Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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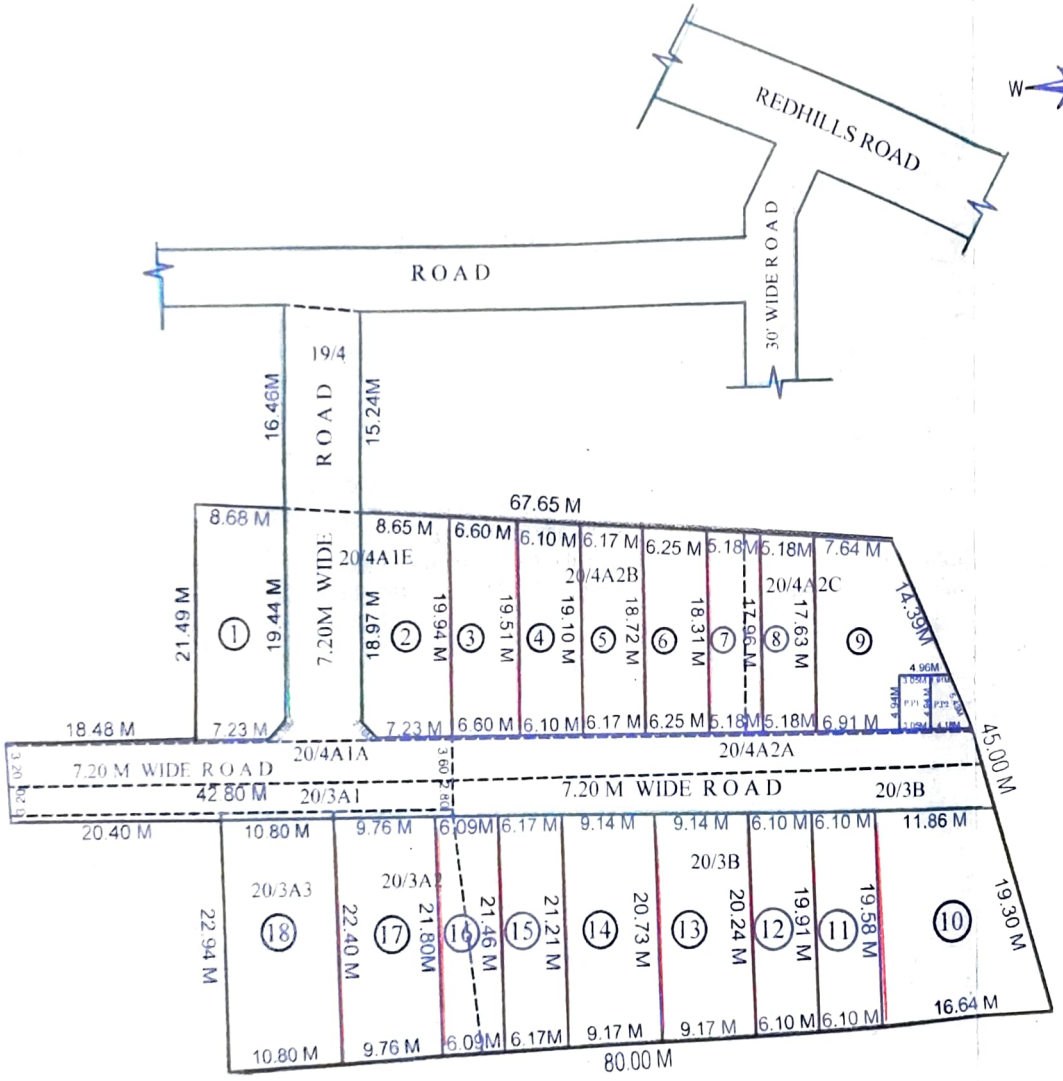
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

