

RE

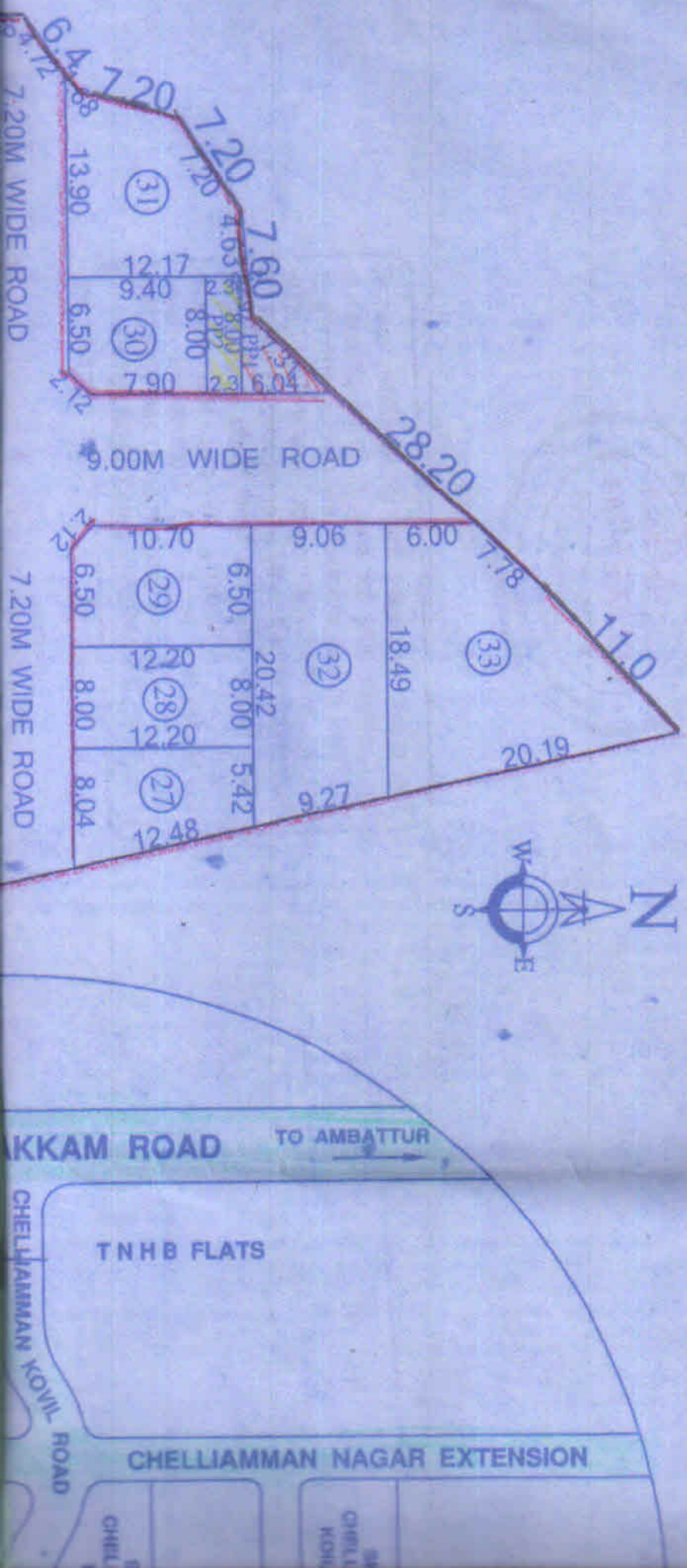
REGULATORY RECORD

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.

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITES AT CHELLIAMMAN NAGAR", COMPRISED IN OLD S. NO. 498/1A, AS PER BLOCK NO.4, WARD 'G', WARD - 5 (061), ATHIPET VILLAGE, AMBATTUR GREATER CHENNAI CORPORATION, DIVISION NO. 86, ZONE - VII.





PLOT AREA DETAILS:-

PLOT No.	AREA IN Sq.Mt.
1	135.17
2	107.07
3	114.84
4	119.85
5	128.47
6	234.50
7	74.69
8	102.95
9	90.55
10	90.55
11	91.68
12	91.68
13	98.59
14	73.40
15	79.30

AREA STATEMENT :-

PLOT EXTENT	5020.00 SQ.M.
TOTAL PLOTTABLE AREA	3640.00 SQ.M.
TOTAL ROAD AREA	1342.83 SQ.M.
PP1 (GCC)	18.77 SQ.M.
PP2 (TANGEDCO)	18.40 SQ.M.
TOTAL PLOT EXTENT	5020.00 SQ.M.

NOTE :-

ROAD & PP1 GIFT DEED REGISTERED AS
NUMBER R/KONNUR/BOOK-1/636/2024
Dated : 05/02/2024 KONNUR.

