Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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**AME STRUCTURAL CONSULTANTS**

**16.06.2025**

# STABILITY CERTIFICATE

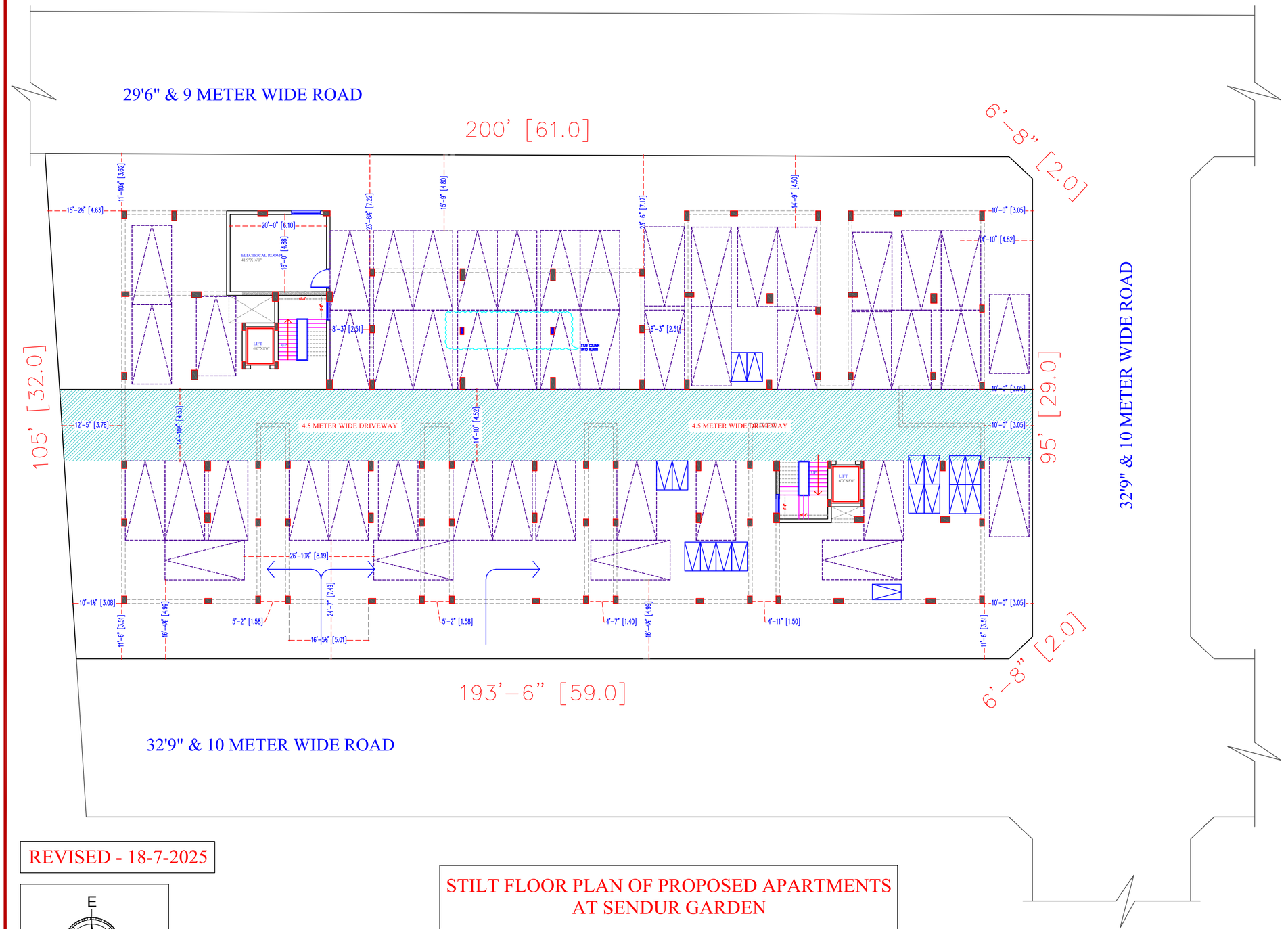
This is to certify that the construction of proposed Residential building of Stilt + 5 floors located at Sf No. 16/3, 79/2, 79/1 Kongu Nagar, Kavettipatti, Namakkal is designed and structural drawings is submitted by **AME Structural consultants, Chennai.**

We affirm that the structural designs and drawings prepared as per geotechnical consultant report (Ref No: 2024-25/244) is true and correct according to our knowledge and professional experience. It has been designed on the basis of **IS 456** and **IS 1893** and shall be detailed accordingly which is found to be safe and sound. Suitable for the purpose of construction.

