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NAVIN'S AUM GRIHA - High Rise Building (HRB) with 30.0m height consisting of Extended Basement Floor (Parking) + Stilt floor (2 level Stack Parking, Electrical Transformer Room) + 9 floors of Residential building with 18 dwelling units at Old Door No.13, New Door No.14, College Road, Nungambakkam, Chennai comprised in Old R.S.No.78/1, T.S.No.78/13, Block No.14 of Nungambakkam Village within the limits of Greater Chennai

CARPET AREA STATEMENT | **DATE: 06.05.2025**

Sl.No	Block	Floor	Flat No.	Type	RERA carpet area (see 2(k) (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive verandah/ Utility/ Service/ Open Terrace (Sq.m)	Proportionate Common Area / Including wall (Sq.m)	Total area (Sq.m)	UDS land area (Sq.m)	Car Parking (Nos)	
											Covered	Open
1	1	1st Floor	1A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
2			1B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	1
3		2nd Floor	2A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
4			2B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	1
5		3rd Floor	3A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
6			3B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	1
7		4th Floor	4A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
8			4B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	-
9		5th Floor	5A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
10			5B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	-
11		6th Floor	6A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	1
12			6B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	-
13		7th Floor	7A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	2	-
14			7B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	1
15		8th Floor	8A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.197	-	2
16			8B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	-
17		9th Floor	9A	3B+3T+STUDY	138.30	13.64	5.31	73.61	230.86	70.206	2	1
18			9B	3B+3T	121.21	19.52	6.79	68.94	216.46	65.822	2	1
								TOTAL	**4025.88**	**1224.18**	**34**	**14**
								Visitors carparking			**4**	
								Total (Nos)			**52**	

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/03/037, RA100852019
ANBU & FAIZAL
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98401 09197, anbu.faizal@gmail.com

For Navin Housing & Properties Pvt. Ltd.
Managing Director

J. Badri Narayanan

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

Dear Sir/Madam,

Sub – Sharing of Flats in the Project named " **NAVIN'S AUM GRIHA** " - High Rise Building (HRB) with 30.0m height consisting of Extended Basement Floor (Parking) + Stilt floor (2 level Stack Parking, Electrical Transformer Room) + 9 floors of Residential building with 18 dwelling units at Old Door No.13, New Door No.14, College Road, Nungambakkam, Chennai. Land measuring an extent of (13177 Sq.ft) comprised in Old R.S.No.78/1, T.S.No.78/13, Block No.14 of Nungambakkam Village within the limits of Greater Chennai Corporation.

1. The UDS Sharing Ratio in the Project shall be 75% Owners' Share and 25% Promotor's Share.

2. Allocation: UDS and SBA area with Flat Number & Floor Number of Land owners and Developer shares detailed below:

S. No	FLOOR	FLAT NO	TYPE	LAND OWNER UDS in Sq.m	DEVELOPER UDS in Sq.m	OWNED BY
1	1st Floor	1A	3B+3T+STUDY	70.197		Land Owners
2		1B	3B+3T	65.822		Land Owners
3	2nd Floor	2A	3B+3T+STUDY	70.197		Land Owners
4		2B	3B+3T	36.18	29.64	Developer/ Land Owners
5	3rd Floor	3A	3B+3T+STUDY	70.197		Land Owners
6		3B	3B+3T		65.822	Developer

MD Signature

J. Badri Narayanan
Adv.

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7	4th Floor	4A	3B+3T+STUDY		70.197	Developer
8		4B	3B+3T	65.822		Land Owners
9	5th F loor	5A	3B+3T+STUDY	70.197		Land Owners
10		5B	3B+3T	65.822		Land Owners
11	6th Floor	6A	3B+3T+STUDY	70.197		Land Owners
12		6B	3B+3T	65.822		Land Owners
13	7th Floor	7A	3B+3T+STUDY		70.197	Developer
14		7B	3B+3T	65.822		Land Owners
15	8th Floor	8A	3B+3T+STUDY		70.197	Developer
16		8B	3B+3T	65.822		Land Owners
17	9th Floor	9A	3B+3T+STUDY	70.206		Land Owners
18		9B	3B+3T	65.822		Land Owners
		TOTAL		**918.13**	**306.05**	
GRAND TOTAL				**1224.18**		
TOTAL SHARE AS PER JDA/GPA				**75%**	**25%**	

For Navin Housing & Properties Pvt. Ltd.

Managing Director

DEVELOPER

LAND OWNERS

+91 44 4320 7777
navins.in
802 & 804, Anna Salai, Nandanam,
Chennai – 600 035, Tamil Nadu.

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Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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