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

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 05/01/2024

Applicant Name : BAVITHRAN AND RAVI

Application No : UNUHAIVW

Fees Type : Scrutiny Fees

Receipt Number : 2024010520976

Transaction ID : 4516743891313

Purpose

S.No	Description	Amount
1	Scrutiny Fees	14919

Amount In Words : Rupees Fourteen Thousand Nine Hundred Nineteen Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 18/03/2024

Applicant Name : BAVITHRAN AND RAVI

Application No : UNUHAIVW

Fees Type : Osra Fees

Receipt Number : 2024031820976

Transaction ID : 3262235641717

Purpose

S.No	Description	Amount
1	Osra Fees	43465

Amount In Words : Rupees Forty Three Thousand Four Hundred Sixty Five Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	BAVITHRAN AND RAVI	Payment Generated	:	21/03/2024
Application No	:	UNUHAIVW	Payment Completed	:	21/03/2024
Fees Type	:	Demand Fees			
Receipt Number	:	2024032120976			
Transaction ID	:	8795433782237			

Demand Details:

S.No	Description	Amount
1	Centage Charges	18000.00

Total Amount : 18000

Amount In Words : Rupees Eighteen Thousand Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 23/05/2024

Applicant Name : BAVITHRAN AND RAVI

Application No : UNUHAIVW

Fees Type : Estimation Fees

Receipt Number :

Transaction ID : f82b4ae8-ca7c-4373-975e-aa4ae7585f75

Purpose

Purpose

S.No	Description	Amount
1	Estimation Fees	228138

Amount In Words : Rupees Two Lakh Twenty Eight Thousand One Hundred Thirty Eight Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 25/05/2024

Applicant Name : BAVITHRAN AND RAVI

Application No : UNUHAIVW

Fees Type : Demand Fees

Receipt Number :

Transaction ID : 6843614a-3103-4aff-8f02-b068465a8068

Purpose

S.No	Description	Amount
1	Layout Approval Fees	53000.00
2	Layout Inspection Fees	1000.00
3	SubDivision Charges	0.00

Total Amount : 54000

Amount In Words : Rupees Fifty Four Thousand Only

With Regards,
DTCP

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.