Verified RealEstate™

RE REGULATORY RECORD

RERA Document

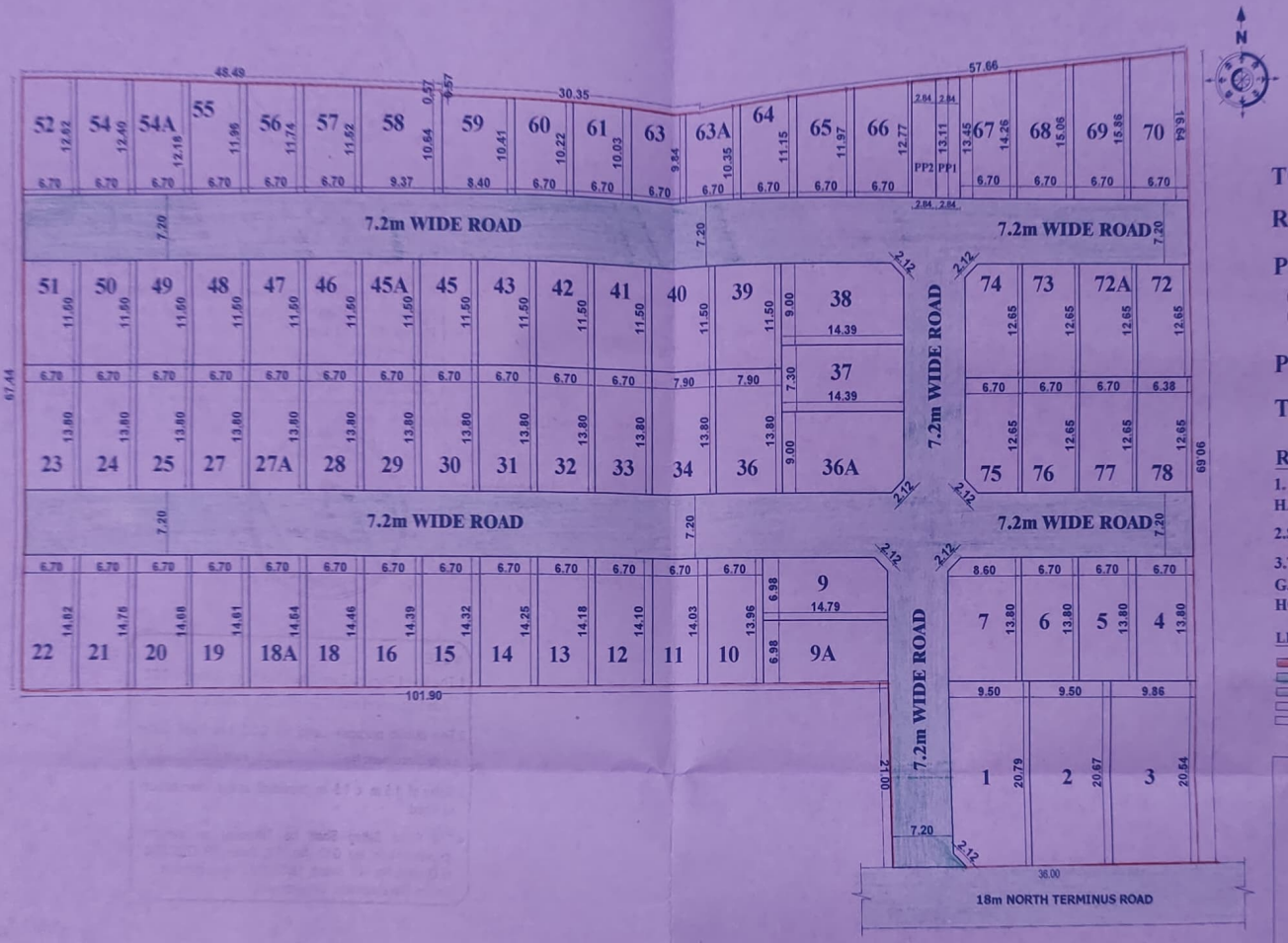
The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



TOTAL EXTENT (AS PER PATTA)	:	9828.00 Sq.M
ROAD AREA	:	2417.00 Sq.M
PUBLIC PURPOSE PROVIDED	:	74.79 Sq.M
(PUBLIC PURPOSE AREA-1 : 37.69 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 37.10 SQ.M)		
PLOTTABLE AREA	:	7336.21 Sq.M
TOTAL No.OF PLOTS	:	78 Nos.

REF:

1. THE ROAD PORTION & PUBLIC PURPOSE PLOTS HAS BEEN GIFTED TO GCC VIDE DOC NO ; 4184/2025, DATE : 09 / 05 / 2025
2. SPLAY OF 1.5m X 1.5m SHOWN AT THE INTERSECTION OF THE ROAD
3. THE ROADS SHALL BE TAKEN OVER AS PER THE PROVISION IN G.O (MS) NO.181, DATE : 09/12/2020 AND (MS) NO.141 DATE :16/07/2022 HOUSING & URBAN DEVELOPMENT DEPARTMENT

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2

SKETCH SHOWING THE PROPOSED HOUSE LAYOUT AT THIRUVOTTIYUR MAIN ROAD, NORTH TERMINUS ROAD,COMPRISED IN OLD S.NO. 169/1B1PT., 170/2APT. 2BPT., 173/2PT, AS PER PATTA T.S.NO. 15/2, BLOCK NO.15, WARD - J, OF THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISRECT. GREATER CHENNAI CORPORATION, DIVISION NO.014, ZONE - 1

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

For SOUTH GATE CONSTRUCTIONS LLP

Partner

OWNER SIGNATURE:

R.SUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 3044402825 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai-600 023.
Cell: 9884411734

REGISTERED ENGINER:

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் ..SD/WDC No/I/00236/2025
(மனைபிரிவு)

நாள்.10/06/2025.. வார்டு..014.....

ஓப்பளிக்கப்பட்டது

Approved 10.06.25
உ.செ.பொ.

10/06/25
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 07/04/2025
தி.ஆணை SD/I/00236/2025
பெ.செ.மா.தி.அ-வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNREKA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide No
LA/WDC No/00012/2025
DE: 10/06/2025

Approved
10.06.25
AEE

10/06/25
For Commissioner

பெருநகர சென்னை மாநகராட்சி
1
மதுதாரர் நகல்
பணித்துறை

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 4184/2025 dated 09.05.2025

2 The public purpose Land for GCC has been Gifted vide Document No. 4184/2025 dated 09.05.2025

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

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

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.