

RE

REGULATORY RECORD

# RERA Document

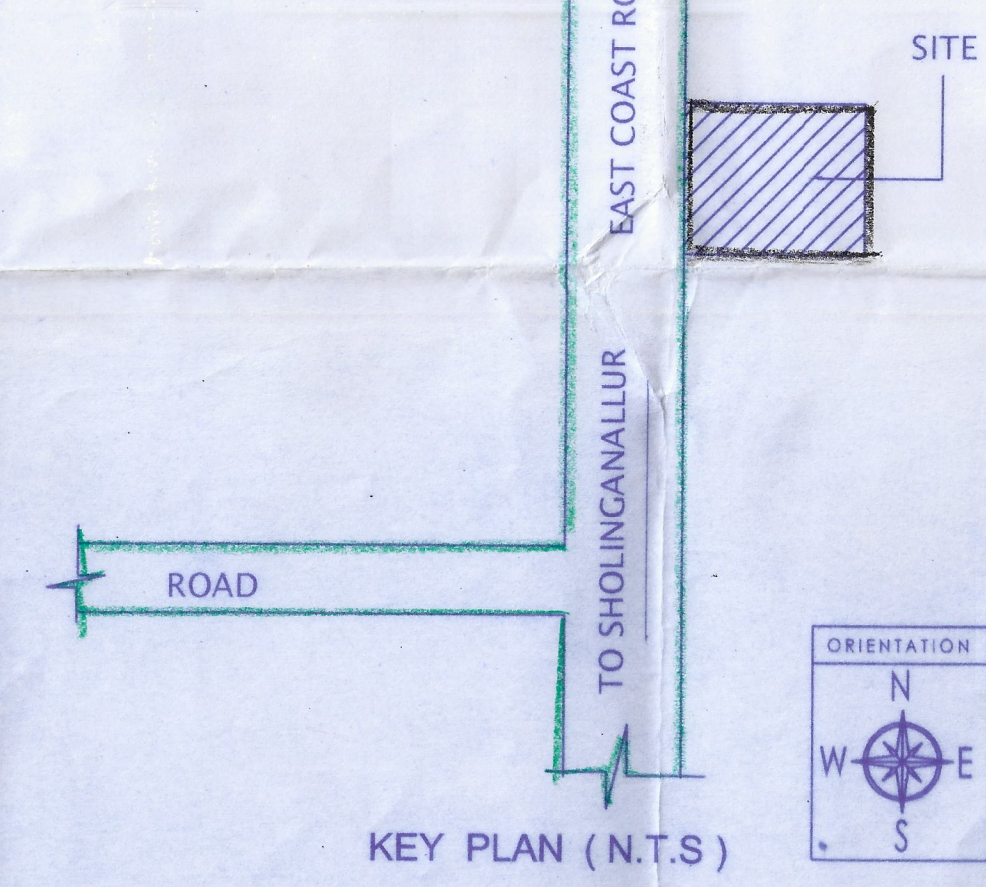
