Verified RealEstate™

RE REGULATORY RECORD

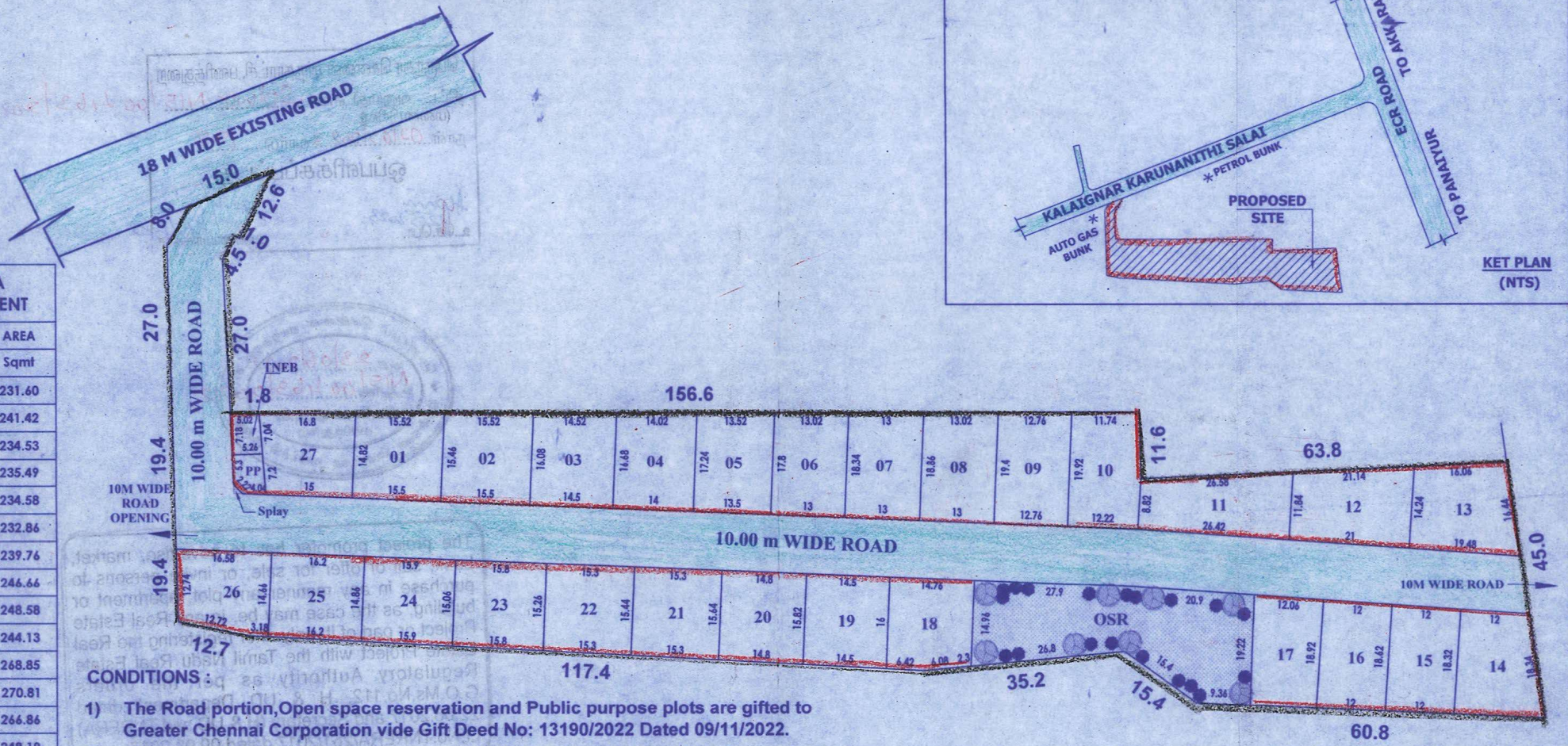
RERA Document

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



AREA STATEMENT	
PLOT NO	AREA Sqmt
1	231.60
2	241.42
3	234.53
4	235.49
5	234.58
6	232.86
7	239.76
8	246.66
9	248.58
10	244.13
11	268.85
12	270.81
13	266.86
14	248.19
15	220.56
16	223.21
17	222.75
18	230.11
19	228.32
20	230.79
21	235.10
22	232.10
23	237.47
24	235.25
25	237.22
26	220.71
27	227.30
TOTAL	6425.19

CONDITIONS :

1) The Road portion,Open space reservation and Public purpose plots are gifted to Greater Chennai Corporation vide Gift Deed No: 13190/2022 Dated 09/11/2022.
2) The splay of 1.5m x 1.5m has been provided at the intersection of roads.
3) The developer shall carry out the development works like road,drain,culverts and street light as per the standards specified by Greater Chennai corporation.
4) The maintenance and taking over the road,drains and street lights shall be done as specified in the G.) (MS) No.141, Housing and Urban development [UD4(1)] department dated 16/07/2022

SKETCH SHOWING THE LAYOUT OF HOUSE SITE AT KALAIGAR KARUNANITHI SALAI, SHOLINGANALLUR, CHENNAI - 600 119.
S.NO: 180/ 1C2A, 180/2E2, 180/ 2F PART,181/3A1, 181/3A2 ,181/3B, 181/3C, 181/3D OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT. DIVISION - 197, ZONE - XV.

AREA STATEMENT	
DESCRIPTION	Sqmt
TOTAL EXTENT	10107.00
ROAD AREA	2879.164
O.S.R. AREA	729.58
PUBLIC PURPOSE (GCC)	36.53
PUBLIC PURPOSE (TNEB)	36.53
PLOTTABLE EXTEND	6425.19

COLOUR INDEX

- PROPOSED
- BOUNDARY
- ROAD

North

ALL DIMENSIONS ARE IN METERS

SCALE= 1 : 75

ARCHITECT:

ARVINDAN RANGAN
Registered Architect - CA/1991 / 14238
"Sharada Krupa"
No. 149, Chamiers Road
R.A. Puram, Chennai - 600 028

GPA

For NUTECH REALTY PROJECTS PVT. LTD.

Director

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் :SDLWDC N15/00 463/2022
(மனைபிரிவு)

நாள் 02/05/2023 வாரம் 197

ஒப்பளிக்கப்பட்டது

2.5.2023
உ.செ.பொ.

ஆணையருக்காக

23/06/2023
N15/00463/2022
பெ.செ.மா.தி.அ.வி
பணித்துறை

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/WDCN15/000111/2023
Dt: 02/05/2023

2.5.2023
AEE

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

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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.