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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Project Cost Details – "NIRMALA NAGAR"

Project of the Layout Called as "NIRMALA NAGAR" Comprised in **Survey Nos. 231/3A, 231/4, 232/1A, 232/1B** an Extent of **11146 Sq.m.**, **DTCP Approved No :** SWP/L.P/D.DTCP/Kancheepuram District – LAYOUT No. **200/2025**, Dated : **12.11.2025**, Situated at **NEERADI** Village, **UTHIRAMERUR** Taluk, **UTHIRAMERUR** Town Panchayat, **KANCHEEPURAM** District.

Particulars	Amount
Cost of the Land	2,06,99,100.00
Fees Paid to DTCP & Local Body	11,80,363.00
Development Charges	68,75,000.00
Other Expenses	6,87,500.00
Total Cost of the Project	2,94,41,963.00

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Kancheepuram District, Uthiramerur Taluk, Neeradi Village - Yoganand				
S No	Particulars	Extent in Sq.Mt	Rate	Amount
1	Scrutiny Fees	11146.00		16764.00
2	OSR Charges	11146.00		0.00
3	Disply Board Charges	11146.00		10000.00
4	Centage Charges	11146.00		21000.00
5	Subdivision Charges	11146.00		28000.00
6	Development Charges	11146.00		55850.00
DTCP - Fees Amount				131614.00
S No	Particulars	Extent in Sq.Mt	Rate	Amount
1	Layout Inspection Fees	11146.00		67000.00
2	Vacant Land Tax	11146.00		394537.00
3	Other Charges	11146.00		587212.00
Panchayat - Fees Amount				1048749.00
Total Fees Amount				1180363.00

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Extent of Land Details – "NIRMALA NAGAR"

The Layout **"NIRMALA NAGAR"** Comprised in **Survey Nos. 231/3A, 231/4, 232/1A, 232/1B** an Extent of **11146 Sq.m., DTCP Approved No :** SWP/L.P/D.DTCP/Kancheepuram District – LAYOUT No. **200/2025,** Dated : **12.11.2025,** Situated at **NEERADI** Village, **UTHIRAMERUR** Taluk, **UTHIRAMERUR** Town Panchayat, **KANCHEEPURAM** District.

Particulars	Acre	Square Meter	Square Feet
Total Land Extent [as per DTCP Sketch (or) Document]	**2.75 Acre**	**11146.00**	**119975.00**
Road Gifted Area [as per DTCP Sketch (or) Gift Deed)]		3917.12	42164.00
Public Purpose Gifted Area [(as per DTCP Sketch (or) Gift Deed)]		42.65	459.00
TNEB Gifted Area [as per DTCP Sketch (or) Gift Deed]		41.89	451.00
PARK Gifted Area [as per DTCP Sketch (or) Gift Deed]		734.31	7904.00
SHOP Area [as per DTCP Sketch]		607.76	6542.00
EWS Area [as per DTCP Sketch]		755.24	8129.00
REGULAR PLOT Area		**5047.03**	**54326.00**

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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.