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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

EF 858065

09.12.2024

R. Prabhy
R. Anand
Chennai - 600048

K.SARAVANAN (SV)
No.14, 2nd Cross Street, K.R.Puram,
Kizpadappai - 601301
L.No.6750/B2/CH(S)2021. Dt.25.02.2022
Cell: 8122811382

Self-Declaration

We hereby declare that we have completed the following WRD conditions regarding the layout development of our land comprised in Survey no. 17/1B2 of Varadharajapuram village, kundrathur Panchayat union, Kanchipuram district.

1. We ensure that our land is filled with earth and properly compacted to a minimum level of (+) 20.250 meters, which is 2.050 meters above the inlet sluice level of the Mannivakkam Tributary of the Adyar River at (+) 18.200 meters. This measure is to protect the site from inundation during floods. The process of earth filling and compaction was carried out in layers not exceeding 0.30 meters in depth to achieve the required degree of compaction. The levels of compaction will range from (+) 1.570 meters to (+) 1.620 meters, depending on the existing field levels.

2. We ensure that we have de-silted and re-sectioned the Orathur Tributary (Government Maduvu) of the Adyar River, which abuts my land on the western side in Varadharajapuram village by **constructing retaining walls on our side of the land along the channel and providing a concrete bed as per the FMB records at our own cost.** We also assure that the entire channel width as per the Revenue records (FMB) is maintained properly within the stretch abutting my land without any encroachments or alterations. **We also enclosed photographs of the retaining wall / concrete bed of 5 feet depth constructed in the layout.**

We confirm my commitment to adhering to the above conditions to ensure compliance with all relevant regulations.

Declarants



V2MX+M27, Adhanur, Tamil Nadu 603202, India

Latitude
12.88351854°

Longitude
80.04784072°

Local 01:27:08 PM
GMT 07:57:08 AM

Altitude 22 meters
Date Sat, 07 Dec 2024



V2MX+M27, Adhanur, Tamil Nadu 603202, India

Latitude
12.88353779°

Longitude
80.0478511°

Local 01:27:26 PM
GMT 07:57:26 AM

Altitude 22 meters
Date Sat, 07 Dec 2024



V2MX+M27, Adhanur, Tamil Nadu 603202, India

Latitude
12.88352358°

Longitude
80.04779921°

Local 01:28:16 PM
GMT 07:58:16 AM

Altitude 22 meters
Date Sat, 07 Dec 2024


GPS Map
Camera Lite
V2MX+M27, Adhanur, Tamil Nadu 603202, India
Latitude
12.88349304°
Longitude
80.04780683°
Local 01:26:40 PM
GMT 07:56:40 AM
Altitude 22 meters
Date Sat, 07 Dec 2024


GPS Map
Camera Lite
V2MX+M27, Adhanur, Tamil Nadu 603202, India
Latitude
12.88349342°
Longitude
80.04780697°
Local 01:26:46 PM
GMT 07:56:46 AM
Altitude 22 meters
Date Sat, 07 Dec 2024

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.