AUTHORISED SIGN

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CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/06/325
GCC REG.No:RSE101432021
CELL:97870 72100
magistructure@gmail.com




| AREA STATEMENT | | |
|---|---|---|
| **DESCRIPTION** | | **SQ FT** |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| FSI TO ACHIEVE | 2.60 | 55,251.95 |

| CONSTRUCTION AREA | |
|---|---|
| **DESCRIPTION** | **SQ FT** |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| TOTAL CONSTRUCTION AREA | 68,529 |
| CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM | 54,837 |
| ACHIEVED FSI | 2.58 |

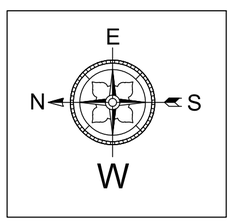
| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| **FLOORS** | **TYPE-1 (3 BHK)** | **TYPE-2 (3 BHK)** | **TYPE-1 (2 BHK)** | **TYPE-2 (2 BHK)** | **NO OF UNITS** *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| TOTAL NO. OF UNITS | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **101** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **102** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **103** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **104** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **105** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **106** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **107** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **108** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| ***1st floor PLINTH & SALEABLE AREA*** | | | ***8,725*** | **10,819** |

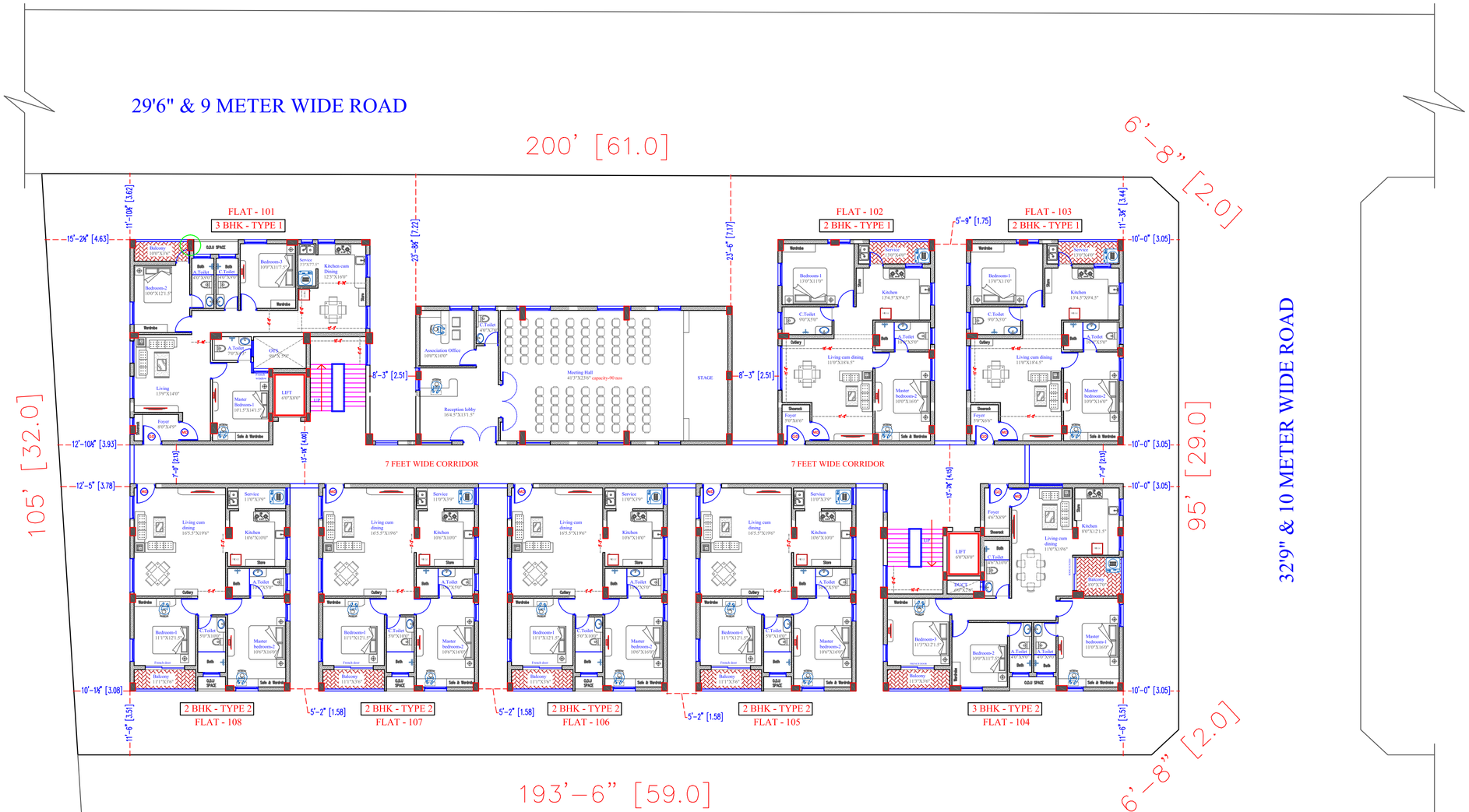
| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **501** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **502** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **503** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **504** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **505** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **506** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **5th floor PLINTH & SALEABLE AREA** | | | **6,635** | **8,227** |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| **FLOORS** | **PLINTH AREA (Sqft)** | **SALEABLE AREA (Sqft)** |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| ***TOTAL PLINTH & SALEABLE AREA*** | **41,534** | **51,502** |

