Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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TOTAL EXTENT (AS PER PATTA)	:	**2943.00 SQ.M**
TOTAL EXTENT (AS PER SITE)	:	2948.55 SQ.M
ROAD AREA	:	**381.05 SQ.M**
PLOTTABLE AREA	:	**2531.83 SQ.M**
TOTAL NO.OF.PLOTS	:	**26**
PUBLIC PURPOSE-1 FOR G.C.C.	:	16.48 Sq.M
PUBLIC PURPOSE-2 FOR TNEB	:	13.64 Sq.M

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN

G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE".

WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE

ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO: 47 (11)

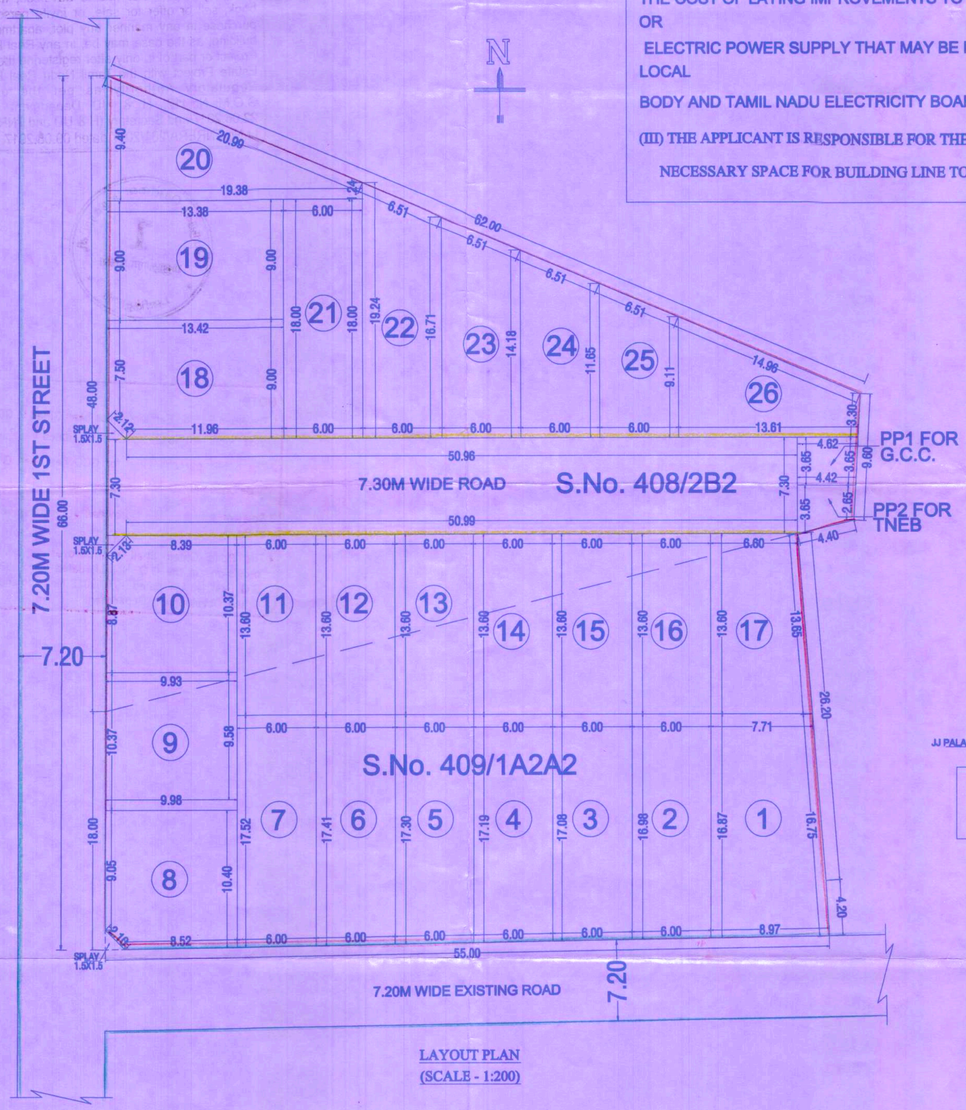
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR

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.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT



LAYOUT PLAN
(SCALE - 1:200)

