

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

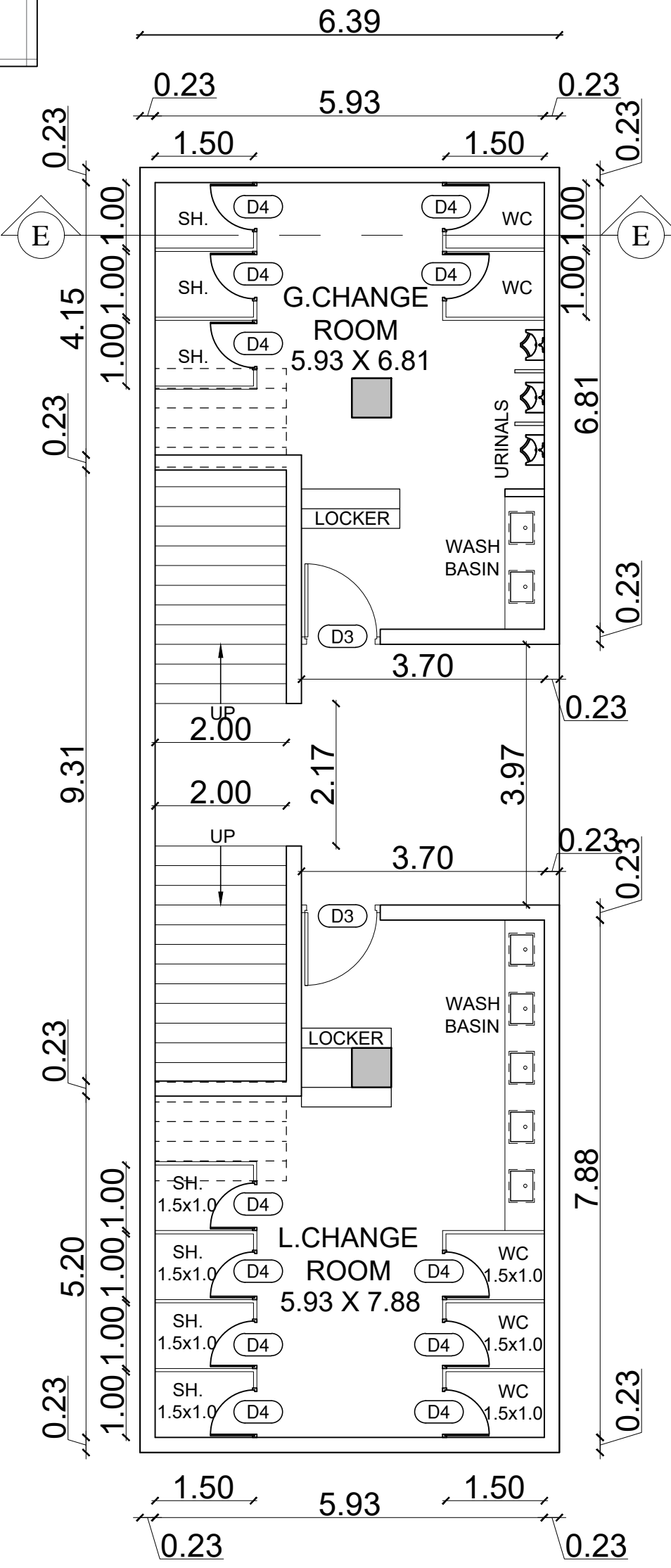
