Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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DIGITALLY VERIFIED RECORD

Kalpanas

ARCHITECTS & INTERIOR DESIGNERS

Promoters:	KCee properties private limited	Date :18/08/2025
Project :	Proposed Construction of Stilt + 5 floors (Heigth 18.30m) Residential Building with 40 Dwelling Units availing Premium FSI at Block No:S 21,S22,S23 & S24,Door no. 110 & 112, Lakshmana swamy salai,Ponnambalam salai &11th Sector, 71st street, K.K.Nagar, Comprised In Old Survey No.248 PART, 249/7 PART, 250/2A PART, 250/2B and T.S.No.324/6,Block No.49 of Virugambakkam Village, Within the Limit of Greater Chennai Corporation	

CARPET AREA STATEMENT

Sl.No	Floor	Flat No	Residence	Rera Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/ Utility/Service open terrace (sq.m)	Proporationate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Carparking (Nos.)		Owner / Builder
										Covered	Open	
1	1st	101	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
2	1st	102	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
3	1st	103	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
4	1st	104	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
5	1st	105	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Builder
6	1st	106	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Builder
7	1st	107	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Builder
8	1st	108	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Owner
9	2nd	201	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
10	2nd	202	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
11	2nd	203	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
12	2nd	204	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
13	2nd	205	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Owner
14	2nd	206	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Owner
15	2nd	207	3BHK	83.64	5.06	4.22	20.44	113.36	36.24	1		Owner
16	2nd	208	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
17	3rd	301	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
18	3rd	302	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder

KALPANA R. SHANMUGHAM
REGD. ARCHITECT-
COUNCIL OF ARCHITECTURE
REGN. No: CA/84/8408
No. 8/19, FIRST FLOOR,
2nd STREET, RAGAHVAN COLONY,
ASHOK NAGAR, CHENNAI - 600 083.
Ph: 24350413 / 24350423

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

Kalpanas

ARCHITECTS & INTERIOR DESIGNERS

19	3rd	303	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
20	3rd	304	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
21	3rd	305	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
22	3rd	306	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
23	3rd	307	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
24	3rd	308	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
25	4th	401	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
26	4th	402	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
27	4th	403	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
28	4th	404	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Owner
29	4th	405	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
30	4th	406	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
31	4th	407	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
32	4th	408	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Owner
33	5th	501	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
34	5th	502	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
35	5th	503	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
36	5th	504	3BHK	83.32	5.06	4.54	20.44	113.36	36.24	1		Builder
37	5th	505	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
38	5th	506	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
39	5th	507	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
40	5th	508	3BHK	83.64	5.06	4.22	20.44	113.36	36.24		1	Builder
GRAND TOTAL				3339.20	202.40	175.20	817.60	4534.40	1449.68	27	13	-

VISITOR CAR PARKING	4
TOTAL CAR PARKING	44

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For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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.