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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DIGITALLY VERIFIED RECORD

RATTHA
REALTY
YOUR VISION, OUR LEGACY

To,

Date : 04.08.2026

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
TNRERA Building, No 133,
G Block, 1st Avenue, Annanagar(East)
Chennai – 600 102.

Subject : Project Registration – "**NIVARA 101**" Group Development Residential & Part Commercial Project – Plan of Development works Reg.

Dear Sir,

With reference to the above mentioned subject for the **"NIVARA 101"** of Proposed construction of High Rise Building Consisting of Extended Basement floor (01) + Basement floor (02) for STP Pump room + Stilt floor (pt)/ Ground floor (Waiting lobby, Co-working space & Association room) + Mezzanine @ Ground floor (Kids play area, Creche, Multipurpose Hall, Indore Games, Home Theatre, Guest room, Association room) + 1st floor to 21st floor + 22nd floor part, 101 dwelling units Residential Building (Height 78.0m) with Refuge area, Unisex saloon/Spa & Gym at 18th floor and Open Swimming pool/change rooms & Pump room at 22nd floor part availing withPremium FSI at Plot No:1 to 12, Nelson Manickam Road, Vada Agaram, Chennai - 600 029 Comprised in T.S.No. 1/3, Block No.11, Vada Agaram Village, Aminjikarai Taluk within the limits of Greater Chennai Corporation applied by M/s. Rattha **Realty and infrastructure Private Ltd rep by Aayush Rattha** -Reg

The plan of development works are,

a) Water supply – The Drinking Water Facility shall be from CMWSSB
b) Sewage Disposal – STP of required capacity shall be provided.
c) Solid waste disposal (Garbage) – The solid waste shall be collected from all Unit, Organic waste convertor shall be provided for bio-degradable waste, Non bio-degradable waste shall be removed by government approved waste handling agencies.
d) Renewable Energy – Solar water heater provision shall be provided for all units
e) Fire Fighting – Provided
f) Emergency Evacuation Services – Illuminated exit signage shall be provided, Fire door provision for staircase, Emergency lights shall be provided at staircase landing and exit routes.

Thanking You,

Yours Truly.

For

RATTHA REALTY & INFRASTRUCTURE PVT. LTD. CHENNAI

Authorized Signatory

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.