

RERA Document

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GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935196° Long 77.014162°

Thursday, 11/12/2025 01:02 PM GMT +05:30



Google



GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935197° Long 77.014164°

Thursday, 11/12/2025 01:01 PM GMT +05:30





GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935212° Long 77.01418°

Thursday, 11/12/2025 01:03 PM GMT +05:30



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 **GPS Map Camera**

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935043° Long 77.014124°

Thursday, 11/12/2025 01:04 PM GMT +05:30



Google



GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935195° Long 77.014163°

Thursday, 11/12/2025 01:02 PM GMT +05:30



Google



GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935123° Long 77.013979°

Thursday, 11/12/2025 01:06 PM GMT +05:30





GPS Map Camera



Madukkarai, Tamil Nadu, India



W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.935058° Long 77.013793°

Thursday, 11/12/2025 01:06 PM GMT +05:30



GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935054° Long 77.014098°

Thursday, 11/12/2025 01:04 PM GMT +05:30



Google



GPS Map Camera



Madukkarai, Tamil Nadu, India



W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.935063° Long 77.013786°

Thursday, 11/12/2025 01:06 PM GMT +05:30



GPS Map Camera



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Madukkarai, Tamil Nadu, India 

W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.935005° Long 77.013574°

Thursday, 11/12/2025 01:07 PM GMT +05:30



GPS Map Camera

Madukkarai, Tamil Nadu, India 

W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.935058° Long 77.013552°

Thursday, 11/12/2025 01:07 PM GMT +05:30



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GPS Map Camera



Madukkarai, Tamil Nadu, India 

W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.93499° Long 77.013351°

Thursday, 11/12/2025 01:08 PM GMT +05:30



GPS Map Camera

