Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

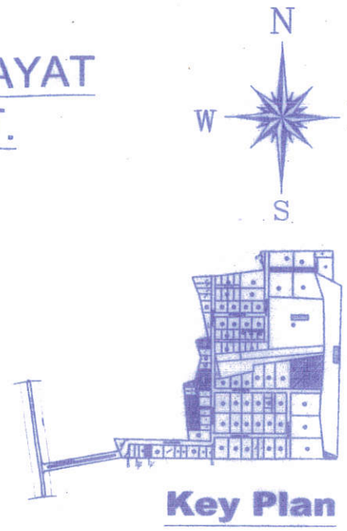
Published for reference. The authority's own register is the operative record.

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

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SUB DIVISION PLAN FOR PLOT NO-28 S.NO: 127 AT MUGAYUR VILLAGE & PANCHAYAT, LATHUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.





Key Plan

Area details in Sq.ft :-
Plots area - 57,099
Road area - 5,870
Total area - 62,969

Plots area details	
Plot No's	Area in Sq.ft
28-A	11,465
28-B	10,275
28-C	9,260
28-D	8,051
28-E	9,030
28-F	9,018
Total	57,099

OFFICE USE:

ந.க.எண். 1250/2020/இ3 நாள். .01.2024

ஏகனேஸ்பாடு கிராமம், இருந்தூர் ஊராட்சி ஒன்றியம், மகையூர் ஊராட்சி எல்லை, சர்வே எண். 127-ல் உள்ள எண். 28-ல் 62969 ச.அடி பரப்பளவில் உள்ள மனையின் ஊராட்சிக்கு சொந்தமான விடுவிடப்பட்ட 5810 ச.அடி போக மீதமுள்ள 57099 ச.அடி பரப்பளவுள்ள மனைகளை முறைப்படுத்தும் உள்ளவாறு கால் (6) மனைகளாக உபபிரிவு செய்வதற்கு உரிய கட்டணத்தொகை ஊராட்சி வங்கிக்கணக்கில் செலுத்தியதால், இவ்வரைபட அனுமதி வழங்கி உத்தரவிடப்படுகிறது.

19.1.2024
வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
இலத்தூர் (கி) பவுஞ்சூர்

19/1/2024

24/1/2024
தலைவர்
முகையூர் ஊராட்சி
இலத்தூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்

For RADIANCE REALTY DEVELOPERS INDIA LTD.

Authorised Signatory

APPLICANT

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

REGISTERED ARCHITECT/ LICENSE SURVEYOR

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.