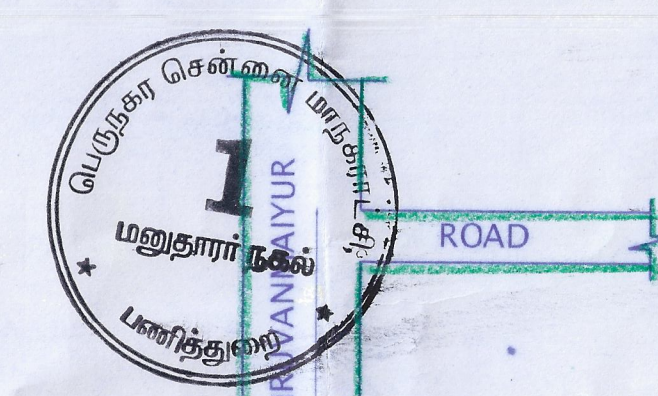
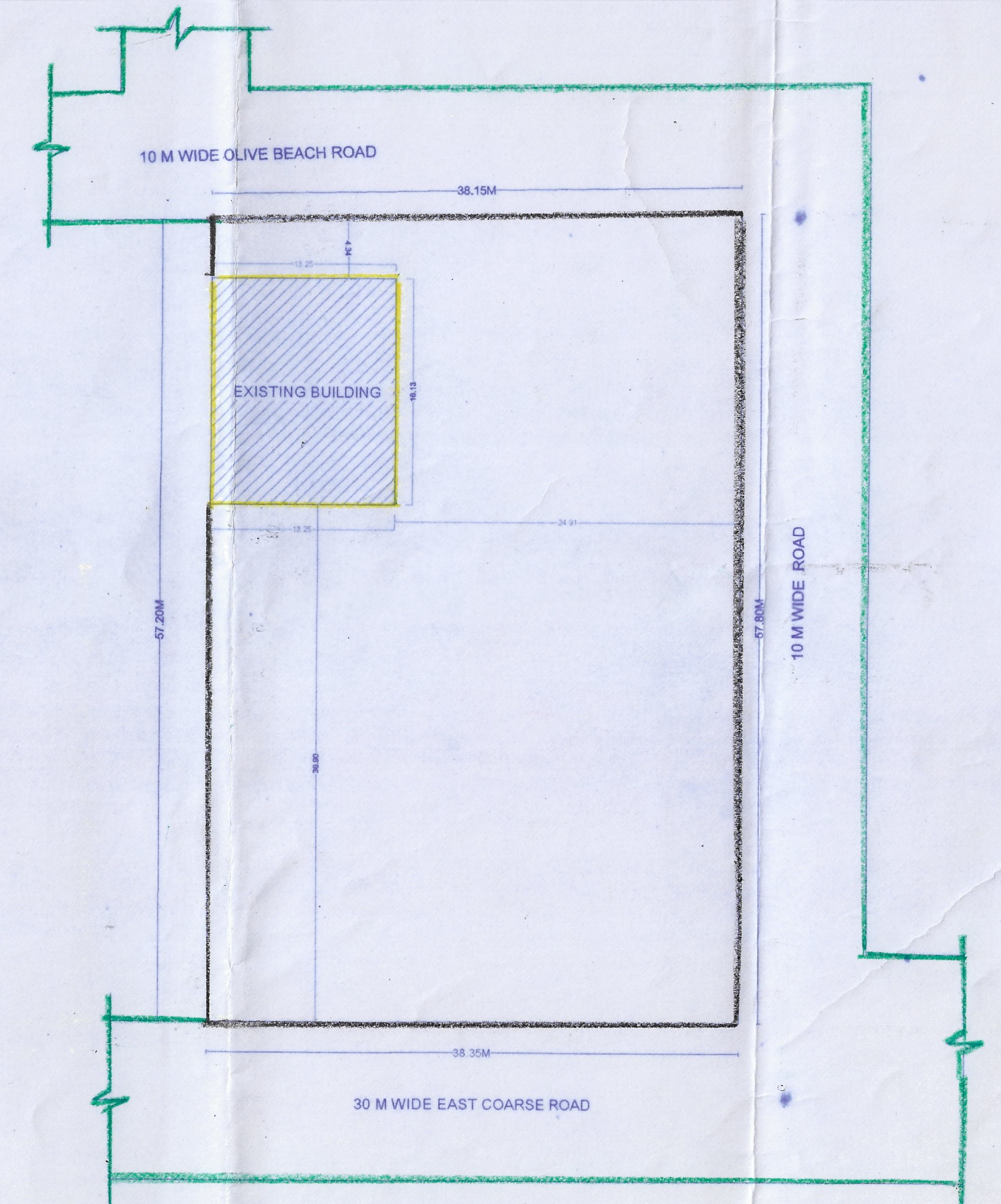
