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,
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DESIGN POV

CARPET AREA STATEMENT													Date : 02.02.2026	
PROPOSED CONSTRUCTION OF A STILT + 5 RESIDENTIAL APARTMENT BUILDING IN PLOT NO:2A, T.S NO:33, WARD NO.D, BLOCK NO 23 AT NAMAKKAL VILLAGE, NAMAKKAL TALUK, NAMAKKAL CORPORATION, NAMAKKAL DISTRICT.														
S.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2 (k) of the RERA Act Sq.m)	(b) Exclusive Balcony (Sq.m)	(c) Exclusive Verandah / Utility / 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)	(i) Car Parking (Nos.)	
													Covered	Open
1	1	1	3 BHK + 3 TOI	1A	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
2	1	1	3 BHK + 3 TOI	1B	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
3	1	1	3 BHK + 3 TOI	1C	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
4	1	1	3 BHK + 3 TOI	1D	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
5	1	2	3 BHK + 3 TOI	2A	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	-	2
6	1	2	3 BHK + 3 TOI	2B	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	-	2
7	1	2	3 BHK + 3 TOI	2C	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
8	1	2	3 BHK + 3 TOI	2D	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
9	1	3	3 BHK + 3 TOI	3A	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
10	1	3	3 BHK + 3 TOI	3B	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
11	1	3	3 BHK + 3 TOI	3C	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
12	1	3	3 BHK + 3 TOI	3D	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
13	1	4	3 BHK + 3 TOI	4A	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
14	1	4	3 BHK + 3 TOI	4B	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
15	1	4	3 BHK + 3 TOI	4C	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
16	1	4	3 BHK + 3 TOI	4D	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
17	1	5	3 BHK + 3 TOI	5A	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
18	1	5	3 BHK + 3 TOI	5B	138.81	0.00	0.00	12.45	151.26	21.88	173.14	61.97	2	-
19	1	5	3 BHK + 3 TOI	5C	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
20	1	5	3 BHK + 3 TOI	5D	130.13	0.00	0.00	12.24	142.37	20.59	162.96	58.33	1	-
TOTAL					2689.40	0	0	246.90	2936.30	424.65	3360.95	1203.00	26	4
												Visitors' Car Parking	10	
												Grand Total	40	

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POV Interiors Private Limited * CHENNAI 600 004

H.G. VINOTH KUMAR, B.ARCH,
REGISTERED ARCHITECT-Gr-I,
COUNCIL REG. No: CA/2001/28016
GREATER CHENNAI CORPORATION,
REG. No: RA002042020
RG 24, LLOYDS COLONY.
ROYAPETTAH, CHENNAI-600 014.

For V.Sathyamoorthy & Co.,

Managing Partner

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.