Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

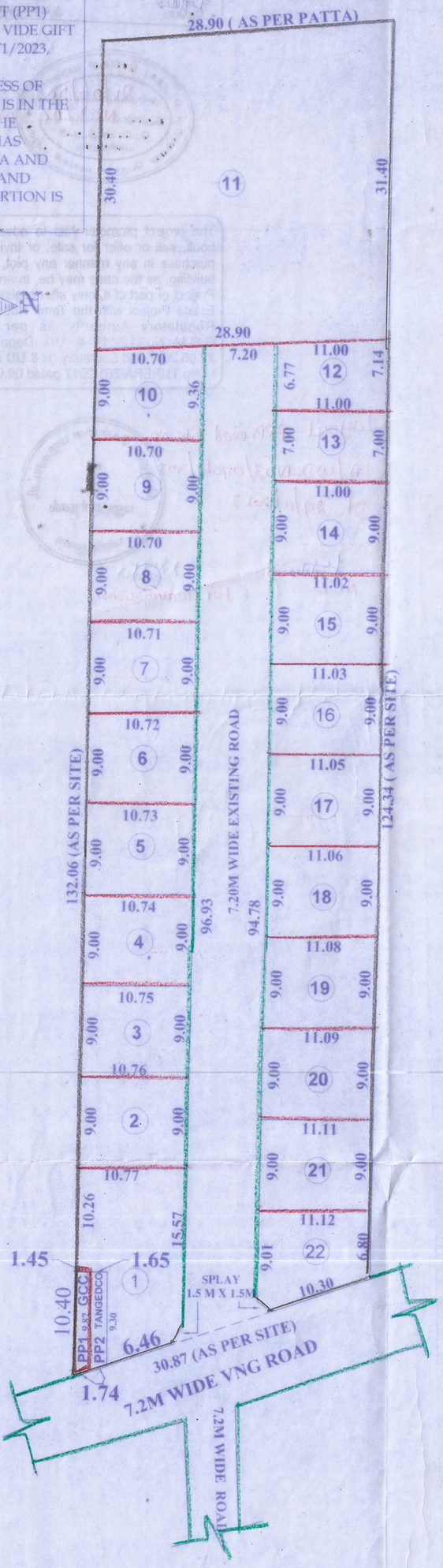
Published for reference. The authority's own register is the operative record.

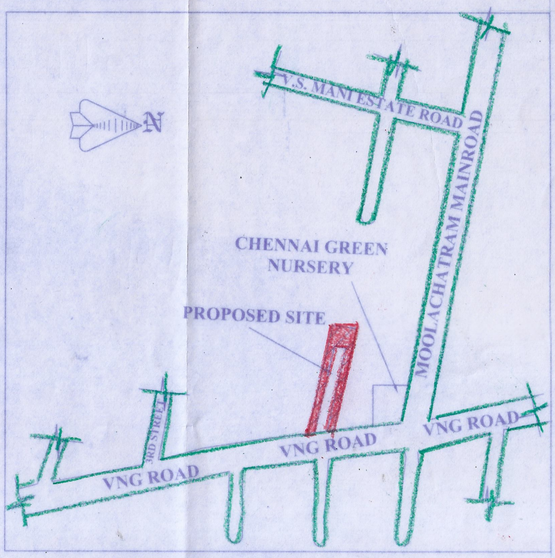
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

LAYOUT SKETCH SHOWING THE HOUSE SITES COMPRISED IN OLD S.NO : 171/1 & 171/2 AS PER PATTA T.S.NOS 100/49, 100/50, 100/51 AT MADHAVARAM MILK COLONY,V.N.G ROAD MOOLACHATHIRAM,MADHAVARAM VILLAGE & TALUK,CHENNAI - 600051 (SCALE 1 : 400)GREATER CHENNAI CORPORATION, ZONE III ,DIVISION 27

NOTE :
1) SPLAY OF 1.5 M X 1.5 M PROVIDED AT INTERSECTION OF ROADS.
2) THE PUBLIC PURPOSE PLOT (PP1) HAS BEEN GIFTED TO GCC VIDE GIFT DEED DOCUMENT NO : 7271/2023, DATED - 09/10/2023
3) THE 7.2 M ROAD FOR ACCESS OF LAYOUT PLOTS ALREADY IS IN THE LIST OF ROADS OF GCC. THE REVENUE AUTHORITIES HAS OMITTED THIS ROAD AREA AND ISSUED PATTA FOR THE LAND OWNER. HENCE ROAD PORTION IS NOT GIFTED TO GCC.