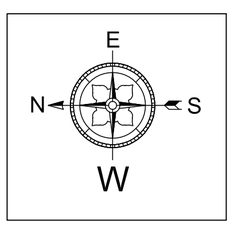
REVISED - 18-7-2025




# STILT FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN




REVISED - 18-7-2025




# FIRST FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN

| AREA STATEMENT | | |
|---|---|---|
| **DESCRIPTION** | | **SQ.FT** |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| **FSI TO ACHIEVE** | **2.60** | **55,251.95** |

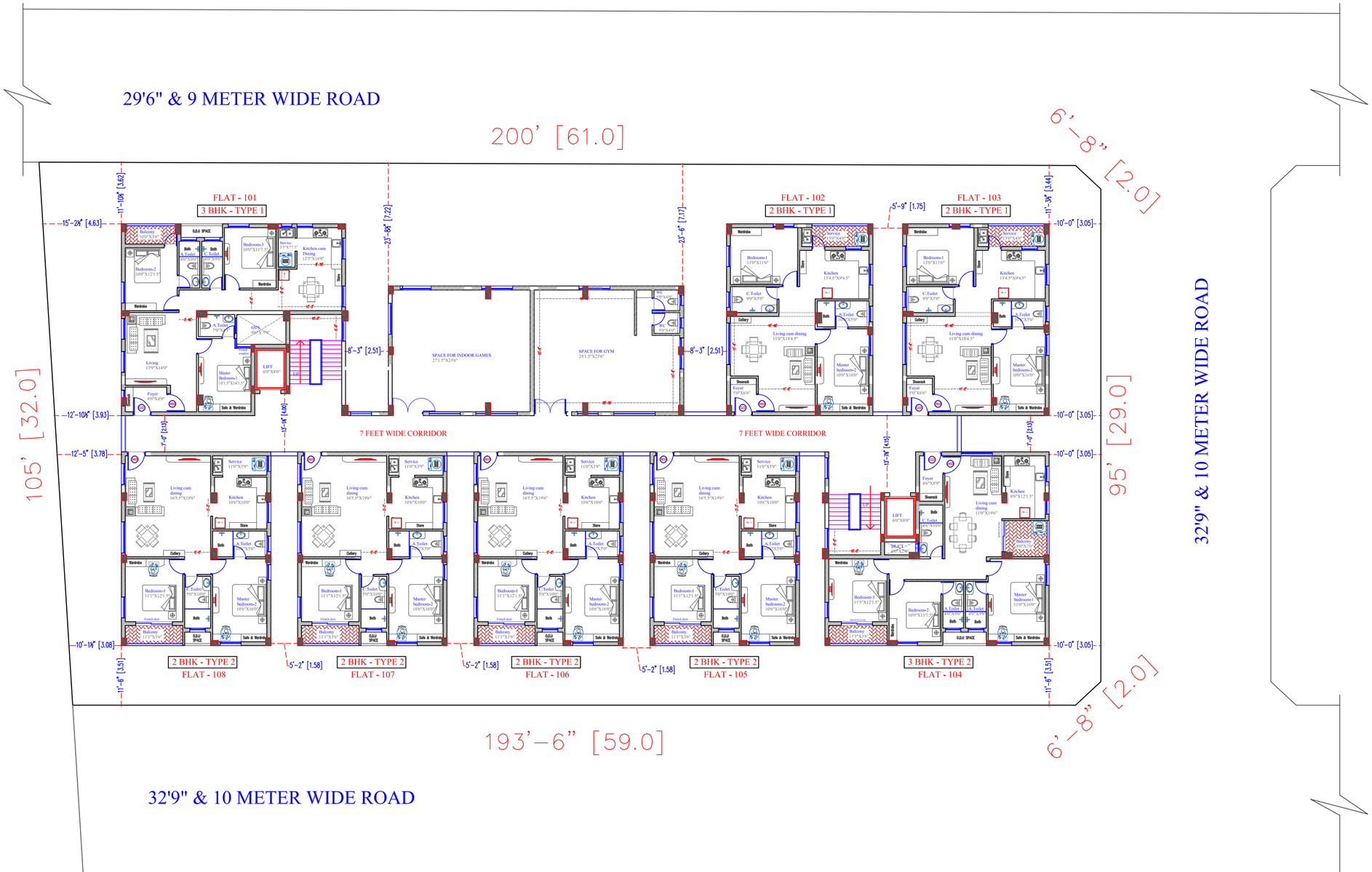
| CONSTRUCTION AREA | |
|---|---|
| **DESCRIPTION** | **SQ.FT** |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| **TOTAL CONSTRUCTION AREA** | **68,529** |
| **CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM** | **54,837** |
| **ACHIEVED FSI** | **2.58** |

| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| **FLOORS** | **TYPE-1 (3 BHK)** | **TYPE-2 (3 BHK)** | **TYPE-1 (2 BHK)** | **TYPE-2 (2 BHK)** | **NO OF UNITS** *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| **TOTAL NO. OF UNITS** | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **101** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **102** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **103** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **104** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **105** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **106** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **107** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **108** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| ***1st floor PLINTH & SALEABLE AREA*** | | | **8,725** | **10,819** |

| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **501** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **502** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **503** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **504** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **505** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **506** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **5th floor PLINTH & SALEABLE AREA** | | | **6,635** | **8,227** |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| **FLOORS** | **PLINTH AREA (Sqft)** | **SALEABLE AREA (Sqft)** |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| ***TOTAL PLINTH & SALEABLE AREA*** | **41,534** | **51,502** |




| AREA STATEMENT | | |
|---|---|---|
| **DESCRIPTION** | | **SQ.FT** |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| FSI TO ACHIEVE | 2.60 | 55,251.95 |

| CONSTRUCTION AREA | |
|---|---|
| **DESCRIPTION** | **SQ.FT** |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| TOTAL CONSTRUCTION AREA | 68,529 |
| CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM | 54,837 |
| ACHIEVED FSI | 2.58 |

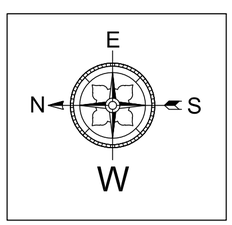
| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| **FLOORS** | **TYPE-1 (3 BHK)** | **TYPE-2 (3 BHK)** | **TYPE-1 (2 BHK)** | **TYPE-2 (2 BHK)** | **NO OF UNITS** *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| TOTAL NO. OF UNITS | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **101** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **102** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **103** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **104** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **105** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **106** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **107** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **108** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| ***1st floor PLINTH & SALEABLE AREA*** | | | **8,725** | **10,819** |

