Verified RealEstate™

RE REGULATORY RECORD

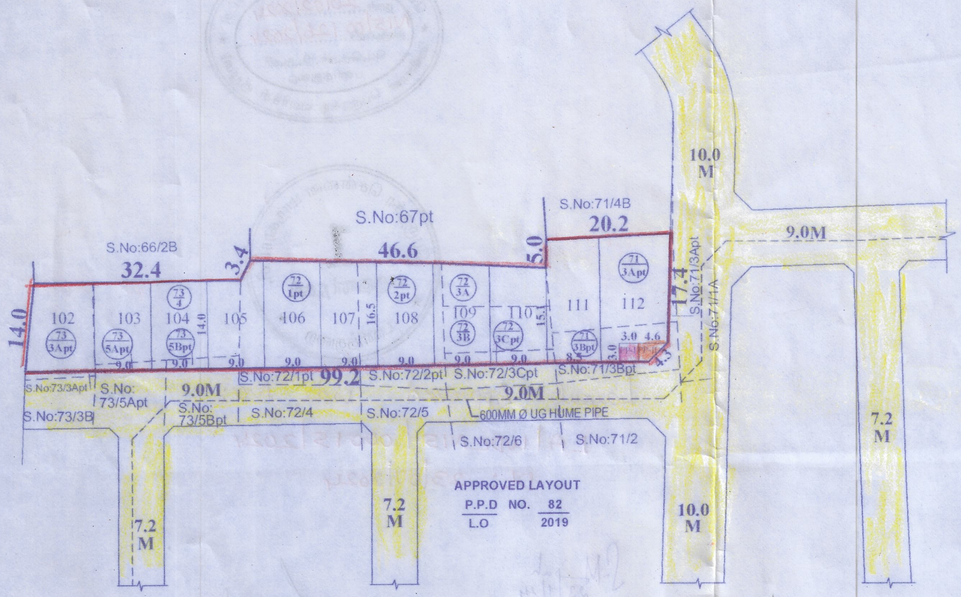
RERA Document

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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+91 9996 12 9996
verified.realestate



SITE EXTENT (AS PER APPROVED LAYOUT PLAN) : 1650 SQ.M

PUBLIC PURPOSE AREA (1%) : 18 SQ.M

PP-I HANDED OVER TO THE LOCAL BODY (0.5%) = 9.0 SQ.M
PP-II HANDED OVER TO THE TANGEDCO (0.5%) = 9.0 SQ.M

NO. OF PLOTS (RESIDENTIAL) : 11 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. PUBLIC PURPOSE -I (0.5%)] WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
   PUBLIC PURPOSE -II (0.5%)] DOC. NO: 638/2022, DATED: 25.01.2022, @ SRO, NEELANKARAI.

CONDITIONS:

TNCDBR RULE NO. 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

LEGEND

- SITE BOUNDARY
- EXISTING ROAD
- PUBLIC PURPOSE-I GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-II GIFTED TO TANGEDCO

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITIONS:

THE LAYOUT APPROVEL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D / L.O NO : 29 / 2024

APPROVED

VIDE LETTER NO : L1 / 12432 / 2020
DATE : 12 / 02 / 2024

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

GREATER CHENNAI CORPORATION

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT No: I LYING IN THE APPROVED LAYOUT P.P.D/L.O.No: 82/2019 IN S.Nos: 71/3Apt & 3Bpt, 72/1pt, 2pt, 3A, 3B & 3Cpt AND 73/3Apt, 4, 5Apt & 5Bpt OF KARAPAKKAM VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDC N15/00126/2024
(மனைபிரிவு)

நாள் 23/07/2024 வார்டு 198

ஒப்பளிக்கப்பட்டது

23/7/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 20/02/2024
தி.அண்ணா
N15/00126/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

பெருநகர சென்னை மாநகராட்சி
1
பனுதார் நகல்
பணித்துறை

Layout Approved vide No:
LA/WDC N15/00015/2024
Dt: 23/07/2024

23/7/24
AEE

For Commissioner

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.