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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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

4/11/2025

EG 073264

Innovative Homes & Developers
put. Ltd

K. KALYANI (S.V.)
Lic.NO.17437/ /98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

TO WHOMSOEVER IT MAY CONCERN

To
Tamil Nady Real Estate Regulatory Authority (TNRERA)
No.1A 1st Floor, Gandhi Irwin Bridge Road
Egmore, Chennai 600008

Sir,

Sub : Proposed construction of Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 10 dwelling units Availing Premium FSI at Door No. 3A, 3B, 3C, 3D, 3E & 3F, P.T.Rajan Salai, Kalinga Colony, K.K. Nagar, Chennai, comprised in S.No. 56/1 Part, 57 Part (Document) and T.S. No:2/16, Block No. 98 (Patta) of Kodambakkam (Part - 2) village within the limits of Greater Chennai Corporation

We are the Power Agents of the subject property having been appointed by the Owners vide a Power of Attorney dated 07.04.2025, registered as Document No.1013 of 2025, in the office of the Sub-Registrar Ashok Nagar.

For INNOVATIVE HOMES & DEVELOPERS (P) LTD

Director

B. Shashikala

For MEENAKSHI AMMAL TRUST

Trustee

For WONDERSOFT PRIVATE LIMITED

We wish to state that the subject property is a Tamil Nadu Housing Board Project. It is well known fact that in the earlier days the Sale Deeds executed by Tamil Nadu Housing Board (TNHB) will record only the Flat No. and Flat area and the undivided share (UDS) allotted to the Flat will not be defined /mentioned. As the undivided share and the total extent has not been mentioned in the Sale Deeds executed by the TNHB, the only record provided by TNHB are letters mentioning that the Undivided share allotted to each flat is 1151 sq.ft. The sum total of the undivided shares allotted to 6 flats in Block No.3 is 6906 sq.ft. The Total extent of 641.58 sq.mts.(equivalent to 6906 sq.ft.) recorded in the Plan submitted for approval forms the extent as per documents.

The Extract from the Permanent Land Register (Patta) records the total extent as 630 sq.mts. (equivalent to 6781 sq.ft.) which forms the extent as per Patta mentioned in the plan.

We confirm that there is variation in the extent of land as per documents and as per Patta. Should any discrepancies or legal issues arise in the future due to the aforesaid variation in the extent we shall take full responsibility to resolve such legal issues and assure the Authority that no inconvenience will be caused as a result.

For INNOVATIVE HOMES & DEVELOPERS (P) LTD

Director

B. Shashikala

For MEENAKSHI AMMAL TRUST

Trustee

L. Seethalakshmi

For WONDERSOFT PRIVATE LIMITED

Authorised Signatory

Sl. No.	Name	UDS (Sq.ft)	Flat Area Measuring (including common area)	Flat No. & Floor	Covered Car park
1.	Radha Krishnan & B.Shashikala	678.1	1836 sq.ft.	1A- First Floor	One
2.	Meenakshi Ammal Trust	678.1	1836 sq.ft.	1B- First Floor	One
3.	C.Sabhari Shankar	678.1	1836 sq.ft.	3A- Third Floor	One
4.	S.Seethalakshmi	678.1	1836 sq.ft.	3B- Third Floor	One
5.	Wondersoft Private Ltd.	678.1	1836 sq.ft..	4A - Fourth Floor	One
6.	Wondersoft Private Ltd.	678.1	1836 sq.ft.	2A - Second Floor	One
7.	Developer	678.1	1836 sq.ft.	2B - Second Floor	One
8.	Developer	678.1	1836 sq.ft.	4B - Fourth Floor	One
9.	Developer	678.1	1836 sq.ft..	5A - Fifth Floor	One
10.	Developer	678.1	1836 sq.ft.	5B - Fifth Floor	One
	Total UDS	**6781 Sq.Ft. (630 sq.mts.)**			

We request you to kindly consider and accept this submission and do the needful.

Thanking you,

For INNOVATIVE HOMES & DEVELOPERS (P) LTD

Director

B. Shashikala

For MEENAKSHI AMMAL TRUST

Trustee

S. Seethalakshmi

For WONDERSOFT PRIVATE LIMITED

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.