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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

THE CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING " THE PRESIDENT BY ASTA " COMPRISING OF EXTENDED TRIPLE BASEMENT FLOOR + G.F PART (INDOOR ACTIVITY & ASSOCIATION ROOM)/STILT PART + 1ST TO 21ST FLOORS (SWIMMING POOL @ 20TH & 21ST FLOOR) + 22ND FLOOR PART FLOOR (GYM, LOUNGE & COMMON SWIMMING POOL) WITH 79 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT ABUTTING DR.RADHAKRISHNAN SALAI (EDWARD ELLIOTS ROAD) COMPRISED IN R.S.NO.1738/2,1738/92,1738/93,1738/94,1738/95,1738/96(T.S.NO 1738/91PT AS PER DOCUMENT), 1738/97(T.S.NO 1738/91PT AS PER DOCUMENT) IN BLOCK NO. 37 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

TNRERA CARPET AREA STATEMENT **Date:- 31.07.2025**

S.No	Flat No as per CMDA	Floor	Flat No	Type	RERA CARPET AREA (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/ Utility/ Service/ Open Terrace and Other Areas (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m)	Car Parking (Nos.)	
											Covered	Open
1	4	1	1A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
2	3		1B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
3	2		1C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
4	1		1D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
5	4	2	2A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
6	3		2B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
7	2		2C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
8	1		2D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
9	4	3	3A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
10	3		3B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
11	2		3C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
12	1		3D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
13	4	4	4A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
14	3		4B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
15	2		4C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
16	1		4D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
17	4	5	5A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
18	3		5B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
19	2		5C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
20	1		5D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
21	4	6	6A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
22	3		6B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
23	2		6C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
24	1		6D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
25	4	7	7A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
26	3		7B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
27	2		7C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
28	1		7D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
29	4	8	9A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
30	3		9B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
31	2		9C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
32	1		9D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
33	4	9	10A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
34	3		10B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
35	2		10C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
36	1		10D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
37	4	10	11A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
38	3		11B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
39	2		11C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
40	1		11D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
41	4	11	12A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
42	3		12B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
43	2		12C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
44	1		12D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
45	4	12	14A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
46	3		14B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
47	2		14C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
48	1		14D	4 BHK	273.49	19.54	47.70	129.14	469.87	77.51	4	
49	4	13	15A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
50	3		15B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
51	2		15C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	

KAPADIA ASSOCIATES MUMBAI

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

THE CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING " THE PRESIDENT BY ASTA " COMPRISING OF EXTENDED TRIPLE BASEMENT FLOOR + G.F PART (INDOOR ACTIVITY & ASSOCIATION ROOM)/STILT PART + 1ST TO 21ST FLOORS (SWIMMING POOL @ 20TH & 21ST FLOOR) + 22ND FLOOR PART FLOOR (GYM, LOUNGE & COMMON SWIMMING POOL) WITH 79 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT ABUTTING DR.RADHAKRISHNAN SALAI (EDWARD ELLIOTS ROAD) COMPRISED IN R.S.NO.1738/2,1738/92,1738/93,1738/94,1738/95,1738/96(T.S.NO 1738/91PT AS PER DOCUMENT), 1738/97(T.S.NO 1738/91PT AS PER DOCUMENT) IN BLOCK NO. 37 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

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											Covered	Open
52	1		15D	4 BHK	273 49	19 54	47.70	129.14	469 87	77.51	4	
53	4	14	16A	3 BHK	205 69	22.50	36.04	100 15	364.38	60.11	3	
54	3		16B	4 BHK	322.86	47 10	45.03	157 28	572.27	94 40	5	
55	2		16C	4 BHK	273.63	43.96	48.01	138 56	504.16	83.16	4	
56	1		16D	4 BHK	273.49	19.54	47.70	129 14	469.87	77 51	4	
57	4	15	17A	3 BHK	205.69	22 50	36.04	100 15	364.38	60.11	3	
58	3		17B	4 BHK	322.86	47 10	45 03	157.28	572.27	94 40	5	
59	2		17C	4 BHK	273.63	43.96	48.01	138.56	504.16	83.16	4	
60	1		17D	4 BHK	273.49	19 54	47.70	129 14	469.87	77.51	4	
61	8	16	18A	3 BHK	205.69	22.50	36.04	100 15	364.38	60.11	3	
62	7		18B	4 BHK	322.86	47.10	45.03	157.28	572.27	94.40	5	
63	6		18C	4 BHK	273.63	43.96	48.01	138.56	504 16	83.16	4	
64	5		18D	4 BHK	273.49	19 54	47.70	129.14	469.87	77.51	4	
65	12	17	19A	3 BHK	205.69	22.50	36 04	100 15	364.38	60 11	3	
66	11		19B	4 BHK	322.86	47 10	45.03	157.28	572 27	94 40	5	
67	10		19C	4 BHK	273.63	43.96	48.01	138.56	504 16	83.16	4	
68	9		19D	4 BHK	273.49	19 54	47.70	129.14	469 87	77.51	4	
69	4	18	20A	3 BHK	205.69	22 50	36 04	100 15	364.38	60 11	3	
70	3		20B	4 BHK	322 86	47 10	45.03	157.28	572 27	94.40	5	
71	2		20C	4 BHK	273 63	43.96	48.01	138.56	504.16	83 16	4	
72	1		20D	4 BHK	273.49	19.54	47.70	129 14	469.87	77.51	4	
73	16	19	21A	3 BHK	205.69	22.50	36.04	100.15	364.38	60.11	3	
74	15		21B	4 BHK	322.86	47.10	45 03	157.28	572.27	94.40	5	
75	14		21C	4 BHK	273 63	43.96	48.01	138.56	504 16	83.16	4	
76	13		21D	4 BHK	273.49	19 54	47 70	129.14	469 87	77 51	4	
77	18	20	22A	4 BHK	273.49	19 54	47.70	129 14	469.87	77 51	4	
78	19		22B	5 BHK	651.49	98 07	238.82	374 60	1362.96	224.82	11	
79	17	21	23A	5 BHK	628.12	98.41	299 72	388.96	1415.20	233 44	10	
		TOTAL			21990.87	2744.79	3945.07	10870.22	39550.95	6524.01	329	
	Note:-	Total Land Extent as per Patta			7092 5					Visitor Car Parking	20	17
		Less Sub Station Area			406.1					Total Cars	349	17
		Less Street Alignment Area			162.39			Total No of open And Covered car parking			366	
		NET UDS EXTENT			6524.01							

KAPADIA ASSOCIATES DESIGN LLP MUMBAI

For SAPTHRISHI BUILDCON PVT LTD.

Director / 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

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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.