Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

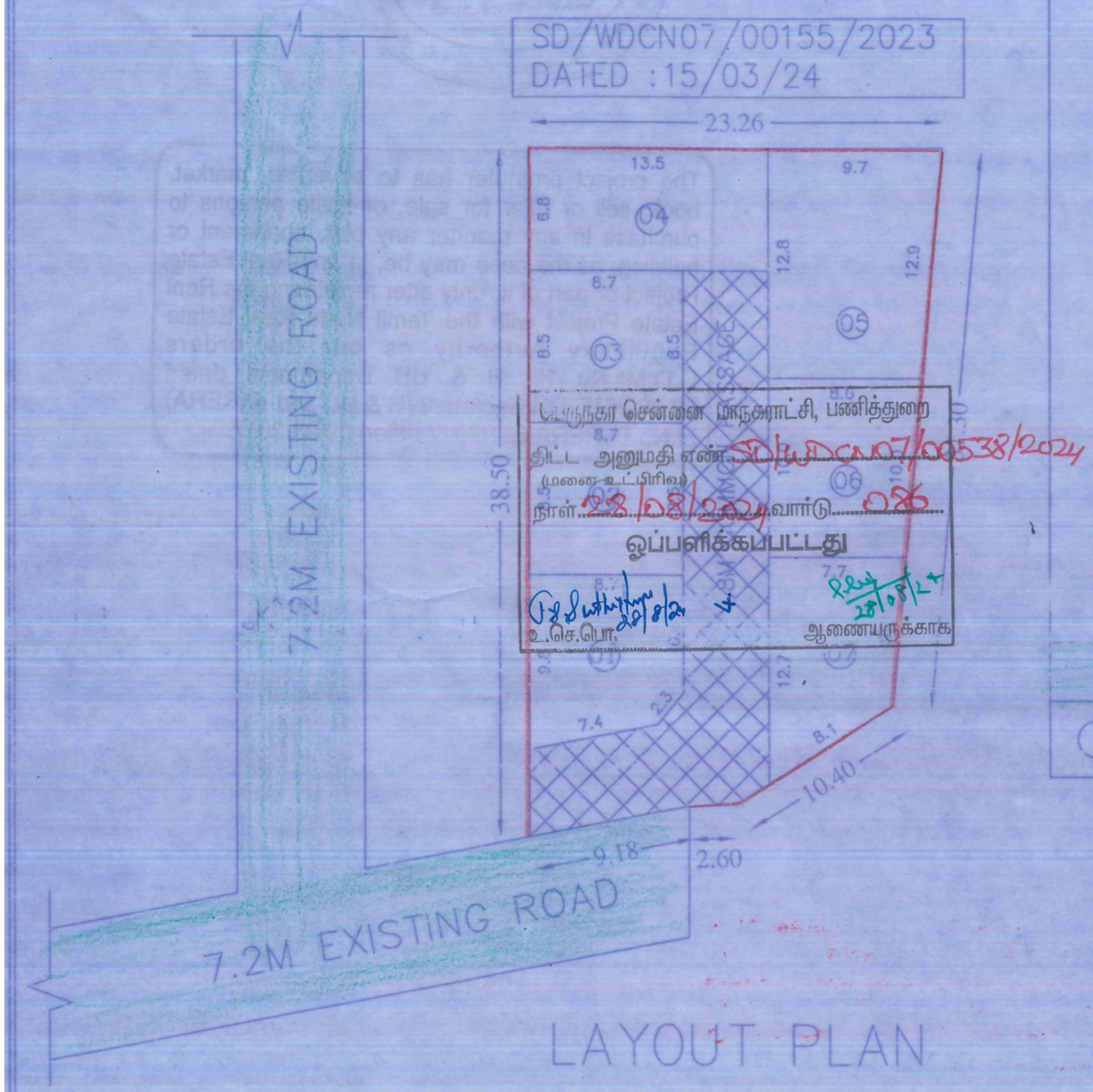
Published for reference. The authority's own register is the operative record.

