

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Project Application Form

Aristo Project approval for proposed multistoried residential apartment with 52 dwelling units in stilt + 14 floors , survey no.150/1A2, Urapakkam Village, Chengalpet Taluk, Kancheepuram District.

Promoter Details

Name*		Father's Name*	
PAN No*		Aadhaar Number*	
Mobile No*		Telephone Number*	
FAX Number		E Mail*	
Occupation		Address Line 1*	
State*		Address Line 2*	
Pin code*		District	

If it is a firm

Name of the Firm / Company*	M/sKRITICOND LTD.,	Copy of the Registration Certificate*	Enclosed
Address*	No.3, Ceebros Centre,4 th Floor, 45, Montieth Road, Egmore,Chennai	Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Mr.D.K.Jain No.3, Ceebros Centre,4 th Floor, 45, Montieth Road, Egmore,Chennai
Mobile No*	9500086391	Main objects*	Property Development
Telephone No	044-28592075 / 2099		
FAX Number	044-28592243		
E Mail	admin@kriticon.com ; nelliyan@kriticon.com		
State*	Tamil Nadu		

Pin code*

600008

Previous Project Details (Last 5 Years only)

Project Name	Jirawala Paradise	Project Description	Residential development with 39 dwelling units in stilt + 7 floor building with approved details of planning permit no. 8117 C/PP/MSB-IT/50 A to D/2013, dtd.5/9/13 and building permit no. CEBA/WDCN06/00292/2015, dtd.5/9/15 with premium FIS 4441.85 Sq. Mtr.
Category of the Building	Residential	Project Status	Completion Certificate received; No.EC/CC/N-1/20967/2015, dtd.25/5/16
Project Commencement Date	09/06/2014	Project End Date	16/12/2015
Plot Extent	2436.84 sq mt		
Total Open area (Sq Mt)	1698.51 sq mt	Total Covered area (Sq Mt)	738.33 sq mt
Project address Line 1	New Door No. 138, (Old No. 81-D),	Project address Line 2	Perambur Barracks Road, Purasawalkam, Chennai – 600 007
District	Chennai	Tehsil/Sub District	Perambur Purasawalkam
No of Open Parking	19 nos	Total area of open Parking (Sq Mt)	285 sq mt
No of Covered Parking	28 nos	Total area of Covered Parking (Sq Mt)	350 sq mt

Project Name	Green Lakes	Project Description	Residential development with 74 dwelling units in stilt + 4 floor building with approved details of planning permit no. NA.KA.No.21689/1B PA2, dtd.21/10/15 and building permit no. MU.MU.No.109/2015, dtd.03/02/15
Category of the Building	Residential	Project Status	Completed
Project Commencement Date	16/02/2015	Project End Date	11/10/2016
Plot Extent	3858.05 sq mt		
Total Open area (Sq Mt)	2022.02 sq mt	Total Covered area (Sq Mt)	1836.03 sq mt
Project address Line 1	No.7,Karannai Puducherry Road, Urapakkam	Project address Line 2	
District	Kancheepuram	Tehsil/Sub District	Chengalpattu Taluk
No of Open Parking	15 nos	Total area of open Parking (Sq Mt)	187.5 sq mt
No of Covered Parking	59 nos	Total area of Covered Parking (Sq Mt)	737.50 sq mt

Project Name	Floret	Project Description	Residential development with 16 dwelling units in stilt + 4 floor building with approved details of planning permit no. 9216 B/SPL.BLDG/215 A& B/2015, dtd.7/8/15 and building permit no. CEBA/WDCN06/00292/2015, dtd.5/9/15
Category of the Building	Residential	Project Status	Completion Certificate received; No. EC/N-I/122/2017, dtd.5/4/17
Project Commencement Date	10/09/2015	Project End Date	27/01/2017
Plot Extent	1189.15 sq mt		
Total Open area (Sq Mt)	719.31 sq mt	Total Covered area (Sq Mt)	469.84 sq mt

Project address Line 1

L-139 to L-150, First
Avenue, Anna Nagar (East),

District

Chennai

No of Open Parking

4 nos

No of Covered Parking

14 nos

Project address, Line 2

Chennai – 600 102

Tehsil/Sub District

Ayanavaram Taluk

Total area of open Parking
(Sq Mt)

60 sq mt

Total area of Covered
Parking (Sq Mt)

175 sq mt

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

