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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Madhavaram Town : Madhavaram Ward : 50 Madhavaram (Ward : A)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0002--	85	1	425/PT -	-	ரயத்துவாரி	புஞ்சை	-	-	8-3	6	1.85		0	74	98.0	-	0.00	-	C.ஏகாம்பரநாத் மகன் சந்திரசேகர்	மாந்தோப்பு	Approved based on field report of Surveyor scrutiny report of SD and DIS04-12-2024, 12:00:00 TR DT: 04-12-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 04-12-2024
பெயர் / Name : Vignesh M
பதவி / Designation : Tahsildar
இடம் / Place : மாதவரம் வட்டம் / Madhavaram, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :		
	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/15/001/001/0002/85/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/15/001/001/0002/85/1**
	2.	இத் தகவல்கள் 05-12-2024 அன்று 11:21:14 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 05-12-2024 at 11:21:14 AM
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

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		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0002--	85	2	425/PT -	-	ரயத்துவாரி	புஞ்சை	-	-	8-3	6	1.85		0	40	46.0	-	0.00	-	சந்திரசேகர் மனைவி கல்யாணி	மாந்தோப்பு	TR.NO/2020/0168/02/000324-2020-09-18 17:18:52.164 TR DT: 18-09-2020

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 18-09-2020
பெயர் / Name : Muruganandam E
பதவி / Designation : Settlement Tahsildar
இடம் / Place : மாதவரம் வட்டம் / Madhavaram, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

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2.	இத் தகவல்கள் 05-12-2024 அன்று 11:29:53 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 05-12-2024 at 11:29:53 AM
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

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1	Block : 0002--	85	3	425/PT -	-	ரயத்துவாரி	புஞ்சை	-	-	8-3	6	1.85		0	46	71.0	-	0.00	-	சந்திரசேகர் மனைவி கல்யாணி	மாந்தோப்பு	Approved based on field report of Surveyor scrutiny report of SD and DIS04-12-2024, 12:00:00 TR DT: 04-12-2024

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மின் கையொப்பம் / Digital Signature : 04-12-2024
பெயர் / Name : Vignesh M
பதவி / Designation : Tahsildar
இடம் / Place : மாதவரம் வட்டம் / Madhavaram, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :		
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	2.	இத் தகவல்கள் 05-12-2024 அன்று 11:31:27 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 05-12-2024 at 11:31:27 AM
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

Note :
1.Gift Deed Executed In favour of the Greater Chennai Corporation Vide Document No.7974/2021 Dated - 20.10.2021 For OSR Land - 1800.75 Sq.M.and Road Portion -70.95 Sq.Mt

2.NOC Letter From Chennai Metro Rail Limited Vide Letter No.CMRL/PLNG/626/15/2020 Date - 13.10.2021

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition In WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

PLAN SHOWING THE PROPOSED SUBDIVISION OF LAND AT MANJAMBAKKAM LINK ROAD, COMPRISED IN OLD.S.No.425, AS PER PATTA T.S.No.85/1,85/2 & 85/3, WARD -A, BLOCK-2 OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT. (OLD TIRUVALLUR DISTRICT) GREATER CHENNAI CORPORATION DIVISION-27 ZONE - III

COLOUR INDEX SCALE:- 1" = 8'-0"(1:100)

PROPOSED ROAD BOUNDARY

AREA STATEMENT	AREA IN SQ.M	
PATTA	17886.00 / 18453.74	
DOCUMENT	18607.02	
AS ON SITE	18160.78	
SUPER IMPOSED LEAST AREA	18160.78	
LAND RESERVED FOR CMRL	100.00 (-)	
	18060.78	
ROAD	70.95 (-)	
	17989.83	
PLOT -A	3230.89	
PLOT -B	3538.10	
PLOT -C	2089.08	
PLOT -D	2079.56	
PLOT -E	2085.89	
PLOT -F	2037.82	
PLOT -G	1127.74	
OSR	1800.75	10%
TOTAL	17989.83	

1. V KALYANI .....

2. C.CHANDRASEKAR .....

SIGNATURE OF OWNERS

T.C.MURALI
Consulting Engineer/Registered Engineer
CMDA/RE/GR-III/19/02/010
GCC/RE30027/2019
Plaza Tranquil Acres, Phase - I, Block A1/1H
MMRD Road, Kovilambakkam Chennai - 129.
PH-9962174500

SIGNATURE OF LICENSED SURVEYOR

N

KEY PLAN (NTS)

PROPOSED SITE

TO REDHILLS

KAMARAJAR SALAI

200'0" WIDE BY PASS ROAD

MANJAMBAKKAM LINK ROAD

Lorry Parking

Over Bridge (To Anna Nagar)

Petrol Punk

Chellianman Kovil Street

Agarsen Community College

ASSISI Nagar 8th Street Cross Street

ASSISI Nagar 9th Street

ASSISI Nagar 10th Street

Pillayar Kovil

ASSISI NAGAR MAIN ROAD (9.20M WIDE)

Madhavaram Milk Govt.Land

Assisi Nagar 10th Street

Assisi Nagar 10th Street

7.20M WIDE Assisi Nagar Cross Street

Assisi Nagar Main Road

9.00M WIDE ASSISI NAGAR MAIN ROAD

(AS PER PATTA - 120.90M & AS PER SITE - 126.62M)

120.9

(AS PER PATTA - 122.10M & AS PER SITE - 127.16M)

122.1

(AS PER PATTA - 171.40M & AS PER SITE - 171.40M)

171.4

PLOT No.G 1127.74

PLOT No.F 2037.82

OSR 1800.75

PLOT No.E 2085.89

PLOT No.A 3230.89

PLOT No.B 3538.10

PLOT No.D 2079.56

PLOT No.C 2089.08

24.09 9.72 7.2 10 7.2 37.18 52.43 52.22 33.01 37.16 52.07 51.91 36.74 27.94 47.72 49.19 37.92 40 40 40 85.36 98.4 88.61 101.79 40 40 33.06 43.5

39.33 39.43 133.62 41.26

(AS PER PATTA - 136.10M & AS PER SITE - 133.62M)

14.00M WIDE MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD)

Mandhaveli Main Road

Road

CMRL REQUIRED FOR TEMPORARY LAND S.No.85/1 - 178 SQM

CMRL REQUIRED FOR TEMPORARY LAND S.No.85/2 - 89 SQM

CMRL ACQUIRED FOR PERMANENT LAND S.No.85/2 - 100 SQM

29.2 31.0 5.7 9.7 4.7 10.40 7.8 11.8 13.20 13.6 7.9

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் SDWDC 10 0195/2021
(மனை உட்பிரிவு)
நாள் 22/03/2022 வார்டு 027
ஒப்புவிக்கப்பட்டது
உ.செ.பொ. 22/3/22 ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி 1 மண்டலம் பணித்துறை



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/261/2017 dated 09.08.2017.

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

Verified RealEstate
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Chennai 600 097, India
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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.