Verified RealEstate™

RE REGULATORY RECORD

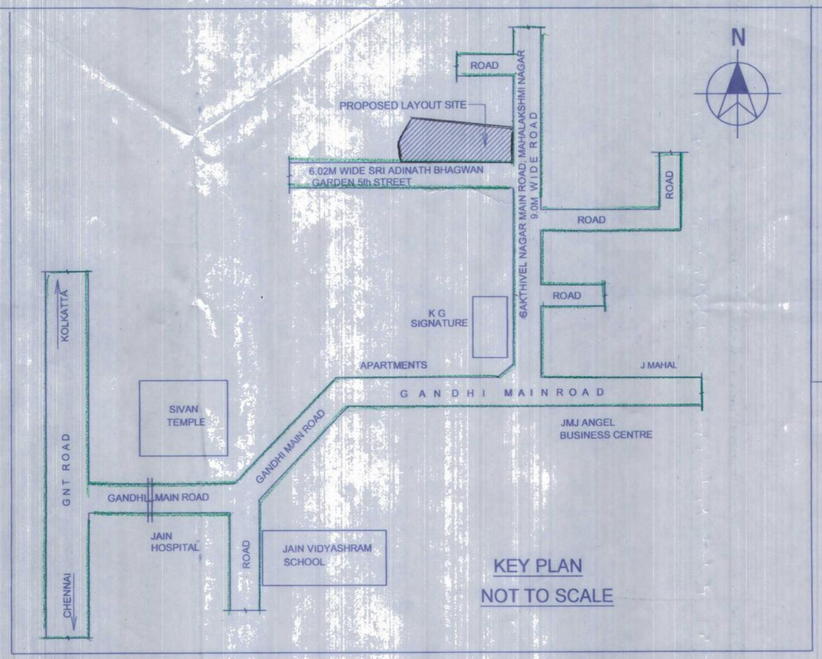
RERA Document

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



REFERENCE :

1. THE ROAD PORTION AND PUBLIC PURPOSE PLOT - 1 ARE GIFTED TO GREATER CHENNAI CORPORATION IN VIDE DOCUMENT NO. 15456 / 2023, DATED 16.10.2023.
2. THE PUBLIC PURPOSE PLOT - 2 IS GIFTED TO TANGEDCO LIMITED, CHENNAI. IN VIDE DOCUMENT NO. 1229 / 2024, DATED 06.02.2024
3. THE SPLAY OF 1.5M X 1.5M HAS BEEN PROVIDED AT THE INTERSECTION OF ROAD
4. THE DEVELOPERS SHALL CARRY OUT THE INFRASTRUCTURE DEVELOPMENT WORKS LIKE ROADS, DRAINS, STREET LIGHTS AS PER THE STANDARDS SPECIFIED BY GREATER CHENNAI CORPORATION.
5. THE MAINTENANCE AND TAKING OVER OF THE ROADS, DRAINS, AND STREET LIGHTS SHALL BE DONE AS SPECIFIED IN THE G.O. (M.S) NO. 141, HOUSING AND URBAN DEVELOPMENT [U.D.4(1)] DEPARTMENT DATED 16.07.2022.

PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT (SRI RISHABDEV BHAGWAN NAGAR) COMPRISED IN S. NO. 304 / 4, PUZHAL VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT, DIVISION NO. 23, ZONE - III, GREATER CHENNAI CORPORATION.

COLOUR INDEX

PROPOSED LAYOUT
BOUNDARY
ROAD

N W E S

AREA STATEMENT:

AS PER DOCUMENT AREA	:	1,500.00 Sqm.
AS PER PATTA AREA	:	1,500.00 Sqm.
AS PER SITE AREA		1,400.41 Sqm.
PP PLOT 1 (GCC)	:	5.76 Sqm.
PP PLOT 2 (TANGEDCO)	:	5.76 Sqm.
ROAD AREA	:	236.54 Sqm.
SALEABLE AREA	:	1,152.35 Sqm.
PLOT NO . 1	:	57.80 Sqm.
PLOT NO . 2	:	71.76 Sqm.
PLOT NO . 3	:	89.36 Sqm.
PLOT NO . 4	:	61.04 Sqm.
PLOT NO . 5	:	61.04 Sqm.
PLOT NO . 6	:	64.58 Sqm.
PLOT NO . 7	:	65.31 Sqm.
PLOT NO . 8	:	80.62 Sqm.
PLOT NO . 9	:	77.00 Sqm.
PLOT NO . 10	:	72.54 Sqm.
PLOT NO . 11	:	74.80 Sqm.
PLOT NO . 12	:	65.31 Sqm.
PLOT NO . 13	:	72.78 Sqm.
PLOT NO . 14	:	74.00 Sqm.
PLOT NO . 15	:	78.90 Sqm.
PLOT NO . 16	:	85.51 Sqm.
TOTAL	:	1,152.35 Sqm.

