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RE REGULATORY RECORD

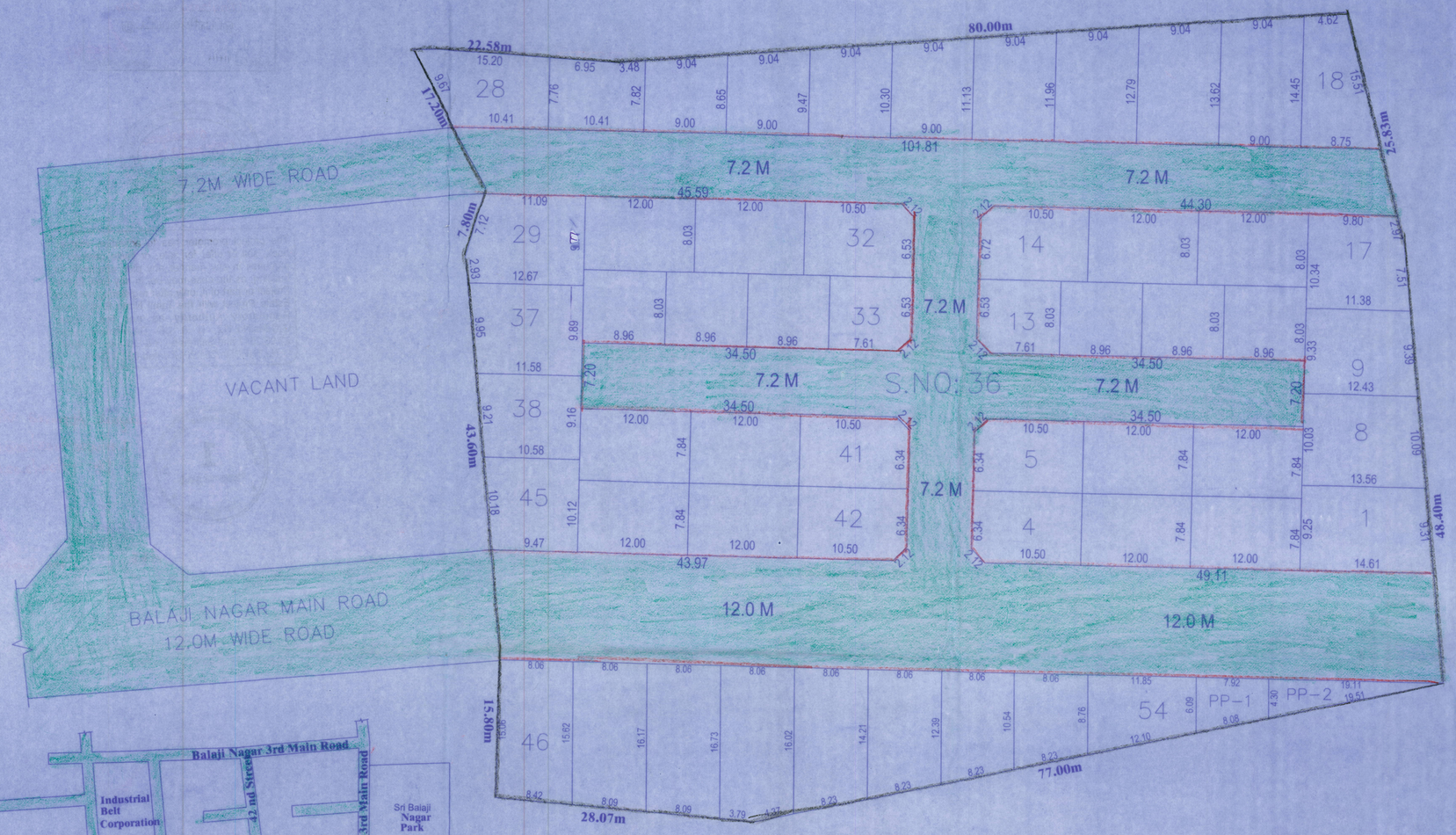
RERA Document

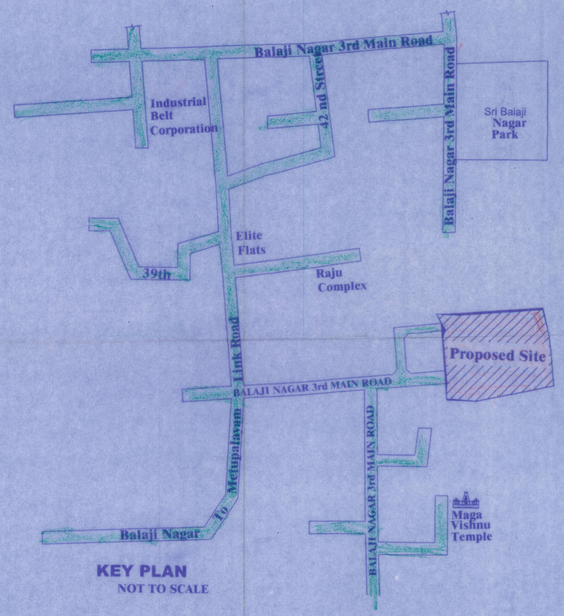
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Published for reference. The authority's own register is the operative record.