Malumichampatti, Tamil Nadu, India



Zion Garden, Vanoli Nagar, Malumichampatti, Tamil Nadu
641050, India

Lat 10.935054° Long 77.014098°

Thursday, 11/12/2025 01:04 PM GMT +05:30



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GPS Map Camera



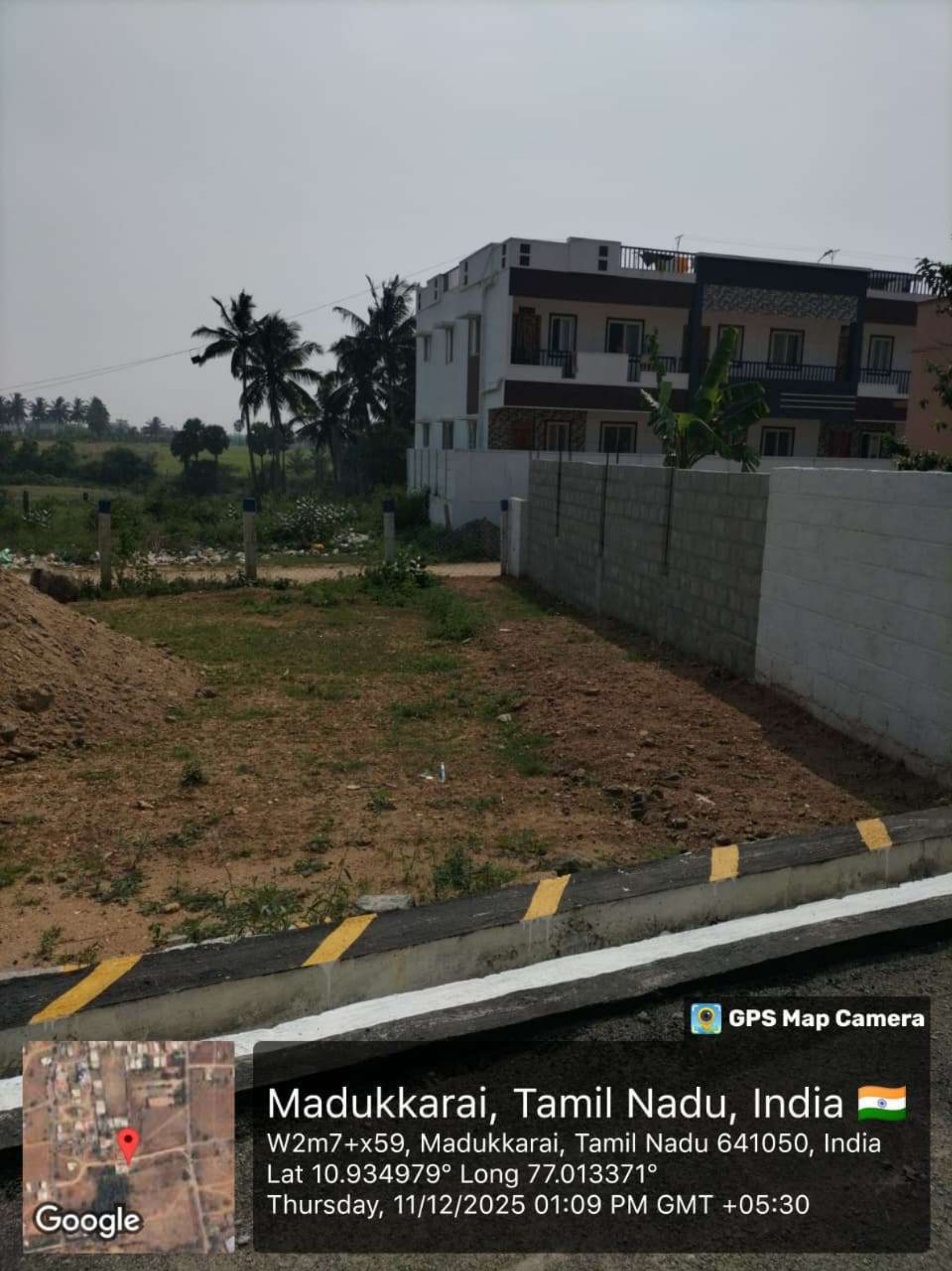
Madukkarai, Tamil Nadu, India



W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.934981° Long 77.013373°

Thursday, 11/12/2025 01:09 PM GMT +05:30



GPS Map Camera



Madukkarai, Tamil Nadu, India 

W2m7+x59, Madukkarai, Tamil Nadu 641050, India

Lat 10.934979° Long 77.013371°

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EXPANCE DETAILS

S.No	PARTICULARS	AMOUNT(IN RS)
1	Land Cost, Document expenses – settlement & Power document	1,000,000.00
2	Surveyor expenses for plan approval	30,000.00
3	Dozer charges cleaning expenses	35,000.00
4	JCB expenses	15,000.00
5	JCB driver batta	4,500.00
6	Legal opinion expenses	20,000.00
7	Water diviner charges	10,000.00
8	Borewell expenses	150,000.00
9	Water supply PVC pipe and laying charges	175,000.00
10	LPA File Prepration + Scrutiny Fee Expance	150,000.00
11	LPA OSR Fees	65,835.00
12	LPA Centage Chatge & Development Charges	16,500.00
13	Concrete stone painting and numbering	2,000.00
14	Concrete stone charges (incl loading and unloading charges)	22,000.00
15	Concrete stone laying	4,500.00
16	Concrete rain water drainage work	125,000.00
17	Laying of tar roads, road roller expenses	1,500,000.00
18	TNEB expenses-material and labour – electrical line	400,000.00
19	Road and EB handover expenditure document expenses	10,500.00
20	Legal book printing charges	10,000.00
21	Supervisor and sales person salary for 6 months	50,000.00
22	Security salary for 6 months	60,000.00
23	Local Body inspection and development charges & Etc..	68,000.00
24	E.C , copy document and other certificates	5,000.00
25	Name Board for streets	5,000.00
26	Fencing charges	15,000.00
27	Commission payed for sales	30,000.00
28	Miscellaneous	45,000.00
	Total	4,023,835.00



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.