KEY PLAN (NTS)

TOTAL PLOT EXTENT	-	3140.00 M²
PUBLIC PURPOSE 1 (GCC)	-	15.70 M²
PUBLIC PURPOSE 2 (TANGEDCO)	-	15.80 M²
PLOT 1	-	170.85 M²
PLOT 2	-	96.89 M²
PLOT 3	-	96.80 M²
PLOT 4	-	96.71 M²
PLOT 5	-	96.62 M²
PLOT 6	-	96.53 M²
PLOT 7	-	96.44 M²
PLOT 8	-	96.35 M²
PLOT 9	-	96.30 M²
PLOT 10	-	98.23 M²
PLOT 11	-	893.01 M²
PLOT 12	-	76.51 M²
PLOT 13	-	77.00 M²
PLOT 14	-	99.09 M²
PLOT 15	-	99.23 M²
PLOT 16	-	99.36 M²
PLOT 17	-	99.49 M²
PLOT 18	-	99.63 M²
PLOT 19	-	99.77 M²
PLOT 20	-	99.90 M²
PLOT 21	-	100.04 M²
PLOT 22	-	95.29 M²
TOTAL AREA	-	2980.04 M²

COLOUR INDEX

PROPOSAL	-
ROAD	-
BOUNDARY	-
GIFTED AREA	-

OWNER

A. BALASUBRAMANI
Licensed Surveyor / Registered Engineer

Greater Chennai Corporation	No: RE300872019
CMDA	No: RE/GR-III/19/03/008
Avadi City Municipal Corporation	No: 012/LS/2021/00012

Office at No. 79, 1st Main Road,
Balakumaran Nagar Part 'A' Redhills Road,
(Near Lakshmi Amman Koil) Kolathur, Chennai-600 099.
Ph : 98407 78915 / 98400 84810.

LICENSED SURVEYOR

Sri Bhava Planners & Engineer.
No.79, Annai Mariyammat complex, Ist floor, Balakumaran Nagar Part'A', Kolathur, Chennai-99.

Ph : 25563488.
Cell : 98400-84810.

Drawn By : SARAVANAN.A
File Name : Corp -Sub-22-25
Date : 11/07/23

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் :SD/WDC/N03/00502/2023
(மனைபிரிவு)
நாள் 29/11/2023 வார்டு 023

ஒப்பளிக்கப்பட்டது

29/11/23
உ.செ.பொ.

29/11/23
ஆணையருக்காக

சென்னை மாநகராட்சி
பெருநகர் சென்னை பெருநகர வளர்ச்சி குழுமம்
நாள் 21/06/2023
தி.எண் N03/00502/2023
பெ.செ.மா.தி.அ.வி
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.

Layout APProved vide no
LA/WDC/N03/00041/2023
Dt: 29/11/2023

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

29/11/23
AEE

29/11/23
For commissioner

A. BALASUBRAMANI
Licensed Surveyor / Registered Engineer

Qatar Chamber Corporation	No. RE 30/81/2019
TCMA	No. RE/CM-NU/19/03/008
Aqua-City Municipal Corporation	No. 1/TP/ 21/2021/00012

Office at No. 79, 1st Main Road,
Balakumaran Nagar Ext. A. Reddiis Road,
(Near Lakshmi Amman Koil) Kolathur, Chennai - 600099.
Ph : 98407 78975 / 98430 88410

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
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.