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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

SRI HARI HOMES
84/1B, Pillayar Kovil Street,
Manapakkam, Chennai - 600 125
Contact : 99404 04594.

09-10-2025

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No, 1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008

Subject: Covering letter regarding discrepancy of 41 square meter which is less from authorized approval plan.

As per the sale deed Doc no 8208/2014 the area is 1.53 acres and in the sale deed Doc no 12926/2014 the area is 0.51 cents equivalent to 3034.5 where as the total approved area is 3075.61 with the difference of 41 square meter which is less from the approved plan. Therefore the UDS has been calculated based on the least area.

Kindly review and approve the same.

Thanks & Regards

For SRI HARI HOMES

S. Nyaan

Proprietor

For SRI HARI HOMES

SRI HARI HOMES

#4, Pillayar Kovil Street, Manapakkam,
Chennai - 600 125
Contact : 99404 04594.

DATE: 29/08/2025

SRI HARI HOMES – KINGS COURT - Construction of Basement Floor (Parking)+ Stilt Floor (Parking) + 5 Floors Residential Building with 75 dwelling units at Lotus Avenue Road, Ayapakkam, Avadi Taluk, Chennai – 600077 Comprised in Old S.No.334 Part, New S.No.334/1 of Ayapakkam Village within the limits of Villivakkam Panchayat Union

Sri Hari Homes KINGS COURT -Area Statement

S.No	BLOCK	FLOORS	FLAT NO	TYPE	RERA CARPET AREA (sq m)	Exclusive Balcony	UNIT AREA (sq m)	PROPOTIANATE COMMON AREA (Sq.m)	TOTAL AREA (Sq.m)	UDS LAND AREA (Sq.m)	CAR PARKING (Nos.	
											COVERED	OPEN
1			1 A	2 BHK	65.68	4.21	79.57	15.23	94.80	31.89	1	
2			1 B	2 BHK	67.46	4.12	80.71	15.45	96.16	32.35		1
3			1 C	2 BHK	56.61	3.46	69.39	13.28	82.67	27.81		
4			1 D	3 BHK	82.06	7.66	100.26	19.19	119.45	40.18	1	
5			1 E	3 BHK	81.68	4.63	97.62	18.68	116.30	39.13	1	
6			1 D	3 BHK	80.30	6.76	98.96	18.94	117.90	39.66	1	
7			1 F	3 BHK	81.60	3.56	96.49	18.47	114.96	38.67	1	
8		FIRST FLOOR	1 H	2 BHK	71.94	3.74	86.45	17.05	103.50	34.82	1	
9			1 I	2 BHK	67.59	5.90	82.53	16.28	98.81	33.24		1
10			1 J	2 BHK	59.72	2.76	70.68	13.94	84.62	28.47	1	
11			1 K	2 BHK	56.64	2.8	67.75	13.36	81.11	27.29		
12			1 L	2 BHK	60.72	3.39	72.61	14.32	86.93	29.25	1	
13			1 M	2 BHK	58.90	3	70.01	13.81	83.82	28.20		
14			1 N	2 BHK	64.51	7.24	81.67	16.11	97.78	32.90	1	
15			1 O	2 BHK	69.36	6.64	86.63	17.09	103.72	34.89	1	
16			2 A	2 BHK	65.68	4.21	79.57	15.23	94.80	31.89	1	
17			2 B	2 BHK	67.46	4.12	80.71	15.45	96.16	32.35	1	
18			2 C	2 BHK	56.61	3.46	69.39	13.28	82.67	26.61		
19			2 D	3 BHK	82.06	7.66	100.26	19.19	119.45	40.18	1	
20			2 E	3 BHK	81.68	4.63	97.62	18.68	116.30	39.13	1	
21			2 D	3 BHK	80.30	6.76	98.96	18.94	117.90	39.66	1	
22		SECOND FLOOR	2 F	3 BHK	81.60	3.56	96.49	18.47	114.96	38.67	1	
23			2 H	2 BHK	71.94	3.74	86.45	17.05	103.50	34.82	1	
24			2 I	2 BHK	67.59	5.90	82.53	16.28	98.81	33.24	1	
25			2 J	2 BHK	59.72	2.76	70.68	13.94	84.62	28.47	1	
26			2 K	2 BHK	56.64	2.8	67.75	13.36	81.11	26.29		
27			2 L	2 BHK	60.72	3.39	72.61	14.32	86.93	29.25	1	
28			2 M	2 BHK	58.90	3	70.01	13.81	83.82	28.20		
29			2 N	2 BHK	64.51	7.24	81.67	16.11	97.78	32.90	1	
30			2 O	2 BHK	69.36	6.64	86.63	17.09	103.72	34.89	1	
31			3 A	2 BHK	65.68	4.21	79.57	15.23	94.80	31.89	1	
32			3 B	2 BHK	67.46	4.12	80.71	15.45	96.16	32.35	1	
33			3 C	2 BHK	56.61	3.46	69.39	13.28	82.67	26.71		
34			3 D	3 BHK	82.06	7.66	100.26	19.19	119.45	40.18	1	
35			3 E	3 BHK	81.68	4.63	97.62	18.68	116.30	39.13	1	
36			3 D	3 BHK	80.30	6.76	98.96	18.94	117.90	39.66	1	
37			3 F	3 BHK	81.60	3.56	96.49	18.47	114.96	38.67	1	
38	1	THIRD FLOOR	3 H	2 BHK	71.94	3.74	86.45	17.05	103.50	34.82	1	
39			3 I	2 BHK	67.59	5.90	82.53	16.28	98.81	33.24	1	
40			3 J	2 BHK	59.72	2.76	70.68	13.94	84.62	28.47		
41			3 K	2 BHK	56.64	2.8	67.75	13.36	81.11	27.29		
42			3 L	2 BHK	60.72	3.39	72.61	14.32	86.93	29.25		
43			3 M	2 BHK	58.90	3	70.01	13.81	83.82	28.20		
44			3 N	2 BHK	64.51	7.24	81.67	16.11	97.78	32.90	1	
45			3 O	2 BHK	69.36	6.64	86.63	17.09	103.72	34.89	1	

