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

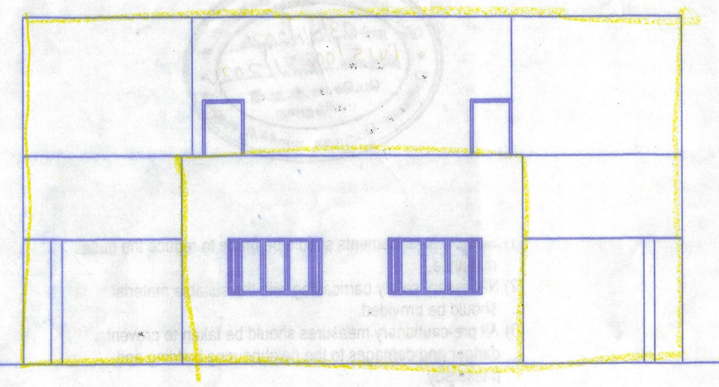
hello@verified.realestate
+91 9996 12 9996
verified.realestate

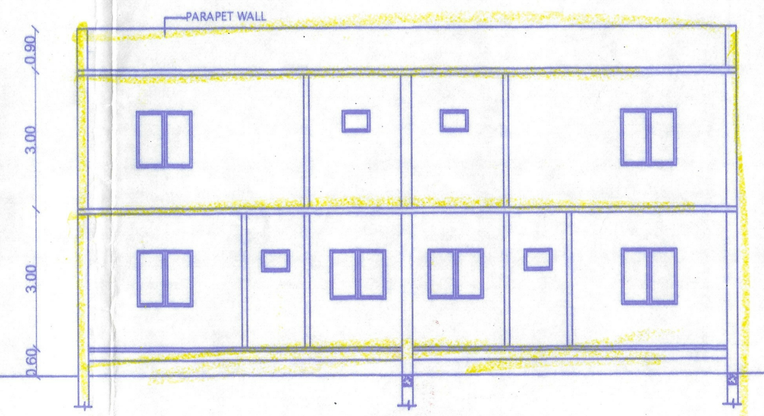
DIGITALLY VERIFIED RECORD

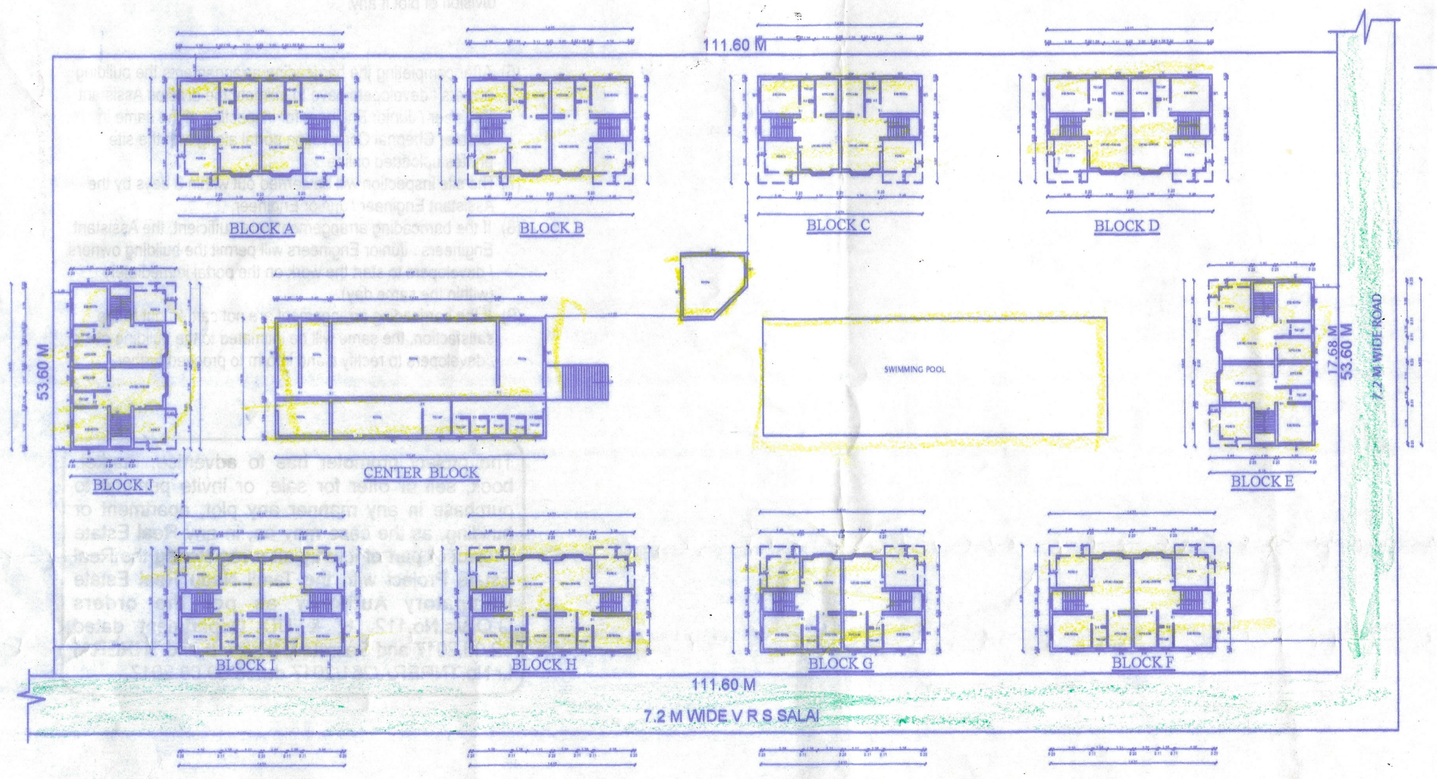
PLAN SHOWING THE PROPOSED SUB DIVISION OF PLOTS & EXISTING BUILDING TO BE DEMOLISHED AT PLOT NO.1 TO 20, VRS SALAI, COMPRISED IN S.NO. 2/544 TO 2/550, 2/551 TO 2/555, 2/556 TO 2/560, 2/561 TO 2/564, UTHANDI VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION, DIVISION NO. 197, ZONE - 15