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

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+91 9996 12 9996
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KEY PLAN
NOT TO SCALE

LAND AREA	AREA IN SQ.M
AS PER DOCUMENT	8400.00
AS PER PATTA	8500.00
AS PER SITE	8325.00
PLOT NUMBERS	AREA IN SQ.M
PLOT NO - 1	130.33
PLOT NO - 2	94.08
PLOT NO - 3	94.08
PLOT NO - 4	92.95
PLOT NO - 5	92.95
PLOT NO - 6	94.08
PLOT NO - 7	94.08
PLOT NO - 8	130.33
PLOT NO - 9	111.02
PLOT NO - 10	72.00
PLOT NO - 11	72.00
PLOT NO - 12	72.00
PLOT NO - 13	72.02
PLOT NO - 14	95.25
PLOT NO - 15	96.38
PLOT NO - 16	96.38
PLOT NO - 17	110.91
PLOT NO - 18	98.30
PLOT NO - 19	126.31
PLOT NO - 20	118.85
PLOT NO - 21	111.40
PLOT NO - 22	103.93
PLOT NO - 23	96.47
PLOT NO - 24	89.00
PLOT NO - 25	81.54
PLOT NO - 26	74.08
PLOT NO - 27	79.84
PLOT NO - 28	105.00
PLOT NO - 29	120.00
PLOT NO - 30	96.38
PLOT NO - 31	96.38
PLOT NO - 32	95.26
PLOT NO - 33	72.03
PLOT NO - 34	72.00
PLOT NO - 35	72.00
PLOT NO - 36	72.00
PLOT NO - 37	120.00
PLOT NO - 38	101.45
PLOT NO - 39	94.08
PLOT NO - 40	94.08
PLOT NO - 41	93.00
PLOT NO - 42	93.00
PLOT NO - 43	94.08
PLOT NO - 44	94.08
PLOT NO - 45	101.50
PLOT NO - 46	125.73
PLOT NO - 47	128.15
PLOT NO - 48	132.63
PLOT NO - 49	134.41
PLOT NO - 50	121.86
PLOT NO - 51	107.22
PLOT NO - 52	92.60
PLOT NO - 53	77.93
PLOT NO - 54	88.00
PP1	41.13
PP2	41.13
ROAD AREA	2947.33
TOTAL	8325.00

PROPOSED LAYOUT PLAN FOR HOUSE SITE SITUATED AT SRI BALAJI NAGAR MAIN ROAD, PUZHAL, CHENNAI 600 066, COMPRISED IN SURVEY NO. 36, PUZHAL VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION ZONE: 3, DIVISION: 024.

NOTE:

1) THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFT DEED NO: 2354/2024, DATED:29/02/2024. AND PUBLIC PURPOSE LAND TO TANGEDCO VIDE GIFD DEED NO 4249/2024, DATED:06/04/2024.

2) A SPLAY OF 1.5m x 1.5m PROVIDED AT THE INTERSECTION OF ROAD.

3) THE MAINTENANCE AND TAKING OVER ROAD DRAIN AND STREET LIGHT SHALL BE AS SPECIFIED IN THE G.O (MS) NO. 41, HOUSING AND URBAN DEVELOPMENT (UD4(1) DEPARTMENT DATED: 16/07/2022.

N

SCALE : 1 : 200

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

SUB DIVISION

BOUNDARY

ROAD

For SWAGAT ENTERPRISES

Authorised Signatory

OWNER SIGNATURE :-

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/ 2004 / 33670
APPROVED VALUER No. FI 8319
LICENSED SURVEYOR : GREATER CHENNAI CORPORATION RA1001/2019 dt. 22.10.2019
Reg. No. RA / Gr. I / 19/U/U/091 Dt. 18.03.2019
Reg. No. CDLRGN / RA / Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

REGISTERED ARCHITECT :-

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDC N03/00093/2024
(மனைபிரிவு)

நாள் 17/04/2024 வார்டு 024

ஒப்பளிக்கப்பட்டது

17/4/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 07/02/2024
தி.அ.எண் N03/00093/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை 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/WDC N03/00011/2024
DT: 17/04/2024

17/4/24
AEE

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.