

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.

D - BLOCK, 2nd AVENUE & 1st AVENUE ROAD,
ANNA NAGAR EAST, CHENNAI - 600 102.
COMPRISED IN OLD S.NO.2 - 1B (Part), 71a (Part),
NEW T.S NO - 3 BLOCK NO - 6,
PERIYAKUDAL VILLAGE, AMUNIKARAI TALUK,
CHENNAI DISTRICT, WITH IN THE LIMIT OF
GREATER CHENNAI CORPORATION.
ZONE - VIII, DIVISION - 102.

Super Structure B.W.N.C.M.15
 Flooring -Wired Tiles
 Joinery -Best Indian Country Wood
 Finishes -Exterior & interior painted
 with cement paint.
 Weathering coarse -Block jelly lime conc. below
 the weathering tiles

AREA STATEMENT	
PLOT AREA AS PER PATTI	642.50 Sq.m
PLOT AREA AS PER DOCUMENT	639.82 Sq.m

FLOOR	F.S.I.	F.S.I. Achieved = 1195.83 = 187.539.82
GROUND FLOOR	336.61	
FIRST FLOOR	336.61	Car Parking Provided - 14 Nos
SECOND FLOOR	336.61	T.W Parking Provided - 24nos
TOTAL	1195.83	

NORTH POINT

ALL DIMENSIONS ARE IN METRES

SCALE 1 : 100

LEGEND:



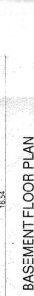
PROPOSED SHOWN IN	BOUNDARY SHOWN IN	ROAD SHOWN IN
		

10

OWNER'S SIGNATURE *Niska* *Sharma*

7 Days
A. SATHYANARAYAN (RQ004), a 2006
Regd. No. CA201067818,
Plot 51, Krishnapuram Estate,
Mandayam Nagar, 14 Street,
Ambattur.

LICENSED SURVEYOR SIGNATURE



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.

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.