REF:-

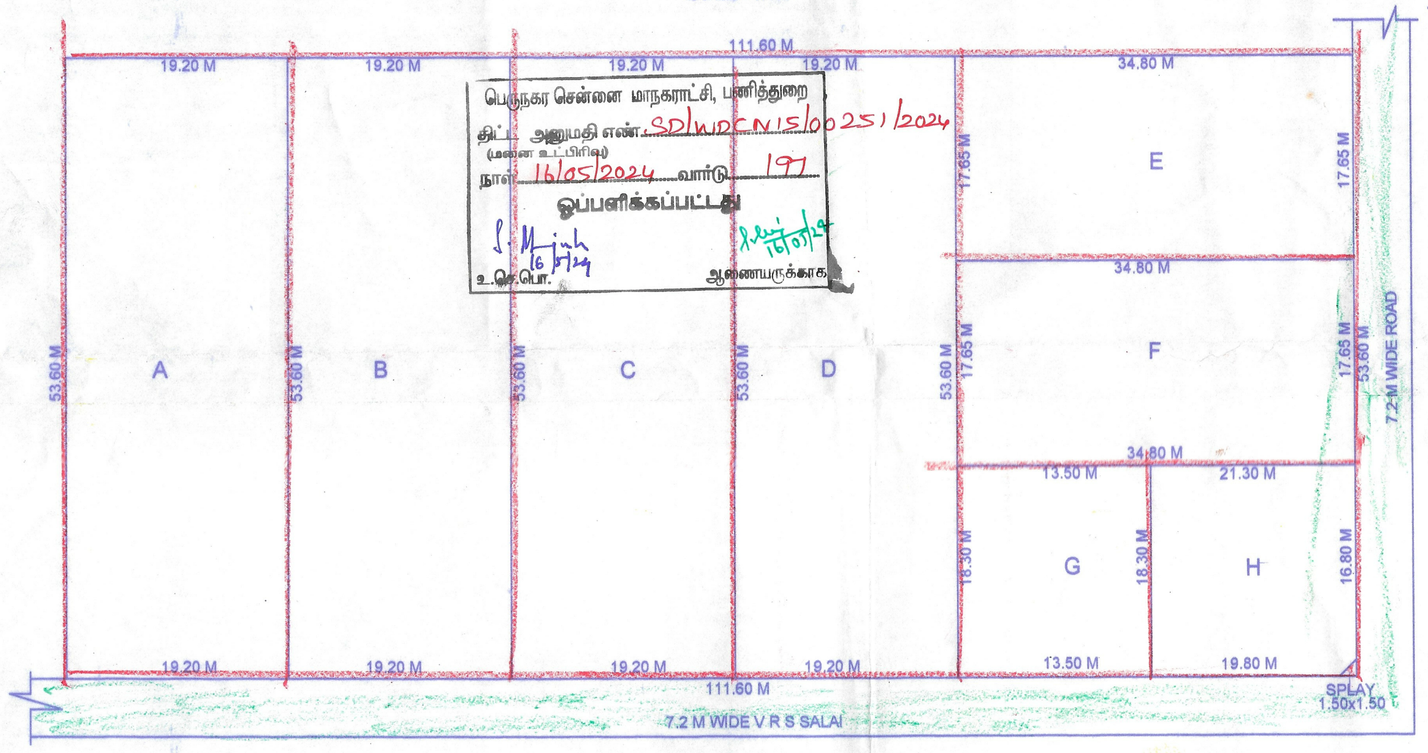
EARLIER SANCTIONED REGULARATION PLAN VIDE:-
PERMIT NO. 0473/2024
DATE : 05/04/2024



