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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Carpet Area Statement

Date:25.01.2023

Sl.No	Block	Floor	UNIT 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) Including Common Area	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered Parking	Open Parking
					ROYAL KALPATARU PHASE-I							
1	A1	GF + 2 Floors	A1	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
2	A2	GF + 2 Floors	A2	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
3	B1	GF + 1 Floor + 2nd Floor Part	B1	Residential	270.58	22.56	-	112.00	405.14	285.92	2	2
4	B2	GF + 1 Floor + 2nd Floor Part	B2	Residential	270.58	22.56	-	112.00	405.14	285.92	2	2
5	B3	GF + 1 Floor + 2nd Floor Part	B3	Residential	270.58	22.56	-	112.00	405.14	285.92	2	2
6	B4	GF + 1 Floor + 2nd Floor Part	B4	Residential	270.58	22.56	-	112.00	405.14	285.92	2	2
7	C1	GF + 1 Floor + 2nd Floor Part	C1	Residential	282.07	16.48	-	98.02	396.57	279.83	2	2
8	C2	GF + 1 Floor + 2nd Floor Part	C2	Residential	282.07	16.48	-	98.02	396.57	279.83	2	2
9	C3	GF + 1 Floor + 2nd Floor Part	C3	Residential	282.07	16.48	-	98.02	396.57	279.83	2	2
10	C4	GF + 1 Floor + 2nd Floor Part	C4	Residential	282.07	16.48	-	98.02	396.57	279.83	2	2
11	D1	GF + 2 Floors	D1	Residential	125.83	3.05	-	66.69	195.57	137.96	1	-
12	E1	GF + 2 Floors	E1	Residential	125.85	2.72	-	68.35	196.92	139.01	1	-
13	F1	GF + 2 Floors	F1	Residential	262.36	13.15	-	91.15	366.66	258.75	2	1
1	G1	GF + 2 Floors	G1	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
15	G2	GF + 2 Floors	G2	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
16	G3	GF + 2 Floors	G3	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
17	G4	GF + 2 Floors	G4	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
18	G5	GF + 2 Floors	G5	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
19	G6	GF + 2 Floors	G6	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
20	G7	GF + 2 Floors	G7	Residential	189.40	9.08	-	76.96	275.44	194.45	1	1
1	N1	GF + 2 Floors	N1	Residential	183.75	15.11	-	72.68	271.54	191.63	1	-
2	P1	GF + 2 Floors	P1	Residential	182.01	17.94	-	70.50	270.45	190.88	1	-
3	Q1	GF + 2 Floors	Q1	Residential	222.40	9.98	-	78.28	310.66	219.23	1	1
4	R1	GF + 2 Floors	R1	Residential	187.46	9.98	-	73.76	271.20	191.43	1	-
5	S1	GF + 2 Floors	S1	Residential	187.98	6.82	-	72.23	267.03	188.44	1	-
6	T1	GF + 2 Floors	T1	Residential	179.43	12.32	-	76.06	267.81	189.02	1	-
7	V1	GF + 2 Floors	V1	Residential	186.92	12.32	-	79.52	278.76	196.72	1	1
8	W1	GF + 2 Floors	W1	Residential	196.19	12.32	-	81.21	289.72	204.48	1	1
9	Z1 (Office)	GF + 2 Floors	Z1 (Office)	Commercial	189.64	-	-	101.22	290.86	205.25	2	1
		TOTAL			**6145.02**	**353.59**		**2,464.36**	**8962.97**	**6325.86**	**35**	**30**
									Car Parking for Phase -I		**69**	
									Visitors Car Parking for Phase -I		**8**	
									TOTAL CAR PARKING PROVIDED IN PHASE - I		**77**	

For Kalpataru Ventures

Partners

For ROYAL SHELTER

Managing Partner
Power Agent

P.RAVICHANDRAN, M.E., A.I.I.A., A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.1/TLPA/MAY 2019/051
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Tiruchirappalli-620 018

