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

AREA STATEMENT - ASHIANA SWARANG PHASE- IV **DATE : 22.09.2026**

ASHIANA SWARANG PHASE- IV - AREA STATEMENT for the Block 11 (G+4 and S+ 5 Floors) , Block 1 (G+4 S+5 Floors) and Block 2 (G+4 S+5 Floors),Block 13 (Assisted Living Center) comprised in Survey Nos. 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2, 103, 104/1A, 1B, 1C, 1D, 1E1, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B; 116/1A2, 1B(Presently subdivided as 1B2), 1C(Presently subdivided as 1C2), 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt;

117/1A, 1B, 1C, 2A, 2B, 2C; 118/1,2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B; 122/1A1B; situated at Village Nemeli, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104

S.No	Unit Name	Block	Wing	Floor	Flat No.	Type of Dwelling Unit	RERA Carpet Area (Sec 2(k) (Sq.m) (A)	Balcony Area (Sq.m) (B)	Exclusive Verandah/Utility/Service/ Open Terrace (Sqm)	Area of External Walls (Sq.Mtr) (D)	Floor Area of the Apartment E= (A+B+C+D) (Sq.Mtr)	Proportionate Common Area (Sq.m) (F)	Total Area (Sqm) g = (A+B+F) Gross Area of the apartment (sq.m)	UDS land (Sqm) (H)	Car Parking	
															Open	covered
1	Magnolia	B-1	1	Ground Floor	M-001	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
2	Magnolia	B-1	3	Ground Floor	M-003	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
3	Lavender	B-1	1	1st Floor	L-101	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
4	Magnolia	B-1	2	1st Floor	M-102	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
5	Magnolia	B-1	3	1st Floor	M-103	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
6	Magnolia	B-1	4	1st Floor	M-104	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
7	Lavender	B-1	1	2nd Floor	L-201	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
8	Magnolia	B-1	2	2nd Floor	M-202	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
9	Magnolia	B-1	3	2nd Floor	M-203	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
10	Magnolia	B-1	4	2nd Floor	M-204	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
11	Lavender	B-1	1	3rd Floor	L-301	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
12	Magnolia	B-1	2	3rd Floor	M-302	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
13	Magnolia	B-1	3	3rd Floor	M-303	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
14	Magnolia	B-1	4	3rd Floor	M-304	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
15	Lavender	B-1	1	4th Floor	L-401	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
16	Magnolia	B-1	2	4th Floor	M-402	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
17	Magnolia	B-1	3	4th Floor	M-403	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
18	Magnolia	B-1	4	4th Floor	M-404	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
19	Penthouse	B-1	2	5th Floor	P-502	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
20	Penthouse	B-1	4	5th Floor	P-504	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
TOTAL A							**1624.62**	**191.00**	**0.00**	**148.46**	**1964.08**	**418.88**	**2382.96**	**1736.50**	**12.00**	**8.00**
21	Magnolia	B-2	7	Ground Floor	M-107	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
22	Lavender	B-2	5	1st Floor	L-105	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
23	Magnolia	B-2	6	1st Floor	M-106	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
24	Magnolia	B-2	7	1st Floor	M-207	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
25	Magnolia	B-2	8	1st Floor	M-108	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
26	Magnolia	B-2	9	1st Floor	M-109	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
27	Magnolia	B-2	10	1st Floor	M-110	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
28	Lavender	B-2	11	1st Floor	L-111	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
29	Magnolia	B-2	12	1st Floor	M-112	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
30	Lavender	B-2	5	2nd Floor	L-205	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1

M. Mohammed Haseef..

Ar.MOHAMMED HASEEF.M,B.Arch.,
Registered No:CA/2019/105509
No.9/19,Nainiappan Garden 3rd Lane,
Old Washermenpet,Chennai-600021.
Mobile :9884321086.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

AREA STATEMENT - ASHIANA SWARANG PHASE- IV **DATE : 22.09.2026**

ASHIANA SWARANG PHASE- IV - AREA STATEMENT for the Block 11 (G+4 and S+ 5 Floors) , Block 1 (G+4 S+5 Floors) and Block 2 (G+4 S+5 Floors),Block 13 (Assisted Living Center) comprised in Survey Nos. 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2, 103, 104/1A, 1B, 1C, 1D, 1E1, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B; 116/1A2, 1B(Presently subdivided as 1B2), 1C(Presently subdivided as 1C2), 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt;

117/1A, 1B, 1C, 2A, 2B, 2C; 118/1,2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B; 122/1A1B; situated at Village Nemeli, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104

