Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE REVISION OF EARLIER APPROVAL PLAN FOR THE CONSTRUCTION OF STILT + 4 FLOORS RESIDENTIAL WITH 35 DWELLING UNITS CUM OFFICE USE (COMMERCIAL) BUILDING AT FIRST FLOOR LEVEL(15.25M HIEGHT) AT THIRUNEERMALAI MAIN ROAD, THIRUNEERMALAI, CHENNAI-44. COMPRISED IN S.NO:306 OF THIRUNEERMALAI VILLAGE, WITH IN THE LIMIT OF TAMBARAM CITY MUNICIPAL CORPORATION, ZONE-1.

S.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sec2(k))	Exclusive Balcony (sq.m)	Exclusive Service/ Open	Proportion Common Area (sq.m)	Total Area (sq.m)	UDS Land Area (sq.m)	Car Parking	
											covered	open
1	1	**FIRST**		OFFICE	236.37			**9.545**	**245.915**	**162.9**	**3**	
2	1	**FIRST**		OFFICE	212.14			**9.545**	**221.685**	**120**	**1**	
3	1	**FIRST**	F4	APARTMENT	62.06	2.49	**3.97**	**15.98**	**84.5**	46.99	**1**	
4	1	**FIRST**	F5	APARTMENT	62.06	2.49	**3.97**	**16.07**	**84.59**	**59**	**1**	
5	1	**FIRST**	F6	APARTMENT	59.28	3.43	**2.77**	**15.05**	**80.53**	**44.27**	**1**	
6	1	**FIRST**	F7	APARTMENT	60.26	3.69	**2.5**	**15.23**	**81.68**	**44.76**	**1**	
7	1	**FIRST**	F8	APARTMENT	67.44	2.36	**2.44**	**16.9**	**89.14**	**49**	**1**	
8	1	**SECOND**	S1	APARTMENT	64.81	3.55	**3.5**	**16.35**	**88.21**	**50.72**	**1**	
9	1	**SECOND**	S2	APARTMENT	62.36	2.49	**2.27**	**16.35**	**83.47**	**46.18**	**1**	
10	1	**SECOND**	S3	APARTMENT	62.36	2.49	**2.27**	**15.7**	**82.82**	**46.01**	**1**	
11	1	**SECOND**	S4	APARTMENT	62.06	2.49	**3.97**	**15.98**	**84.5**	58.9	**1**	
12	1	**SECOND**	S5	APARTMENT	62.06	2.49	**3.97**	**16.07**	**84.59**	**57.04**	**1**	
13	1	**SECOND**	S6	APARTMENT	59.28	3.43	**2.77**	**15.05**	**80.53**	**44.27**	**1**	
14	1	**SECOND**	S7	APARTMENT	60.26	3.69	**2.5**	**15.23**	**81.68**	**44.76**	**1**	
15	1	**SECOND**	S8	APARTMENT	67.44	2.36	**2.44**	**16.9**	**89.14**	**49.67**	**1**	
16	1	**SECOND**	S9	APARTMENT	62.24	2.48	**2.53**	**15.7**	**82.95**	**46.12**	**1**	
17	1	**SECOND**	S10	APARTMENT	77.68	7.79	**3.21**	**20.53**	**109.21**	**63.64**	**1**	
18	1	**THIRD**	T1	APARTMENT	64.81	3.55	**3.5**	**16.35**	**88.21**	**47.92**	**1**	
19	1	**THIRD**	T2	APARTMENT	62.36	2.49	**2.27**	**15.7**	**82.82**	**47.1**	**1**	
20	1	**THIRD**	T3	APARTMENT	62.36	2.49	**2.27**	**15.7**	**82.82**	**46.01**	**1**	
21	1	**THIRD**	T4	APARTMENT	62.06	2.49	**3.97**	**15.98**	**84.5**	**47.1**	**1**	
22	1	**THIRD**	T5	APARTMENT	62.06	2.49	**3.97**	**16.07**	**84.59**	**47.16**	**1**	
23	1	**THIRD**	T6	APARTMENT	59.28	3.43	**2.77**	**15.05**	**80.53**	**44.27**	**1**	
24	1	**THIRD**	T7	APARTMENT	60.26	3.69	**2.5**	**15.23**	**81.68**	**44.76**	**1**	
25	1	**THIRD**	T8	APARTMENT	67.44	2.36	**2.44**	16.91	89	49.67		**1**
26	1	**THIRD**	T9	APARTMENT	62.24	2.48	**2.53**	15.70	83	46.12		**1**
27	1	**THIRD**	T10	APARTMENT	77.68	7.79	**3.21**	20.53	109	65.49		**1**
28	1	**FOURTH**	FO1	APARTMENT	64.81	3.55	**3.5**	**16.35**	**88.21**	**47.92**		**1**
29	1	**FOURTH**	FO2	APARTMENT	62.36	2.49	**2.27**	**15.7**	**82.82**	**46.18**		**1**
30	1	**FOURTH**	FO3	APARTMENT	62.36	2.49	**2.27**	**15.7**	**82.82**	**46.01**		**1**
31	1	**FOURTH**	FO4	APARTMENT	62.06	2.49	**3.97**	**15.98**	**84.5**	**46.99**		**1**
32	1	**FOURTH**	FO5	APARTMENT	62.06	2.49	**3.97**	**16.07**	**84.59**	**47.16**		**1**
33	1	**FOURTH**	FO6	APARTMENT	59.28	3.43	**2.77**	**15.05**	**80.53**	**44.27**		**1**
34	1	**FOURTH**	FO7	APARTMENT	60.26	3.69	**2.5**	**15.23**	**81.68**	**44.76**	1	
35	1	**FOURTH**	FO8	APARTMENT	67.44	2.36	**2.44**	16.91	89	49.67	1	
36	1	**FOURTH**	FO9	APARTMENT	62.24	2.48	**2.53**	15.70	83	46.12	1	
37	1	**FOURTH**	FO10	APARTMENT	77.68	7.79	**3.21**	20.53	109	60.22	1	
TOTAL					2681.260	114.24	103.94	588.62	3488	**1999.13**		
TOTAL NUMBER OF VISTOR CAR PARKING PROVIDED											4	
TOTAL NUMBER OF CAR PARKING PROVIDED					**43**							
TOTAL LAND EXTENT					**2025.56**							
LAND LEFT FOR STREET ALIGNMENT PORTIONS AREA					**26.43**							
LEAST LAND EXTENT (EXCLUDING STREET ALIGNMENT AREA)					**1999.13**							

NOTE : FLAT : NO :F5,F8,S1,S4,S5,S10,T2,T4,T10 ARE ALREADY SOLD

Pratheep E.

For N.M. PROMOTERS

Authorised Signatory

PRATHEEP .E
Registered Engineer
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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.