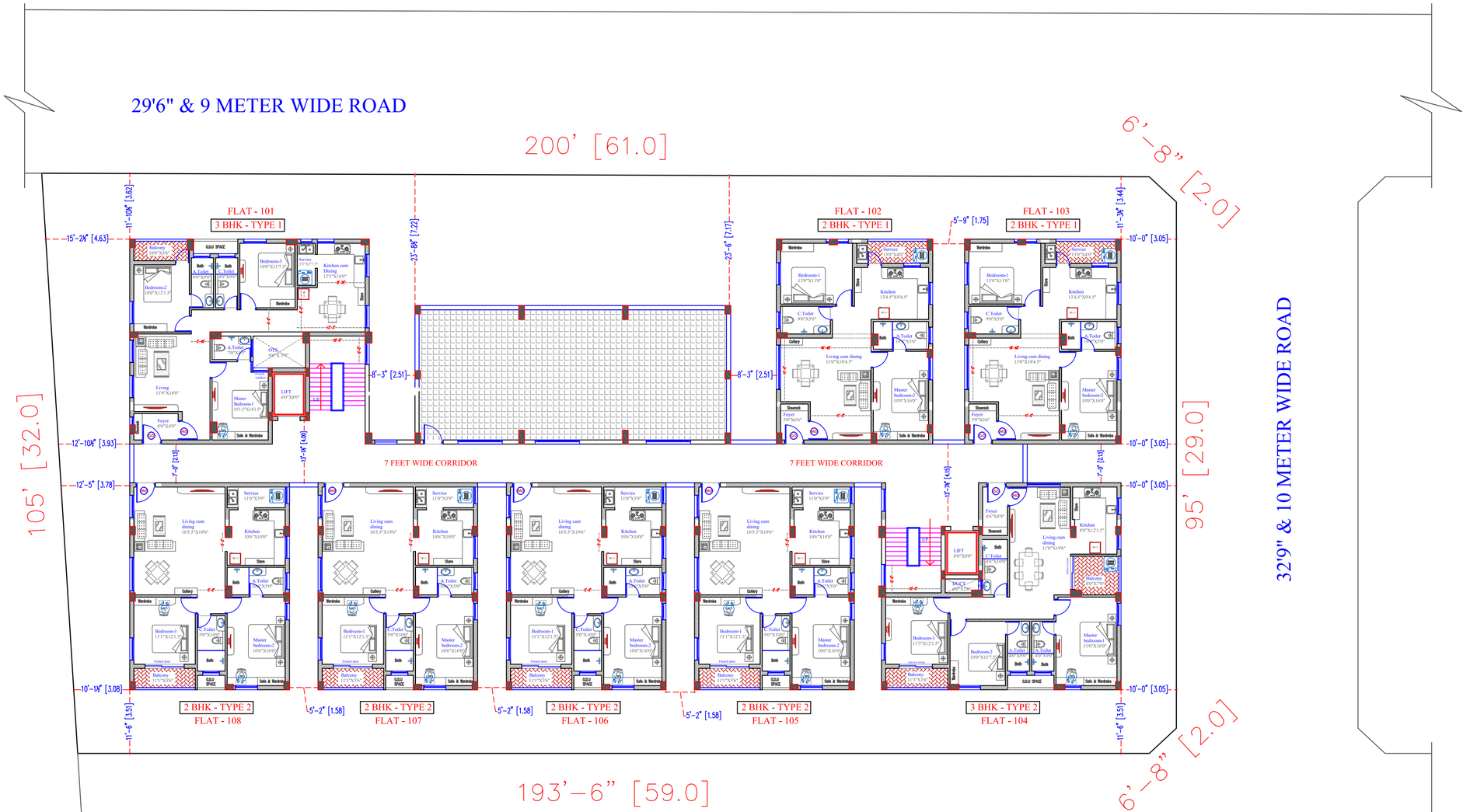
| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| **FLAT NAME** | **BHK TYPE** | **FACING** | **PLINTH AREA (Sqft)** | **SALEABLE FLAT AREA (Sqft)** *(Including 24 % Common Area)* |
| **501** | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| **502** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **503** | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| **504** | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| **505** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **506** | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| **5th floor PLINTH & SALEABLE AREA** | | | **6,635** | **8,227** |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| **FLOORS** | **PLINTH AREA (Sqft)** | **SALEABLE AREA (Sqft)** |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| ***TOTAL PLINTH & SALEABLE AREA*** | **41,534** | **51,502** |

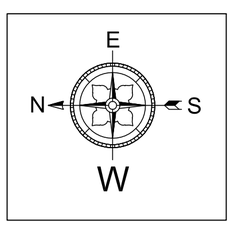
REVISED - 18-7-2025




# SECOND FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN




REVISED - 18-7-2025




# THIRD FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN

| AREA STATEMENT | | |
|---|---|---|
| DESCRIPTION | | SQ.FT |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| FSI TO ACHIEVE | 2.60 | 55,251.95 |