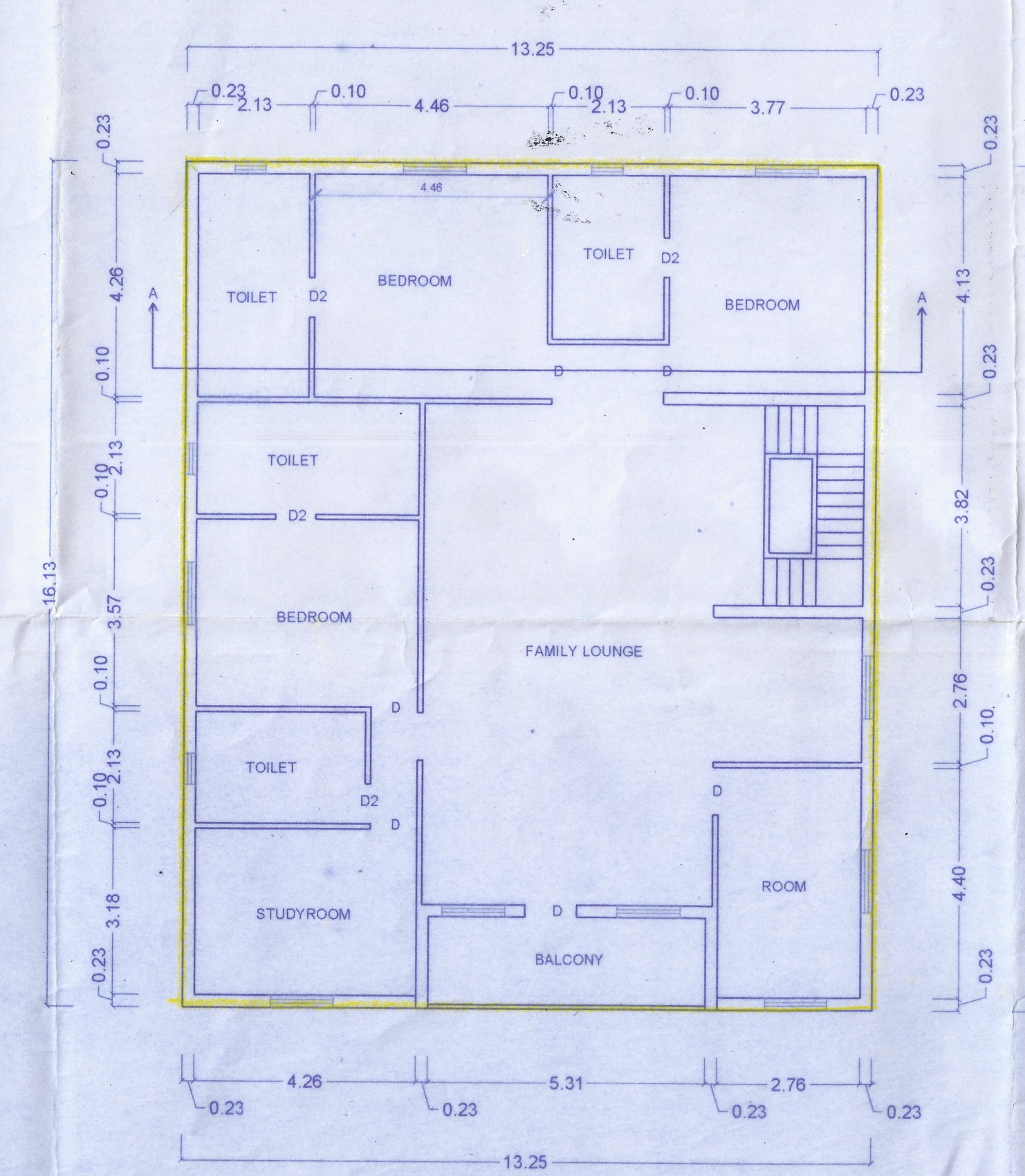
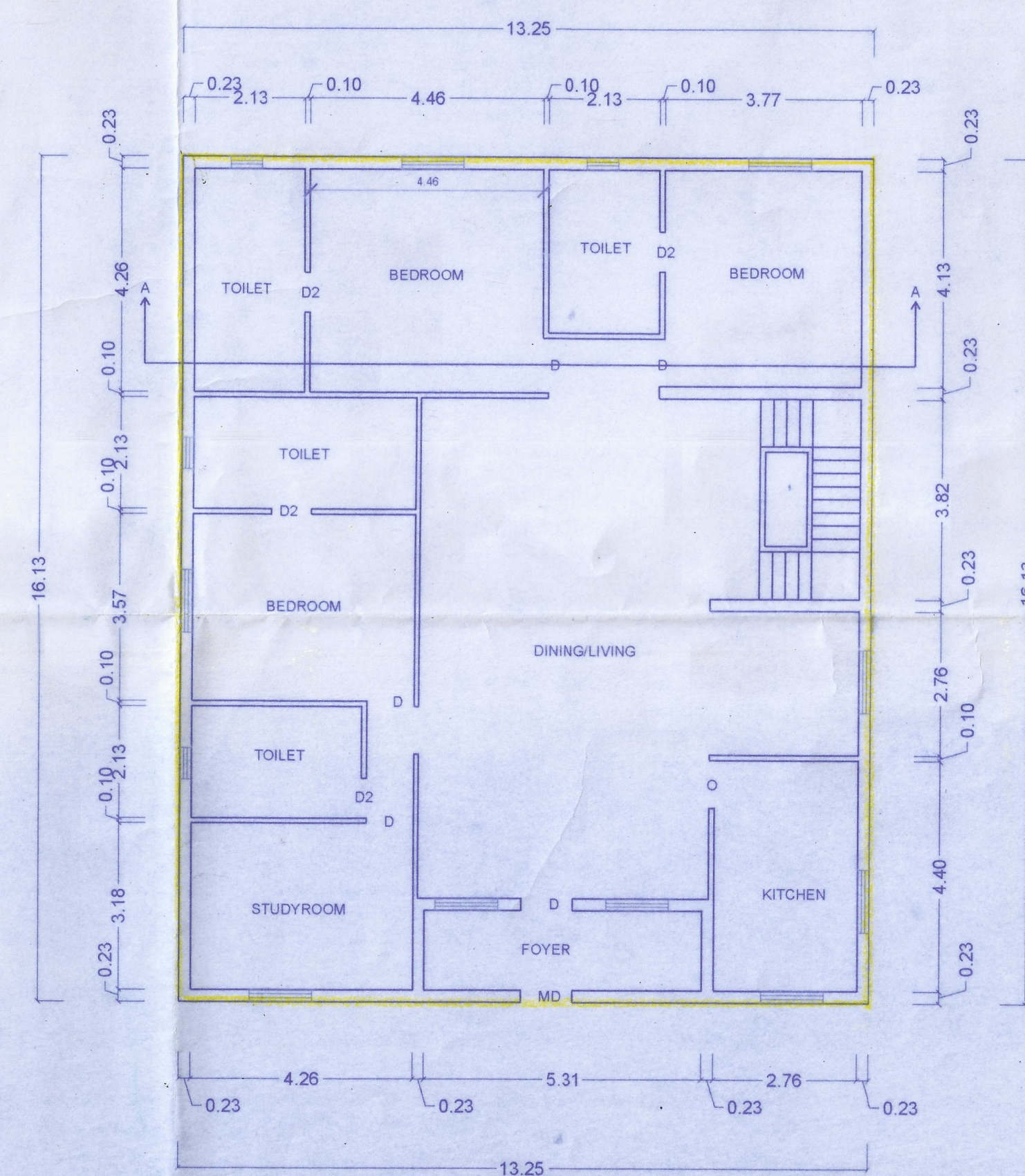
