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

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Site Address :

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

Carpet Area Statement

Date : 14.10.2025

S.No	Block	Floor	Flat No.	Type	RERA Carpet Area (Sec 2(k)) (Sq.m)	Exclusive Balcony Area (Sq.m)	Exclusive Verandah/ Utility/ Service etc. (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS land Area (Sq.m)	Car Parking (Nos.)	
											Covered	Open
1	-	First Floor	1A	3BHK	111.17	15.31	3.71	40.38	170.57	63	1	
2	-	First Floor	1B	3BHK	114.75	11.04	4.85	39.93	170.57	63	1	
3	-	Second Floor	2A	3BHK	113.71	11.97	4.85	40.04	170.57	63	1	
4	-	Second Floor	2B	3BHK	114.75	11.04	4.85	39.93	170.57	63	1	
5	-	Third Floor	3A	3BHK	113.71	11.97	4.85	40.04	170.57	63	1	
6	-	Third Floor	3B	3BHK	114.75	11.04	4.85	39.93	170.57	63	1	
7	-	Fourth Floor	4A	3BHK	113.71	11.97	4.85	40.04	170.57	63	1	
8	-	Fourth Floor	4B	3BHK	114.75	11.04	4.85	39.93	170.57	63	1	
9	-	Fifth Floor	5A	3BHK	113.71	11.97	4.85	40.04	170.57	63	1	
10	-	Fifth Floor	5B	3BHK	114.75	11.04	4.85	39.93	170.57	63	1	
							TOTAL	400.19	1705.7	630	10	
										VISITORS PARKING		2
										TOTAL CAR PARKING		12

B. Shashikala
For INNOVATIVE HOMES & DEVELOPERS (P) LTD
Director

For MEENAKSHI AMMAL TRUST
Trustee

For WONDERSOFT PRIVATE LIMITED
Authorised Signatory

K.VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE 2033/2023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Mad[illegible]pakkam,
Chennai - 600 [illegible]
Mobile : 98408 99485 / 94512 22122

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.