Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 45 DWELLING UNITS (STILT FLOOR (PARKING) + 1ST FLOOR + 2ND FLOOR + 3RD FLOOR PART + 4TH FLOOR PART + 5TH FLOOR PART (YOGA ROOM AT 1ST FLOOR PART 7 GYM AT 2ND FLOOR PART0 (HEIGHT -18.30M), AVAILING PREMIUM FSI AT KALAIMAGAL NAGAR, 2ND MAIN ROAD, EKKADUTHANGAL, CHENNAI-600032, COMPRISED IN OLD S.NO.21 PART, T.S.NO.42/13, BLOCK NO 1 OF EKKADUTHANGAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

SIDHARTH SOLITARE RERA AREA STATEMENT

S.NO	BLOCK	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	EXCLUSIVE BALCONY	EXCLUSIVE / VERANDAH / UTLITY / SERVICE /	PROPORTIONATE COMMON AREA (Sq.m)	TOTAL AREA (Sq.m)	UDS LAND AREA (Sq.m)	CAR PARKING (NOS)	
											COVERED	OPEN
1	1	FIRST FLOOR	101	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
2	1	FIRST FLOOR	102	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
3	1	FIRST FLOOR	103	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
4	1	FIRST FLOOR	104	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
5	1	FIRST FLOOR	105	3BHK-3T	104.74	17.43	0.00	60.17	182.34	61.37	1	
6	1	FIRST FLOOR	106	4BHK-4T	151.35	19.54	0.00	79.82	250.71	84.39	2	
7	1	FIRST FLOOR	107	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
8	1	FIRST FLOOR	108	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
9	1	FIRST FLOOR	109	4BHK-4T	151.35	19.54	0.00	81.12	252.01	84.83	2	
10	1	SECOND FLOOR	201	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
11	1	SECOND FLOOR	202	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
12	1	SECOND FLOOR	203	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
13	1	SECOND FLOOR	204	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
14	1	SECOND FLOOR	205	3BHK-3T	104.74	17.43	0.00	60.17	182.34	61.37	1	
15	1	SECOND FLOOR	206	4BHK-4T	151.35	19.54	0.00	79.82	250.71	84.39	2	
16	1	SECOND FLOOR	207	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
17	1	SECOND FLOOR	208	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
18	1	SECOND FLOOR	209	4BHK-4T	151.35	19.54	0.00	81.12	252.01	84.83	2	
19	1	THIRD FLOOR	301	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
20	1	THIRD FLOOR	302	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
21	1	THIRD FLOOR	303	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
22	1	THIRD FLOOR	304	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
23	1	THIRD FLOOR	305	3BHK-3T	104.74	17.43	0.00	60.17	182.34	61.37	1	
24	1	THIRD FLOOR	306	4BHK-4T	151.35	19.54	0.00	79.82	250.71	84.39	2	
25	1	THIRD FLOOR	307	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
26	1	THIRD FLOOR	308	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
27	1	THIRD FLOOR	309	4BHK-4T	151.35	19.54	0.00	81.12	252.01	84.83	2	
28	1	FOURTH FLOOR	401	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
29	1	FOURTH FLOOR	402	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
30	1	FOURTH FLOOR	403	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
31	1	FOURTH FLOOR	404	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
32	1	FOURTH FLOOR	405	3BHK-3T	104.74	17.43	0.00	60.17	182.34	61.37	1	
33	1	FOURTH FLOOR	406	4BHK-4T	151.35	19.54	0.00	79.82	250.71	84.39	2	

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Registered Architect - CA/2008/42210

For SIDHARTH FOUNDATIONS & HOUSING LTD.

Director

34	1	FOURTH FLOOR	407	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
35	1	FOURTH FLOOR	408	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
36	1	FOURTH FLOOR	409	4BHK-4T	151.35	19.54	0.00	81.12	252.01	84.83	2	
37	1	FIFTH FLOOR	501	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
38	1	FIFTH FLOOR	502	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
39	1	FIFTH FLOOR	503	3BHK-3T	105.09	13.18	0.00	61.93	180.20	60.65	1	
40	1	FIFTH FLOOR	504	3BHK-3T	103.18	13.40	0.00	59.95	176.53	59.42	1	
41	1	FIFTH FLOOR	505	3BHK-3T	104.74	17.43	0.00	60.17	182.34	61.37	1	
42	1	FIFTH FLOOR	506	4BHK-4T	151.35	19.54	0.00	79.82	250.71	84.39	2	
43	1	FIFTH FLOOR	507	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
44	1	FIFTH FLOOR	508	4BHK-4T	151.35	19.54	0.00	79.67	250.56	84.34	2	
45	1	FIFTH FLOOR	509	4BHK-4T	151.35	19.54	0.00	81.12	252.01	84.83	2	
SUB TOTAL					**5633.40**	**743.75**	**0.00**	**3121.00**	**9498.15**	**3197.02**	**65.00**	**0.00**
					AREA GIFTED TOWARDS OSR					**0.00**		
					AREA GIFTED TOWARDS STREET ALIGNMENT					**0.00**		
					AREA GIFTED TOWARDS ACCESS ROAD AREA					**0.00**		
					AREA GIFTED TOWARDS EXISTING PUBLIC ROAD (IN PATTA LAND)					**0.00**		
					AREA RESERVED TOWARDS SUBSTATION					**0.00**		
					10% OF VISITORS CAR PARKING						**5**	**2**
						GRAND TOTAL				**3197.02**	**70.00**	**2.00**

Note : **The club will be allotted to the projects residences only, the club house will not be sold separately**

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Registered Architect - CA/2008/42210

For SIDHARTH FOUNDATIONS & HOUSING LTD.

Director

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

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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.