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™
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Ovoid Atelier
A DESIGN ENSEMBLE

PROMOTER : SHANTI KUNJ INFRASTRUCTURE LLP

DATE : 29.06.2026

CARPET AREA STATEMENT

SITE ADDRESS : Proposed Construction Of Apartment R.C.C Roof Parking Cum Stilt, First, Second, Third & Fourth Floor Residential Building In Plot No: 16, 17, 18, 19, 20 & 21,Ward No: 06,Block No33, T.S.No:1748/17, 1748/18,1748/19, 1748/22,1748/23, 1748/24, Divine Avenue, Kasthooribai Road, Kumbakonam City Municipal Corporation, Kumbakonam Taluk, Thanjavur District.

S.I.No.	Block	Floor	Type	Flat No.	(a) RERA Carpet Area (sec2(k)of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah / Utility / Services / 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	(i) Car parking (No's)	
												666.82	Covered	Open
1	A	1st-Floor	3-BHK	A1	80.30	7.28	0.00	9.00	96.58	14.51	111.09	49.37	1	
2	A	1st-Floor	2-BHK	A2	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
3	A	1st-Floor	2-BHK	A3	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
4	A	1st-Floor	1-BHK	A4	43.49	5.03	0.00	5.90	54.42	7.73	62.15	27.05		1
5	A	2nd-Floor	3-BHK	B1	80.30	7.28	0.00	9.00	96.58	14.51	111.09	49.37	1	
6	A	2nd-Floor	2-BHK	B2	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
7	A	2nd-Floor	2-BHK	B3	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
8	A	2nd-Floor	1-BHK	B4	43.49	5.03	0.00	5.90	54.42	7.73	62.15	27.05		1
9	A	3rd -Floor	3-BHK	C1	80.30	7.28	0.00	9.00	96.58	14.51	111.09	49.37	1	
10	A	3rd -Floor	2-BHK	C2	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
11	A	3rd -Floor	2-BHK	C3	75.98	5.01	0.00	7.48	88.47	13.50	101.97	45.04	1	
12	A	3rd -Floor	1-BHK	C4	43.49	5.03	0.00	5.90	54.42	7.73	62.15	27.05		1
13	A	4th-Floor	LIBRARY	D1	124.89	0.00	0.00	11.35	136.24	22.20	158.44	76.01		2
14	A	4th-Floor	YOGA	D2	151.96	0.00	0.00	11.90	163.86	27.01	190.87	91.31		2
	TOTAL				1104.10	66.99	0.00	112.83	1283.92	196.93	1480.85	666.82	9	7
											Visitors Car Parking			1
											Grand Total		9	8

PLOT EXTENT : **666.82** Sqm

Fourth Floor Usage Brief:
We propose to construct 12 apartment + Library and Yoga meditation Hall at Kumbakonam. We mostly sell these apartments to the members of Shri Ram Chandra Mission only. Our modal is such that we don't show this facility in the sale deed and also no extra charges will be claimed for using this hall from the prospective flat owners. This hall will be used for non-commercial professional/social services. This hall will function as a training centre for Library and Yoga meditation Hall to the community as a service without charging any payment. For one session maximum 10 people will be trained. These details will be clearly informed to the prospective flat owners. This yoga floor will be sold to Shri Ram Chandra Mission only.

Supriti Mittal

Supriti Mittal, B.Arch
Regd. No. CA/2000/26790
OVOID ATELIER
56, Thottakal Main Road,
Karamanikuppam, Mudaliarpet
Puducherry – 605004.

For SHANTI KUNJ INFRASTRUCTURE LLP

Authorised Signatory

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.