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

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DIGITALLY VERIFIED RECORD

ISO 9001:2015

PALM BEACH - PHASE II RERA AREA STATEMENT

The Proposed Residential Building in Plot Numbers: A1 to A6, B1 to B6, C1 to C6 and D1 to D5 and Villas :23 to 45 at "PALM BEACH - PHASE II" comprised in Survey No. 219/4D1, 4D2, 4E, 4F, 4G, 5A1B, 15 & 16, situated at Nemmeli Village, Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpattu District.

S.no	Plot Nos	Unit No	Type	RERA Carpet Area (sec 2(k)) (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/ Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Internal Staircase /Wall Area (Sq.m)	Total Built up Area (Sq.m)	Land Area (Sq.m)	Open Car Parking Nos
1	A1	23	G+1	98.01	3.06	-	-	15.06	116.13	113.34	1
2	A2	24	G+1	98.01	3.06	-	-	15.06	116.13	115.57	1
3	A3	25	G+1	98.01	3.06	-	-	15.06	116.13	115.57	1
4	B1	26	G+1	98.01	3.06	-	-	15.06	116.13	115.57	1
5	B2	27	G+1	98.01	3.06	-	-	15.06	116.13	115.57	1
6	B3	28	G+1	98.01	3.06	-	-	15.06	116.13	115.57	1
7	C1	29	G+1	98.01	3.06	-	-	15.06	116.13	115.38	1
8	C2	30	G+1	98.01	3.06	-	-	15.06	116.13	115.75	1
9	C3	31	G+1	98.01	3.06	-	-	15.06	116.13	115.11	1
10	D1	32	G+1	98.01	3.06	-	-	15.06	116.13	114.26	1
11	D2	33	G+1	95.97	4.37	-	-	15.79	116.13	117.24	1
12	D3	34	G+1	97.08	3.44	-	-	15.61	116.13	116.31	1
13	D4	35	G+1	97.83	3.44	-	-	14.86	116.13	112.59	1
14	D5	36	G+1	97.08	3.44	-	-	15.61	116.13	116.59	1
15	C4	37	G+1	97.08	3.44	-	-	15.61	116.13	122.81	1
16	C5	38	G+1	97.08	3.44	-	-	15.61	116.13	122.72	1
17	C6	39	G+1	97.08	3.44	-	-	15.61	116.13	117.98	1
18	B4	40	G+1	97.08	3.44	-	-	15.61	116.13	121.79	1
19	B5	41	G+1	97.08	3.44	-	-	15.61	116.13	120.86	1
20	B6	42	G+1	97.08	3.44	-	-	15.61	116.13	117.14	1
21	A4	43	G+1	97.08	3.44	-	-	15.61	116.13	113.43	1
22	A5	44	G+1	97.08	3.44	-	-	15.61	116.13	111.85	1
23	A6	45	G+1	96.62	3.44	-	-	16.07	116.13	112.96	1
	OWNER USE LAND									13.19	
TOTAL AREA IN SQ.Mtr				**2241.32**	**76.25**	_	_	**353.42**	**2670.99**	**2689.15**	**23**

NADHIYA. P, B.Arch.,
Council of Arch Reg. No: CA/2009/45714
Registered Architect, Gr. 1(RA)
[RA/Gr.1/19/12/399]

LLPIN : AAT-9635 DATED : 24.09.2020

No:11, Kuvalai Malar Street, Poonganagar,
Tiruvallur-602 001.
Sun Centre, #2 Tank Bund Road, Nungambakkam, Chennai - 600 034, India.

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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

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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

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The LandLens suite
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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.