Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

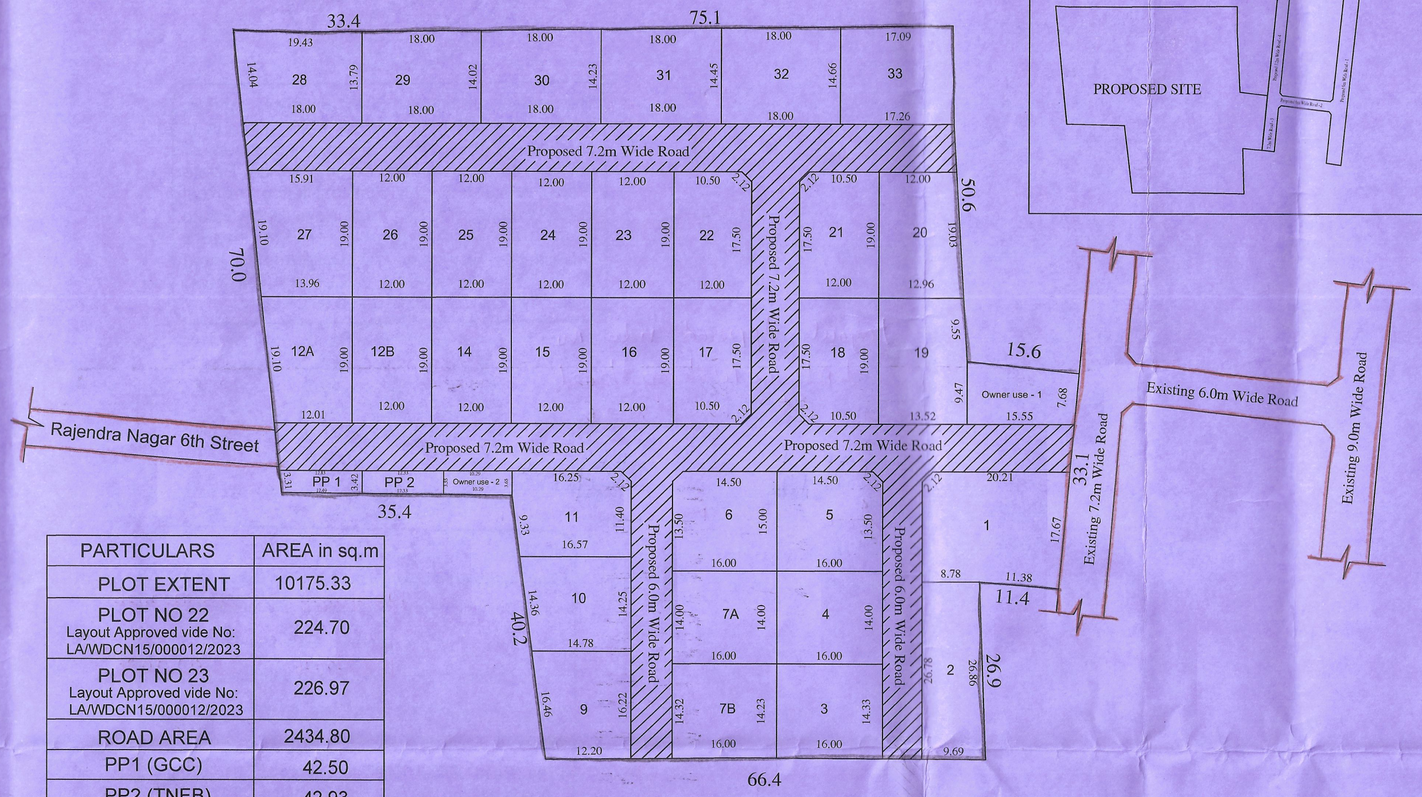
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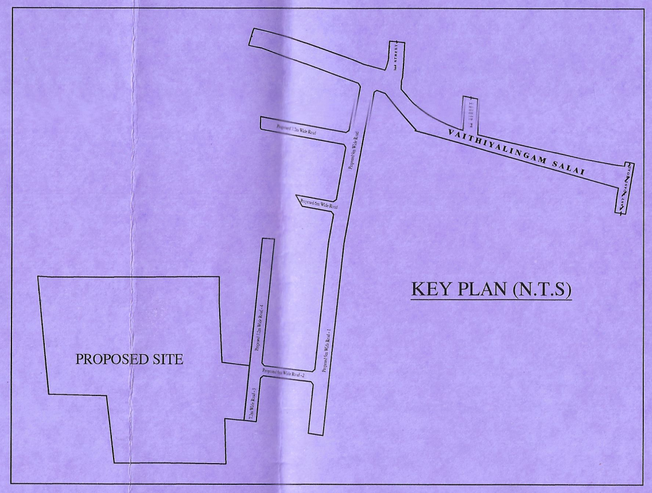
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD




