Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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	87.75	-	-	87.75
	GROUND FLOOR	4.00	-	-	4.00
	BLOCK NO :15 & 28	91.75	-	-	91.75
16	2BHK-2	1.69	-	-	1.69
	GROUND FLOOR	1.69	-	-	1.69
	BLOCK NO :16 & 29	3.38	-	-	3.38

TOTAL FSI AREA : = 62451.74 SQ.M

FLOOR SPACE INDEX : = 1.203

PARKING DETAILS :

PARKING CATEGORY	DWELLING UNITS / BUILT UP AREA	CAR PARKING PROVIDED
RESIDENTIAL : FROM 75 TO 139	1301 NOS	111 NOS
RESIDENTIAL : FROM 140 TO 300	258 NOS	22 NOS
RESIDENTIAL ABOVE 300	133 NOS	133 NOS
VISITORS PARKING @ 10%	-	26 NOS
TOTAL BUILT UP AREA	2953.78	292 NOS
TOTAL	2953.78	292 NOS

PARKING DETAILS :

BLOCK NO	CAR PROVIDED	TWO-WHEELER PROVIDED
01	22 NOS	22 NOS
02	22 NOS	22 NOS
03	-	-
04	9 NOS	9 NOS
05	13 NOS	13 NOS
06	-	-
07	12 NOS	13 NOS
08	13 NOS	13 NOS
09	13 NOS	13 NOS
10	13 NOS	13 NOS
11	13 NOS	13 NOS
12	13 NOS	13 NOS
13	13 NOS	13 NOS
14	-	-
15	2 NOS	2 NOS
16	-	-
TOTAL	174 NOS	174 NOS

PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	

COLOUR INDEX	
O.S.R PROVIDED	= 4361.08 SQ.M
O.S.R REQUIRED	= 4361.08 SQ.M
O.S.R DETAILS :	10% OF 43610.73 SQ.M
BOUNDARY	22-JUN-2023
SCALE	1:400

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	174 NOS	174 NOS
TWO WHEELER PARKING	174 NOS	174 NOS
COVERED TWO WHEELER PARKING	174 NOS	174 NOS

REFERENCE :

PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	

30.0M WIDE EAST COAST ROAD TO KOVALAM

TO MAMALLAPURAM

9.00M WIDE ROAD

9.00M WIDE ROAD

SITE PLAN
(SCALE = 1 : 400)

ARCHITECT / REGISTERED ENGINEER :	SIDDHARTH A LULLA & Ann, Architects & Interior Designers, COA No.: CA/2007/34713, 3A, Tree Jewel Road, Kilpauk, Chennai-600 010, Phone No.: 9884126959/9841, Phone No.: 9344 2469/9445
APPLICANT :	For Kalrav Developers Limited, Authorised Signatory
STRUCTURAL ENGINEER :	RAJENDRAKUMAR BHOLA, Structural Engineer, Regn. No.: MCS/1555/2016 dt.20/09/2017, No. 1566, Sector-37, Noida (UP)-201301
Developed By :	TVH Kalrav Developers Ltd

All dimensions are in millimeters unless otherwise noted.

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

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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.