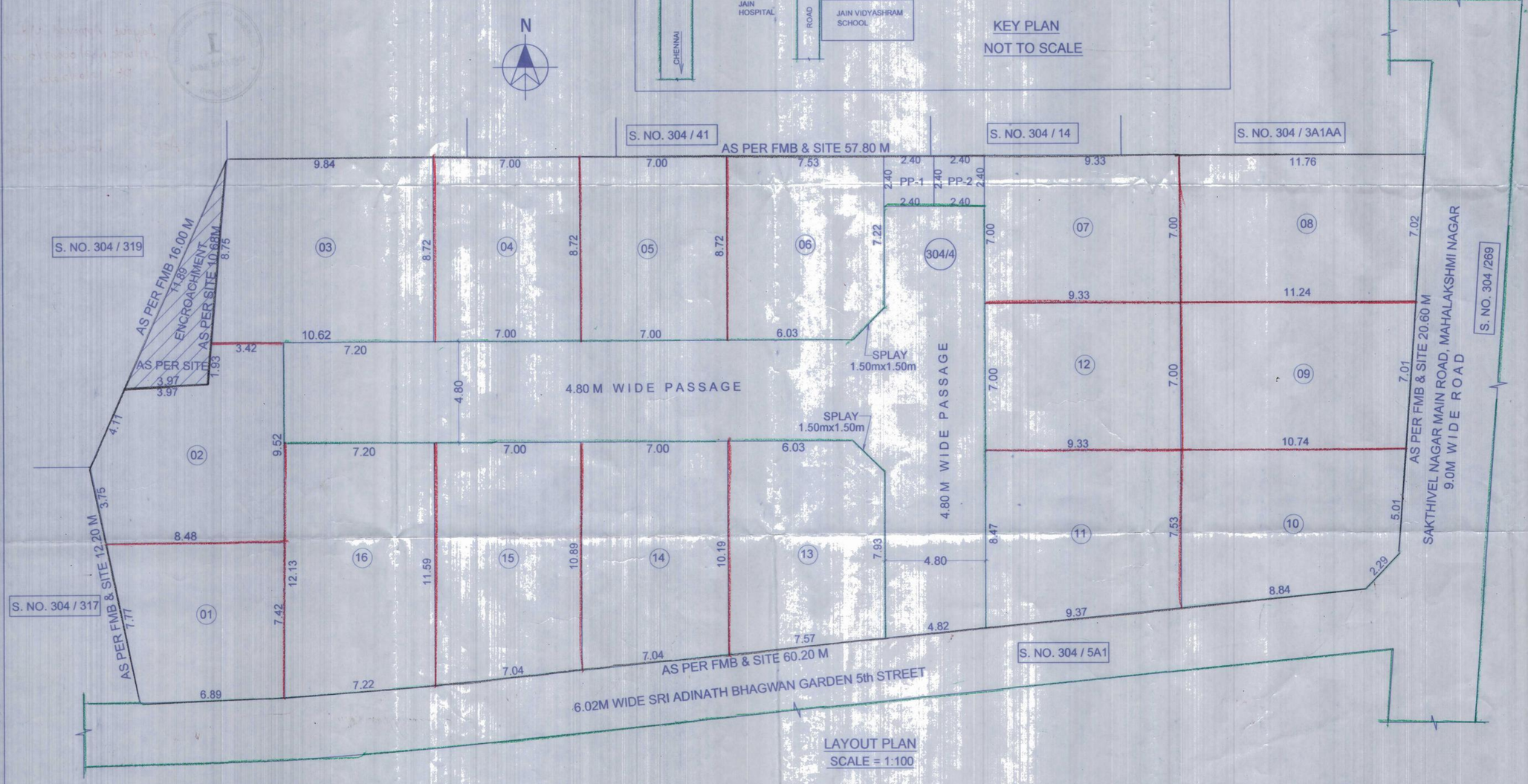
ALL DIMENSIONS ARE IN METRES | SCALE ; (1:100)

1) விமலா பாய் 2) A. சவிதா பாய்

SIGNATURE OF THE OWNER

K.M. Sadhanandh, B.E., MTP., AITP
CMDA Regd. Town Planner (TP/19/02/001)
CMDA Regd. Civil Engr. (RE/GR-I/19/02/004)
D-1, Premier Grahalakshmi Apartment, # 38, 4th Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai-600 041. Mb. 9445191799.

SIGNATURE OF REGISTERED ENGINEER



LAYOUT PLAN
SCALE = 1:100

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDCN03/00543/2023
(மனைபிரிவு)

நாள் 12/03/2024 வார்டு 23

ஓப்பளிக்கப்பட்டது

12/3/24
உ.செ.பொ.

12/3/24
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 06/07/2023
தி.அ.எண் 03/00543/2023
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.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide No:
LA/WDC No3/00007/2024
Dt: 12/03/2024

12/3/24
AEE

12/3/24
For Commissioner

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

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.