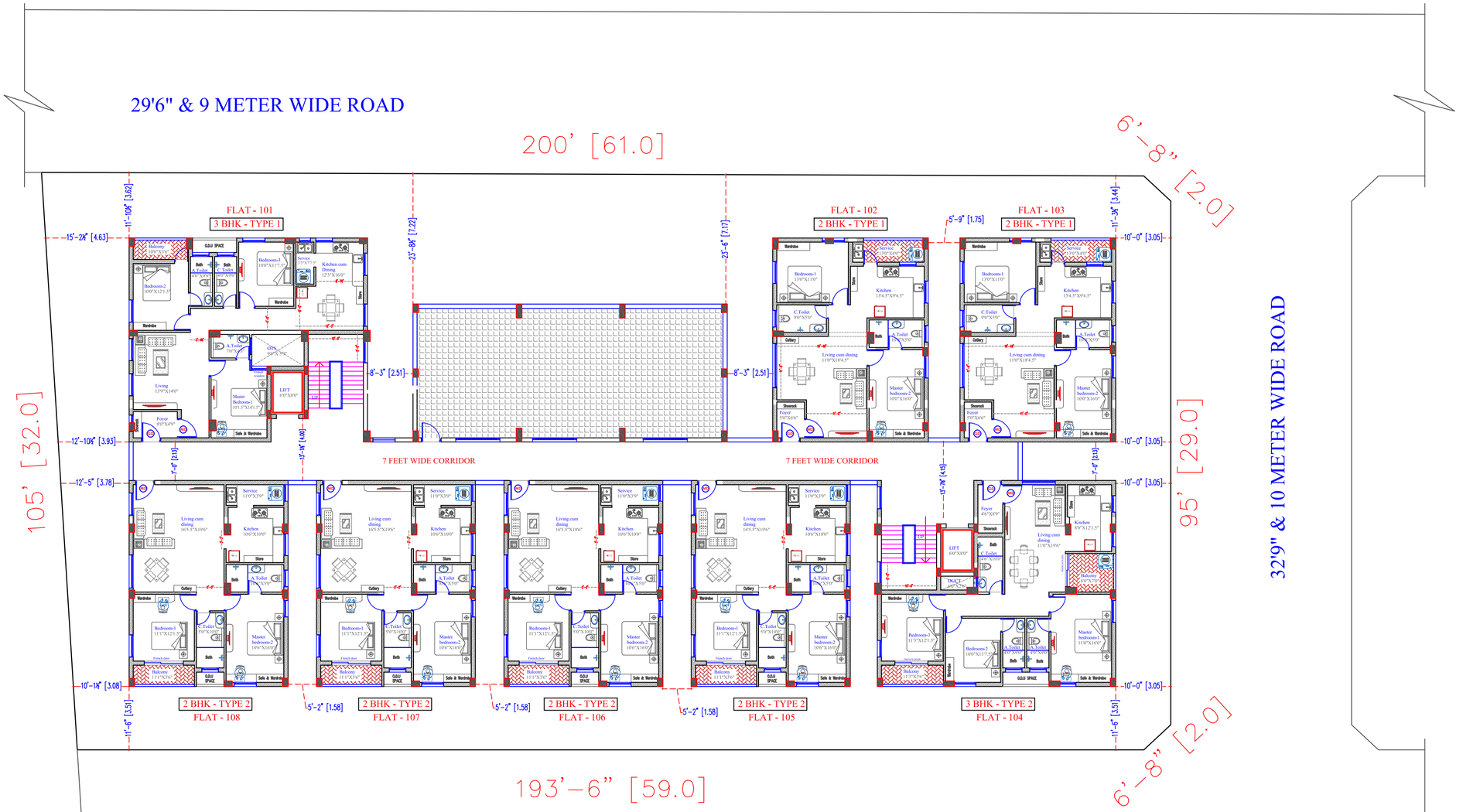
| CONSTRUCTION AREA | |
|---|---|
| DESCRIPTION | SQ.FT |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| TOTAL CONSTRUCTION AREA | 68,529 |
| CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM | 54,837 |
| ACHIEVED FSI | 2.58 |

| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| FLOORS | TYPE-1 (3 BHK) | TYPE-2 (3 BHK) | TYPE-1 (2 BHK) | TYPE-2 (2 BHK) | NO OF UNITS *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| TOTAL NO. OF UNITS | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

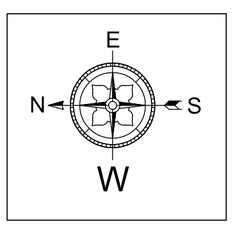
| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 101 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 102 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 103 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 104 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 105 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 106 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 107 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 108 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| *1st floor PLINTH & SALEABLE AREA* | | | 8,725 | 10,819 |

| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 501 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 502 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 503 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 504 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 505 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 506 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| *5th floor PLINTH & SALEABLE AREA* | | | 6,635 | 8,227 |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| FLOORS | PLINTH AREA (Sqft) | SALEABLE AREA (Sqft) |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| *TOTAL PLINTH & SALEABLE AREA* | 41,534 | 51,502 |