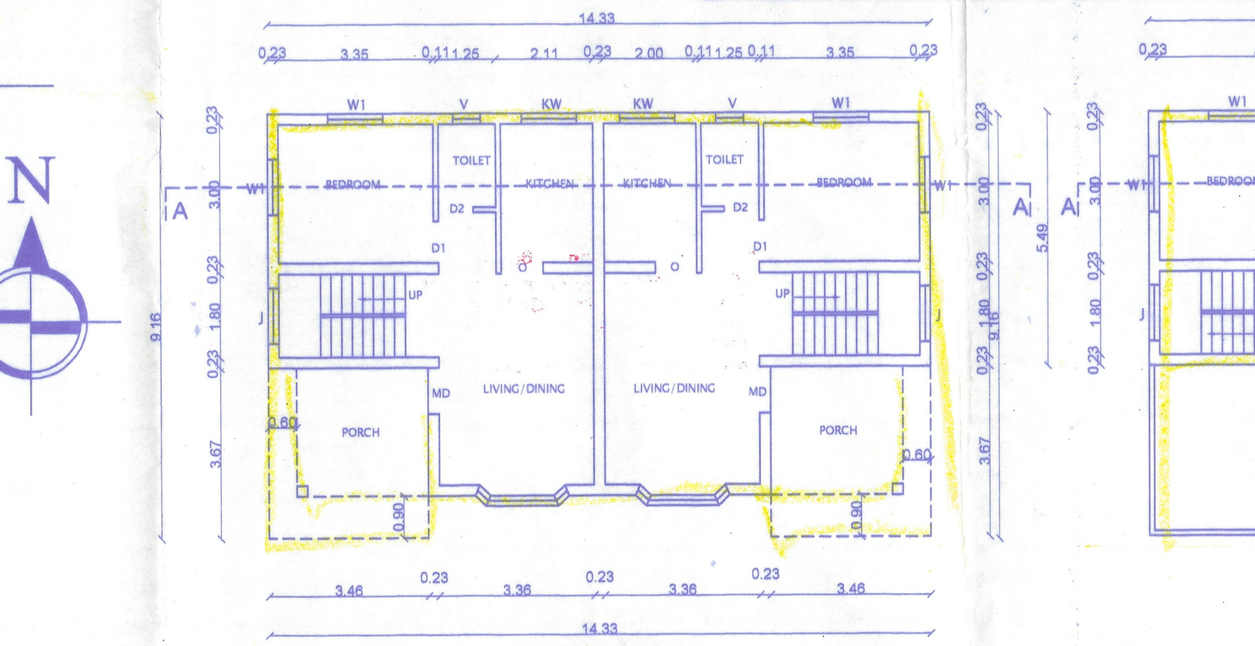




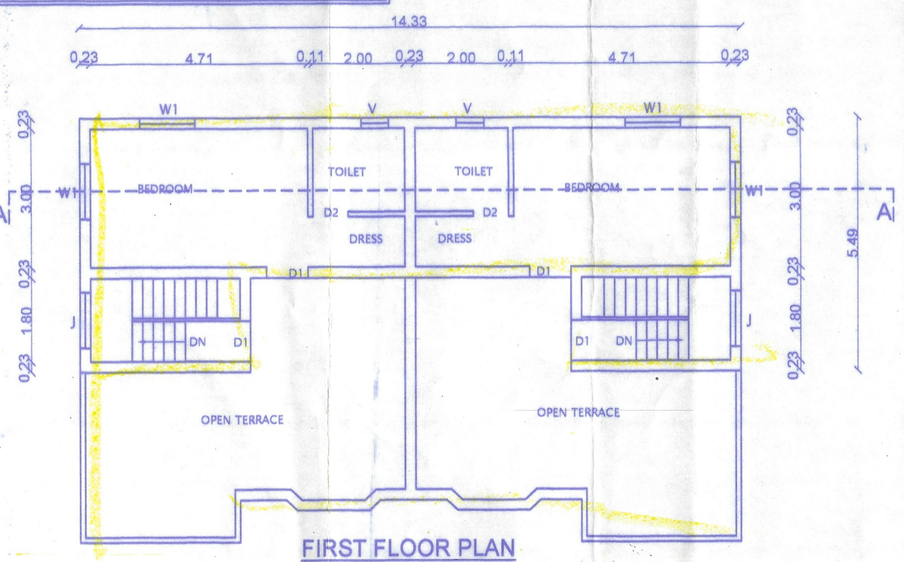
SITE/DEMOLITION PLAN
