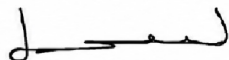


RERA Document

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.

Carpet Area Statement													
Date: 16.06.2026													
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (FULLY AUTOMATED MECHANIZED SHUTTLE CAR PARKING) + STILT FLOOR (PART) (PARKING) / GROUND FLOOR (PART) + 4 FLOORS (HEIGHT – 18.30 M HEIGHT) IT/ITES BUILDING AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. TYPE II – 30, DR. VIKRAM SARABAI INSTRONIC INDUSTRIAL ESTATE, 4TH MAIN ROAD, THIRUVANMIYUR, CHENNAI 600041 COMPRISED IN S.NO.296/2A1B & 296/10 OF KOTTIVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.													
Sl.No.	Block	Floor	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/U tility/ Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c + d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	Car Parking (Nos.)	
												Covered	Open
1	SINGLE BLOCK	FIRST FLOOR	1A	375.23	0	0	0	375.23	0.00	375.23	165.00		
2	SINGLE BLOCK	SECOND FLOOR	2A	375.23	0	0	0	375.23	0.00	375.23	165.00		
3	SINGLE BLOCK	THIRD FLOOR	3A	375.23	0	0	0	375.23	0.00	375.23	165.00		
4	SINGLE BLOCK	FOURTH FLOOR	4A	375.23	0	0	0	375.23	0.00	375.23	165.00		
Visitors Parking													
TOTAL											660.00	26	




C. KANNAN, B.E., M.E., (Structure)
 Structural Engineer,
 CMDA Reg. No: SE/1/2024/2/0047
 Door No: 21, 4th Main Road,
 Indira Nagar, Chennai -600 020.

For OROM SOLUTIONS LLP


M. Puthra
 Authorised Signatory

<u>Note :</u>				<u>Parking Details:</u>	
As Per Patta = 660.00 Sq.m				Car Parking Required -26	Car Parking Provided - 26 nos
As Per Docu ment = 660.54 Sq.m				Two Wheeler Required - 51 nos	Two Wheeler Parking Provided - 54 nos




C. KANNAN, B.E.,M.E.,(Structure)
Structural Engineer,
CMDA Reg. No: SE/1/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai -600 020.

For OROM SOLUTIONS LLP



Authorised Signatory

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.

