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

CARPET AREA STATEMENT

DATE : 25.09.2025

JONES IKON - High Rise Group development consisting of Extended combined Double Basement floor (Block- A & Block-B), Block A: Stilt floor +13 floors (78 Dwelling Unit), Block B: Stilt floor+ 13 floor (78 Dwelling Unit) & Block - C : Ground +3Floors Amenity Building (GF-Shop, Indoor Games, Reception & FF-Shop, Association Meeting Room, 2nd floor - Badminton -Double Height, Gym & Yoga, 3rd floor -Maintenance Room & Association room, Office and Open Swimming Pool at the Terrace level (Totally 156 dwelling units) Availing with Premium FSI at Pallavaram - Thoraipakkam Road _(200' wide-MMRD Road), S. Nos:138/4, 139/1,2,3, 140/2,1B3,1B4,T.S. No.15/7, 18/1,2,3 & 9, 19/3,4,5, Block No.25, Ward-C of Pallavaram village, Tambaram Taluk, Kancheepuram district, within the limits of Tambaram Municipal Corporation

S.No	Block	Floor	Flat No	Type	RERA Carpet area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Uility / 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	A	I st Floor	101	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
2			102	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
3			103	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
4			104	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
5			105	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
6			106	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	
7	B	I st Floor	101	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
8			102	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
9			103	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
10			104	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
11			105	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
12			106	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
13	A	II nd Floor	201	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
14			202	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
15			203	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
16			204	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
17			205	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
18			206	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	
19	B	II nd Floor	201	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
20			202	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
21			203	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
22			204	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
23			205	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
24			206	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
25	A	III rd Floor	301	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
26			302	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
27			303	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
28			304	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
29			305	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
30			306	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	
31	B	III rd Floor	301	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
32			302	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
33			303	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
34			304	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
35			305	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
36			306	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
37	A	IV th Floor	401	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
38			402	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
39			403	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
40			404	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
41			405	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
42			406	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	
43	B	IV th Floor	401	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
44			402	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
45			403	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
46			404	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
47			405	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
48			406	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
49	A	V th Floor	501	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
50			502	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
51			503	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
52			504	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
53			505	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
54			506	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
55	B	V th Floor	501	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
56			502	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
57			503	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
58			504	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
59			505	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
60			506	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	

PAVITHRA SRIPRAKASH
CA/2005/35393
M/s. SHILPA ARCHITECTS
PLANNERS DESIGNERS [illegible] LTD.
L20, Dr. VSI Estate, Phase II,
Thiruvanmiyur, Chennai - 600 041.

For JONES FOUNDATIONS PVT. LTD.

Managing Director

S.No	Block	Floor	Flat No	Type	RERA Carpet area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Uility / Service / Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS Land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
61	A	VI th Floor	601	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
62			602	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
63			603	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
64			604	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
65			605	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
66			606	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
67	B	VI th Floor	601	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
68			602	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
69			603	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
70			604	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
71			605	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
72			606	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
73	A	VII th Floor	701	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
74			702	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
75			703	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
76			704	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
77			705	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
78			706	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
79	B	VII th Floor	701	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
80			702	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
81			703	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
82			704	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
83			705	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
84			706	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
85	A	VIII th Floor	801	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
86			802	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
87			803	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
88			804	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
89			805	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
90			806	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
91	B	VIII th Floor	801	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
92			802	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
93			803	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
94			804	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
95			805	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
96			806	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
97	A	IX th Floor	901	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
98			902	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
99			903	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
100			904	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
101			905	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
102			906	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
103	B	IX th Floor	901	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
104			902	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
105			903	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
106			904	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
107			905	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
108			906	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
109	A	X th Floor	1001	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
110			1002	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
111			1003	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
112			1004	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
113			1005	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
114			1006	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
115	B	X th Floor	1001	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
116			1002	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
117			1003	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
118			1004	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
119			1005	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
120			1006	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
121	A	XI th Floor	1101	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
122			1102	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
123			1103	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
124			1104	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
125			1105	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
126			1106	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
127	B	XI th Floor	1101	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
128			1102	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
129			1103	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
130			1104	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
131			1105	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
132			1106	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	

PAVITHRA SRIPRAKASH
CA/2005/35393
M/s. SHILPA ARCHITECTS
PLANNERS DESIGNERS
L20, Dr. VSI Estate, Phase II,
Thiruvanmiyur, Chennai - 600 041.

For JONES FOUNDATIONS PVT. LTD.

Managing Director

S.No	Block	Floor	Flat No	Type	RERA Carpet area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Uility / Service / Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS Land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
133	A	XII th Floor	1201	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
134			1202	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
135			1203	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
136			1204	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
137			1205	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
138			1206	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	2	1
139	B	XII th Floor	1201	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
140			1202	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
141			1203	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
142			1204	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
143			1205	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
144			1206	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
145	A	XIII th Floor	1301	4 BHK	197.12	17.66	6.80	75.35	296.93	72.84	3	
146			1302	4 BHK	196.95	28.06	8.55	80.56	314.12	77.11	3	
147			1303	3 BHK	150.55	13.21	6.43	63.21	233.40	57.23	2	
148			1304	3 BHK	147.47	7.99	7.72	62.51	225.69	55.37	2	
149			1305	3 BHK	169.63	17.82	12.42	71.01	270.88	66.43	3	
150			1306	3 BHK	173.61	11.58	10.09	68.44	263.72	64.75	3	
151	B	XIII th Floor	1301	3 BHK	147.30	13.00	5.86	60.59	226.75	55.65	2	
152			1302	3 BHK	132.25	10.42	4.32	55.07	202.06	49.61	2	
153			1303	3 BHK	133.31	8.30	5.93	55.33	202.87	49.8	2	
154			1304	3 BHK	132.22	8.43	5.99	53.66	200.30	49.15	2	
155			1305	3 BHK	149.08	6.56	6.58	62.76	224.98	55.18	2	
156			1306	3 BHK	142.78	18.15	7.57	69.15	237.65	58.34	2	
Total					24,339.51	2,095.34	1,147.38	10,109.32	37691.55	9248.98	352	8
157	Ground floor & First floor		Shop 1& 2		–	–	–	–	814.85	198.91	17	Visitor parking 34
Grand Total									38506.40	9447.89	411	
							Land Left For TNEB			402.11		
							Land Extent as per Approval			9850.00		

PAVITHRA SRIPRAKASH
CA/2005/35393
M/s. SHILPA ARCHITECTS
PLANNERS DESIGNERS [illegible] LTD.
L20, Dr. VSI Estate, Phase II,
Thiruvanmiyur, Chennai - 600 041.

For JONES FOUNDATIONS PVT. LTD.

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

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.