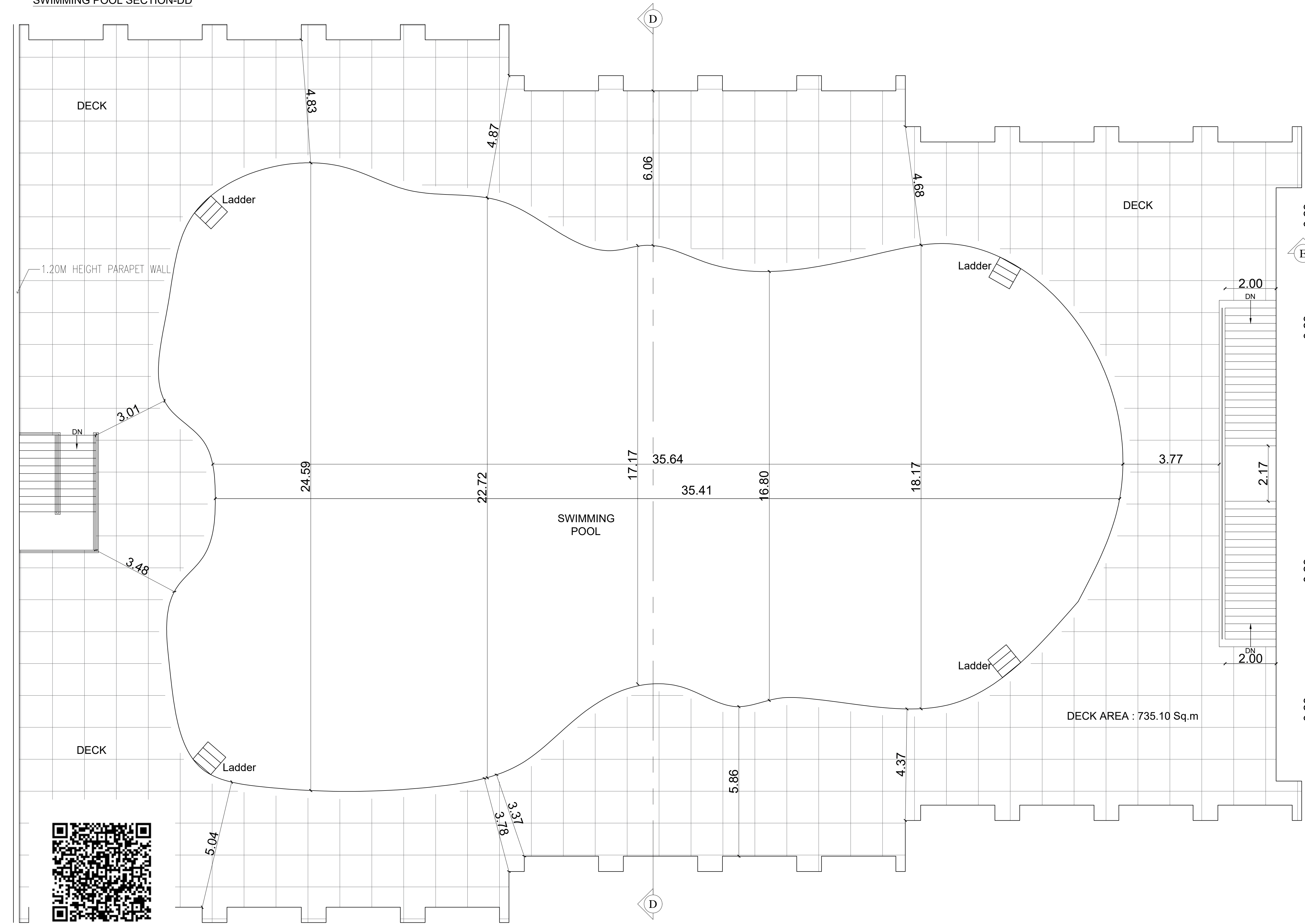
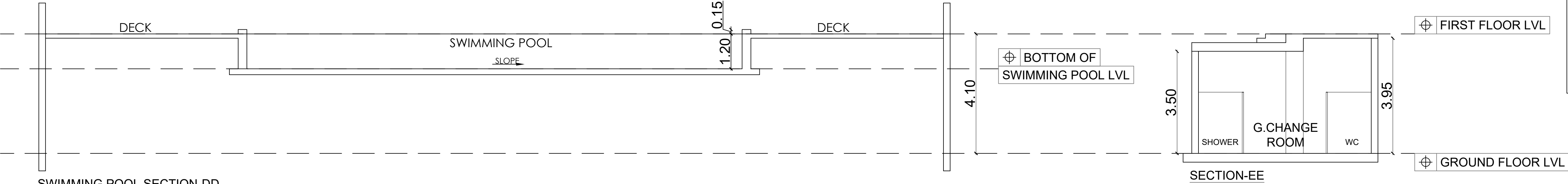
ISSUING AUTHORITY