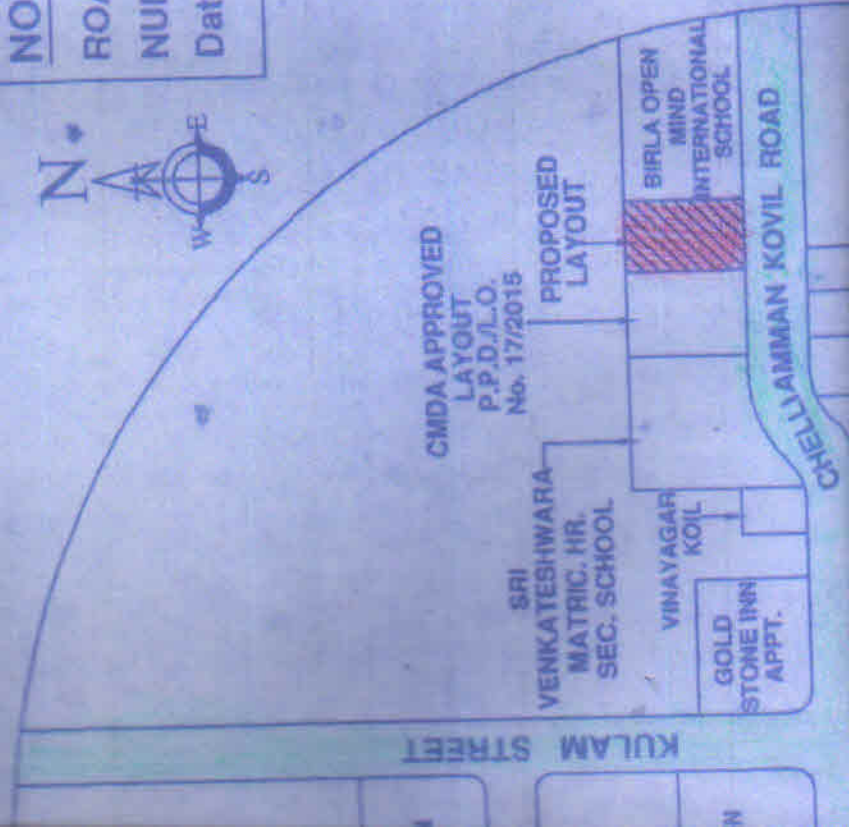


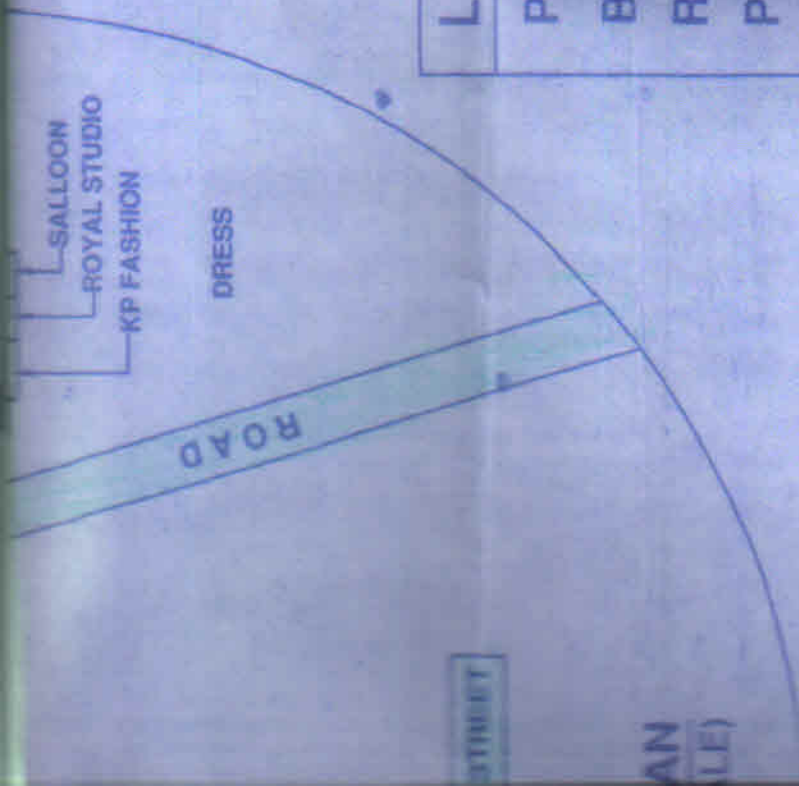
MAN KOVIL ROAD,

A T. S. NO. 49/4,

UK,

SCALE - 1"=32'0" (1:400)





LEGEND :-

PROPOSED	
BOUNDRY	
ROAD	
PP1	
PP2	

B. Manoharan
B. MANOHARAN
 Licensed Surveyor No. RE304362019
 Greater Chennai Corporation
 7/4, Jothy Flats, Paper Mills Road
 Perambur, Chennai - 600 011
 Phone No: 2670 1593 93810 10425

10		97.60
17		96.47
18		96.47
19		97.60
20		104.91
21		112.69
22		97.60
23		96.47
24		96.47
25		97.60
26		120.73
27		82.10
28		85.40
29		96.47
30		74.04
31		135.60
32		176.34
33		242.15
TOTAL		3640.00

S. J. R.

SIGNATURE OF OWNER	LICENSED SURVEYOR
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பெருநகர சென்னை மாநகராட்சி, பணித்துறை
 திட்ட அனுமதி எண்... **SD/WD/N07/00616/2023**
 (மனைப்பரிவு)
 நாள்... **03/04/2024**... வார்டு... **086**
ஒப்பளிக்கப்பட்டது
 உ.செ.பொ. 2/4/24
 ஆணையருக்காக



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/WD/N07/00009/2024
dt: 03/04/2024

U.S. Senthil Kumar 2/4/24
AEE

For Commissioners

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](#)



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



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.