ROYAL KALPATARU PHASE-II

30	H1	GF + 2 Floors	H1	Residential	148.72	6.77	-	86.49	241.98	170.82	2	1
31	H2	GF + 2 Floors	H2	Residential	163.97	6.77	-	88.58	259.32	183.00	2	-
32	H3	GF + 2 Floors	H3	Residential	163.92	6.98	-	89.94	260.84	184.05	2	-
33	J1	GF + 2 Floors	J1	Residential	183.56	18.38	-	100.99	302.93	213.78	2	3
34	J2	GF + 2 Floors	J2	Residential	184.25	18.38	-	100.21	302.84	213.76	2	3
35	J3	GF + 2 Floors	J3	Residential	184.25	18.38	-	100.30	302.93	213.77	2	3
36	J4	GF + 2 Floors	J4	Residential	183.29	19.39	-	97.57	300.25	211.90	2	-
37	J5	GF + 2 Floors	J5	Residential	182.26	18.22	-	90.58	291.06	205.44	2	-
38	J6	GF + 2 Floors	J6	Residential	160.92	17.24	-	82.26	260.42	183.75	2	-
39	J7	GF + 2 Floors	J7	Residential	174.60	16.99	-	85.23	276.82	195.30	2	-
40	J9	GF + 2 Floors	J9	Residential	202.73	11.19	-	92.31	306.23	216.10	2	-
41	J9A (Office)	GF + 2 Floors	J9A (Office)	Commercial	155.52	2.60	-	99.87	257.99	182.04	1	1
42	K1	GF + 2 Floors	K1	Residential	184.61	9.89	-	97.81	292.31	206.31	2	-
43	K2	GF + 2 Floors	K2	Residential	190.52	9.89	-	100.63	301.04	212.40	2	-
44	K3	GF + 2 Floors	K3	Residential	189.14	9.90	-	102.26	301.30	212.65	2	-
45	L1	GF + 2 Floors	L1	Residential	183.19	10.18	-	97.23	290.60	205.13	2	-
46	L2	GF + 2 Floors	L2	Residential	199.30	10.13	-	91.01	300.44	212.05	2	-
47	L3	GF + 2 Floors	L3	Residential	199.30	10.13	-	91.75	301.18	212.58	2	-
48	M1	GF + 2 Floors	M1	Residential	186.42	9.90	-	107.26	303.58	214.24	3	1
49	M2	GF + 2 Floors	M2	Residential	228.48	7.10	-	108.66	344.24	242.95	3	1
50	M3	GF + 2 Floors	M3	Residential	227.49	7.00	-	110.62	345.11	243.54	3	1
TOTAL					**3876.44**	**245.41**		**2,021.56**	**6143.41**	**4335.55**	**46**	**4**

Car Parking for Phase -II	**50**
Visitors Car Parking for Phase -II	**5**
TOTAL CAR PARKING PROVIDED IN PHASE - II	**55**

ABSTRACT

ROYAL KALPATARU PHASE-I	**6145.02**	**353.59**		**2,464.36**	**8962.97**	**6325.86**	**77**
ROYAL KALPATARU PHASE-II	**3876.44**	**245.41**		**2,021.56**	**6143.41**	**4335.55**	**55**
GRAND TOTAL	**10021.46**	**599.00**		**4,485.92**	**15106.38**	**10661.41**	**132**

TOTAL SITE AREA	**12019.16**
OSR 1	484.75
OSR 2	699.92
Extent of Land to be surrendered for Road widening	126.35
Extent of Land for Road access	46.73
TOTAL EXTENT OF GIFTED AREA	**1357.75**
UDS Area Calculated after deducting Gifted Area	**10661.41**

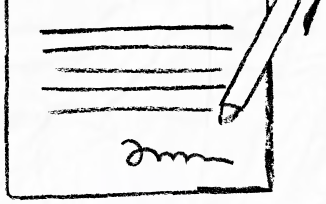
For Kalpataru Ventures

Partners

For ROYALSHELTER

Managing Partner
Power Agent

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.1/TLPA/MAY 2019/051
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Tiruchirappalli-620 018



our services doesn't just end there

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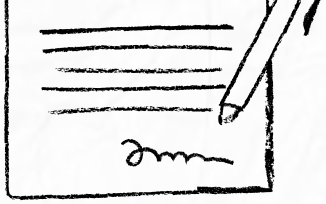
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate