Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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Document certified by Rajkumar Kumaresan
Signed at Location: Chennai
Date: 26/07/2023 05:55:03

SHEET NO: 01 / 29

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGS IN SURVEY NO. 101/1A, 1B, 2, 3A, 3B, 102/1A, 1B, 2A, 2B, 2C, 3A, 3B, 103/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4D2A, 4D2B, 4C4, 5A, 5B, 116/1A2, 1B2, 1C2pt, 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt, 11/1A, 1B, 1C, 2A, 2B, 2C, 119/1A, 2A, 2B, 2C, 2D, 3A, 3B, 119/2A, 2B1, 2B2, 283, 284, 2C, 2D, 2E, 120, 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B, 122/1A1B, NEMMELI VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT	: 44311.00 SQ.M
SITE AREA AS PER PATTA	: 44311.00 SQ.M
ROAD WIDENING TO BE GIFTED AREA	: 710.27 SQ.M (81 TO 917)
SUPER IMPOSED SITE AREA	: 43600.73 SQ.M
CSR ROAD ACCESS TO BE GIFTED AREA	: 451.94 SQ.M (A1 TO A1)

BUILDING AREA DETAILS:

S.NO	DESCRIPTION	TOTAL (SQ.M)	DEDUCTION (SQ.M)	NON-FSI (SQ.M)	FSI (SQ.M)
01	BLOCK NO :1 & 14				
	STILT FLOOR	4448.95	-	-	1670.12
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :1 & 14	5259.74	3439.61	1820.13	3259.06
02	BLOCK NO :2 & 15				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :2 & 15	6660.61	3439.61	4544.06	2220.96
03	BLOCK NO :3 & 16				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :3 & 16	6660.61	3439.61	4544.06	2220.96
04	BLOCK NO :4 & 17				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :4 & 17	6660.61	3439.61	4544.06	2220.96
05	BLOCK NO :5 & 18				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :5 & 18	6660.61	3439.61	4544.06	2220.96
06	BLOCK NO :6 & 19				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :6 & 19	6660.61	3439.61	4544.06	2220.96
07	BLOCK NO :7 & 20				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :7 & 20	6660.61	3439.61	4544.06	2220.96
08	BLOCK NO :8 & 21				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :8 & 21	6660.61	3439.61	4544.06	2220.96
09	BLOCK NO :9 & 22				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :9 & 22	6660.61	3439.61	4544.06	2220.96
10	BLOCK NO :10 & 23				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :10 & 23	6660.61	3439.61	4544.06	2220.96
11	BLOCK NO :11 & 24				
	STILT FLOOR	4448.95	-	4544.06	0.00
	FIRST FLOOR	441.74	-	-	441.74
	SECOND FLOOR	441.74	-	-	441.74
	THIRD FLOOR	441.74	-	-	441.74
	FOURTH FLOOR	441.74	-	-	441.74
	FIFTH FLOOR	441.74	-	-	441.74
	BLOCK NO :11 & 24	6660.61	3439.61	4544.06	2220.96
12	BLOCK NO :12 & 25				
	GROUND FLOOR	1181.08	-	-	1181.08
	FIRST FLOOR	871.87	311.00	-	871.87
	BLOCK NO :12 & 25	2052.95	311.00	-	2052.95
13	BLOCK NO :13 & 26				
	GROUND FLOOR	413.87	-	-	413.87
	FIRST FLOOR	413.87	-	-	413.87
	SECOND FLOOR	413.87	-	-	413.87
	THIRD FLOOR	413.87	-	-	413.87
	FOURTH FLOOR	413.87	-	-	413.87
	FIFTH FLOOR	413.87	-	-	413.87
	BLOCK NO :13 & 26	2482.22	-	-	2482.22
14	BLOCK NO :14 & 27				
	GROUND FLOOR	30.44	-	-	30.44
	BLOCK NO :14 & 27	30.44	-	-	30.44
15	2BHK-1	87.71	-	-	87.71
	GROUND FLOOR	4.00	-	-	4.00
	BLOCK NO :15 & 28	91.71	-	-	91.71
16	2BHK-2	1.69	-	-	1.69
	GROUND FLOOR	1.69	-	-	1.69
	BLOCK NO :16 & 29	3.38	-	-	3.38

