Verified RealEstate™

RE REGULATORY RECORD

RERA Document

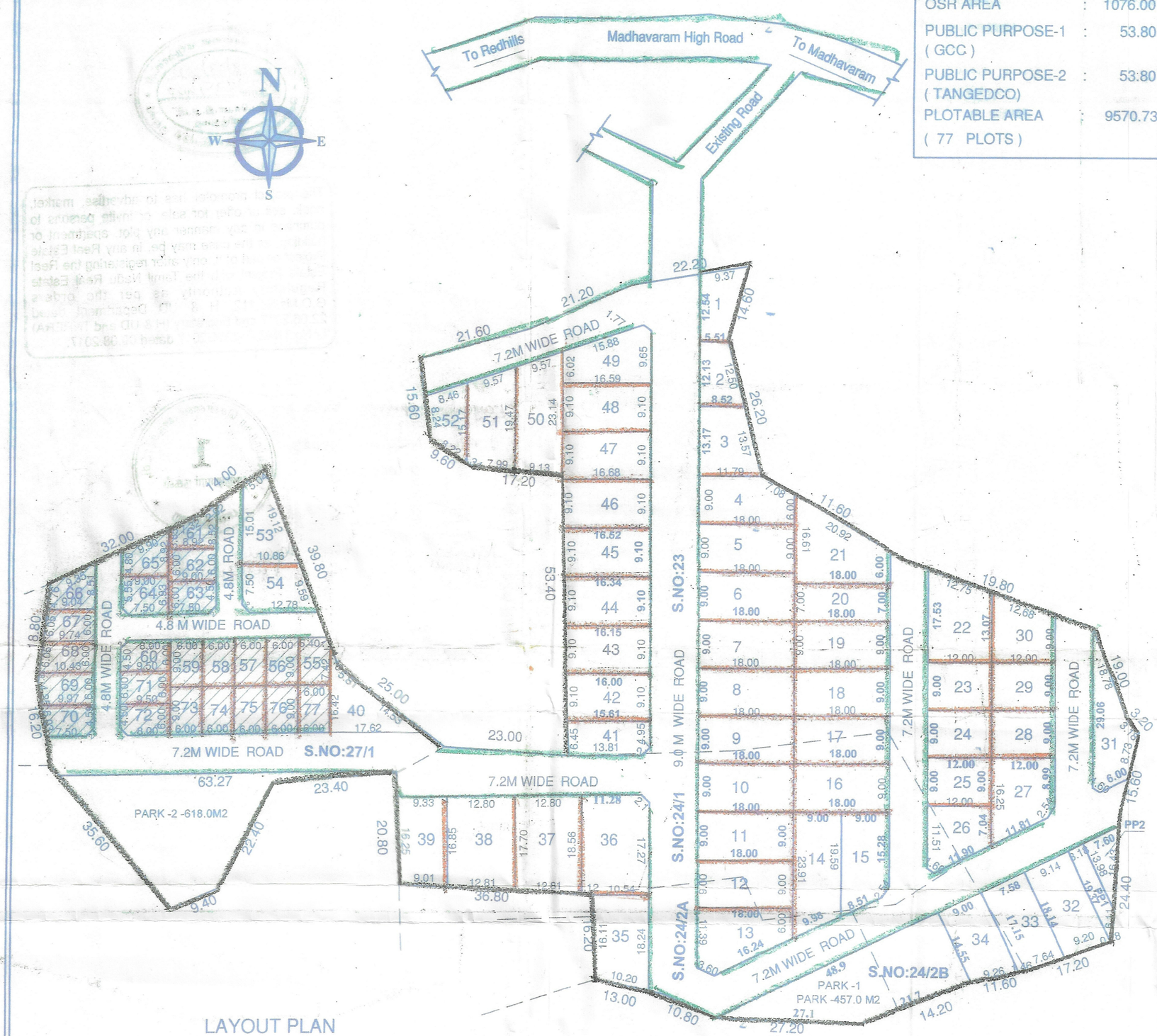
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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SKETCH SHOWING THE PROPOSED LAYOUT OF HOUSE SITES IN S.NO: 23 ,24 / 1,2A,2B & 27 /1 OF VADAPERUMBAKKAM VILLAGE ,MADHAVARAM TALUK, CHENNAI . GREATER CHENNAI CORPORATION.DIVISION : 17 , ZONE : 2



