Verified RealEstate™

RE REGULATORY RECORD

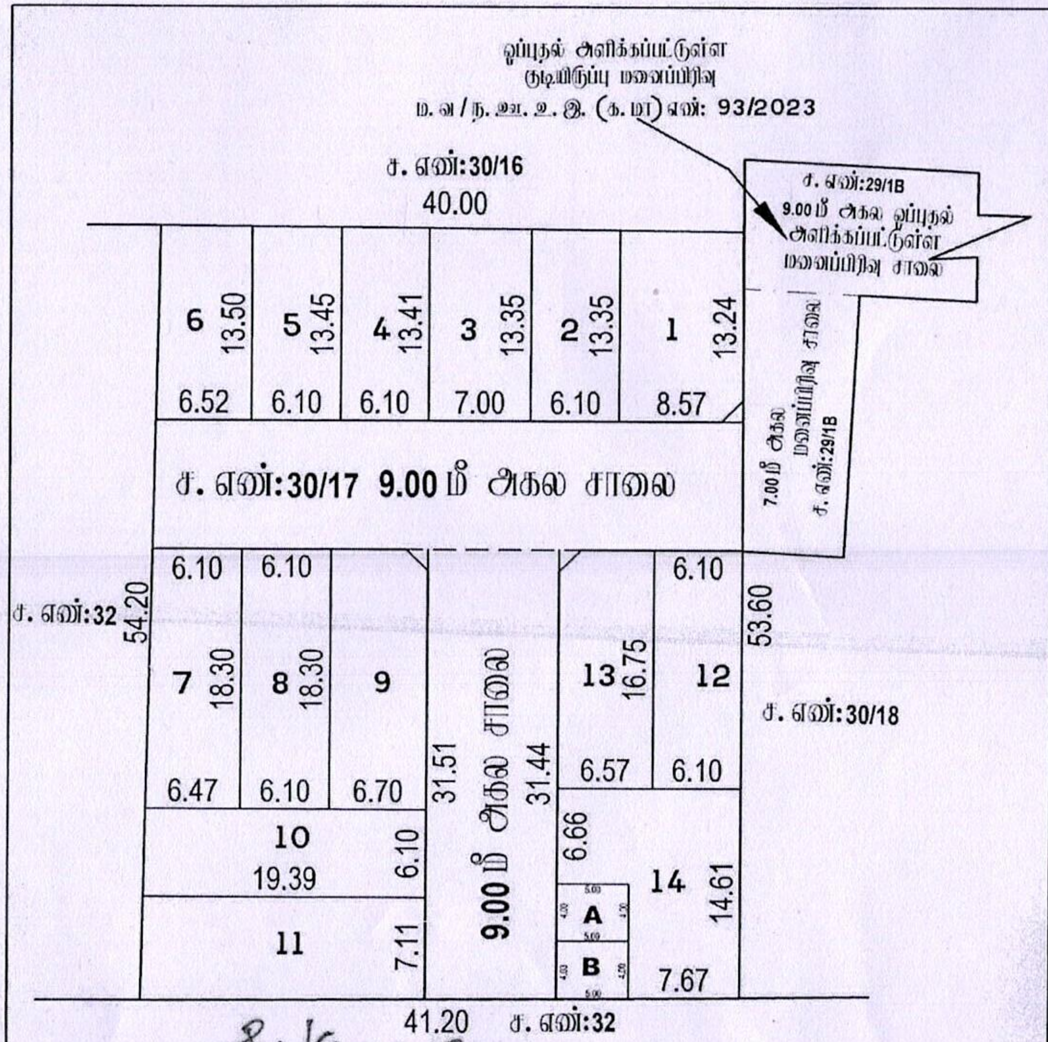
RERA Document

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



S. குமார், B.A.,
தலைவர்
கீழ்குமாரமங்கலம் ஊராட்சி
கடலூர் ஒன்றியம்.

உரிமையாளர் வரைவாளர் [illegible] வரைவாளர் நிலை - III [illegible] வரைவாளர் நிலை - II

Signature valid
Signed by: Assistant [illegible]
Location: Cuddalore
Date: 2023.11.29 [illegible]

நகர் ஊரமைப்புத்துறை - கடலூர் மாவட்டம்.

கடலூர் மாவட்டம், கடலூர் வட்டம், கடலூர் ஊராட்சி ஒன்றியம், கீழ்குமாரமங்கலம் கிராமம், சர்வே எண்: 30/17 -ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான தொழில் நுட்ப ஒப்புதல் வரைபடம்.

கோப்பு எண்: 17173 / 2023 / TCP
அளவு 1 அங்குலம் 66 அடி (1:800)

குறிப்பு :

மொத்த மனைகள் : 14

மனைப்பிரிவின் மொத்த பரப்பு: 0.52 ஏக்கர் (2100.00 ச. மீ)

மனைப்பிரிவு எல்லை

நிலவியுள்ள சாலை

பொது ஒதுக்கீடு

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை:

மனைப்பிரிவு சாலைகள் (ம) நடைபாதைகள்: 650.79 ச. மீ

உள்ளாட்சிக்கு (A) : 20.00 ச. மீ (0.64%)

மின்வாரியத்திற்கு (B) : 20.00 ச. மீ (0.64%)

[illegible]
7.20மீ, 10.0மீ மற்றும் 12.0மீ சாலைகளுக்கு 1.5மீ [illegible]
15.0மீ மற்றும் 18.0மீ [illegible] 4.5மீ [illegible]

[illegible]
7.20மீ, 10.0மீ மற்றும் 12.0மீ சாலைகளுக்கு 1.5மீ x 1.5மீ [illegible]
12.0மீ [illegible] 4.5மீ x 4.5மீ [illegible]
30.5மீ [illegible] 6.0மீ x 6.0மீ [illegible]

நிபந்தனைகள்

1. [illegible]

2. [illegible] 71 [illegible] (ம) [illegible] 16. 06. 2003 [illegible]

3. [illegible] (ம) [illegible] (அ) [illegible]

4. [illegible]

5. [illegible] 5' X 5' [illegible]

6. [illegible] 18 [illegible] (ம) [illegible] 04. 02. 2019 [illegible] (ம) [illegible]

7. The Tamil Nadu Government in G.O.Ms.No. 112, housing and Urban Development Department dated: 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The 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 Real Estate Regulatory Authority.

8. [illegible]

இணையதள விண்ணப்ப எண் : 7WGPBSBN

ம. வ / ந. ஊ. உ. இ. (க. மா) எண்: 135/2023 (இணையதள ஒப்புதல்)

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கடலூர் மாவட்டம்

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.