Verified RealEstate™

RE REGULATORY RECORD

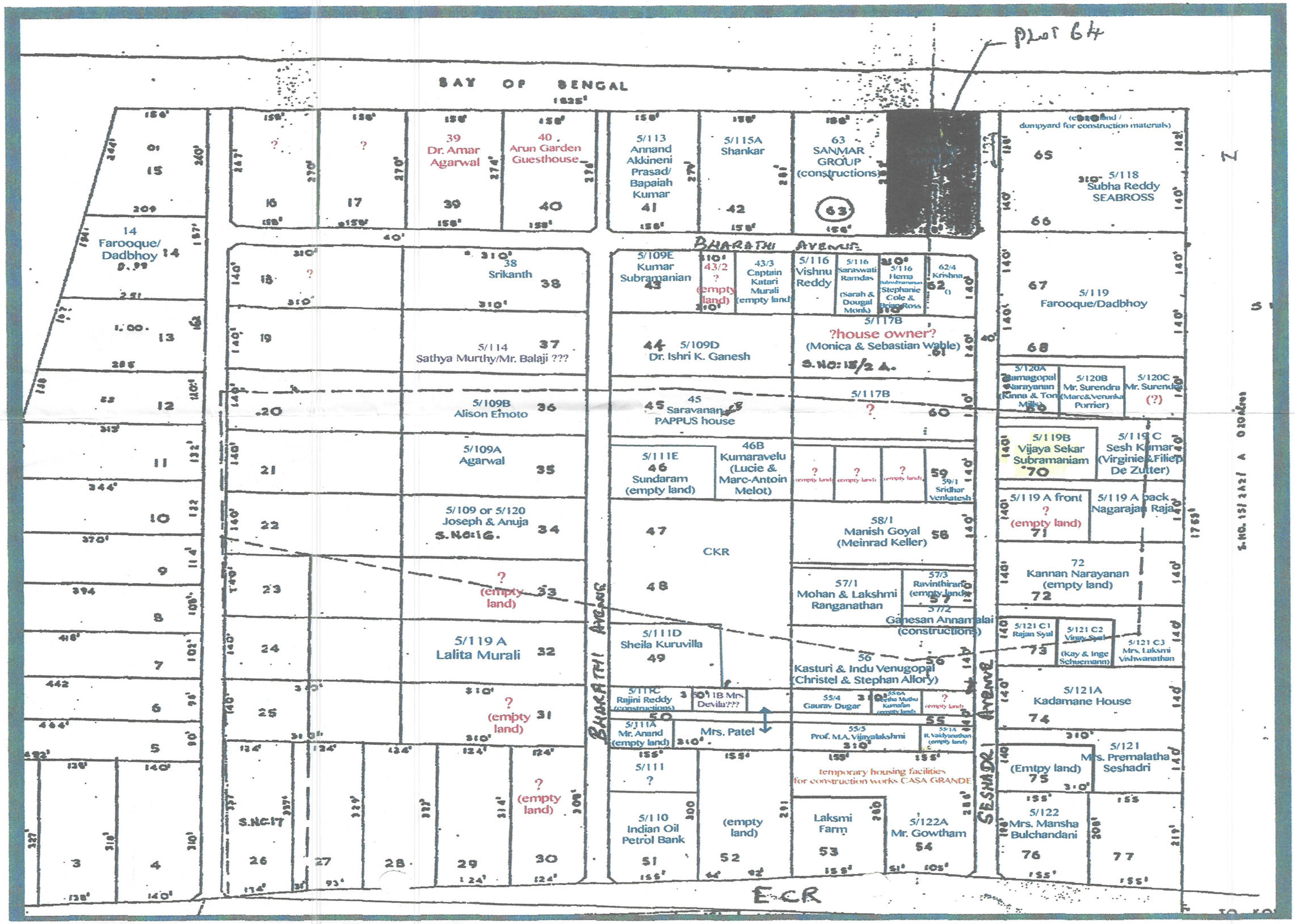
RERA Document

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


BAY OF BENGAL
1825'
Plot 64
39
Dr. Amar Agarwal
40
Arun Garden Guesthouse
5/113
Annand Akkineni Prasad/ Bapaiah Kumar
41
5/115A
Shankar
42
63
SANMAR GROUP (constructions)
(empty land / dumpyard for construction materials)
65
5/118
Subha Reddy SEABROSS
66
67
5/119
Farooque/Dadbhoy
68
14
Farooque/ Dadbhoy
BHARATHI AVENUE
5/109E
Kumar Subramanian
43
43/2
? (empty land)
43/3
Captain Katari Murali (empty land)
5/116
Vishnu Reddy
5/116
Saraswati Ramdas
(Sarah & Dougal Monk)
5/116
Hema Subramanian
Stephanie Cole & Peter Ross
62/4
Krishna
62
5/117B
?house owner?
(Monica & Sebastian Wable)
S.No:15/2 A.
61
38
Srikanth
5/114
Sathya Murthy/Mr. Balaji ???
37
44
5/109D
Dr. Ishri K. Ganesh
45
Saravanan PAPPUS house
5/117B
?
60
5/120A
Ramagopal Narayanan Kinna & Tom Mik
5/120B
Mr. Surendra (Marc&Veronika Perrier)
5/120C
Mr. Surendra (?)
5/109B
Alison Emoto
36
5/109A
Agarwal
35
5/109 or 5/120
Joseph & Anuja
S.No:16.
34
5/119B
Vijaya Sekar Subramaniam
70
5/119C
Sesh Kumar (Virginie &Filiep De Zutter)
5/111E
46
Sundaram (empty land)
46B
Kumaravelu (Lucie & Marc-Antoin Melot)
59
59/1
Sridhar Venkatesh
5/119 A front
?
(empty land)
71
5/119 A back
Nagarajan Raja
47
CKR
48
58/1
Manish Goyal (Meinrad Keller)
58
72
Kannan Narayanan
(empty land)
72
57/1
Mohan & Lakshmi Ranganathan
57/3
Ravinthiran
(empty land)
57
57/2
Ganesan Annamalai (constructions)
5/111D
Sheila Kuruvilla
49
56
Kasturi & Indu Venugopal
Christel & Stephan Allory)
5/121 C1
Rajan Syal
5/121 C2
Vinay Syal
(Kay & Inge Schuemann)
5/121 C3
Mrs. Laksmi Vishwanathan
5/111C
Rajini Reddy (constructions)
50