S.No	Unit Name	Block	Wing	Floor	Flat No.	Type of Dwelling Unit	RERA Carpet Area (Sec 2(k)) (Sq.m) (A)	Balcony Area (Sq.m) (B)	Exclusive Verandah/Utility/Service/ Open Terrace (Sqm)	Area of External Walls (Sq.Mtr) (D)	Floor Area of the Apartment E= (A+B+C+D) (Sq.Mtr)	Proportionate Common Area (Sq.m) (F)	Total Area (Sqm) g = (A+B+F) Gross Area of the apartment (sq.m)	UDS land (Sqm) (H)	Car Parking	
															Open	covered
31	Magnolia	B-2	6	2nd Floor	M-206	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
32	Magnolia	B-2	7	2nd Floor	M-307	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
33	Magnolia	B-2	8	2nd Floor	M-208	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
34	Magnolia	B-2	9	2nd Floor	M-209	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
35	Magnolia	B-2	10	2nd Floor	M-210	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
36	Lavender	B-2	11	2nd Floor	L-211	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
37	Magnolia	B-2	12	2nd Floor	M-212	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
38	Lavender	B-2	5	3rd Floor	L-305	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
39	Magnolia	B-2	6	3rd Floor	M-306	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
40	Magnolia	B-2	7	3rd Floor	M-407	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
41	Magnolia	B-2	8	3rd Floor	M-308	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
42	Magnolia	B-2	9	3rd Floor	M-309	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
43	Magnolia	B-2	10	3rd Floor	M-310	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
44	Lavender	B-2	11	3rd Floor	L-311	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
45	Magnolia	B-2	12	3rd Floor	M-312	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
46	Lavender	B-2	5	4th Floor	L-405	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
47	Lavender	B-2	5	4th Floor	L-505	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
48	Magnolia	B-2	6	4th Floor	M-406	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
49	Magnolia	B-2	7	4th Floor	M-507	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
50	Magnolia	B-2	8	4th Floor	M-408	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
51	Magnolia	B-2	9	4th Floor	M-409	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
52	Magnolia	B-2	10	4th Floor	M-410	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
53	Lavender	B-2	11	4th Floor	L-411	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
54	Lavender	B-2	11	4th Floor	L-511	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
55	Magnolia	B-2	12	4th Floor	M-412	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
56	Magnolia	B-2	6	5th Floor	M-506	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
57	Magnolia	B-2	8	5th Floor	M-508	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
58	Magnolia	B-2	9	5th Floor	M-509	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
59	Magnolia	B-2	10	5th Floor	M-510	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
60	Magnolia	B-2	12	5th Floor	M-512	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
TOTAL B							**3264.10**	**382.00**	**0.00**	**292.40**	**3938.50**	**840.00**	**4778.50**	**3487.20**	**24.00**	**16.00**

M.Mohammed Haseef..

Ar.MOHAMMED HASEEF.M,B.Arch.,
Registered No:CA/2019/105509
No.9/19,Nainiappan Garden 3rd Lane,
Old Washermenpet,Chennai-600021.
Mobile :9884321086.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

AREA STATEMENT - ASHIANA SWARANG PHASE- IV **DATE : 22.09.2026**

ASHIANA SWARANG PHASE- IV - AREA STATEMENT for the Block 11 (G+4 and S+ 5 Floors) , Block 1 (G+4 S+5 Floors) and Block 2 (G+4 S+5 Floors),Block 13 (Assisted Living Center) comprised in Survey Nos. 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2, 103, 104/1A, 1B, 1C, 1D, 1E1, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B; 116/1A2, 1B(Presently subdivided as 1B2), 1C(Presently subdivided as 1C2), 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt;

117/1A, 1B, 1C, 2A, 2B, 2C; 118/1,2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B; 122/1A1B; situated at Village Nemeli, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104