SCALE - 1:400



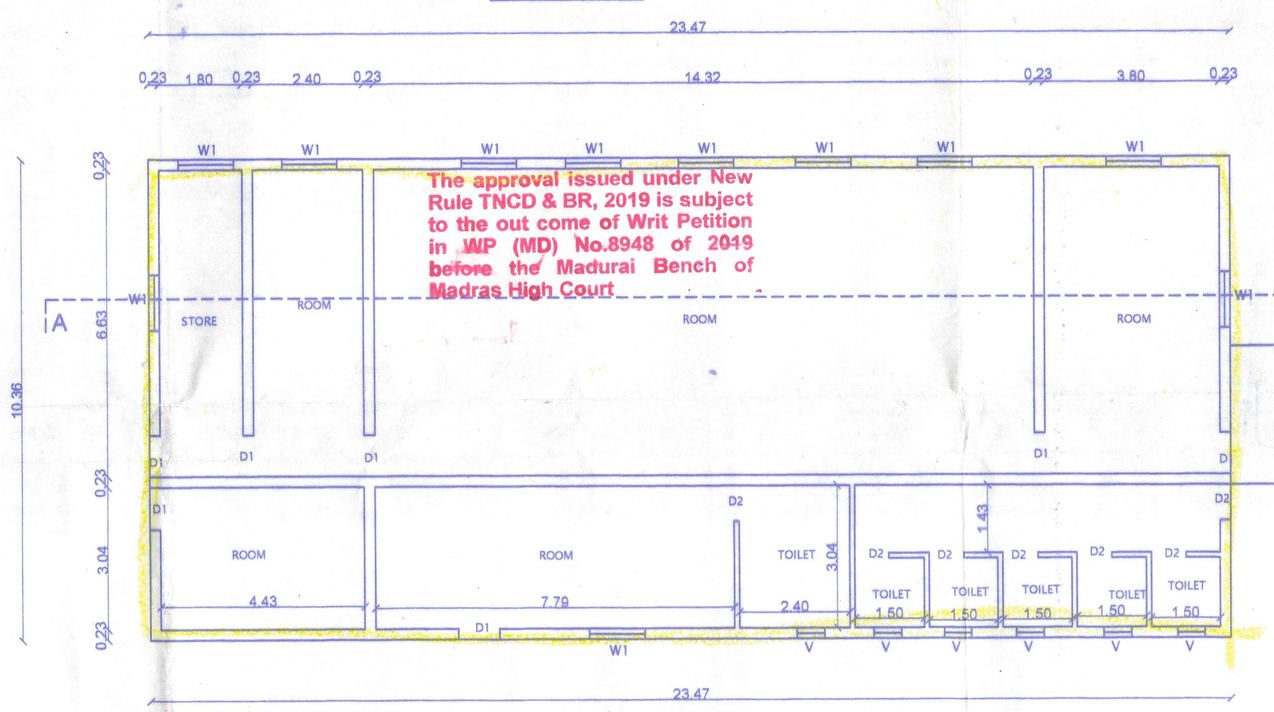
SUB DIVISION PLAN (PROPOSED
SCALE - 1:400