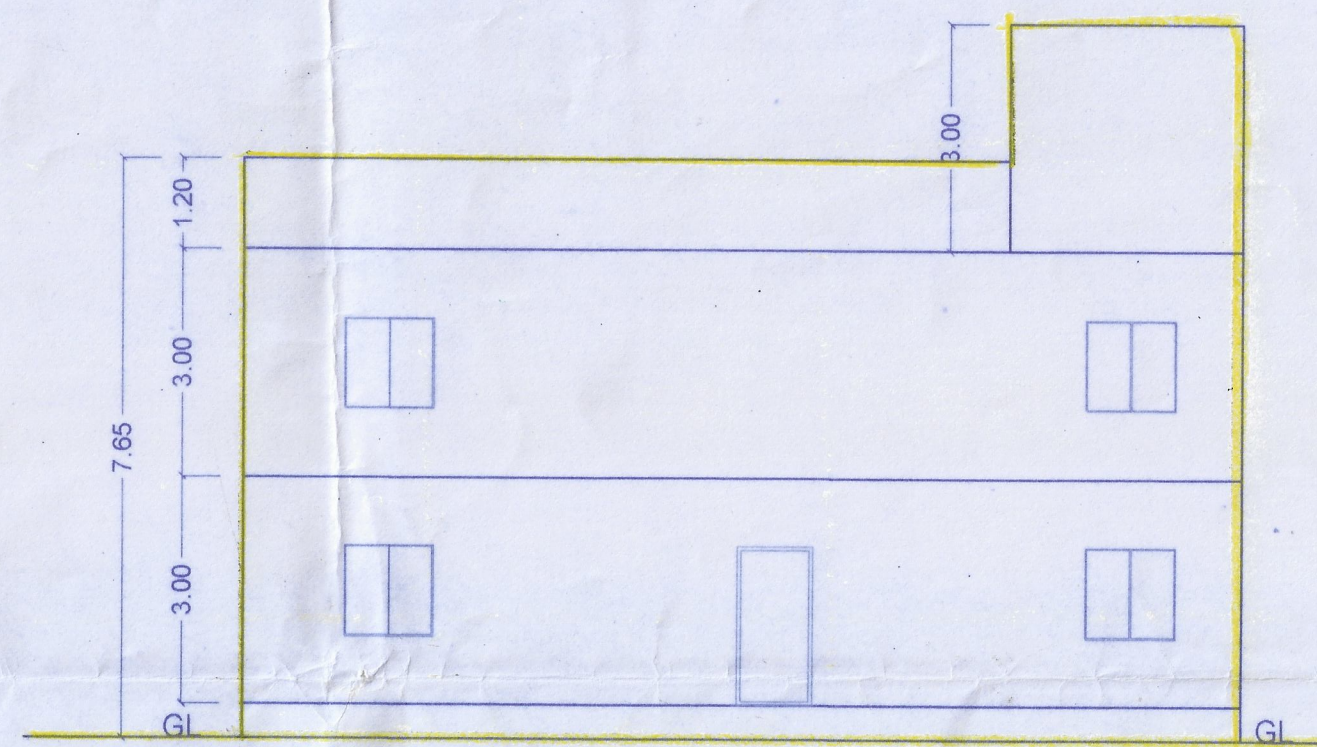
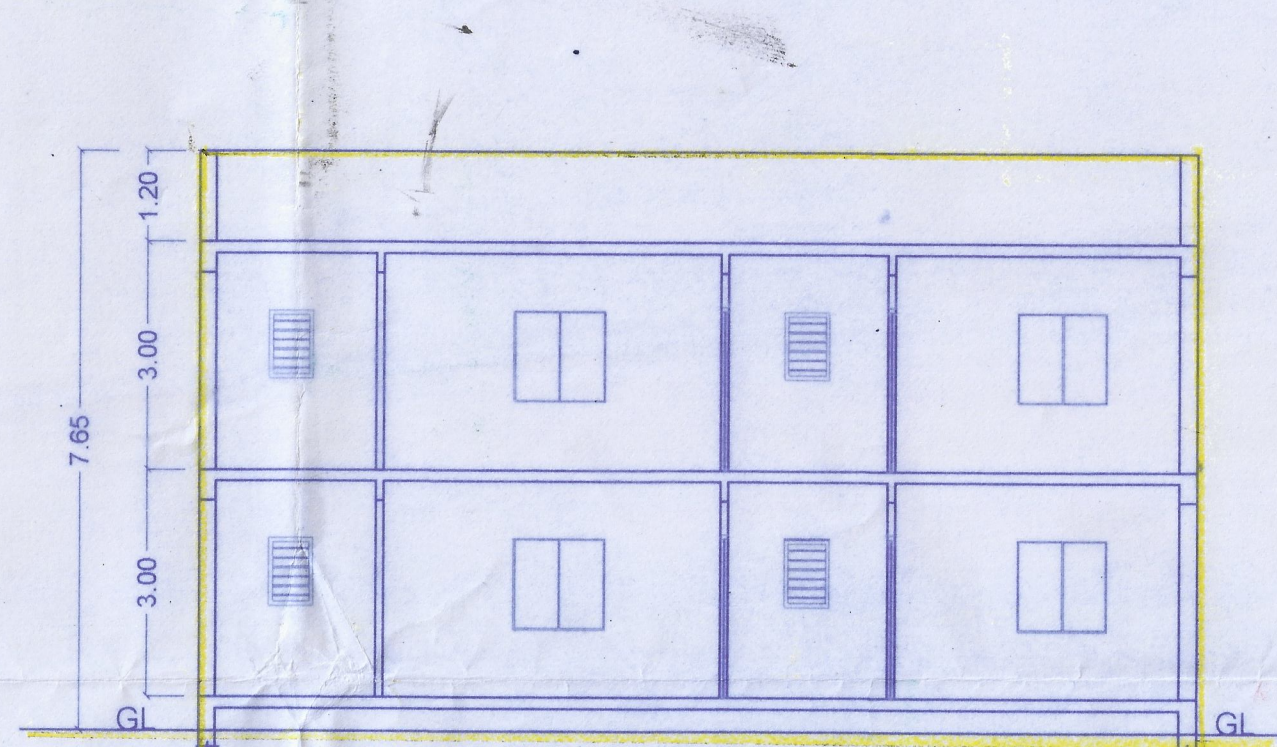
