Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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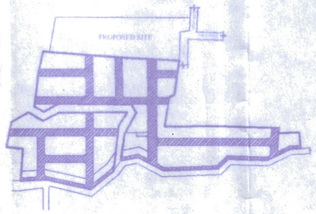
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

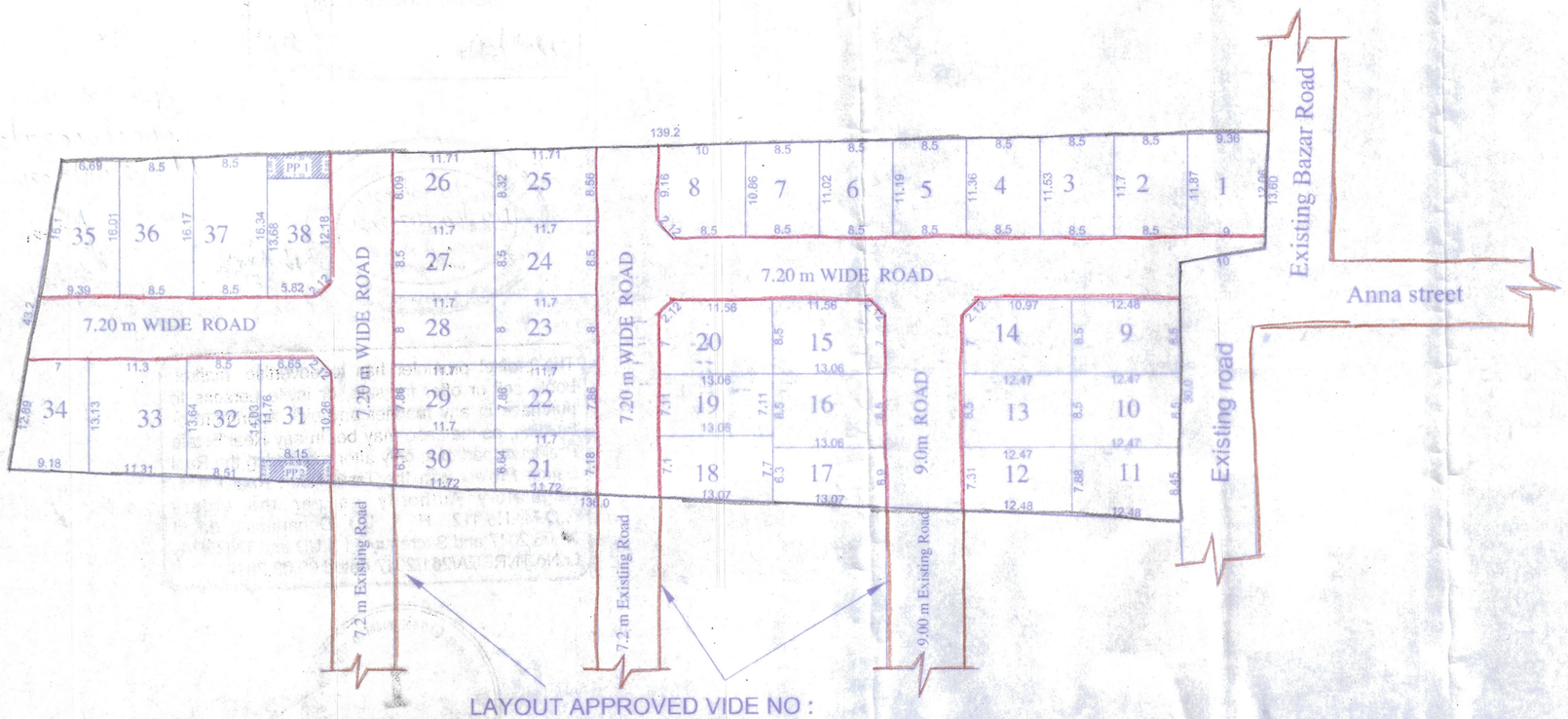
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PROPOSED PLAN SHOWING THE LAYOUT OF RESIDENTIAL PLOTS COMPRISED IN BLOCK:0017, TS.NO.72, ATHIPET VILLAGE, AMBATHUR TALUK, CHENNAI DISTRICT. GREATER CHENNAI CORPORATION.

DIVISION – 86 ZONE – VII



KEYPLAN - NTS



LAYOUT APPROVED VIDE NO :
LA / WDC NO7 / 00001/ 2024
DATE : 11/01/2024

PARTICULARS	AREA in sq.m
SITE AREA (AS PER PATTA)	5444.00
ROAD AREA	1491.95
PP1	20.02
PP2	20.04
PLOTTABLE	3911.99

PLOT NO	AREA in sq.m	PLOT NO	AREA in sq.m	PLOT NO	AREA in sq.m
1	109.74	14	104.87	27	99.45
2	100.14	15	109.88	28	93.60
3	98.71	16	111.01	29	91.96
4	97.28	17	86.20	30	74.83
5	95.86	18	96.61	31	94.71
6	94.43	19	92.86	32	117.62
7	93.00	20	109.88	33	151.26
8	106.44	21	80.90	34	103.98
9	106.07	22	91.96	35	128.06
10	106.00	23	93.60	36	136.99
11	101.85	24	99.45	37	138.19
12	94.73	25	98.79	38	99.01
13	106.00	26	96.08	TOTAL	3911.99

NOTE:-

01. SPLAY OF 1.5 X 1.5 PROVIDED AT THE INTERSECTION OF ROADS

02. THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFTED DOC. 6943 / 2024 DATED 11/11/2024

03. THE DEVELOPER SHALL CARRY OUT THE INFRASTRUCTURE DEVELOPMENT WORKS LIKE ROAD,DRAINS & STREET LIGHTS AS PER THE STANDARD SPECIFIED BY GCC.

04. THE MAINTENANCE AND TAKING OVER ROAD,DRAIN AND STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O(MS)NO.141,HOUSING AND URBAN DEVELOPMENT

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

SCALE : 1:300

OWNER:

For RIDDHI REALTORS

Partner

REGISTERED ENGINEER :

A. JAGADEESH M.Tech (Structural)
Registered Engineer: 306472021, Gr- III
Greater Chennai Corporation
Plot No.10, Usha Nagar, 3rd Street, Ullagaram,
Chennai- 600 091 / Mobile: 90030 66942

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் SDLWDC N.07/00769/2024
(மனைபிரிவு)
நாள் 27/11/2024 வார்டு 086
ஒப்பளிக்கப்பட்டது

உ.செ.பொ. 27/11/24

ஆணையருக்காக

Layout Approved vide No
LA/WDC N07/000277/2024
Dt: 27/11/2024

For Commissioner

பெருநகர சென்னை மாநகராட்சி
நாள் 10/10/2024
N07/00769/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை

AEE 27/11/24

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 28.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

For RIDDHI REALTORS

Partner

A. JAGADEESH M.Tech.(Structure)
Registered Engineer, 30847/2021, Gr-III
Greater Chennai Corporation
Zone-10, Valasaravakkam, Ward-155, Uthra Nagar 2nd Street, Ullagaram,
Chennai- 600 091 | Mobile: 98030 88042

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.