S.No	Unit Name	Block	Wing	Floor	Flat No.	Type of Dwelling Unit	RERA Carpet Area (Sec 2(k)) (Sq.m) (A)	Balcony Area (Sq.m) (B)	Exclusive Verandah/Utility/Service/ Open Terrace (Sqm)	Area of External Walls (Sq.Mtr) (D)	Floor Area of the Apartment E= (A+B+C+D) (Sq.Mtr)	Proportionate Common Area (Sq.m) (F)	Total Area (Sqm) g = (A+B+F) Gross Area of the apartment (sq.m)	UDS land (Sqm) (H)	Car Parking	
															Open	covered
61	Magnolia	B-11	85	Ground Floor	M-085	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
62	Magnolia	B-11	87	Ground Floor	M-087	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
63	Magnolia	B-11	89	Ground Floor	M-089	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
64	Magnolia	B-11	91	Ground Floor	M-091	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
65	Lavender	B-11	85	1st Floor	L-185	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
66	Magnolia	B-11	86	1st Floor	M-186	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
67	Magnolia	B-11	87	1st Floor	M-187	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
68	Magnolia	B-11	88	1st Floor	M-188	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
69	Magnolia	B-11	89	1st Floor	M-189	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
70	Magnolia	B-11	90	1st Floor	M-190	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
71	Lavender	B-11	91	1st Floor	L-191	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
72	Magnolia	B-11	92	1st Floor	M-192	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
73	Lavender	B-11	85	2nd Floor	L-285	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
74	Magnolia	B-11	86	2nd Floor	M-286	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
75	Magnolia	B-11	87	2nd Floor	M-287	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
76	Magnolia	B-11	88	2nd Floor	M-288	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
77	Magnolia	B-11	89	2nd Floor	M-289	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
78	Magnolia	B-11	90	2nd Floor	M-290	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
79	Lavender	B-11	91	2nd Floor	L-291	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
80	Magnolia	B-11	92	2nd Floor	M-292	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
81	Lavender	B-11	85	3rd Floor	L-385	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
82	Magnolia	B-11	86	3rd Floor	M-386	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
83	Magnolia	B-11	87	3rd Floor	M-387	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
84	Magnolia	B-11	88	3rd Floor	M-388	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
85	Magnolia	B-11	89	3rd Floor	M-389	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
86	Magnolia	B-11	90	3rd Floor	M-390	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
87	Lavender	B-11	91	3rd Floor	L-391	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
88	Magnolia	B-11	92	3rd Floor	M-392	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43		1
89	Lavender	B-11	85	4th Floor	L-485	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
90	Magnolia	B-11	86	4th Floor	M-486	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	

M. Mohammed Haseef

Ar.MOHAMMED HASEEF.M,B.Arch.,
Registered No:CA/2019/105509
No.9/19,Nainiappan Garden 3rd Lane,
Old Washermenpet,Chennai-600021.
Mobile :9884321086.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

AREA STATEMENT - ASHIANA SWARANG PHASE- IV **DATE : 22.09.2026**

ASHIANA SWARANG PHASE- IV - AREA STATEMENT for the Block 11 (G+4 and S+ 5 Floors) , Block 1 (G+4 S+5 Floors) and Block 2 (G+4 S+5 Floors),Block 13 (Assisted Living Center) comprised in Survey Nos. 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2, 103, 104/1A, 1B, 1C, 1D, 1E1, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B; 116/1A2, 1B(Presently subdivided as 1B2), 1C(Presently subdivided as 1C2), 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt;
117/1A, 1B, 1C, 2A, 2B, 2C; 118/1,2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B; 122/1A1B; situated at Village Nemeli, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104

S.No	Unit Name	Block	Wing	Floor	Flat No.	Type of Dwelling Unit	RERA Carpet Area (Sec 2(k)) (Sq.m) (A)	Balcony Area (Sq.m) (B)	Exclusive Verandah/Utility/Service/ Open Terrace (Sqm)	Area of External Walls (Sq.Mtr) (D)	Floor Area of the Apartment E= (A+B+C+D) (Sq.Mtr)	Proportionate Common Area (Sq.m) (F)	Total Area (Sqm) g = (A+B+F) Gross Area of the apartment (sq.m)	UDS land (Sqm) (H)	Car Parking	
															Open	covered
91	Magnolia	B-11	87	4th Floor	M-487	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
92	Magnolia	B-11	88	4th Floor	M-488	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
93	Magnolia	B-11	89	4th Floor	M-489	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
94	Magnolia	B-11	90	4th Floor	M-490	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
95	Lavender	B-11	91	4th Floor	L-491	3 BHK + 2T	93.37	9.55	-	9.08	112.00	23.85	135.85	98.43		1
96	Magnolia	B-11	92	4th Floor	M-492	2 BHK + 2T	77.68	9.55	-	6.72	93.95	20.05	114.00	83.43	1	
97	Penthouse	B-11	86	5th Floor	P-586	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
98	Penthouse	B-11	88	5th Floor	P-588	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
99	Penthouse	B-11	90	5th Floor	P-590	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
100	Penthouse	B-11	92	5th Floor	P-592	2 BHK + 2T	81.81	9.55	-	9.03	100.39	21.39	121.78	87.38		1
	TOTAL C						**3249.24**	**382.00**	**0.00**	**296.92**	**3928.16**	**837.76**	**4765.92**	**3473.00**	**22.00**	**18.00**
	BLOCK 13 (Assisted living Center)			GROUND + 4 FLOORS		**(TOTAL D)**	**1839.55**		**38.72**				**2092.95**	**1841.12**	**4.00**	
GRAND TOTAL (A+B+C+D)							**9977.51**	**955.00**	**38.72**	**737.78**	**9830.74**	**2096.64**	**14020.33**	**10537.82**	**62.00**	**42.00**

