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

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DIGITALLY VERIFIED RECORD

COLOURPLUS DEVELOPERS

To

The Additional Diretor,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chennai.

Subject: Explanation of CMDA Planning Permit Suggestion – Layout Project Registration

Respected Sir / Madam,

We, **M/s.Zenith Promoters & M/s. Colourplus Developer**, are submitting our application for registration of the Layout Project titled **SERASA Golden Gateway Phase -1 & Phase - 2**", situated at Survey No 246/4A & 246/4B of Ayalcheri Village (Sorancheri-A as per Patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit, Tamil Nadu, under the provisions of the Real Estate (Regulation and Development) Act, 2016.

The above-mentioned project has been approved by the Chennai Metropolitan Development Authority (CMDA) In this regard, we hereby submit that all the query raised by the scrutiny officer is only suggestions mentioned by the CMDA officials.

We hereby affirm that, we also undertake to abide by all provisions of the RERA Act, Rules, and Regulations.

We request the Authority to kindly consider the above explanation and process our application for layout project registration.

Thanking you.

For COLOURPLUS DEVELOPER

Yours faithfully,

Partner's / Authorised Signatory

A-45/32, 2ND FLOOR, KUMARAN NAGAR,3RD AVENUE, 6TH STREET, ANNA NAGAR, CHENNAI - 600102.

ZENITH PROMOTERS

FLAT F3 NO.12 CCC TOWERS, RAMAGIRI NAGAR, TARAMANI LINK ROAD, VELACHERY, CH – 42

To

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Thanking you.

For ZENITH PROMOTERS

Yours faithfully,

C. Eshaman

Partner/Authorized Signatories

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.