REVISED - 18-7-2025




# FOURTH FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN

| AREA STATEMENT | | |
|---|---|---|
| DESCRIPTION | | SQ.FT |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| FSI TO ACHIEVE | 2.60 | 55,251.95 |

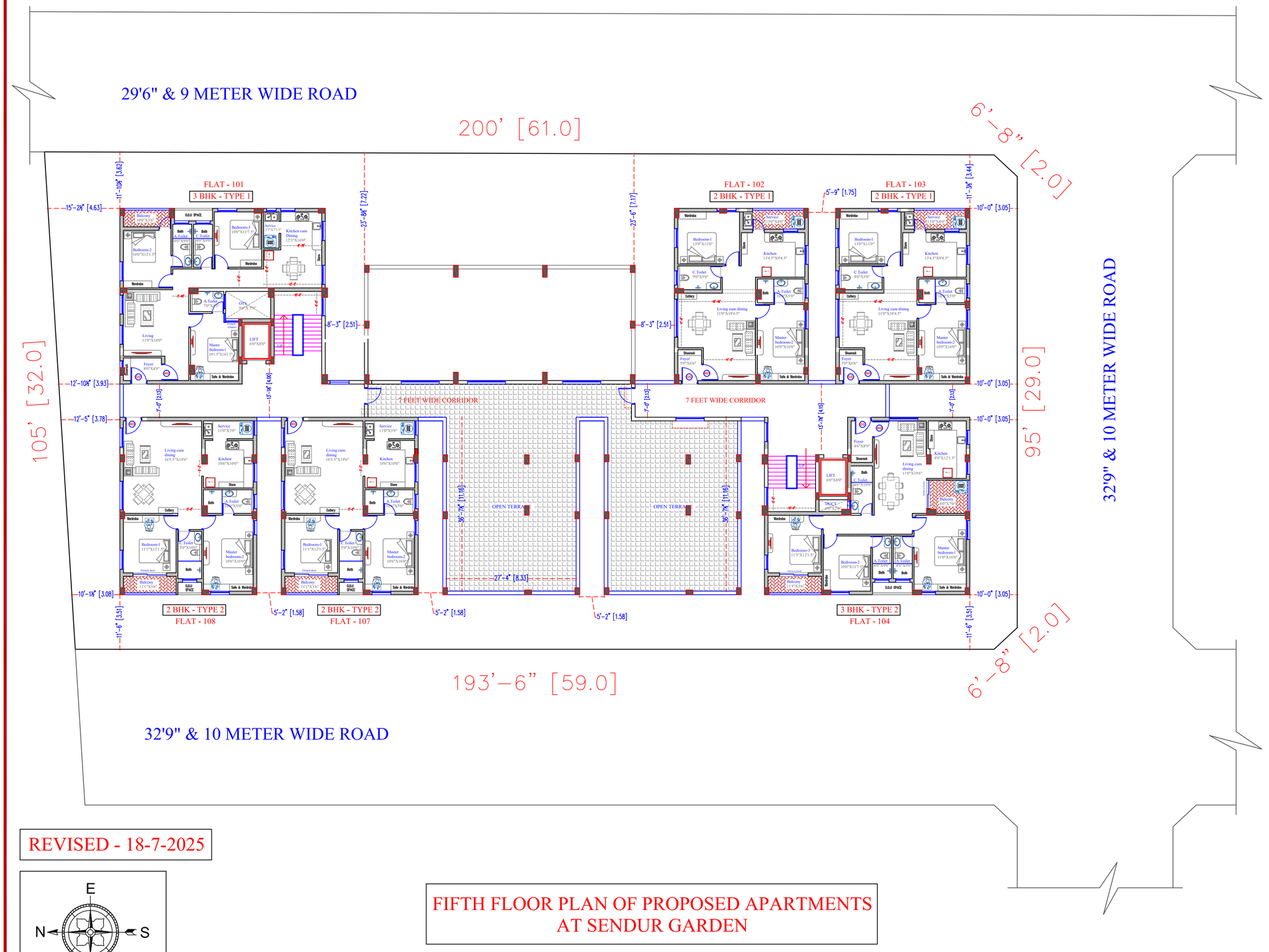
| CONSTRUCTION AREA | |
|---|---|
| DESCRIPTION | SQ.FT |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| TOTAL CONSTRUCTION AREA | 68,529 |
| CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM | 54,837 |
| ACHIEVED FSI | 2.58 |

| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| FLOORS | TYPE-1 (3 BHK) | TYPE-2 (3 BHK) | TYPE-1 (2 BHK) | TYPE-2 (2 BHK) | NO OF UNITS *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| TOTAL NO. OF UNITS | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 101 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 102 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 103 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 104 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 105 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 106 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 107 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 108 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| *1st floor PLINTH & SALEABLE AREA* | | | 8,725 | 10,819 |

| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 501 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 502 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 503 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 504 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 505 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 506 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 5th floor PLINTH & SALEABLE AREA | | | 6,635 | 8,227 |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| FLOORS | PLINTH AREA (Sqft) | SALEABLE AREA (Sqft) |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| *TOTAL PLINTH & SALEABLE AREA* | 41,534 | 51,502 |




REVISED - 18-7-2025




# FIFTH FLOOR PLAN OF PROPOSED APARTMENTS AT SENDUR GARDEN

| AREA STATEMENT | | |
|---|---|---|
| DESCRIPTION | | SQ.FT |
| *PLOT AREA* | | *21,250.75* |
| ALLOWABLE FSI | 2.00 | 42,501.50 |
| ALLOWABLE PREMIUM FSI | 0.60 | 12,750.45 |
| FSI TO ACHIEVE | 2.60 | 55,251.95 |

| CONSTRUCTION AREA | |
|---|---|
| DESCRIPTION | SQ.FT |
| STILT FLOOR | 12,378 |
| 1st FLOOR | 12,318 |
| 2nd FLOOR | 12,318 |
| 3rd FLOOR | 10,918 |
| 4th FLOOR | 10,918 |
| 5th FLOOR | 8,365 |
| HEADROOM-1 | 596 |
| HEADROOM-2 | 718 |
| TOTAL CONSTRUCTION AREA | 68,529 |
| CONSTRUCTION AREA WITHOUT STILT FLOOR & HEADROOM | 54,837 |
| ACHIEVED FSI | 2.58 |

| NO. OF UNITS DETAIL | | | | | |
|---|---|---|---|---|---|
| FLOORS | TYPE-1 (3 BHK) | TYPE-2 (3 BHK) | TYPE-1 (2 BHK) | TYPE-2 (2 BHK) | NO OF UNITS *(Per Floor)* |
| 1st FLOOR | 1 | 1 | 2 | 4 | 8 |
| 2nd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 3rd FLOOR | 1 | 1 | 2 | 4 | 8 |
| 4th FLOOR | 1 | 1 | 2 | 4 | 8 |
| 5th FLOOR | 1 | 1 | 2 | 2 | 6 |
| | 5 | 5 | 10 | 18 | |
| TOTAL NO. OF UNITS | | | | | 38 |
| TOTAL NO. OF 3BHK | | | | *10* | |
| TOTAL NO. OF 2BHK | | | | *28* | |

| FLAT SALEABLE AREA DETAILS (1st FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 101 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 102 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 103 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 104 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 105 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 106 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 107 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 108 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| *1st floor PLINTH & SALEABLE AREA* | | | *8,725* | 10,819 |

| FLAT SALEABLE AREA DETAILS (5th FLOOR) | | | | |
|---|---|---|---|---|
| FLAT NAME | BHK TYPE | FACING | PLINTH AREA (Sqft) | SALEABLE FLAT AREA (Sqft) *(Including 24 % Common Area)* |
| 501 | 3BHK (TYPE-1) | NORTH | 1,226 | 1,520 |
| 502 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 503 | 2BHK (TYPE-1) | NORTH | 1,035 | 1,283 |
| 504 | 3BHK (TYPE-2) | NORTH | 1,249 | 1,549 |
| 505 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 506 | 2BHK (TYPE-2) | EAST | 1,045 | 1,296 |
| 5th floor PLINTH & SALEABLE AREA | | | 6,635 | 8,227 |

| FLAT SALEABLE AREA DETAILS | | |
|---|---|---|
| FLOORS | PLINTH AREA (Sqft) | SALEABLE AREA (Sqft) |
| 1st FLOOR | 8,725 | 10,819 |
| 2nd FLOOR | 8,725 | 10,819 |
| 3rd FLOOR | 8,725 | 10,819 |
| 4th FLOOR | 8,725 | 10,819 |
| 5th FLOOR | 6,635 | 8,227 |
| *TOTAL PLINTH & SALEABLE AREA* | 41,534 | 51,502 |

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.