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

PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 12 DWELLING UNITS (HEIGHT 18.30 M)
AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO: 16,16/1, 17 , NEW DOOR NO: 24/67, HALLS ROAD, KILPAUK , CHENNAI 600010,
COMPRISED IN OLD R.S. NO: 139 PART AND T.S. NO: 139/2,139/7 AND 139/8, BLOCK NO: 10 OF EGMORE VILLAGE,
WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

RERA CARPET AREA STATEMENT

Date: 10.10.2025

S.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS land Area (Sq.m)	Car Parking (Nos.)	
											Covered	Open
1	1	1st Floor	101	3 BHK	121.590	6.220	3.910	19.010	150.730	59.521	1	
2	1		102	3 BHK	128.230	6.010	5.020	20.098	159.358	61.742	2	
3	1		103	3 BHK	120.380	5.700	4.550	18.853	149.483	58.664	1	1
4	1	2nd Floor	201	3 BHK	121.590	6.220	3.910	19.010	150.730	59.521	2	
5	1		202	6 BHK	248.950	11.710	9.570	39.000	309.230	120.406	3	
6	1	3rd Floor	301	3 BHK	121.590	6.220	3.910	19.010	150.730	59.521	1	
7	1		302	3 BHK	128.230	6.010	5.020	20.098	159.358	61.742	2	
8	1		303	3 BHK	120.380	5.700	4.550	18.853	149.483	58.664	1	
9	1	4th Floor	401	3 BHK	121.590	6.220	3.910	19.010	150.730	59.521	1	
10	1		402	3 BHK	128.230	6.010	5.020	20.098	159.358	61.742	2	
11			403	3 BHK	120.380	5.700	4.550	18.853	149.483	58.664	1	
12	1	5th Floor	501	10 BHK	373.350	17.930	13.480	58.416	463.176	181.162	3	1
		Visitor Parking										2
		TOTAL			1854.490			290.310	2301.849	900.870	20.00	4.00

For SALMA CONSTRUCTIONS PVT. LTD.
Director

M. Dameem Ansari, M. Arch, AIIA,
No: 21/7A, Habibullah Rd, T. Nagar, Chennai - 600 017
Registered Architect in Council Of Architecture,
Regn No: CA/93/18178
Chennai Corporation Registered Architect
Grade - I (GA), Date [illegible]
CMDA Registered Architect Gr.I (PA),
Regn No. RA/Gr.I/ 19/08/328

Sagaya Jaya FEHANA.
Shamim Shaukat

Note:

Total UDS for all the flats = 900.87 Sq. Mt.

UDS Gifted for Road to CMDA = 8.13 Sq. Mt.

Total UDS = 909 Sq. Mt.

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.