K. JAMAL MOHIDEEN, B.Arch.
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For SRI HARI HOMES

Proprietor

SRI HARI HOMES

#4, Pillayar Kovil Street, Manapakkam,
Chennai - 600 125
Contact : 99404 04594.

46		FOUTH FLOOR	4 A	2 BHK	65.68	4.21	79.57	15.23	94.80	31.89	1	
47			4 B	2 BHK	67.46	4.12	80.71	15.45	96.16	32.35	1	
48			4 C	2 BHK	56.61	3.46	69.39	13.28	82.67	27.81		
49			4 D	3 BHK	82.06	7.66	100.26	19.19	119.45	40.18	1	
50			4 E	3 BHK	81.68	4.63	97.62	18.68	116.30	39.13	1	
51			4 D	3 BHK	80.30	6.76	98.96	18.94	117.90	39.66	1	
52			4 F	3 BHK	81.60	3.56	96.49	18.47	114.96	38.67	1	
53			4 H	2 BHK	71.94	3.74	86.45	17.05	103.50	34.82	1	
54			4 I	2 BHK	67.59	5.90	82.53	16.28	98.81	33.24	1	
55			4 J	2 BHK	59.72	2.76	70.68	13.94	84.62	28.47		
56			4 K	2 BHK	56.64	2.8	67.75	13.36	81.11	27.30		
57			4 L	2 BHK	60.72	3.39	72.61	14.32	86.93	29.25	1	
58			4 M	2 BHK	58.90	3	70.01	13.81	83.82	28.20		
59			4 N	2 BHK	64.51	7.24	81.67	16.11	97.78	32.90	1	
60			4 O	2 BHK	69.36	6.64	86.63	17.09	103.72	34.89	1	
61		FIFTH FLOOR	5 A	2 BHK	65.68	4.21	79.57	15.23	94.80	31.89	1	
62			5 B	2 BHK	67.46	4.12	80.71	15.45	96.16	32.35	1	
63			5 C	2 BHK	56.61	3.46	69.39	13.28	82.67	26.71		
64			5 D	3 BHK	82.06	7.66	100.26	19.19	119.45	40.18	1	
65			5 E	3 BHK	81.68	4.63	97.62	18.68	116.30	39.13	1	
66			5 D	3 BHK	80.30	6.76	98.96	18.94	117.90	39.66	1	
67			5 F	3 BHK	81.60	3.56	96.49	18.47	114.96	38.67	1	
68			5 H	2 BHK	71.94	3.74	86.45	17.05	103.50	34.82	1	
69			5 I	2 BHK	67.59	5.90	82.53	16.28	98.81	33.24	1	
70			5 J	2 BHK	59.72	2.76	70.68	13.94	84.62	28.47		
71			5 K	2 BHK	56.64	2.8	67.75	13.36	81.11	27.29		
72			5 L	2 BHK	60.72	3.39	72.61	14.32	86.93	29.25	1	
73			5 M	2 BHK	58.90	3	70.01	13.81	83.82	28.20		
74			5 N	2 BHK	64.51	7.24	81.67	16.11	97.78	32.90	1	
75			5 O	2 BHK	69.36	6.64	86.63	17.09	103.72	34.89	1	
		TOTAL			5123.82	349.35	6206.65	1206.03	7412.68	2489.37	54	
										Visitors Car Parking (VCP)	7	
										Total	61	2

Area Considered for FSI	3075.61
Street Alignment/Road Widening/Link Road	586.24
Total UDS	2489.37

Note* PARKING WILL BE PROVIDED ON 1ST COME 1ST SERVE BASIS ONLY.

For SRI HARI HOMES

S. Nyaam

Proprietor

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No : 15, 54th Street,
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CMDA Regn.No. RA/Gr.I/2024/02/001
Mobile : 98400 98425
E-mail : rjarchitects@gmail.com

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.