TOTAL FSI AREA = 82451.74 SQ.M

FLOOR SPACE INDEX = 82451.74 / 44311.00 = 1.203

PARKING DETAILS :

PARKING CATEGORY	DWELLING UNITS / BUILT UP AREA	CAR PARKING (NOS)	TWO WHEELER PARKING (NOS)
RESIDENTIAL (MORE 53 TO 120 SQ.M)	120 NOS	-	120 NOS
RESIDENTIAL (MORE 120 TO 150 SQ.M)	258 NOS	-	516 NOS
RESIDENTIAL ABOVE 150 SQ.M	133 NOS	-	399 NOS
VISITORS PARKING @ 10%	-	2653.74	265 NOS
TOTAL PARKING CALC		2653.74	1040 NOS
TOTAL	511 NOS	2653.74	265 NOS

PARKING DETAILS :

BLOCK NO	CAR PROVIDED	TWO WHEELER PROVIDED
01	11 NOS	120 NOS
02	33 NOS	258 NOS
03	-	36 NOS
04	9 NOS	20 NOS
05	19 NOS	99 NOS
06	-	-
07	12 NOS	10 NOS
08	21 NOS	44 NOS
09	13 NOS	10 NOS
10	13 NOS	41 NOS
11	12 NOS	55 NOS
12	11 NOS	10 NOS
13	11 NOS	10 NOS
14	-	-
15	-	-
16	-	-
TOTAL	174 NOS	1040 NOS

PARKING DETAILS :

STILT FLOOR	1670.12 SQ.M
GROUND FLOOR	1181.08 SQ.M
FIRST FLOOR	871.87 SQ.M
SECOND FLOOR	441.74 SQ.M
THIRD FLOOR	441.74 SQ.M
FOURTH FLOOR	441.74 SQ.M
FIFTH FLOOR	441.74 SQ.M
TOTAL	5511.03 SQ.M

PARKING DETAILS :

STILT FLOOR	1670.12 SQ.M
GROUND FLOOR	1181.08 SQ.M
FIRST FLOOR	871.87 SQ.M
SECOND FLOOR	441.74 SQ.M
THIRD FLOOR	441.74 SQ.M
FOURTH FLOOR	441.74 SQ.M
FIFTH FLOOR	441.74 SQ.M
TOTAL	5511.03 SQ.M

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	2653.74 SQ.M	5511.03 SQ.M
TWO WHEELER PARKING	265 NOS	1040 NOS
O.S.R REQUIRED	= 4361.08 SQ.M	
O.S.R PROVIDED	= 4361.08 SQ.M	

CO.LOUR INDEX	REFERENCE
PROPOSED	SCALE : 1-3271.400
BOUNDARY	DATE : 22-JUN-2023
ROAD	
DRIVEWAY	

NORTH

TO KOVALAM

30.0M WIDE EAST COAST ROAD

TO MAMALLAPURAM

9.00M WIDE ROAD

9.00M WIDE ROAD

9.00M WIDE ROAD

TO ECR

SITE PLAN
(SCALE = 1 : 400)

ARCHITECT / RECOGNISED ENGINEER :

SIDDHARTH A LULLA & Ann
Architect & Town Planner (Govt.)
COA No.: CA/2007/34713
CITP/2022/0000/0000 Valid upto 31/05/2023
34, Tiruvalluvar Road, Kilpauk, Chennai-600 010
Email ID: siddharthlulla@gmail.com
Phone No.: 91-44-26459144/45

APPLICANT :

For Kalrav Developers Limited
Authorized Signatory

STRUCTURAL ENGINEER :

RAJENDRAKUMAR BHOLA
Structural Engineer
Regn. No.:CC/2011/0000/0000 valid upto 31/05/2023
No. 1566, Sector-37, Noida (UP)-201301