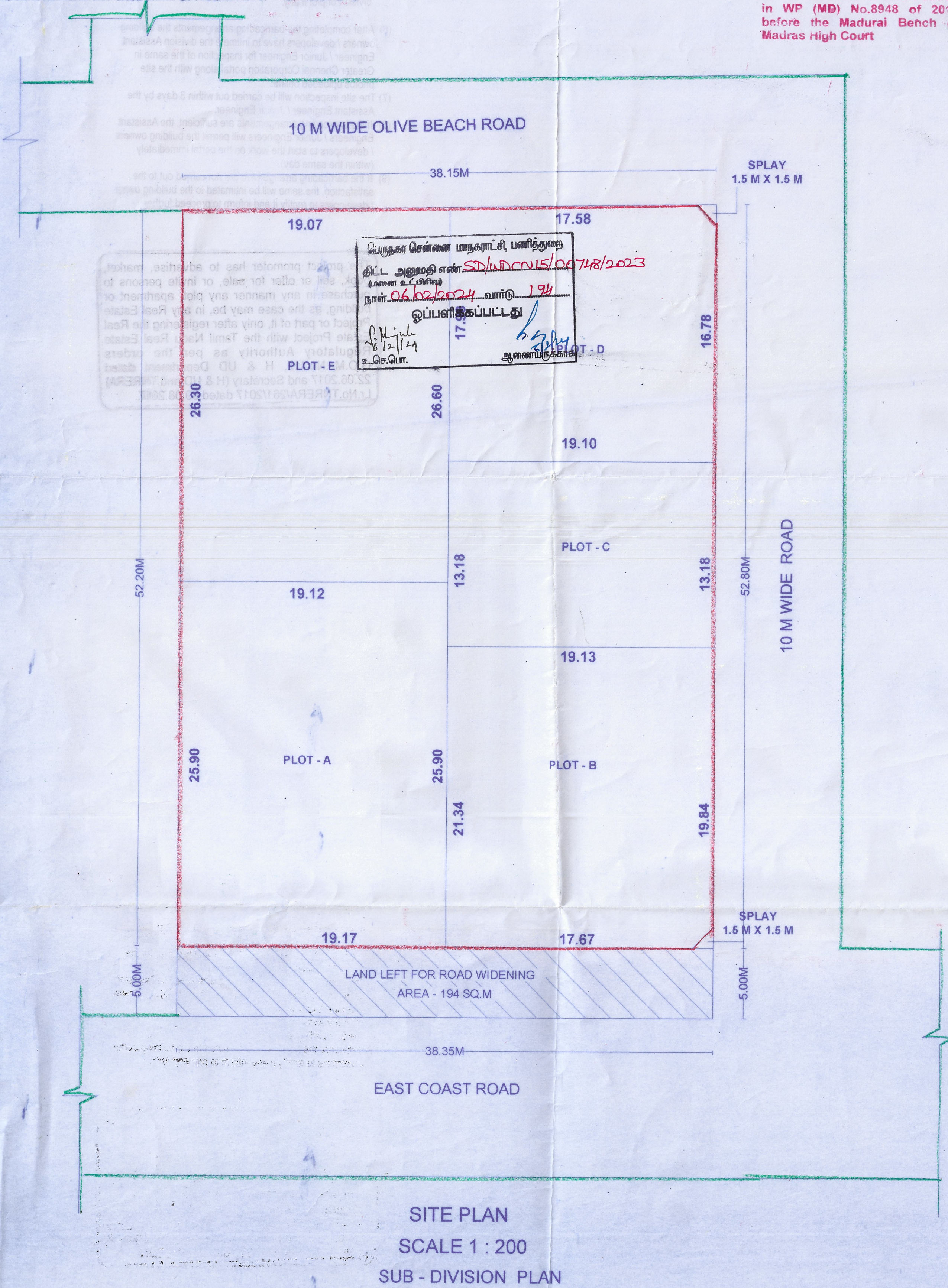
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The document as the regulator published it, reproduced in full behind this page.

