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KCK Architects

THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH EXTENDED DOUBLE B FLOOR (MEANT FOR PARKING) + STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (ASSOCIATION ROOM & RESIDENTIAL UNITS) +15TH FLOORS (RESIDENTIAL UNITS) + 16TH FLOOR (RESIDENTIAL UNITS, GYM & OPEN SWIMMING POOL WITH CHANGE/SHOWER ROOM). TOTALLY 123 DWELLING UNITS, ABUTTING PERUNGUDI RAILWAY STATION ROAD AT AMBEDKAR NAGAR, SESHADRI PURAM, VELACHERY, CHENNAI-42 COMPRISED IN OLD S.NO: 714/4, 714/5 PART, 714/6, 714/7. NEW T.S. NO.34, 35, 36, 37, BLOCK NO.238, VELACHERY VILLAGE, VELACHERY TALUK, CHENNAI-42. WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE - XIII, DIVISION-179

TNRERA - Carpet Area Statement | IYRA-SPIRE | 05/04/25

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
1		1	101	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
2			102	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
3			103	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
4			104	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
5			105	3 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
6			106	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
7			107	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
8		2	201	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
9			202	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
10			203	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
11			204	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
12			205	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
13			206	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
14			207	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
15			208	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
16		3	301	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
17			302	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
18			303	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
19			304	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
20			305	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
21			306	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
22			307	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
23			308	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
24		4	401	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
25			402	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
26			403	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
27			404	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
28			405	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
29			406	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
30			407	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
31			408	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
32		5	501	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
33			502	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
34			503	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
35			504	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
36			505	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
37			506	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
38			507	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
39			508	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
40		6	601	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
41			602	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
42			603	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
43			604	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
44			605	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
45			606	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	

For IYRA DEVELOPERS PRIVATE LIMITED

Director

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
CORPORATION REGN. No: RA003012021
PLOT No:1, BHAGGYAM GREEN MEADOWS,
ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,
CHENNAI-600 097. PH: 9962051511

#65, Mangala Murthy Apartment, 1A-Ground Floor, First Main Road, Shasthri Nagar, Adyar, Ch-20
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KCK Architects

Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
46			607	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
47			608	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
48			701	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
49			702	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
50			703	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
51			704	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
52		7	705	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
53			706	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
54			707	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
55			708	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213	1	
56			801	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	
57			802	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
58			803	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	
59			804	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	
60		8	805	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
61			806	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
62			807	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	
63			808	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
64			901	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
65			902	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
66			903	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
67			904	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
68		9	905	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
69			906	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	
70			907	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
71			908	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
72			1001	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
73			1002	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
74			1003	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
75			1004	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
76		10	1005	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
77			1006	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
78			1007	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
79			1008	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
80			1101	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
81			1102	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
82			1103	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
83			1104	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
84		11	1105	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
85			1106	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
86			1107	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
87			1108	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
88			1201	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
89			1202	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
90			1203	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
91			1204	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
92		12	1205	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
93			1206	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
94			1207	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
95			1208	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1

For IYRA DEVELOPERS PRIVATE LIMITED

Director

C. KAVIYA, B.ARCH.,
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AYYAPPA NADHA NAGAR,
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Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area(Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
96			1301	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
97			1302	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
98			1303	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
99			1304	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
100		13	1305	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
101			1306	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
102			1307	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
103			1308	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
104			1401	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
105			1402	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
106			1403	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
107			1404	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
108		14	1405	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
109			1406	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
110			1407	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
111			1408	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
112			1501	3 bed + Toilet	119.54	5.79		51.79	177.12	33.474	1	1
113			1502	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
114			1503	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325	1	1
115			1504	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721	1	1
116		15	1505	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
117			1506	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
118			1507	3 bed + Toilet	108.55	5.29		50.27	164.11	31.015	1	1
119			1508	3 bed + Toilet	99.45	4.56		39.98	143.99	27.213		1
120			1601	3 bed + Toilet	114.10	5.56		51.38	171.04	32.325		1
121			1602	3 bed + Toilet	123.51	5.56		54.65	183.72	34.721		1
122		16	1603	4 bed + Toilet	167.29	5.75		62.53	235.57	44.520	2	
123			1604	3 bed + Toilet	108.55	5.29		50.11	163.95	30.985	1	1
				VISITOR PARKING								15
TOTAL AREA					14740.35	668.00	0.00	6360.04	21768.39	4114.00	129	67

Kaviya.C

C. KAVIYA, B.ARCH.,
COA REGN. No: CA/2021/128162
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ANNAI INDIRA NAGAR,
OKKIYAM THORAIPAKKAM,
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For IYRA DEVELOPERS PRIVATE LIMITED

Director



our services doesn't just end there

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OMR Thoraipakkam,
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