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
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GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.096827° Long 79.533449°
04/09/2025 04:12 PM GMT +05:30
Google


GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.09683° Long 79.533451°
04/09/2025 04:12 PM GMT +05:30
Google


GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.09683° Long 79.533451°
04/09/2025 04:12 PM GMT +05:30
Google


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GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.09713° Long 79.533497°
04/09/2025 04:11 PM GMT +05:30
Google


GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.096914° Long 79.533471°
04/09/2025 04:23 PM GMT +05:30
Google


GPS Map Camera
Paranji, Tamil Nadu, India
Sh 61, Paranji, Tamil Nadu 632510, India
Lat 13.097371° Long 79.533501°
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TOTAL PROJECT COST

"VIJAY SREE GARDEN"

Project Approved Layout No: SWP/DTCP/RANIPET/LAYOUT NO. 118/2024, Survey No. 869B/1A1,869B/1A2, 869B/1B, 869B/2, 870B/1, 871/3, 871/4A, 871/4B, 871/5, 871/6, 874/3B1, 874/3B2, 884/3A2, 884/3B, 885, 886/1 and 886/2, Located at: "VIJAY SREE GARDEN" PARANJI VILLAGE, ARAKKONAM TALUK, and RANIPET DISTRICT.

S.No	Date	Description	Remarks	Amount
1	23/04/2021	Sale deed executed by 1) **A.R.BALAJI** infavour of **B.RAJESH KUMAR**	Document No. 1654/2021	Rs. 2900000/-
2	20/11/2024	Registration Fees and stamp duty for the sale deed	Document No. 10093/2024	Rs. 10110.00/-
3	15/09/2024	DTCP Application Fees infavour of **Joint Director of Town Planning Authority**	-	Rs. 11113/-
4	02/12/2024	**OSR Charges** Paid infavour of DTCP	-	Rs. 26419/-
5	04/12/2024	DTCP-**Centage Charges**	-	Rs.10000.00/-
6		**CEMENT ROAD Forming Charge**	-	Rs.750000 /-
7	04/12/2024	**Development Charge**		Rs.7500/-
	04/12/2024	**Sub Division Charges**		Rs.13000/-
8	04/12/2024	**Display Board Charge/E.B/P.P**	-	Rs: 10000/-
9	16/08/2025	Miscellaneous Charges For Approved Lay-outs infavour of **PARANJI Village.**	-	Rs.10260/-
10	15/08/2025	Lay out Development charges and others infavour of **PARANJI Village.**	-	Rs. 30000.00/-
11		Engineer Fees for **Forming the Layout**	-	Rs. 35,000/-
12		Lay-out forming **charges and other expenses**	-	Rs.100000 /-
13		Freching Work on Layout Fees Compound Wall		Rs.400000/-
14		Project Registration **(DD)**Charges infavour of **TNREREA**	-	Rs. 36421.70/-
TOTAL PROJECT COST				**Rs.4349823.70 /-**

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.