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

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The CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (16 DWELLINGS) AND RENTAL SHOP BUILDING PLOT NO-1, S.NO: 111/2A1A1A, 2A1A2, 3A3A1 & 3A3B OF KANATHUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMIT.

Carpet Area Statement

Date: 5-08-2025

Sl.No.	Block	Floor	Flat No.	Type	RERA CARPET (SQ.M)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
1	1	Dwelling Unit First floor	I-D	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
2	1	Dwelling Unit Second floor	II-A	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
3	1		II-B	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
4	1		II-C	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
5	1		II-D	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
6	1	Dwelling Unit Third floor	III-A	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
7	1		III-B	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
8	1		III-C	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
9	1		III-D	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
10	1	Dwelling Unit Fourth Floor	IV-A	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
11	1		IV-B	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
12	1		IV-C	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
13	1		IV-D	3BHK	147.95	25.74	4.65	45.6550	223.995	89.9715	1	0
14	1	Dwelling Unit Fifth Floor	V-A	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
15	1		V-B	3BHK	142.14	24.62	3.72	43.6429	214.123	86.0062	1	0
16	1		V-C	4BHK	272.160	45.16	54.20	95.1091	466.629	187.4298	3	0
17	1	Commercial 1st Floor	I-A	COMMERICAL	345.560	-	-	88.4634	434.023	174.3331	4	2
18	1	Commercial 1st Floor	I-C	COMMERICAL	194.860	11.26	-	52.7668	258.887	103.9864	4	1
	VISITORS PARKING										0	2
	DA CAR PARKING										2	
TOTAL								**905.0675**	**4440.488**	**1783.60**	28	5
									Total		**33**	

For PREM DEVELOPER

Proprietor

K. VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE 203392023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Madipakkam,
Chennai - 600 091.
Mobile : 98408 99485 / 95512 22122

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.