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.

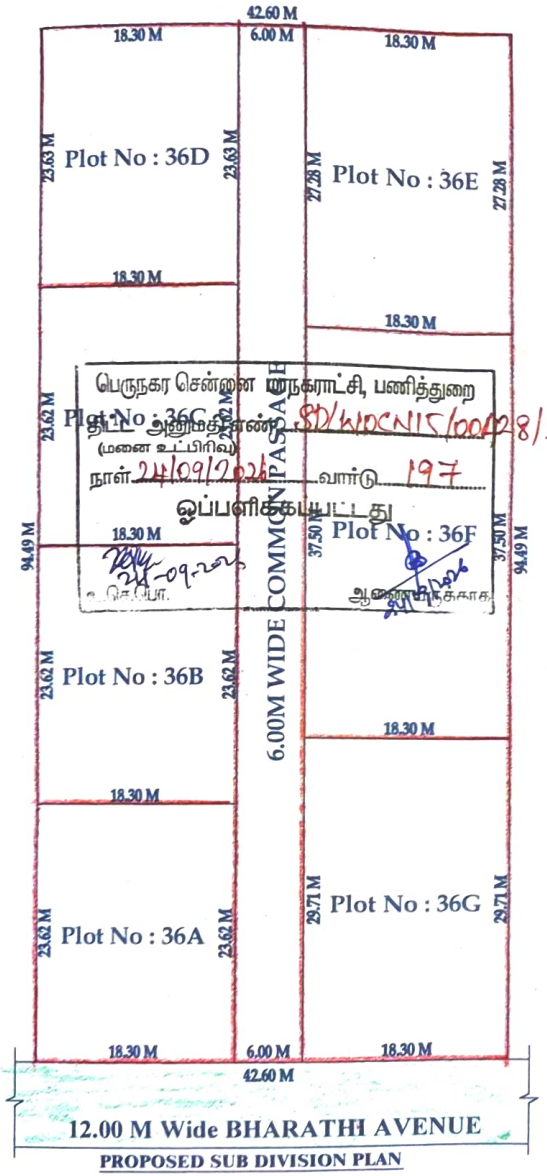
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

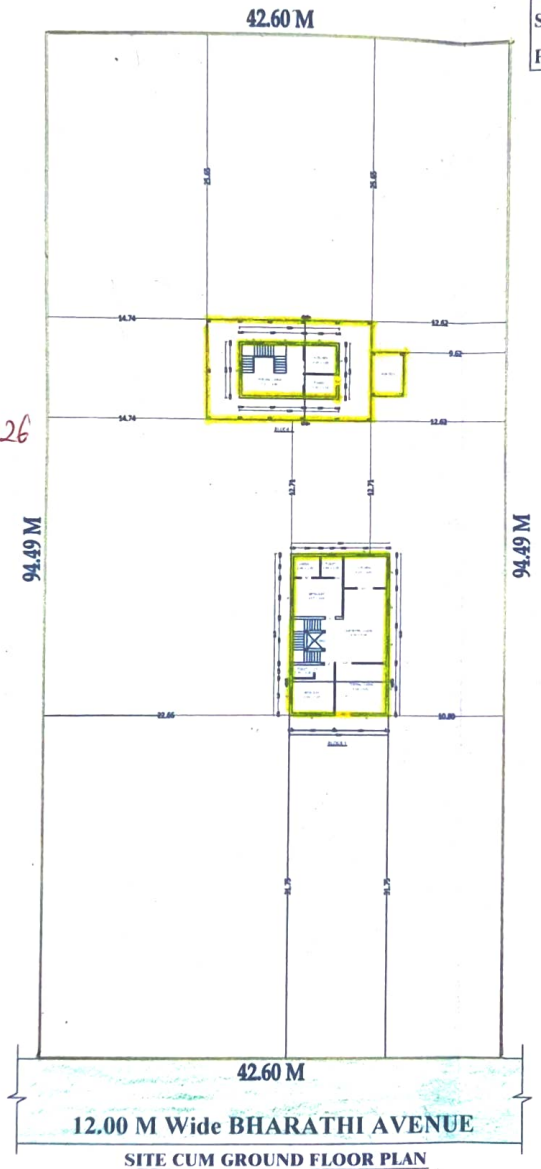
hello@verified.realestate
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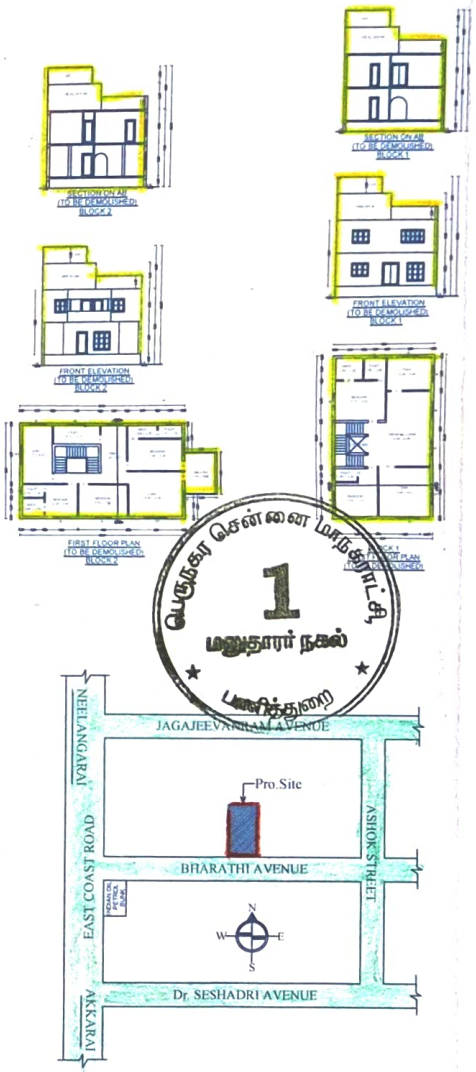
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE DEMOLITION OF EXISTING BUILDING AND PROPOSED SUB DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT PLOT NO: 36, BHARATHI AVENUE, INJAMBAKKAM, CHENNAI-600 115. COMPRISED IN S.NO: 15/322A, 15/322B, 16/17A & 16/17B OF INJAMBAKKAM VILLAGE, SHOLINGANALLUR TALUK, ZONE: 15, DIVISION: 197, GREATER CHENNAI CORPORATION.