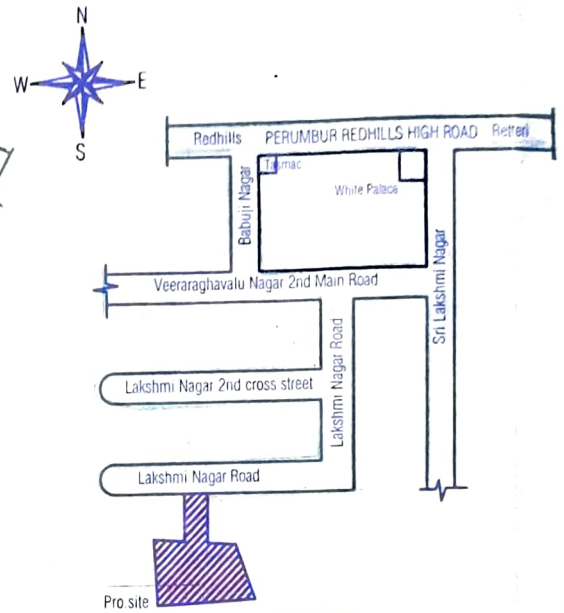
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED LAYOUT OF LAND FOR RESIDENTIAL PURPOSE AT "SRI LAKSHMI NAGAR ", COMPRISED IN S.NO.20/4A2,20/3B,20/3A PART, 20/4A1PART & 19/2 AND AS PER PATTA NOS:5,5696,5695,4694,162,182,4055,4118 & 4123 S.NOS:20/3B,20/4A2C,20/4A2B,20/4A2A,20/4A1A,20/3A1A,20/3A2,20/3A1B,20/4A1E & 19/4 OF KATHIRVEDU VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION. ZONE - III OLD DIVISION -25 & NEW DIVISION - 31.



SITE PLAN



KEY PLAN
NOT TO SCALE

NOTE:

01. SPLAY OF 1.5x1.5 PROVIDED AT THE INTERSECTION OF ROADS

02. THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFTED DOC NO. 317/2024 DATED 10/01/2024

03. THE DEVELOPER SHALL CARRY OUT THE INFRASTRUCTURE DEVELOPMENT WORKS LIKE ROAD, DRAINS & STREET LIGHTS AS PER THE STANDARD SPECIFIED BY GCC

04. THE MAINTENANCE AND TAKING OVER ROAD, DRAIN AND STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O(MS) NO.141, HOUSING AND URBAN DEVELOPMENT[UD4(1)] DEPARTMENT DATED: 16/07/2022

AREA STATEMENT

DESCRIPTION	SQ.M
PLOT EXTENT (AS PER DOC)	3842.00
PLOT EXTENT (AS PER PATTA)	3553.00
PLOT 1	185.00
PLOT 2	175.00
PLOT 3	130.00
PLOT 4	116.00
PLOT 5	117.00
PLOT 6	116.00
PLOT 7	94.00
PLOT 8	92.00
PLOT 9	196.80
PLOT 10	273.00
PLOT 11	120.00
PLOT 12	122.00
PLOT 13	187.00
PLOT 14	192.00
PLOT 15	131.73
PLOT 16	131.83
PLOT 17	215.44
PLOT 18	247.00
TOTAL	2811.60
ROAD	711.40
PUBILC PURPOSE 1 (P P 1)	15.00
PUBILC PURPOSE 2 (P P 2)	15.00

COLOUR INDEX

PROPOSED ROAD

BOUNDRY

SCALE : 1" =8'-0" (1:100)

OWNERS SIGNATURE

SIGNATURE OF LICENSED SURVEYOR

A. PARTHIBAN, D.C.E.,
Registered Engineer Grade-III
GREATER CHENNAI CORPORATION
Reg. No:RE3021820/9
No. 3/7, K.K. Nagar, 4th Street,
Kattupakkam, Chennai-600 056

DRAWN BY

OM SARAVANABAVA ASSOCIATES
NO 15 - C, REDHILLS ROAD, KOLATHUR,
CHENNAI - 600 099.
Mobile : 9841060304, 7904667482

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் ...SP3/00911/2023
(மனைப்பிரிவு)

நாள்..18/03/2024.. வார்டு....02.....

ஒப்பளிக்கப்பட்டது

18/3/24
உ.செ.பொ.

18/3/24
ஆணையாருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள்.02/11/2023
SP3/00911/2023
பெ.செ.மா.தி.அ-வி
பணித்துறை
பெருநகர வளர்ச்சி குழுமம்

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
மனுதாரர் நகல்
பணித்துறை

Layout Approved Vide No.
LA/WDCNO3/00008/2024
Dt: 18/03/2024.

18/3/24
AEE

18/3/24
For Commissioner

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.