Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

Carpet Area Statement - VILLAS

Date:31.03.2026

Site Address : Sf No-215/2D, 3B, 6C, 7A3, 7B, 8, 9A, 10A, 216/1A1C, 1A2, 1B1, 4C, and 5C Valarpuram Village, Sriperumpudur Taluk, Kancheepuram District

Sl.No.	Plot	Floor	Unit	Type	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	(e)= (a+b+c+d) Floor Area of the villa (sq.m)	(f) Proportionate Common Area (sq.m)	(g) = (e+f) Gross Area of the villa (Sq.m)	(h) UDS land Area (Sq.m)	(i) Covered	(i) Open
1	66	Ground + 1	Row House	2BHK	77.20	1.39	**1.30**	10.29	**90.19**	0.00	90.19	67.12	-	-
2	70	Ground + 1	Row House	2BHK	69.96	1.49	**1.30**	8.99	**81.73**	0.00	81.73	55.74	-	-
3	71	Ground + 1	Row House	2BHK	75.72	1.49	**1.30**	8.65	**87.15**	0.00	87.15	54.58	-	-
4	72	Ground + 1	Row House	2BHK	85.66	4.27	**5.48**	16.51	**111.92**	0.00	111.92	77.66	1	-
5	74	Ground + 1	Row House	2BHK	66.24	2.23	**1.95**	10.86	**81.28**	0.00	81.28	54.58	-	-
6	75	Ground + 1	Row House	2BHK	77.20	1.39	**1.30**	10.18	**90.07**	0.00	90.07	55.74	-	-
7	76	Ground + 1	Row House	2BHK	77.20	1.39	**1.21**	10.27	**90.07**	0.00	90.07	55.74	-	-
8	81	Ground + 1	Row House	2BHK	76.06	1.51	**1.25**	9.29	**88.11**	0.00	88.11	55.74	-	-
9	83	Ground + 1	Row House	2BHK	77.17	1.36	**1.25**	10.28	**90.07**	0.00	90.07	55.74	-	-
10	84	Ground + 1	Row House	2BHK	77.17	1.36	**1.25**	10.28	**90.07**	0.00	90.07	55.74	-	-
11	85	Ground + 1	Row House	2BHK	70.83	1.51	**1.25**	9.26	**82.85**	0.00	82.85	54.58	-	-
12	86	Ground + 1	Row House	2BHK	76.04	1.51	**1.25**	9.30	**88.11**	0.00	88.11	55.74	-	-
Total Area					906.45	**20.903939**	**20.11**	124.15	**1071.62**	0.00	1071.62	698.70	**1**	**0**
											Visitor's Car Parking		-	-
											Total Car Parking		**1**	

Note:

- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
- Promoter to clearly mention cover, open and visitor carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

For Shriram Properties Ltd.

Authorised Signatory

Land Area Abstract

Site Address :Sf No-215/2D, 3B, 6C, 7A3, 7B, 8, 9A, 10A, 216/1A1C, 1A2, 1B1, 4C, and 5C Valarpuram Village, Sriperumpudur Taluk, Kancheepuram District

Decription	Land area in sqft	Land area in sqm	Car Parking nos.
Villa 66	722	67.12	-
Villa 70	600	55.74	-
Villa 71	600	54.58	-
Villa 72	834	77.66	1
Villa 74	600	54.58	-
Villa 75	600	55.74	-
Villa 76	600	55.74	-
Villa 81	600	55.74	-
Villa 83	600	55.74	-
Villa 84	600	55.74	-
Villa 85	600	54.58	-
Villa 86	600	55.74	-
Total Land area of above mentioned villas	**7556**	**698.7**	**1**
Land Extent	237402.00	22055.18	
Deduct road Gifted to local body	78299	7274.15	
Deduct park Gifted to local body	24430	2269.60	
Deduct shop	2500	232.26	
(A) Total Net Land area	**132173.00**	**12279.17**	
Deducting villa land area completed before RERA	53208.09	4946.42	29
Deducting 39 villa land area as per TN form C - TN/01/BUILDING/0191/2018	67522.572	6273.00	39
Deducting 7 villa land area as per TN form C - TN/01/BUILDING/0408/2020	3886.34	361.05	1
Gross Area	**7556.00**	**698.70**	69
Total Land area of 12 villas in current proposal	**7556.00**	**698.70**	1

SIDDARTH BUPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

For Shriram Properties Ltd.

Authorised Signatory

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.