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

PLAN SHOWING THE EXISTING RESIDENTIAL BUILDING TO BE DEMOLISHED & PROPOSED SUBDIVISION OF DOOR NO :  
2/12 EAST COAST ROAD INJAMBAKKAM CHENNAI - 600041 COMPRISED IN S NO : 165/184 AS PER PATTAS NO :  
165/184A3B INJAMBAKKAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION  
ZONE : 15 DIVISION : 194

The approval issued under New  
Rule TNCD & BR, 2019 is subject  
to the out come of Writ Petition  
in WP (MD) No.8948 of 2019  
before the Madurai Bench of  
Madras High Court



| SUB DIVISION AREA STATEMENT      |               |
|----------------------------------|---------------|
| PLOT AREA AS PER DOC             | 2201.25 SQ.MT |
| PLOT AREA AS PER PATTAS          | 2200.00 SQ.MT |
| LAND LEFT AREA FOR ROAD WIDENING | 194.00 SQ.MT  |
| LEAST AREA (AS PER DOC)          | 2006.00 SQ.MT |
| SUBDIVISION - PLOT AREA DETAILS  |               |
| PLOT - A                         | 496.00 SQ.MT  |
| PLOT - B                         | 407.474 SQ.MT |
| PLOT - C                         | 251.954 SQ.MT |
| PLOT - D                         | 344.948 SQ.MT |
| PLOT - E                         | 505.00 SQ.MT  |
| TOTAL PLOT AREA                  | 2003.75 SQ.MT |

| COLOUR INDEX |  |
|--------------|--|
| SUB-DIVISION |  |
| ROAD         |  |
| BOUNDARY     |  |
| DEMOLISHED   |  |

APPLICANT:-

For SHREYES CHAKRA VENTURES PVT.LTD.

Authorised Signatory

ARCHITECT:-

V. BABU, M.Arch.,  
CMDA Reg. No: RA/GR.1/19/03/032  
Corp. No: RA100692019  
COA No: CA/2010/48200  
No.1133, New Market Street,  
Choolaimedu High Road, Chennai-94.  
Ph. No: 9003097805.



- 1) Suitable arrangements should be made to reduce the dust nuisance.
- (2) Necessary safety barricading with the suitable material should be provided.
- (3) All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
- (4) If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
- (5) This permission is only for the demolition of the existing building and not for regularization of unauthorized sub division of plot if any.
- (6) After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
- (7) The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
- (8) If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
- (9) If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

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

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

