	1	4th	J4	2BHK	72.93	-	4.18	5.69	82.80	31.25		-
25	1	5th	E5	2BHK	79.64	-	5.11	5.67	90.42	34.20	1	-
26	1	5th	F5	2BHK	78.92	-	5.11	5.58	89.61	33.85	1	-
27	1	5th	G5	2BHK	74.43	-	5.05	5.03	84.51	31.92		-
28	1	5th	H5	2BHK	74.51	-	5.05	5.04	84.60	31.92		-
29	1	5th	I5	2BHK	72.87	-	4.18	5.69	82.74	31.25	1	-
30	1	5th	J5	2BHK	72.93	-	4.18	5.69	82.80	31.25		-
31	2	1st	A1	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
32	2	1st	B1	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
33	2	1st	C1	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
34	2	1st	D1	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
35	2	2nd	A2	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
36	2	2nd	B2	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
37	2	2nd	C2	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
38	2	2nd	D2	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
39	2	3rd	A3	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
40	2	3rd	B3	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
41	2	3rd	C3	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
42	2	3rd	D3	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
43	2	4th	A4	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
44	2	4th	B4	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
45	2	4th	C4	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
46	2	4th	D4	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
47	2	5th	A5	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
48	2	5th	B5	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
49	2	5th	C5	3BHK	102.59	-	4.24	9.65	116.48	44.02	1	-
50	2	5th	D5	3BHK	94.10	-	4.24	8.50	106.84	40.35	1	-
					4233.4		228.2	345	4,806.60	1815.65	38	6
										Total Parking	44	

Land Owner

1 S. Logaraj

2 L. [illegible]

3 [illegible]

Developer

For G. D. FOUNDATIONS

[illegible]

Partner

Architect

K. LAKSHMINARAYANA

Architect

New No. 16, Old No. 32

Krishnaswamy Avenue

Mylapore, Chennai-600 004

Mob No: 94458 26754

COA: 1983/07446

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.