1B Mrs. Devika???
55/4
Gaurav Dugar
55/6A
Radha Muthu Kamalan (empty land)
?
(empty land)
55
5/121A
Kadamane House
74
5/111A
Mr. Anand (empty land)
Mrs. Patel
55/5
Prof. M.A. Vijayalakshmi
55/1A
R. Vaidyanathan (empty land)
5/121
Mrs. Premalatha Seshadri
(Emtpy land)
75
5/111
?
temporary housing facilities for construction works CASA GRANDE
5/122
Mrs. Mansha Bulchandani
76
77
5/110
Indian Oil Petrol Bank
51
(empty land)
52
Laksmi Farm
53
5/122A
Mr. Gowtham
54
S.No:17
26
27
28
29
30
3
4
5
6
7
8
9
10
11
12
13
15
16
17
18
19
20
21
22
23
24
25
31
(empty land)
BHARATHI AVENUE
SESHADRI AVENUE
E.C.R

பெருநகர சென்னை மாநகராட்சி

GREATER CHENNAI CORPORATION

பணித்துறை

Works Department

மனை வரன்முறைப்படுத்த அனுமதி

Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)

(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) 1855/2021		RL/WDCN15/00717/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
15	196	20/09/2021	20/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address		Thiru/Tmt/Ms. Alison Florence Emoto No.109B, Bharathi Avenue, Injambakkam, Chennai.	
மேம்பாட்டு தன்மை / Service Type		Regularization of Individual Plot	
மனை அமைவிடம் / Plot Address		S.No.15/322 & 16/17, Injambakkam village, Plot No.36, Bharathi Avenue, Chennai.	
Development Charges		2016000	
Regularization Charges		605000	
மொத்தக் கட்டணம் / Total (in Rs.)		2621000	

Amount (in Words): Rupees: Twenty Six Lakhs Twenty One Thousand Only.

DD Details: DD Number:229359 Amount:Rs.2621000/- Date:01/09/2021
Bank: RBL Bank

The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent court to decide on the ownership or get the matter settled in the Court of Law and Greater Chennai Corporation is not the Competent Authority to decide this matter.

