

RERA Document

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

BLOCK - A (Commercial_RETAIL) Date: 02-08-2025										
TNRERA - Carpet Area Statement			POTHYS - C.T.H ROAD, TOWN SURVEY NO : 44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT							
Sl.No	Block Name	Floor No	Type of Dwelling Unit	RERA Carpet Area (sec2(k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace (Sq.mt)	Proportionate common area (sq.mt)	Total area (sq.mt)	UDS Land Area (sq.mt)	Car Parking (Nos.)
										Covered parking
										Open parking
1	BLOCK - A	GROUND	GROUND - RETAIL	4110.97			849.46	4960.43	1970.76	14
2	BLOCK - A	1	FIRST - RETAIL	4334.24			1648.23	5982.47	2376.82	17
3	BLOCK - A	2	SECOND - RETAIL	4042.07			918.56	4960.63	1970.84	14
4	BLOCK - A	3	THIRD - RETAIL	4042.07			918.56	4960.63	1970.84	14
5	BLOCK - A	4	FOURTH - RETAIL	4042.07			918.56	4960.63	1970.84	14
6	BLOCK - A	5	FIFTH - RETAIL	4042.07			918.56	4960.63	1970.84	14
7	BLOCK - A	6	SIXTH - RETAIL	4042.07			918.56	4960.63	1970.84	14
8	BLOCK - A	7	SEVENTH - RETAIL	4042.07			918.56	4960.63	1970.84	14
9	BLOCK - A	8	EIGHT - OFFICE	4014.32			784.41	4798.73	1906.52	10
10	BLOCK - A	9	NINTH - OFFICE	469.68			354.04	823.72	327.26	2
BLOCK -A (Commercial_RETAIL)			TOTAL AREA	37181.63	0.00	0.00	9147.5	46329.13	18406.43	127
										558

KVPS PROPERTY DEVELOPERS PVT. LTD.

S. R.

Director

H. SATHAKUN ROOHI
 CMDA Regd No: RA/Gr. I/19/05/218
 DTCP Regd. No: CGLRGN/RA/Gr. I/2019/12/060
 G.C.C. No: RA101382019
 Regn. No: CA/2015/67818
 Plot No.48, Kamaraj Nagar,
 Periya Mathur, Chennai-600 068.
 Ph. 9171609007
 Email:shreekapiladesigns@gmail.com

BLOCK - B (Commercial_DORMITORY)											
TNRERA - Carpet Area Statement						POTHYS - C.T.H ROAD					
Sl.No	Block Name	Floor No	Type of Dwelling Unit	RERA Carpet Area (sec2(k)(Sq.mt)	Exclusive balcony (Sq.mt)	exclusive verandah / utility / service / open terrace (sq.mt)	Proportionate common area (sq.mt)	Total area (sq.mt)	UDS Land Area (sq.mt)	Car Parking (Nos.)	
										Covered parking	Open parking
1	BLOCK - B	1	FIRST - (KITCHEN+ DINING)	712.37			189.06	901.43	-		
2	BLOCK - B	2	SECOND - DORMITORY	716.10			185.33	901.43	-		
3	BLOCK - B	3	THIRD - DORMITORY	716.10			185.33	901.43	-		
4	BLOCK - B	4	FOURTH - DORMITORY	716.10			185.33	901.43	-		
5	BLOCK - B	5	FIFTH - DORMITORY	716.10			185.33	901.43	-		
6	BLOCK - B	6	SIXTH - DORMITORY	716.10			185.33	901.43	-		
7	BLOCK - B	7	SEVENTH - DORMITORY	716.10			185.33	901.43	-		
8	BLOCK - B	8	EIGHT - DORMITORY	716.10			185.33	901.43	-		
BLOCK -B (Commercial_DORMITORY)			TOTAL AREA	5725.07	0.00	0.00	1486.37	7211.44	-		

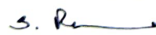
Block - B meant for Dormitory use for the staff not sale (UDS & Car parking will not applicable to Block -B)

Abstract (all measurements in Sq.m)

Total Site Extent (least area)	21956.35
OSR	2228.5
Public use	615.65
TNEB	392.74
Street Alignment	313.03

18406.43

For KVPS PROPERTY DEVELOPERS PVT. LTD.


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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](#)



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



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.