Signature of the Owner

Number of Floors	Height of Floor	Mumty Floor	Terrace Floor	Cellar/Pent House	Total Height
(1)	(2)	(3)	(4)	(5)	(6)
(G)	3.5	3.0	1.5	-	8.00
(S+1)	3.5	3.0	1.5	-	11.00
(S+2)	3.5	3.0	1.5	-	14.00
(S+3)	3.5	3.0	1.5	-	17.00
(S+4)	3.5	3.0	1.5	-	20.00
(S+5)	3.5	3.0	1.5	-	23.00
(S+6)	3.5	3.0	1.5	-	26.00
(S+7)	3.5	3.0	1.5	-	29.00
(S+8)	3.5	3.0	1.5	-	32.00
(S+9)	3.5	3.0	1.5	-	35.00
(S+10)	3.5	3.0	1.5	-	38.00
(S+11)	3.5	3.0	1.5	-	41.00
(S+12)	3.5	3.0	1.5	-	44.00
(S+13)	3.5	3.0	1.5	-	47.00
(S+14)	3.5	3.0	1.5	-	50.00
(S+15)	3.5	3.0	1.5	-	53.00
(S+16)	3.5	3.0	1.5	-	56.00
(S+17)	3.5	3.0	1.5	-	59.00
(S+18)	3.5	3.0	1.5	-	62.00
(S+19)	3.5	3.0	1.5	-	65.00
(S+20)	3.5	3.0	1.5	-	68.00
(S+21)	3.5	3.0	1.5	-	71.00
(S+22)	3.5	3.0	1.5	-	74.00
(S+23)	3.5	3.0	1.5	-	77.00
(S+24)	3.5	3.0	1.5	-	80.00
(S+25)	3.5	3.0	1.5	-	83.00
(S+26)	3.5	3.0	1.5	-	86.00
(S+27)	3.5	3.0	1.5	-	89.00
(S+28)	3.5	3.0	1.5	-	92.00
(S+29)	3.5	3.0	1.5	-	95.00
(S+30)	3.5	3.0	1.5	-	98.00
(S+31)	3.5	3.0	1.5	-	101.00
(S+32)	3.5	3.0	1.5	-	104.00
(S+33)	3.5	3.0	1.5	-	107.00
(S+34)	3.5	3.0	1.5	-	110.00
(S+35)	3.5	3.0	1.5	-	113.00
(S+36)	3.5	3.0	1.5	-	116.00
(S+37)	3.5	3.0	1.5	-	119.00
(S+38)	3.5	3.0	1.5	-	122.00
(S+39)	3.5	3.0	1.5	-	125.00
(S+40)	3.5	3.0	1.5	-	128.00
(S+41)	3.5	3.0	1.5	-	131.00
(S+42)	3.5	3.0	1.5	-	134.00
(S+43)	3.5	3.0	1.5	-	137.00
(S+44)	3.5	3.0	1.5	-	140.00
(S+45)	3.5	3.0	1.5	-	143.00
(S+46)	3.5	3.0	1.5	-	146.00
(S+47)	3.5	3.0	1.5	-	149.00
(S+48)	3.5	3.0	1.5	-	152.00
(S+49)	3.5	3.0	1.5	-	155.00
(S+50)	3.5	3.0	1.5	-	158.00