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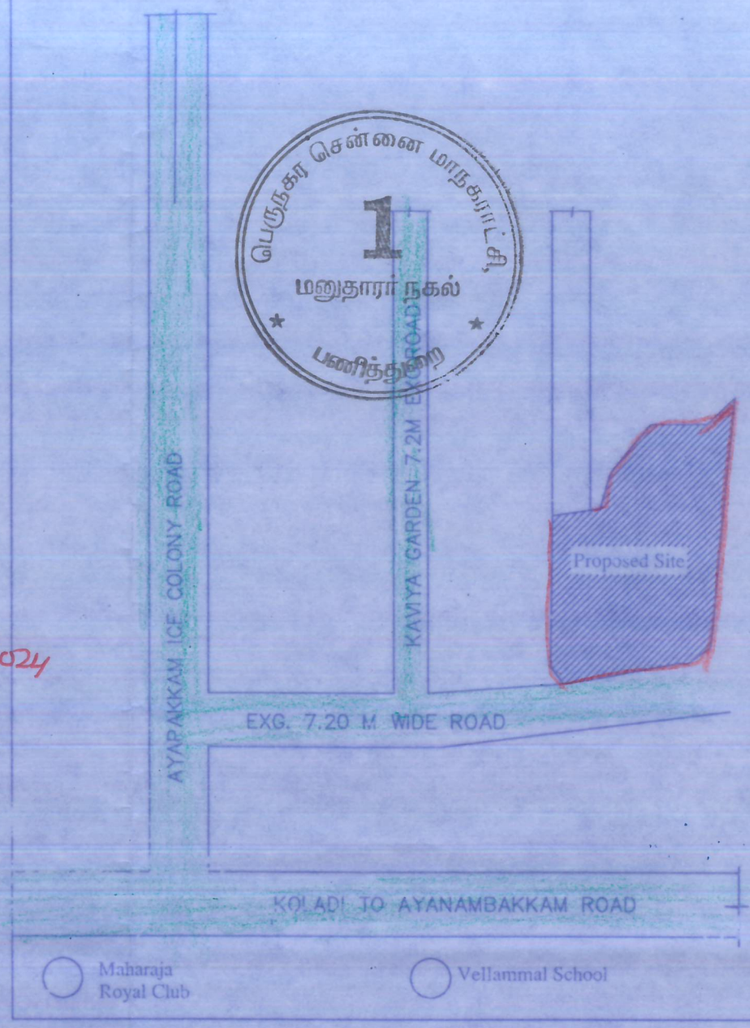
LAYOUT APPROVAL NO: LA/WDCN07/00027/2021
DATED : 27/12/2021
SD/WDCN07/00448/2021

SD/WDCN07/00155/2023
DATED :15/03/24



LAYOUT PLAN

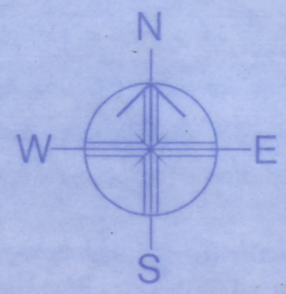
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண்.CMDA/07/00538/2024
(முனை உட்பிரிவு)
நாள்.28/08/2024 வார்டு.086
ஓப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக



பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

KEY PLAN
(N.T.S)

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



SITE EXTENT	(AS PER FMB) :	778.00 SQ.M
ROAD AREA	:	186.16 SQ.M
PLOTTABLE AREA	:	591.84 SQ.M
No. OF PLOTS	:	7 Nos

LEGEND:

- SITE BOUNDRY
- PROPOSED ROAD
- EXISTING ROAD

For BONEGA PROPERTIES LLP
Daman
PARTNER

OWNER SIGNATURE

PLAN SHOWING THE PROPOSED SUB-DIVISION OF LAND FOR PLOT NO:E, RESIDENTIAL PURPOSE IN SURVEY NO: 431/2A, T.S.NO:4/1, BLOCK NO:10, ATHIPET VILLAGE,GREATER CHENNAI CORPORATION. DIVISION NO:086, ZONE-VII

PLOT AREA DETAILS	
PLOT-01= 76.67	PLOT-05= 117.55
PLOT-02= 74.06	PLOT-06= 81.23
PLOT-03=74.06	PLOT-07= 75.85
PLOT-04= 92.42	
TOTAL PLOT AREA	591.84 SQ.M

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402019 Grade III
No.1/1, Venkata Swamy Street,
Ayanavaram, Chennai - 600 023,
Cell : 98844 11734.

LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி
நாள்.16/07/2024
செ.எண்.N07/005382/2024
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.

For BONEGA PROPERTIES LLP

PARTNER

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.