Verified RealEstate™

RE REGULATORY RECORD

RERA Document

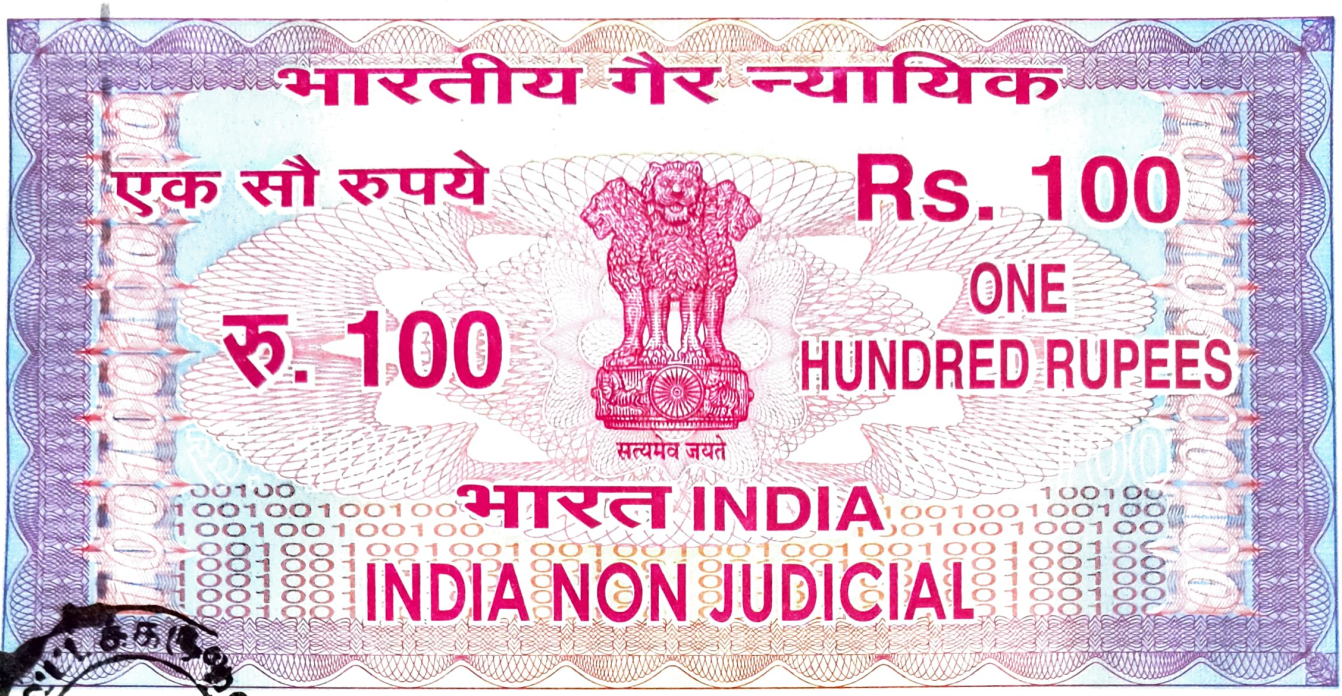
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிழ்நாடு TAMILNADU

ET 215754

K.V.Gopalakrishnan
Chennai - 99

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Extent Clarification cum Declaration

திரு TNRERA , TNRERA Building, 1st & 2nd Avenue, Annagar East, Chennai. அவர்களுக்கு, **K.V.Gopalakrishnan**, (Aadhar no: 792277879772) residing NO.180, 12Th cross street, Senthil nagar, kolathur, Chennai-600099, எங்களது வீட்டு மனை " **KVG SMART CITY"** for laying out of house sites for the land measuring an extent of **7.13 Acres**, comprised in S.NO: 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3, situate at Karanodai Village, Ponneri Taluk, Thiruvallur District within the Sholavaram Panchayat Union Limit -ல் அமைந்துள்ள எங்களது வீட்டு மனை பற்றிய விளக்க உறுதிமொழி பத்திரம் என்னவென்றால்,

எங்களது Layout extent பத்திரப்படி 713.5 cent (28868.21 sqmt) என்றும், பட்டாவின் படி 28900 sqmt என்று உள்ளது , இவை நில அளவையின் பொழுது இடத்தில் 31sqmt அதிகமாக இருந்தபடியால் பட்டாவில் 28900 sqmt என்று பட்டா வழங்கி உள்ளார்கள் எனவே நாங்கள் பத்திரத்தில் உள்ள extent 28868.21 Sqmt (713.506 cent)சென்ட் மட்டுமே விற்பனை செய்வோம் என்று உறுதியளிக்கின்றோம் , எனவே எங்களது வீட்டுமனைகளுக்கு TNRERA approval வழங்குமாறு தாழ்மையுடன் கேட்டுக்கொள்கின்றோம்.

இப்படிக்கு

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.