GROUND FLOOR PLAN
(TO BE DEMOLISHED)

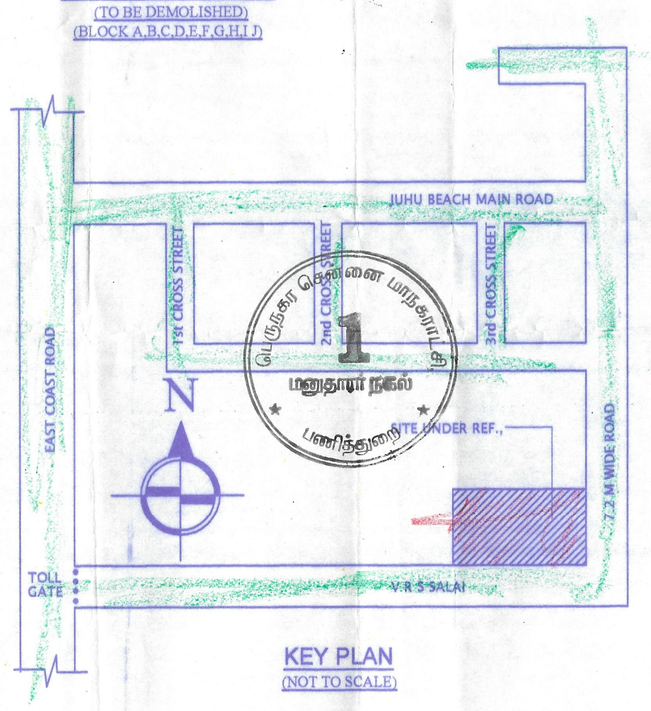


FIRST FLOOR PLAN
(TO BE DEMOLISHED)
(BLOCK A,B,C,D,E,F,G,H,I,J)

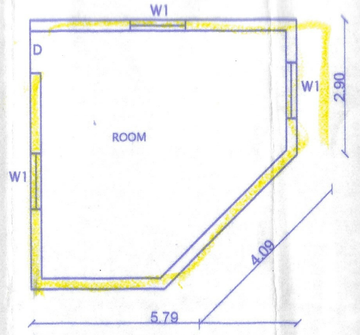


GROUND FLOOR PLAN
(TO BE DEMOLISHED)
(CENTER BLOCK)

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 thef Madurai Bench of Madras High Court



KEY PLAN
(NOT TO SCALE)



AREA STATEMENT:-

(SUB DIVISION)	SQ . MT
PLOT EXTENT	5981 . 76
EXTENT OF PLOT A	1029 . 12
EXTENT OF PLOT B	1029 . 12
EXTENT OF PLOT C	1029 . 12
EXTENT OF PLOT D	1029 . 12
EXTENT OF PLOT E	614 . 22
EXTENT OF PLOT F	614 . 22
EXTENT OF PLOT G	247 . 05
EXTENT OF PLOT H	388 . 67
SPLAY AREA	1 . 12
TOTAL AREA	5981 . 76

COLOUR INDEX:-

- PROPOSED
- ROAD
- BOUNDARY
- DEMOLITION

For SDB Security Services Pvt. Ltd.
(Formerly Known as SDB Patrol Services Pvt Ltd.)
Authorised Signatory

G P A :-

N. MONISHA, B.E.,
Registered Engineer RES/04832020
GREATER CHENNAI CORPORATION
No.2/145, Mettu Street,
Vadakaral, Chennai - 600 052.
Cell : 90945 62117

Reg Engineer:-



(1) Suitable arrangements should be made to reduce the dust, nuisance.
(2) Necessary safety barricading with the suitable materials should be provided.
(3) All pre-cautionary measures should be taken to prevent any danger and damages to the neighbouring building and passer-by.
(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

Verified RealEstate
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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.