Verified RealEstate™

RE REGULATORY RECORD

RERA Document

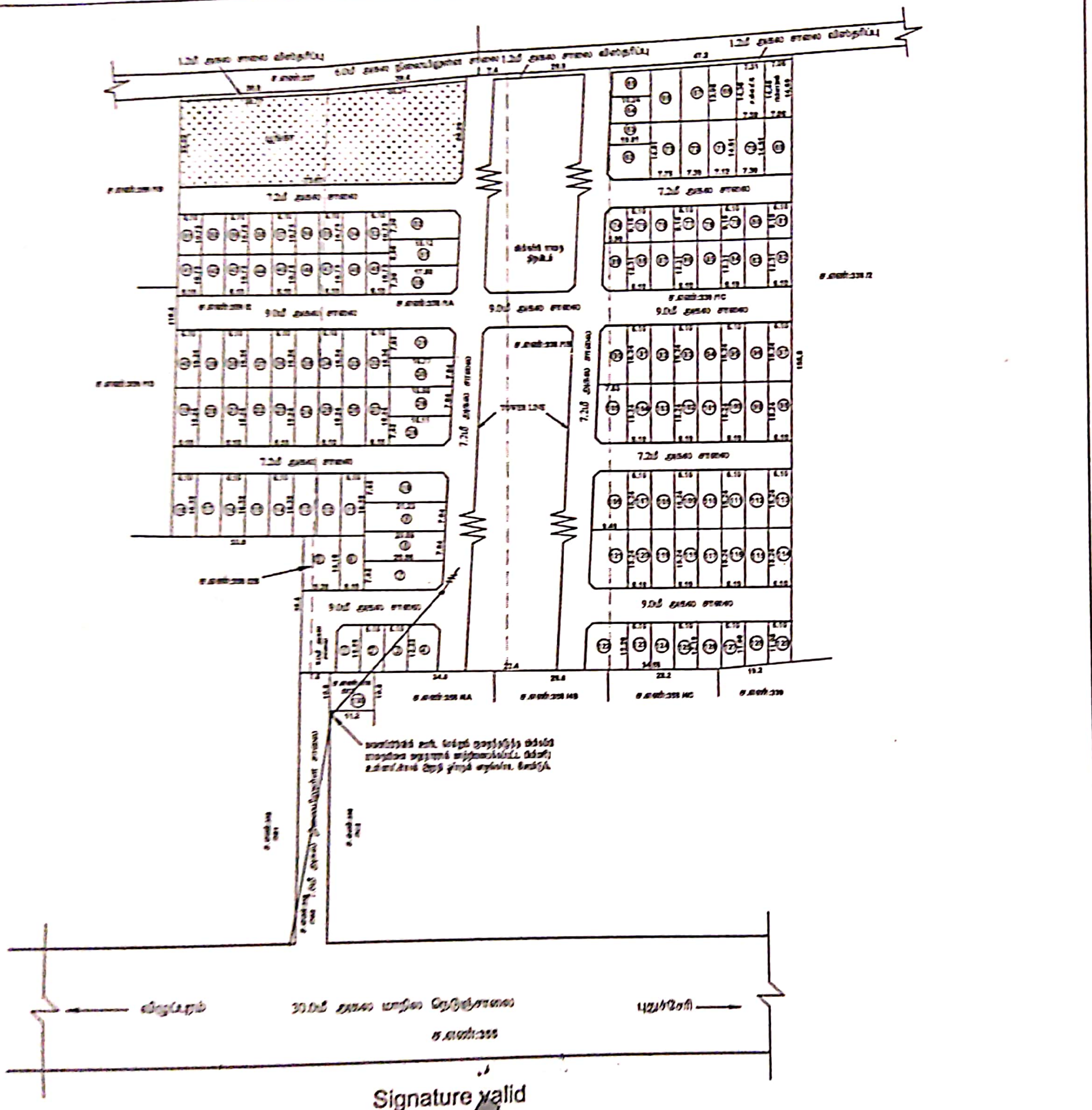
The document as the regulator published it, reproduced in full behind this page.

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

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DIGITALLY VERIFIED RECORD



நகர் ஊரமைப்புத்துறை-விழுப்புரம் மாவட்டம்.

விழுப்புரம் மாவட்டம், விக்கிரவாண்டி வட்டம், விக்கிரவாண்டி ஊராட்சி ஒன்றியம், [illegible] ஊராட்சி மற்றும் கிராமம், சர்வே எண்கள்: 338/1A, 338/1B, 338/1C, 358/2B, 358/3C2, 359/2 - ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான திருத்திய தொழில் நுட்ப ஒப்புதல் வரைபடம்.

இணைப்பு கோப்பு எண்:HSKHCJWR/2024/TCP
அளவு: 1 [illegible] 66 [illegible] (1:800)

குறிப்பு :

மனைப்பிரிவின் மொத்த பரப்பு : 5.75 ஏக்கர் (23302 ச.மீ)

மொத்த மனைகள் : 130

(இதில் EWS மனைகள் 41-49, 53-61, 63-65, 74-81 : 1815 ச.மீ (10.73 %)

மனைப்பிரிவு எல்லை

நிலவிலுள்ள சாலை

பொது ஒதுக்கீடு

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை

மனைப்பிரிவு சாலைகள் (ம) நடைபாதைகள்: 6401.50 ச.மீ

உள்ளாட்சி : 105.3 ச.மீ (0.62 %)

மின் வாரியம் : 102.90 ச.மீ (0.60 %)

பூங்கா : 1769 ச.மீ (10.46 %)

கட்டட வரம்பு

7.20மீ முதல் 9.0 மீ சாலை வரை 1.5மீ [illegible]
9.0 மீட்டருக்கு மேல் 18.0 மீ சாலை வரை 3.0மீ [illegible]

[illegible]

12.0மீ [illegible] 1.5மீ x 1.5மீ [illegible]

நிபந்தனைகள்

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible] 5' X 5' [illegible]

5. [illegible] 18 [illegible] 04. 02. 2019 [illegible]

6. The Tamil Nadu Government in G.O.Ms.No: 112, housing and Urban Development Department dated: 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The 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 Real Estate Regulatory Authority.

7. [illegible]

8. [illegible] (EWS) [illegible]

9. [illegible]

10. [illegible]

ம.வ/ந.ஊ.உ.இ (வி.மா) எண்:13/ 2024
(ம.வ/ந.ஊ.உ.இ (வி.மா) எண்:210/ 2023- ஐ திருத்தியமைக்கப்பட்டது)

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
விழுப்புரம் மாவட்டம்

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.