REF: LAND REGULARISATION APPROVAL SANCTIONED VIDE RL/WDCN15/00717/2021, PERMIT NO: 1855/2021,DATED: 20/09/2021.







AREA DETAILS	EXTENT IN SQ.M
Plot Extent: (As per Patta)	4020.00 Sq.m
Plot Extent: (As per Doc)	4046.82 Sq.m
Plot Extent: (As per Site)	4025.28 Sq.m
Plot No: 36A	432.25 Sq.m
Plot No: 36B	432.25 Sq.m
Plot No: 36C	432.25 Sq.m
Plot No: 36D	432.43 Sq.m
Plot No: 36E	499.22 Sq.m
Plot No: 36F	686.25 Sq.m
Plot No: 36G	543.69 Sq.m
Common passage Area :	561.66 Sq.m
Total Plot Extent:	4020.00 Sq.m

DEMOLITION AREA DETAILS	EXTENT IN SQ.M
Ground Floor Area (Block 1)	139.29 Sqm
First Floor Area (Block 1)	139.29 Sqm
Ground Floor Area (Block 2)	151.29 Sqm
First Floor Area (Block 2)	151.29 Sqm
TOTAL	581.16 Sqm

SCHEDULE OF JOINERY		
MD	Main Door	3'-3" x 7'-0"
D	Door	3'-0" x 7'-0"
D1	Door	2'-6" x 7'-0"
W	Window	4'-0" x 4'-0"
O	Open	3'-0" x 7'-0"
V	Ventilator	2'-0" x 2'-0"

COLOUR INDEX			
PROPOSED		ROAD	
SITE BOUNDARY		EXISTING BUILDING TO BE DEMOLISHED	

N W E S

SCALE (1"- 8'0") : (1 : 100)

For MGP LANDS AND BUILDINGS PRIVATE LIMITED
Authorised Signatory MGP
OWNER/POWER AGENT

V. VIJAY, B.E.,
Registered Engineer 203932024 Gr-II
Greater Chennai Corporation
Plot No.3, F-1, Ganesh Flats,
Usha Nagar 2nd Street, Ullagaram,
Chennai - 600 091. Mob: 9597664899
LICENSED SURVEYOR



1) Suitable arrangements should be made to reduce the dust nuisance.
2) Necessary safety barricading with the suitable material should be provided.
(3) All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
(4) If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
(5) This permission is only for the demolition of the existing building and not for regularization of unauthorized sub division of plot if any.

(6) After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
(7) The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
(8) If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
(9) If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owners / developers to rectify it and inform to proceed further.

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

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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.