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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verified.realestate

DIGITALLY VERIFIED RECORD

8004

DEC

TNRERA AUTHORITY CHENNAI

Detail

	Poppiah Suchitra	Father's Name *	Parthasarathy Papaiah
Occupation *	Business	Email ID *	kaneshkarthi1+@gmail.com
Website Address *	Website Address	Mobile No. 1 *	9150670067
Mobile No. 2	Mobile No. 2	Landline No	Landline No
Aadhar No.	Aadhar No	PAN Card No	AZLPS7315M
Flat No.	57	Door No.	Door No
Plot No.	Plot No	Floor, Street/Road Name *	PERUMALAGARAM
Village	Thiruverkadu	City/Town *	Thiruvallur
State *	Tamil Nadu	District *	Tiruvallur
Taluk	Taluk	Pincode *	602024
Photograph *			

:mpter Detail

Name *	Shyamala	Father's Name *	Govindarajulu
Occupation *	Business	Email ID *	kameshkumar114@gmail.com
Website Address *	Website Address	Mobile No 1 *	9150670067
Mobile No 2	Mobile No 2	Landline No	Landline No
Aadhar No	Aadhar No	PAN Card No.	EURPS9567N
Flat No	17	Door No.	Door No
Plot No	Plot No	Floor, Street/Road Name *	3rd Main Street, Dasarpuram,
Village	Thirunindravur	City/Town*	Tiruvallur
State *	Tamil Nadu	District*	Tiruvallur
Taluk	Taluk	Pincode*	602024
Photograph *			

nancial Indicators(Rs. in Lakhs)

Net Worth(Total Assets Less Liabilities)	0	Taxes Paid - IT (GST/ST)	0
Total Sales	0	Net Profit / Loss	0

Save Clear

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STEP 1 PROMOTER DETAILS | STEP 2 PROJECT DETAILS | STEP 3 UPLOAD DOCUMENTS | STEP 4 PAYMENT & CONFIRMATION

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Project Detail

Project Name *	Balasaraswathi Garden
Project Details *	Perumalpattu Village, Thiruvallur District
Project Status *	Ongoing

Survey No	50/4A1A, 4A2, 4B1, 4B2B		
New Survey No	New Survey No	Old Survey No	Old Survey No
T.S. No	T.S. No	R.S. No	R.S. No
Block No	Block No	Ward No	Ward No
Door No	Door No		
Plot No	Plot No	Floor, Street/Road Name *	Perumalpattu
Village	Perumalpattu	City/Town *	Tiruvallur
Taluk	Taluk	State *	Tamil Nadu
District *	Tiruvallur	Pincode *	602001

Approval Details

PP Issued By *	DTCP	PP Issued in the name of *	P.Sudhakar
PP Approval Letter No *	2666/2021	PP Approval Date *	28/10/2021
Permission Issued by Local Body *	President, Vepampattu		
Local Body Approval Letter No *	01	Local Body Approval Letter Date *	03/11/2021

NOCs / Clearance / Compliance

Clearance / NOC: DF&RS — Upload

Total Layout Area *	2581	Road Area Gifted *	790
OSR Gifted *	0	Public Purpose Gifted (TANGETCO / Local body) *	14
Ews Area *	0	Unsold Plottable Area (Sq.m) *	0
et Area (Area For Registration) *	1777		
GPS Coordinates *			

above Structures to be Handed Over to the Association of Allottees)]

09

Completion Date * 31/12/2023

Land Cost(Market Value) * 800000

Development Cost * 100000

Other Cost(Market Value) * 0

Total Project Cost * 900000

Ownership Document * View Document

Encumbrance Certificate from the date of approval of planning permission to RERA submission date*

an of Development Works

Solid Waste Disposal (Internal arrangement Document)*

Water Supply Source * Bore Water, Well Water, Corporation Supply, Municipality Supply

Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishment)* Septic Tank

Internal Roads * Black Topped, Concrete, Pavement Blocks, others

Others * Others

oject Bank Details

Bank Name * Bank of Baroda

Branch Name * Adyar

Account No * 065647622541

Bank Certificate*

State * Tamil Nadu

District * Chennai

tails of Real Estate Agent involved in this Project If Any

Agent Name * Agent Name

Email ID * Email ID

Mobile No 1 * Mobile No 1

Mobile No 2 * Mobile No 2

Address * Address

Year Of Registration as Real Estate Agent* Year Of Registration as Real Estate Agent

RERA Registration Number * RERA Registration Number

License Valid Upto* License Valid Upto

Save Clear

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.