AREA STATEMENT :

PLOT EXTENT	:	14950.00 Sqm
ROAD AREA	:	4195.67 Sqm
OSR AREA	:	1076.00 Sqm
PUBLIC PURPOSE-1 (GCC)	:	53.80 Sqm
PUBLIC PURPOSE-2 (TANGEDCO)	:	53.80 Sqm
PLOTABLE AREA (77 PLOTS)	:	9570.73 Sqm

NOTE :

1) THE ROAD PORTION,OPEN SPACE RESERVATION AND PUBLIC PURPOSE PLOTS ARE GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFT DEED NO:5182/2023,DATED : 6-04-2023.
2) THE SPLAY OF 1.5MX1.5M HAS BEEN PROVIDED AT THE INTERSECTION OF ROAD.
3) THE DEVELOPER SHALL CARRY OUT THE DEVELOPMENT WORKS LIKE ROAD,DRAINS,CULVERTS & STREET LIGHT AS PER THE STANDARD SPECIFIED BY GREATER CHENNAI CORPORATION.
4) THE MAINTENANCE AND TAKING OVER THE ROAD,DRAIN,CULVERTS & 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.
5) THE OWNER OR DEVELOPER OR PROMOTER SHALL SEE THE PLOTS RESERVED FOR EWS PLOTS (PLOTS 55 TO 77) ONLY FOR EWS PURPOSE.NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.
6) THE APPROVAL IS ISSUED BASED ON THE NOC ISSUED BY THE EXECUTIVE ENGINEER,WRD,KOSASTHALAYAR BASIN DIVISION VIDE LETTER NO: D.B/JDO.2/R-40/NOC/2022/116-1M/DATED 17/02/2023 SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED.

PLOTS AREA				EWS PLOTS AREA	
PLOT NO.	SQ.MT	34	145.23	55	57.70
1	100.86	35	180.07	56 to 59	54.00
2	89.26	36	241.08	60	55.86
3	137.93	37	232.03	61	57.62
4	155.65	38	221.16	62	54.00
5 to 12	162.00	39	151.62	63	57.05
13	183.30	40	128.08	64	65.96
14	199.96	41	103.31	65	65.92
15	160.08	42	142.73	66	61.96
16 to 19	162.00	43	145.54	67	60.52
20	126.00	44	147.86	68	64.69
21	208.88	45	149.55	69	66.45
22	188.69	46	151.06	70	59.70
23 to 25	168.00	47	151.67	71	57.00
26	124.68	48	151.24	72	60.03
27	163.59	49	146.58	73 to 77	54.00
28 & 29	168.00	50	198.07	TOTAL AREA	1330.46
30	138.28	51	160.07		
31	155.47	52	91.19		
32	175.18	53	132.09		
33	162.05	54	116.18		
TOTAL AREA			8240.27		

PLOT AREA = 8240.27 M2
EWS PLOT AREA = 1330.46 M2
PLOTABLE AREA = 9570.73 M2

COLOUR INDEX
PROPOSED
BOUNDARY
ROAD

N

For THE GANDHI NAGAR CO-OP. HOUSING SOCIETY LTD., XNC-494
SECRETARY
GPA

M. SURESH KUMAR, B.E
Registered Engineer Class-I
CMDA Reg.No: RE/GR-1/19/06/084
Corporation Reg. No: RE2/0040/2019
S.K. FOUNDATIONS
No.3, K.K. 1st Street, MKB Nagar,
Ambattur, Chennai - 600 053.
REGISTERED ENGINEER

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் 30/WDC No2/000635/2022

(மனைப்பிரிவு)

நாள் 31/05/2023 வார்டு 017

ஒப்பளிக்கப்பட்டது

31.5.2023
உ.பொ.பொ.

31.5.2023
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 18/02/2022
No2/000635/2022
இ.ஆணை
பெ.சென்னை மா.நி.ஆ.மை
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/281/2017 dated 09.08.2017.

Layout Approved vide No
LA/WDC No2/000018/2023
Dt: 01/06/2023

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

AEE
1.6.2023

For Commissioner
1.6.2023

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.