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

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T / +91 44 2457 2457

Carpet Area Statement

07-01-2026

Site Address : New Door No.42, Old Door No.50, Beach Road, Kalakshetra Colony, Thiruvanmiyur Village, Velachery Taluk, Chennai - 600090

Sl.No	Block	Floor	Apartment No.	Type of Dwelling Unit	(a) RERA Carpet area(sec2 (k)(Sq.mt)	(b) Exclusive balcony (Sq.mt)	(c) Exclusive verandah / utility / service / open terrace sq.mt.	(d) Area of External Walls (sq.m)	e=(a+b+c+d) Floor Area of the Apartment (sq.m)	(f) Proportionate common area(Sqmt)	g=(e+f) Total area (Sq.mt)	(h) UDS Land Area (Sqmt)	(i) Car Parking (Nos.)	
													covered parking	open parking
1		I	A 101	4B+4T	234.01	14.69		16.71	265.41	40.02	305.43	102.18	3	
2		I	B 101	4B+4T	174.60	7.36		16.26	198.22	30.66	228.88	76.57	2	
3		II	A 201	4B+4T	234.01	14.69		16.71	265.41	40.02	305.43	102.18	3	
4		II	B 201	4B+4T	174.60	7.36		16.26	198.22	30.66	228.88	76.57	2	
5		III	A 301	4B+4T	234.01	14.69		16.71	265.41	40.02	305.43	102.18	3	
6		III	B 301	4B+4T	174.60	7.36		16.26	198.22	30.66	228.88	76.57	2	
7		IV	A 401	4B+4T	234.01	14.69		16.71	265.41	40.02	305.43	102.18	3	
8		IV	B 401	4B+4T	174.60	7.36		16.26	198.22	30.66	228.88	76.57	2	
9		V	A 501	4B+4T	234.01	14.69		16.71	265.41	40.02	305.43	102.18	3	
10		V	B 501	4B+4T	174.60	7.36		16.26	198.22	30.66	228.88	76.57	2	
		TOTAL			2043.05	110.25		164.85	2318.15	353.40	2671.55	893.71	25	
										VISITORS CAR PARKING			2	2
										GRAND TOTAL			29	

Note:

- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
- Promoter to clearly mention cover, open and visitor carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/2019/110872
CORPORATION REGN. NO. RA003282022
A-302, PELICAN NEST, 48/148, CREEK STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI-600 097. PHONE: 9884022352

For G K S PROPERTIES PVT. LTD.,

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

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.