Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

New carpet Area

GATALA DEVELOPERS & PROPERTIES PVT.LTD.

Carpet Area Statement for Proposed Construction of High Rise Residential Use Building Consists of Stilt Floor +9 Floors Residential Building (Height 30.00M) with 78 Dwelling Units and Gym, Indoor Games, Association Room at 1st Floor Level at Door No. 3/532, Kundrathur Main Road, Madhananthapuram, Chennai - 600 125 and comprised in New S.No. 69/2B1 and 70/5A1H2 (Old S.No.69/2, 69/2B & 70/5) of Madhananthapuram Village, Alandur Taluk, within the limits of Greater Chennai Corporation.

COMPARATIVE AREA STATEMENT

Sl.No	Floor No	Flat No.	Allotted	Type of Dwelling Unit	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area(Sq.mt) OLD	Proportionate common area(Sq.mt) REVEISED	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.)	
												COVERED	OPEN
1	1st Floor	1	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
2	1st Floor	2	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
3	1st Floor	3	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
4	1st Floor	4	Developer	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
5	1st Floor	5	Land Owner	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
6	1st Floor	6	Developer	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
7	2nd Floor	7	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
8	2nd Floor	8	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
9	2nd Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
10	2nd Floor	10	Land Owner	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
11	2nd Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
12	2nd Floor	12	Developer	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
13	2nd Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
14	2nd Floor	14	Land Owner	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
15	2nd Floor	15	Developer	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
16	3rd Floor	7	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
17	3rd Floor	8	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
18	3rd Floor	9	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
19	3rd Floor	10	Land Owner	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
20	3rd Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
21	3rd Floor	12	Developer	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
22	3rd Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
23	3rd Floor	14	Land Owner	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
24	3rd Floor	15	Land Owner	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
25	4th Floor	7	Land Owner	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
26	4th Floor	8	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
27	4th Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
28	4th Floor	10	Developer	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
29	4th Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
30	4th Floor	12	Developer	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
31	4th Floor	13	Land Owner	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
32	4th Floor	14	Developer	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
33	4th Floor	15	Developer	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
34	5th Floor	7	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
35	5th Floor	8	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
36	5th Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
37	5th Floor	10	Land Owner	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
38	5th Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
39	5th Floor	12	Developer	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
40	5th Floor	13	Land Owner	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
41	5th Floor	14	Developer	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
42	5th Floor	15	Land Owner	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
43	6th Floor	7	Land Owner	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
44	6th Floor	8	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
45	6th Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
46	6th Floor	10	Developer	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

Managing Director

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GATALA DEVELOPERS & PROPERTIES PVT.LTD.

GATALA

COMPARATIVE AREA STATEMENT

Sl.No	Floor No	Flat No.	Allotted	Type of Dwelling Unit	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area(Sq.mt) OLD	Proportionate common area(Sq.mt) REVEISED	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking* (Nos.)	
												COVERED	OPEN
47	6th Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
48	6th Floor	12	Land Owner	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
49	6th Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
50	6th Floor	14	Land Owner	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
51	6th Floor	15	Developer	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
52	7th Floor	7	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
53	7th Floor	8	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
54	7th Floor	9	Land Owner	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
55	7th Floor	10	Land Owner	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
56	7th Floor	11	Developer	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
57	7th Floor	12	Developer	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
58	7th Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
59	7th Floor	14	Developer	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
60	7th Floor	15	Land Owner	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
61	8th Floor	7	Land Owner	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
62	8th Floor	8	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
63	8th Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	-	1
64	8th Floor	10	Developer	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
65	8th Floor	11	Land Owner	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
66	8th Floor	12	Land Owner	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
67	8th Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
68	8th Floor	14	Developer	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	1
69	8th Floor	15	Developer	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
70	9th Floor	7	Developer	3BHK + 3T	92.15	3.30	-	24.84	36.48	131.93	35.67	1	-
71	9th Floor	8	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52	1	-
72	9th Floor	9	Developer	3BHK + 2T	82.73	5.48	-	22.30	31.64	119.85	32.52		1
73	9th Floor	10	Developer	3BHK + 3T	103.61	5.33	-	27.92	35.99	144.93	39.20	1	-
74	9th Floor	11	Land Owner	3BHK + 3T	95.30	4.58	-	25.68	35.76	135.64	36.79	1	-
75	9th Floor	12	Land Owner	2BHK + 2T	63.83	4.58	-	17.20	26.82	95.23	25.84	-	1
76	9th Floor	13	Developer	2BHK + 2T	63.42	4.43	-	17.09	30.63	98.48	26.70	-	1
77	9th Floor	14	Developer	3BHK + 2T	74.21	4.43	-	20.00	32.84	111.48	30.19	-	-
78	9th Floor	15	Land Owner	4BHK + 3T	122.89	4.43	-	33.12	45.48	172.80	46.91	1	-
TWO WHEELER PARKING 18 NOS.													
GRAND TOTAL					6,826.37	364.92	-	1,839.45	2,674.93	9,866.22	2,674.56	46.00	31.00

SUMMARY

Block Name	RERA Carpet area (Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace	Proportionate common area(Sq.mt) OLD	Proportionate common area(Sq.mt) REVEISED	Total area (Sq.mt)	UDS Land Area (Sq.mt)	Car Parking (Nos.)	
								COVERED	OPEN
-	6826.37	364.92	-	1839.45	2674.93	9866.22	2674.56	46.00	31.00
TOTAL AREA	6826.37	364.92	0.00	1839.45	2674.93	9866.22	2674.56	46.00	31.00

Note : Car parking shall be alloted based on first cum first service basis

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For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

Managing Director

GATALA

GATALA DEVELOPERS & PROPERTIES PVT. LTD. GATALA CHENNAI - 600 018

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.