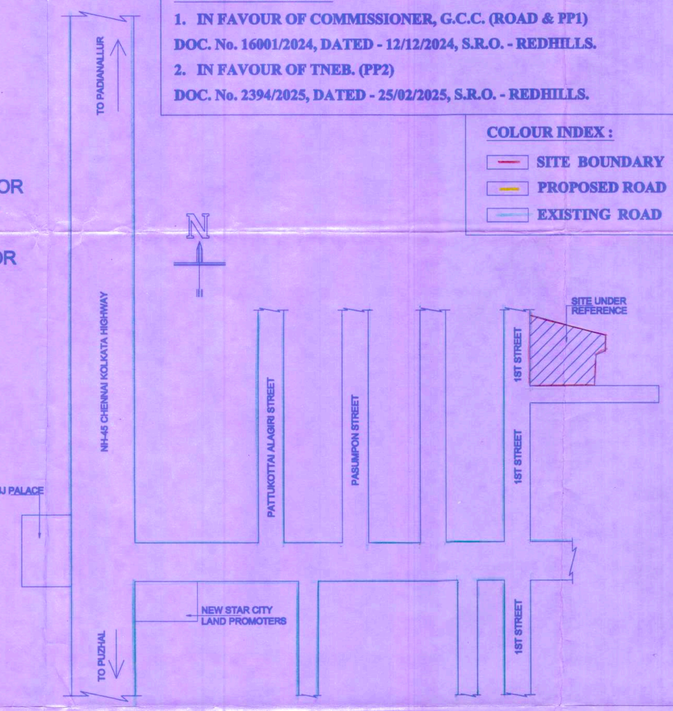
REFERENCE:-

GIFT DEED DETAILS:

1. **IN FAVOUR OF COMMISSIONER, G.C.C. (ROAD & PP1)**
DOC. No. 16001/2024, DATED - 12/12/2024, S.R.O. - REDHILLS.
2. **IN FAVOUR OF TNEB. (PP2)**
DOC. No. 2394/2025, DATED - 25/02/2025, S.R.O. - REDHILLS.

COLOUR INDEX :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD



KEY PLAN
(not to scale)

PLOT No.	AREA IN SQ.M
1	140.75
2	101.33
3	102.18
4	102.83
5	103.47
6	104.12
7	104.77
8	103.47
9	103.24
10	101.66
11	81.60
12	81.60
13	81.60
14	81.60
15	81.60
16	81.60
17	97.32
18	119.81
19	120.60
20	103.14
21	108.00
22	107.86
23	92.56
24	77.58
25	62.28
26	85.26
PP1 FOR G.C.C.	16.48
PP2 FOR TNEB	13.64

SIGNATURE OF OWNER

For SHREE KALPAVRIKSH REALTI LLP
Designated Partner

LICENSED SURVEYOR

N. GOPINATHAN
Consulting Civil Engineer
Licensed Surveyor /Class-II
Cmda RE/GR/III/1999/026
GCC/RE/S003e/2024
17/D.R.R.Peram 1st Street, Chennai-600 024
Mobile: +91 9444139319
E-mail:ngn.gopinath@gmail.com

GREATER CHENNAI CORPORATION.

LAYOUT OF HOUSE SITES IN Plot No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25 & 26, JOTHI NAGAR SURVEY Nos: 408/2B2 & 409/1A2A2 OF PUZHAL VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT. DIVISION - 22, ZONE - 3.

SCALE - 1:200 (ALL MEASUREMENTS ARE IN METER)

பெருநகர சென்னை மாநகராட்சி பணித்துறை
திட்ட அனுமதி எண் :SDLWDCNo3/0615/2024
(மனைப்பிரிவு)
நாள்.24/07/2025 வார்டு NO22 (M to NO2)
ஒப்பளிக்கப்பட்டது
24/7/25
உ.செ.பொ. ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 12/08/2024
No3/0615/202
செ.பெ.சென்னை மா.ஆ. பணித்துறை

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 TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மதுதாரர் நகல்
பணித்துறை

Layout Approved vide no
LAI WDCNo3/ 0016/2025
Dt: 24/07/2025

24/7/25
AEE

24/07/25
For Commissioner

NOTE:
1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 16001/2024 dated 12.12.2024
2 The public purpose Land for GCC has been Gifted vide Document No: 16001/2024 dated 12.12.2024
3 Splay of 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.

For SHREE KALPARUKSH REALTY LLP
Designated Partner

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.