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

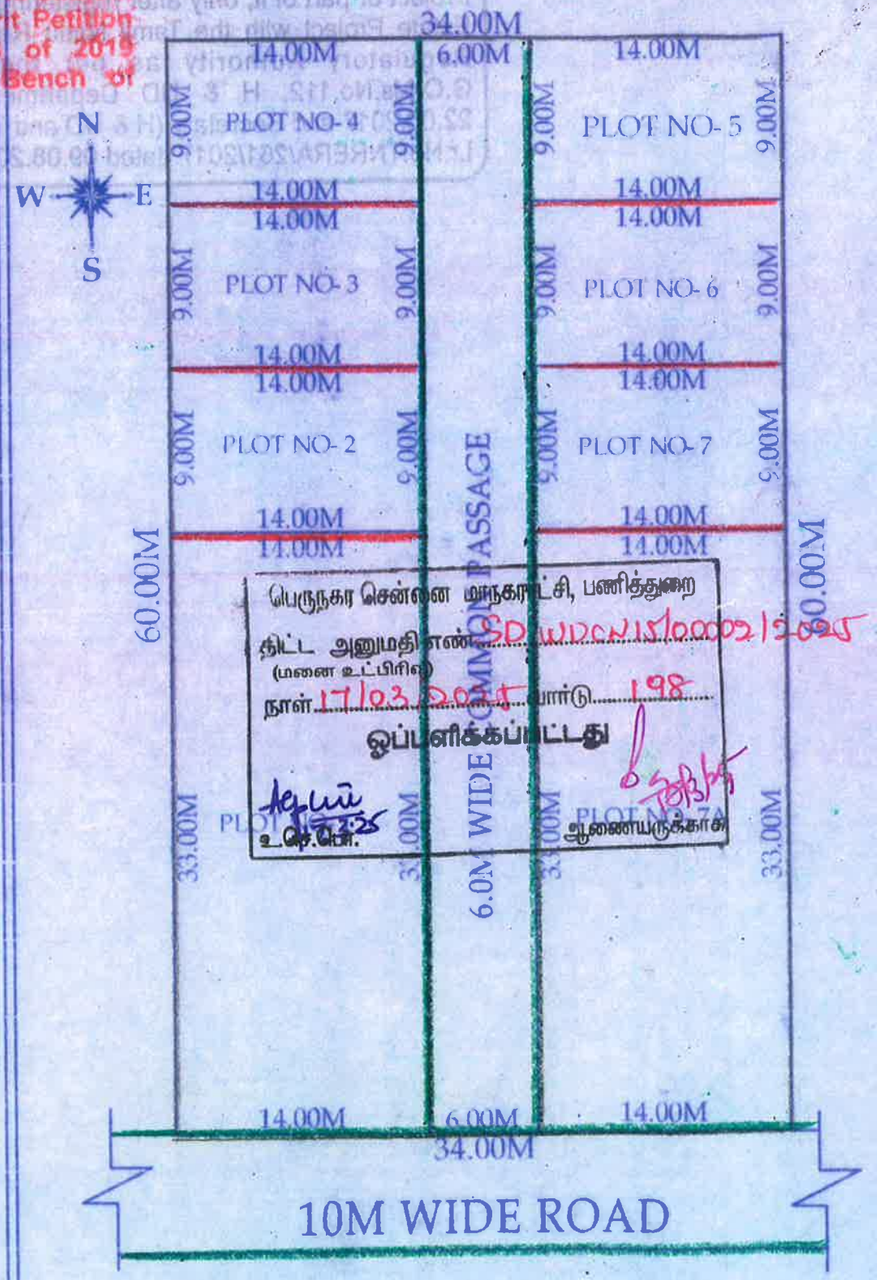
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DRAWING TITLE

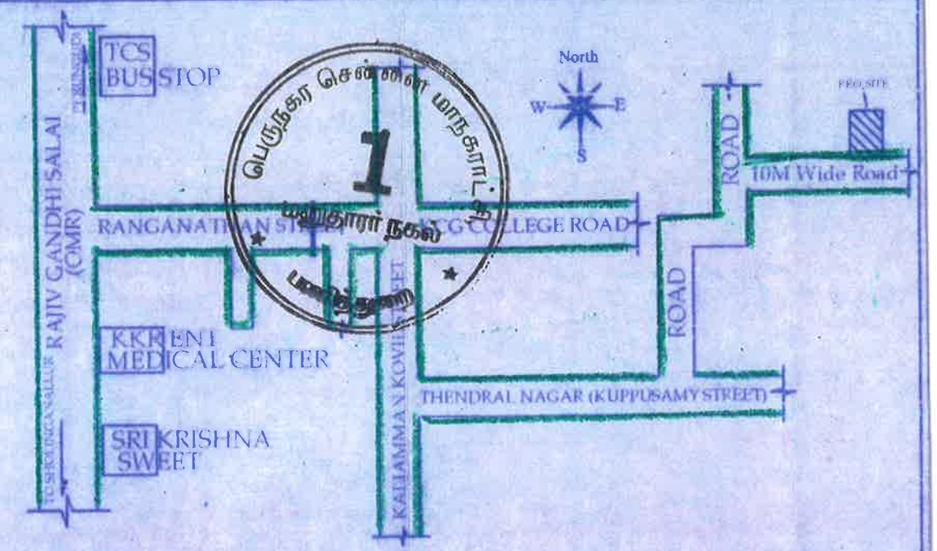
PLAN SHOWING THE PROPOSED SUB-DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT KALIAMMAN KOIL MAIN STREET, COMPRISED IN SURVEY NO: 34/1D, OF KARAPAKKAM VILLAGE, GREATER CHENNAI CORPORATION, ZONE-15, DIVISION-198.

NOTE: EARLIER LAND REGULARISATION APPROVED VIDE NO: RL/WDCN15/02384/2019, PERMIT NO: 04339/2019, DATED: 19/09/2019.

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 Madurai Bench of Madras High Court



SUB-DIVISION PLAN (PROPOSED)



KEY PLAN

COLOUR INDEX:		LAND AREA DETAILS	
SUB DIVISION	-	EXTENT OF LAND (AS PER DOCUMENT)	- 2023.23 Sq.m
SITE	-	EXTENT OF LAND (AS PER PATTA)	- 2050.00 Sq.m
ROAD	-	EXTENT OF LAND (AS PER SITE)	2026.98 Sq.m

PLOT AREA DETAILS:

PLOT NO.1	453.62 SQ.M	PLOT NO.6	126.00 SQ.M
PLOT NO.2	126.00 SQ.M	PLOT NO.7	126.00 SQ.M
PLOT NO.3	126.00 SQ.M	PLOT NO.7A	453.61 SQ.M
PLOT NO.4	126.00 SQ.M	Passage Area	360.00 SQ.M
PLOT NO.5	126.00 SQ.M	TOTAL AREA	2023.23 SQ.M

K. Syma — 5.
R. — 6.
R. — 7.
Ramesh — 8.
9.
10.

SIGNATURE OF OWNER

P. MAKESH, B.TECH
Registered Engineer 301422024 Gr-III
Greater Chennai Corporation
MSQUARE, #1, 7th Street, New Colony,
Adambakkam, Chennai - 600 088.
Mobile: 83000 23456

SIGNATURE OF LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி
நாள் 02/01/2023
தி.அ.எண் 115/0002/2022
பெ.செ.மா.தி.அ.வி
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/261/2017 dated 09.08.2017.

P. MAKESH, B.TECH
Registered Engineer 30/A2279 Gr-III
Greater Chennai Corporation
MSQUARE, 21, 7th Street, New Colony,

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.