| PARTICULARS | AREA in sq.m |
|---|---|
| PLOT EXTENT | 10175.33 |
| PLOT NO 22 Layout Approved vide No: LA/WDCN15/000012/2023 | 224.70 |
| PLOT NO 23 Layout Approved vide No: LA/WDCN15/000012/2023 | 226.97 |
| ROAD AREA | 2434.80 |
| PP1 (GCC) | 42.50 |
| PP2 (TNEB) | 42.93 |
| OWNER USE | 173.27 |
| PLOTTABLE | 7933.50 |

| PLOT NO | AREA in sq.m | PLOT NO | AREA in sq.m | PLOT NO | AREA in sq.m | PLOT NO | AREA in sq.m |
|---|---|---|---|---|---|---|---|
| 1 | 352.25 | 10 | 224.39 | 19 | 254.22 | 28 | 257.80 |
| 2 | 247.73 | 11 | 224.60 | 20 | 235.50 | 29 | 250.53 |
| 3 | 228.68 | 12A | 246.74 | 21 | 226.87 | 30 | 245.33 |
| 4 | 224.00 | 12B | 228.00 | 22 | 226.87 | 31 | 258.13 |
| 5 | 238.87 | 14 | 228.00 | 23 | 228.00 | 32 | 261.93 |
| 6 | 238.87 | 15 | 228.00 | 24 | 228.00 | 33 | 253.87 |
| 7A | 224.00 | 16 | 228.00 | 25 | 228.00 | TOTAL | 7933.50 |
| 7B | 227.97 | 17 | 226.87 | 26 | 228.00 | | |
| 9 | 223.69 | 18 | 226.87 | 27 | 282.92 | | |

SKETCH SHOWING THE PROPOPSED LAYOUT OF HOUSE SITE AT PLOT NO:22,23 (SURVEY NUMBER: 44/2A5A1) AND LANDS IN SURVEY NUMBERS: 41/7B & 41/2B NEELANGARAI VILLAGE, SHOLINGANALLUR TALUK,CHENNAI DISTRICT.

GREATER CHENNAI CORPORATION.

DIVISION-192 ZONE - 15

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

POWER AGENT / OWNER:

For ENRGE FRONTIER PRIVATE LIMITED

Pamjaya. M

AUTHORISED SIGNATORY

FOR G SQUARE REALTORS PRIVATE LIMITED

B. Nagendran

AUTHORIZE SIGNATORY

REGISTERED ARCHITECT:

R. RAMATHILAGAM, D.Arch.,
RA/Gr-II/19/06/013-CMDA
RA/Gr-II/001/2021-DTCP
Reg. No. RA/20007/2019-GCC
Registered Architect & Consulting Architect
No. 151, SCB Colony, R.K. Nagar, Chennai-28.
Mobile : 9884490897, 9962425366
mithra.consult@gmail.com

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SP/WDC/N15/00042/2026
(மனைபிரிவு)

நாள் 02/03/2026 வார்டு 192

ஒப்புளிக்கப்பட்டது

02/03/26
உ.செ.பொ.

02/03/26
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 22/01/2026
திட்ட எண் N15/00042/2026
பெ.செ.மா.தி.அ-வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

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/N15/00003/2026
Dt: 02/03/2026

AEE

02/03/26
for Commissioner

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

**NOTE:**

1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 1882/2026 dated 25.02.2026

2 The public purpose Land for GCC has been Gifted vide Document No. 1882/2026 dated 25.02.2026

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

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.