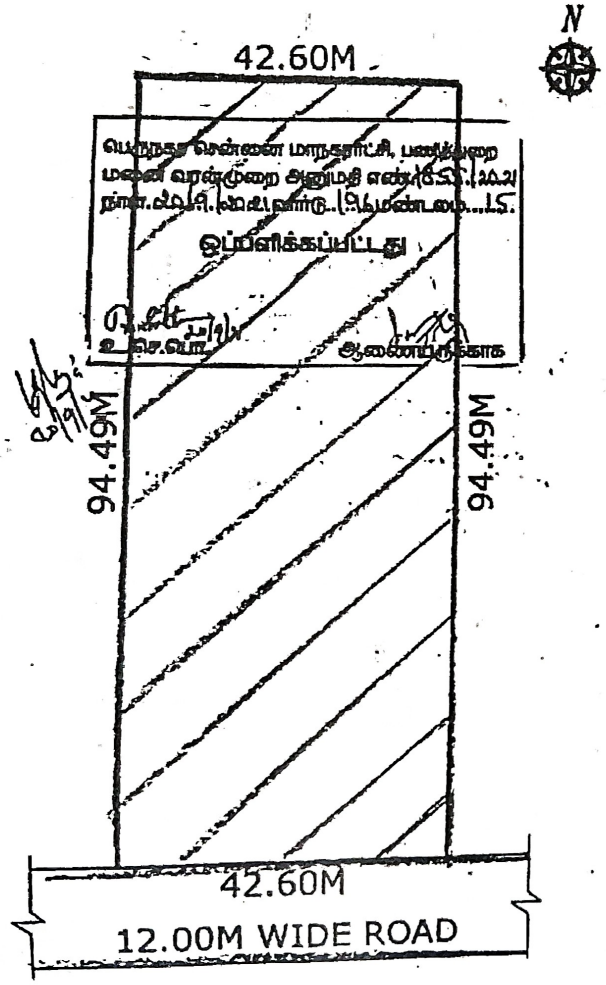
20/9/21

Assistant Executive Engineer (T.P)

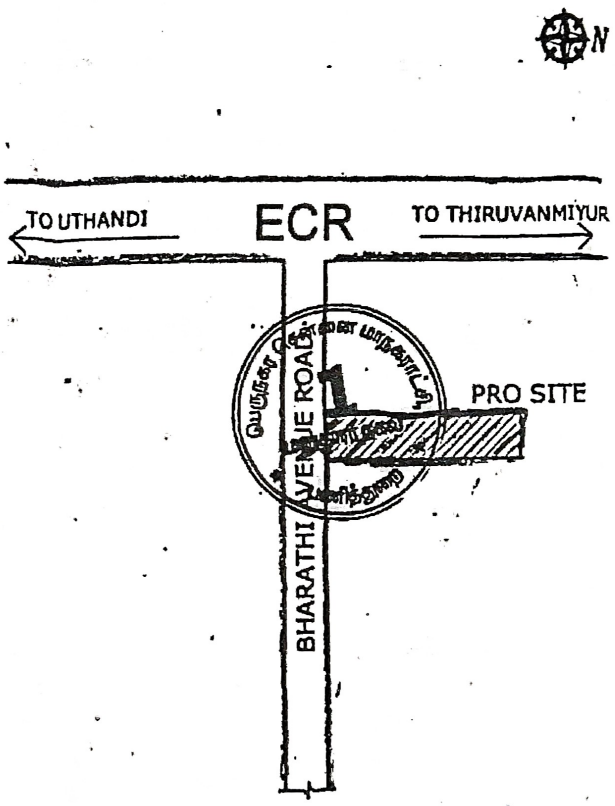
Executive Engineer (T.P)

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PLAN SHOWING THE PROPOSED REGULARISATION OF LAND FOR RESIDENTIAL PURPOSE AT PLOT NO 36, BHARATHI AVENUE,COMPRISED IN S.NO.15/322 & 16/17,INJAMBAKKAM VILLAGE,SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION, ZONE -15, DIVISION NO-196.



SITE PLAN



KEY PLAN (N.T.S)

NOTE:TIIE LAND ALONE REGULARISATION

AREA DETAIL	
DESCRIPTION	SQ.M.
PLOT AREA	4020.00

COLOUR INDEX

REGULARISATION
BOUNDARY
ROAD

SCALE:- 1"-8'0" (1:100)

OWNER SIGNATURE

N. MONISHA, B.E.,
Registered Engineer RE3046320
GREATER CHENNAI CORPORATION
No.2/145, Mettu Street,
Vadakaral, Chennai - 600 052.
Cell : 90945 62117

LICENSED SURVEYOR

Scanned with OKEN Scanner

Scanned with ACE Scanner

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.