DWELLING UNITS DETAILS			DWELLING UNITS DETAILS			DWELLING UNITS DETAILS		
BLOCK NO :1			BLOCK NO :5			BLOCK NO :9		
UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)
001 TO 002	95.62	001 TO 421	69.79	001 TO 002	95.62	001 TO 002	95.62	001 TO 421	69.79
003 TO 401	69.79	002 TO 422	69.79	003 TO 401	69.79	003 TO 401	69.79	002 TO 422	69.79
101 TO 401	132.60	003 TO 423	69.79	101 TO 401	132.60	101 TO 401	132.60	003 TO 423	69.79
103 TO 203	95.14	004 TO 424	69.79	103 TO 203	95.14	103 TO 403	69.79	103 TO 403	69.79
104 TO 404	95.14	005 TO 425	69.79	104 TO 404	95.14	104 TO 404	69.79	104 TO 404	69.79
201	95.14	006 TO 426	69.79	201	95.14	201	69.79	201	69.79
501	197.31	007 TO 427	69.79	501	197.31	502	69.79	502	90.31
BLOCK 1 TO 7 AL DWELLING UNITS = 26 UNITS		008 TO 428	69.79	BLOCK 5 TOTAL DWELLING UNITS = 26 UNITS		BLOCK 9 TOTAL DWELLING UNITS = 26 UNITS		BLOCK 11 TOTAL DWELLING UNITS = 26 UNITS	
BLOCK NO :2 & 15		BLOCK 8 TOTAL DWELLING UNITS = 26 UNITS		BLOCK NO :6 & 19		BLOCK NO :10 & 23		BLOCK NO :12 & 25	
UNIT NAME	AREA (SQ.M)			UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)	UNIT NAME	AREA (SQ.M)
101 TO 501	112.60			001 TO 002	95.62	001 TO 002	95.62	001 & 004	65.62
103 TO 503	94.55			003 & 004	95.62	003 & 005	95.62	002 & 005	95.18
102 TO 502	95.09			005 & 501	95.18	101 TO 401	95.18	003 & 006	95.18
104 TO 504	94.55			006 & 502	95.18	102 TO 402	95.18	101 TO 401	95.18
105 TO 505	95.45			007 TO 503	95.45	103 TO 403	95.45	103 TO 403	112.60
106 TO 506	112.60			103 TO 433	112.60	104 TO 504	112.60	104 TO 504	94.36
107 TO 507	95.45			104 TO 434	94.36	105 TO 505	94.36	105 TO 505	94.36
108 TO 508	95.45			105 TO 435	94.36	106 TO 506	112.60	106 TO 506	95.45
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS				106 TO 436	112.60	107 TO 407	95.45	107 TO 407	95.45
				107 TO 437	95.45	108 TO 408	95.45	108 TO 408	95.13
BLOCK NO :3 & 16				108 TO 438	95.13	501	95.13	501	100.85
UNIT NAME	AREA (SQ.M)			501	95.13	502	100.85	502	100.85
001 TO 401	69.79			502	100.85	503	100.85	503	100.79
002 TO 402	69.79			503	100.85	504	100.85	BLOCK 11 TOTAL DWELLING UNITS = 49 UNITS	
003 TO 403	69.79			504	100.85	BLOCK 6 TOTAL DWELLING UNITS = 49 UNITS			
004 TO 404	69.79			BLOCK 5 TOTAL DWELLING UNITS = 49 UNITS					
005 TO 405	69.79								
006 TO 406	69.79								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :4 & 17									
UNIT NAME	AREA (SQ.M)								
001 TO 002	95.62								
003	95.14								
004 TO 404	95.14								
005 TO 405	95.45								
006 TO 406	95.45								
007 TO 407	95.45								
008 TO 408	95.13								
501	197.31								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :7 & 20									
UNIT NAME	AREA (SQ.M)								
001 TO 002	95.62								
003 TO 403	69.79								
004 TO 404	69.79								
005 TO 405	69.79								
006 TO 406	69.79								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :8 & 21									
UNIT NAME	AREA (SQ.M)								
001 TO 002	95.62								
003 TO 403	69.79								
004 TO 404	69.79								
005 TO 405	69.79								
006 TO 406	69.79								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :13 & 26									
UNIT NAME	AREA (SQ.M)								
001 TO 002	95.62								
003 TO 403	69.79								
004 TO 404	69.79								
005 TO 405	69.79								
006 TO 406	69.79								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :14 & 27									
UNIT NAME	AREA (SQ.M)								
001 TO 002	95.62								
003 TO 403	69.79								
004 TO 404	69.79								
005 TO 405	69.79								
006 TO 406	69.79								
BLOCK 1 TO 7 AL DWELLING UNITS = 49 UNITS									
BLOCK NO :15 & 28									
UNIT NAME	AREA (SQ.M)								
501	87.71								
BLOCK 8 TOTAL DWELLING UNITS = 1 UNIT									
BLOCK NO :16 & 29									
UNIT NAME	AREA (SQ.M)								
001	1.69								
BLOCK 8 TOTAL DWELLING UNITS = 1 UNIT									

PROPOSED BUILT UP AREA	82451.74	1734.21
PROPOSED FSI	1.203	

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

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The LandLens suite
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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.