Note:

Units maybe earmarked parkings in previous or future phases

Total Car parking is 385 Nos (i.e Open Car Parking 271 Nos + Covered Car Park 114 Nos.)

In Phase 1, 24 covered and 70 open, in Phase 2, 12 covered and 42 open, in Phase 3, 66 open and 35 covered car parking, in Phase 4, 58 open and 42 covered were allotted. Balance car parking i.e 1 covered and 46 open which is inclusive of 22 Visitors and 24 PCP car parking will be avalible / allocated in the whole project.

One car park (i.e open or covered) will be provided for Dwelling area more than 100 sq m flat (i.e Covered 114 nos + Open 225 nos)

M. Mohammed Haseef..

Ar.MOHAMMED HASEEF.M,B.Arch.,
Registered No:CA/2019/105509
No.9/19,Nainiappan Garden 3rd Lane,
Old Washermenpet,Chennai-600021.
Mobile :9884321086.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

Ashiana Swarang - Abstract details													
Sl.No	***Building / Tower Name***	***Block***	***Floor no***	***Flat No***	***No. of Dwelling Units***	***RERA Carpet area (sec 2(k)) (Sq.m)***	***Exclusive Balcony (Sq.m)***	***Exclusive Verancah / ultility / service / open terrace sq.m***	***Proportionate common area (Sq.m)***	***Total area (Sq.m)***	***UDS LAND AREA (SQ.M)***	***CAR PARKING***	
ASHIANA SWARANG - PHASE 1 - TN/35/Building/0057/2024												Covered	Open
1	Vrinda	3	NA	NA	40	2220.40	308.00	0.00	860.40	3388.80	2472.76	0	0
2	Magnolia / Lavender	4	NA	NA	37	3031.89	353.35	0.00	1025.59	4410.83	3310.74	9	28
3	Magnolia / Lavender	5	NA	NA	57	4656.51	544.35	0.00	1576.43	6777.29	5086.40	15	42
ASHIANA SWARANG - PHASE II - TN/35/Building/0242/2025 dated 04.07.2025													
4	Vrinda	6	NA	NA	40	2220.40	308.00	0.00	594.09	3122.49	2472.80	0	0
5	Magnolia / Lavender	7	NA	NA	40	3249.24	382.00	0.00	835.60	4466.84	3551.36	12	28
ASHIANA SWARANG - PHASE III TN/35/BUILDING/0398/2025													
5	Magnolia / Lavender	8	NA	NA	77	6281.13	735.35	0.00	1615.06	8631.54	6710.71	25	52
6	Vrinda	9	NA	NA	40	2228.28	308.00	0.00	596.06	3132.34	2425.54	4	0
7	Magnolia / Lavender	10	NA	NA	20	1624.62	191.00	0.00	417.79	2233.41	1736.50	6	14

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory

SWARANG PHASE-4 (NOW APPLYING)												
8		11	NA	NA	40	3249.24	382.00	0.00	835.59	4466.83	3473.00	18	22
9		1	NA	NA	20	1624.62	191.00	0.00	417.80	2233.42	1736.50	8	12
10		2	NA	NA	40	3264.10	382.00	0.00	837.81	4483.91	3487.20	16	24
11	Block - 13 Assisted Living Center		NA	NA		1839.55	0.00	0.00	0.00	2092.95	1841.12	0	4
	Vistors Car Parking												
	PCP Car Parking												22
													24
			0	**0**	**451**	**35489.98**	**4085.05**	**0**	**9612.22**	**49440.65**	**38304.63**	**114**	**271**
OSR Area													
Gifted for OSR Road											4361.08		
Gift for Road Widening											451.94		
To be gifted for ESS											710.27		
											483.00		

Total - B	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	6006.29	**0**	**0**

Total - A + B		**0.00**	**0.00**	**451.00**	**35489.98**	**4085.05**	**0.00**	**9612.22**	**49440.65**	**44311**	**114.00**	**271.00**

For KAIRAV DEVELOPERS LIMITED

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.