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RE REGULATORY RECORD

RERA Document

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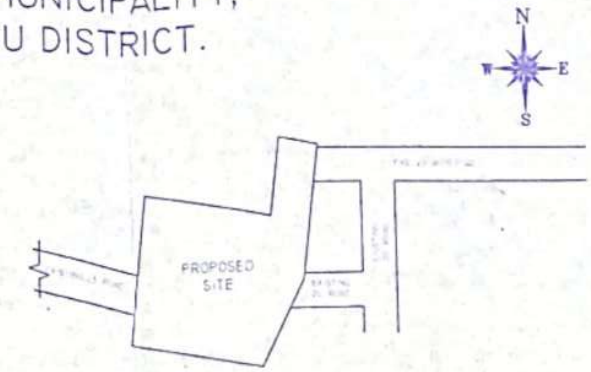
Published for reference. The authority's own register is the operative record.

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

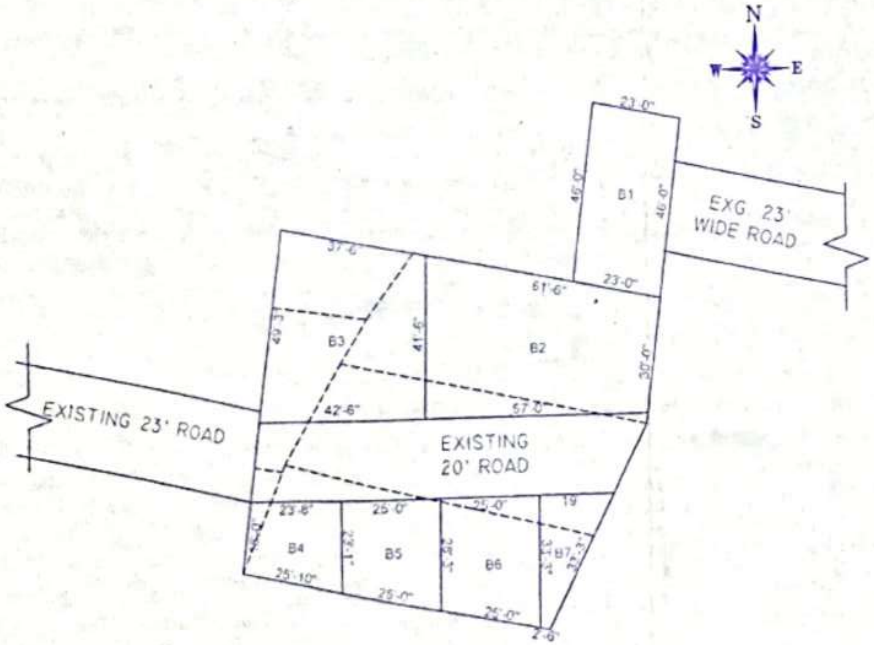
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED SUB DIVISION OF INDIVIDUAL PLOT B AT SURVEY NO. 31/1B, 31/2B, 31/3A2, 31/3B, 31/3C, 31/4C2, 31/4D KONATHI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.



KEY PLAN
NOT TO SCALE



PRO. SUB DIVISION

இவ்வலுவலக செயலாணை ந.க.எண் 4814/24-38/F1
நாள் 05.11.2024 -ன்படி சோழிங்கநல்லூர் கிராமம்
நில அளவை எண் 31/1B, 2B, 3A2, 3B, 3C, 4C2, 4D
.....தெரு / நகரில் எற்கனவே
ஒப்புதல் அளிக்கப்பட்ட மனை எண் B
இவ்வரைபடத்தில் உள்ள அளவுகளின்படி 7 மனைகளாக பிரித்து மனை உட்பிரிவு செய்து உத்திரவிடப்படுகிறது.

ஆணையாளர் மறைமலைநகர் நகராட்சி

SCALE 1 INCH = 8 FEET (1:100)

AREA DETAILS

DESCRIPTION	Sq.FT	Sq.M
PLOT B1	1058.00	98.29
PLOT B2	2123.00	197.23
PLOT B3	1824.06	169.51
PLOT B4	502.04	46.67
PLOT B5	642.05	59.69
PLOT B6	770.00	71.53
PLOT B7	359.64	33.41

COLOUR INDEX

PRO. SUB DIVISION
SITE BOUNDARY
EXISTING ROAD

OWNERS SIGNATURE

Er.K.SABARI GIRISAN B.E., CIVIL
Registered Engineer Grade -II
Maraimalai Nagar Municipality.
Reg No.020/LS/2015/00007
No: 10/49 Pillayar Koil St.

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Proceedings of the Commissioner of
MARAIMALAI NAGAR MUNICIPALITY

PRESENT: SHAKILA S

Dated : 05-Aug-2024

Sub: TOWN PLANNING - MARAIMALAI NAGAR MUNICIPALITY
C.No : 020/CP/24-25/0004814
P.P.No : 52/2024-25
Name of applicant : ARUMUGAM ,
S,KONATHI, KONATHI, MARAIMALAINAGAR .
S.No 31/1B, of
KONATHI Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr. ARUMUGAM to Sub-Division S.No. 31/1B, of KONATHI Village ,S, KONATHI, KONATHI, MARAIMALAINAGAR Into 7 plots **Sub Divisions Charges : 13700.00, Service Request No : 020/CP/24-25/0005378, Date : 05/Aug/2024** subject to the following condition. The approved plans are sent herewith.

The Sub-Division of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
Mr.ARUMUGAM
S, KONATHI, KONATHI,
MARAIMALAINAGAR

5/8/24.
For Commissioner,
MARAIMALAI NAGAR MUNICIPALITY

5/8/2024

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MARAIMALAI NAGAR MUNICIPALITY / மறைமலைநகர் நகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 020/CP/24-25/0005378	Receipt Date / பற்றுச்சீட்டு நாள்	: 05-Aug-2024 10:52:41 AM
Service Name / சேவையின் பெயர்	: Sub Division Approval Payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: ARUMUGAM	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD 1
Address / முகவரி	: SU.NO.31 PART,KONATHI, KONATHI,MARAIMALAINAGAR, PIN Code -603209	Mobile No / அலைபேசி எண்	: 9710641508

Demand Notice No
SDA/020/2024/001/0000114

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Scrutiny fee	500.00
2	Regularisation Chrages	2000.00
3	Development Charges	3000.00
4	Sub Division Fees	8200.00
	Total / மொத்தம்	13700.00

Remarks:N/A

Payment Details : 13700.00/- Online 05-Aug-2024

Amount In Words : [Thirteen Thousand Seven Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"

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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.