**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PUBLIC HALL, RESORT, RESTAURANT & SWIMMING POOL) AT S.NO: 463/4A2, 463/4B, 463/7A, 463/7B, 464/6A, 464/6B, 464/6C, 465/3A, 465/4A1, PAYANUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



FOUNDATION

R.C.C COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT

SUPER STRUCTURE

R.C.C COLUMN, R.C.C SLABS AND BEAMS WITH BRICK WALLS

FLOORINGS

GRAND AND GRANITE AS SPECIFIED

FINISHES

INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH

ROOF

AGGREGATE FINISH  
1:2:4 R.C.C. SLAB

ALL DIMENSIONS ARE IN METERS

SPECIFICATION OF JOINERY

| TYPE | OPENING SIZE |        |
|------|--------------|--------|
|      | WIDTH        | HEIGHT |
| GD   | 2.00         | 2.40   |
| GD2  | 1.50         | 2.40   |
| D1   | 1.00         | 2.40   |
| D2   | 0.90         | 2.40   |
| D3   | 1.20         | 2.40   |
| D4   | 0.85         | 2.40   |
| DD1  | 1.50         | 2.40   |
| DD2  | 2.00         | 2.40   |
| DD3  | 1.20         | 2.40   |
| SD   | 3.00         | 2.40   |
| W1   | 3.00         | 2.80   |
| W2   | 2.00         | 2.80   |
| W3   | 2.45         | 2.80   |
| W4   | 1.50         | 2.80   |
| W5   | 4.00         | 4.15   |
| W6   | 2.10         | 1.80   |
| W7   | 3.00         | 2.10   |
| W8   | 1.50         | 2.10   |
| W9   | 2.40         | 2.10   |
| W10  | 1.50         | 2.40   |
| W11  | 2.15         | 2.40   |
| W12  | 1.00         | 2.40   |
| V1   | 2.40         | 0.80   |
| V2   | 1.50         | 0.80   |
| BW   | 2.45         | 2.80   |
| CW   | 2.73         | 2.40   |
| FW   | 1.80         | 2.40   |
| FG   | 1.80         | 6.80   |
| SD1  | 1.00         | 2.40   |
| LD   | 0.90         | 2.10   |

Online Application  
File No : SWP/BPA/608642/2025

SWIMMING POOL DETAIL

SCALE : 1:100

For RS Research and Medical Centre Pvt.Ltd.  
Authorized Signatory

OWNER

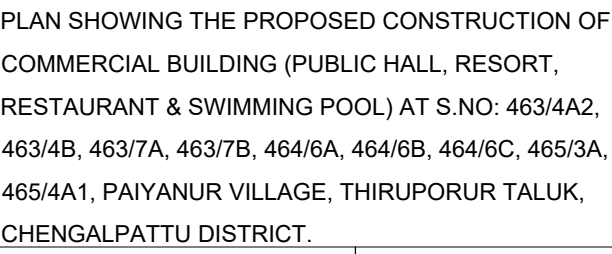
A. RAJAN, M.E. (STRUCTURE)  
REGISTERED GRADE-I  
DTOP STRUCTURAL ENGINEER  
REG.No. COLD87786/20-1/2023/10/07  
BSC CONSULTANTS  
KODUNGAYUR, CHENNAI-118.  
MOB: +91-88070 78980

STRUCTURAL

K. S. M. S.  
CHERALATHAN, K. B. Arch., M.L. Arch.,  
Registered Architect CA/95/18331

ARCHITECT

SWIMMING POOL PLAN

[illegible]

Architectural elevation drawing of the building facade. The drawing shows a multi-story building with a gabled roof section on the right and a flat roof section on the left. The roof is labeled "G. SHEET ROOFING". The facade features several windows and doors. On the left, there are four windows labeled "W1", "W2", "W3", and "W4" from top to bottom. On the right, there are four windows labeled "W5", "W6", "W7", and "W8" from top to bottom. The building is divided into four horizontal levels, with the following heights indicated on the left: 4.40m for the ground floor, 6.00m for the first floor, 13.40m for the second floor, and 5.00m for the terrace floor. The total height is 18.30m. The levels are labeled as follows: "GROUND FLOOR LVL +0.00M", "FIRST FLOOR LVL +4.40M", "SECOND FLOOR LVL +10.40M", and "TERRACE FLOOR LVL +13.40M".

### EAST ELEVATION

NOTE:-  
1. MECHANICAL VENTILATION PROVIDED (FULL A/C)

Online Application  
File No : SWP/BPA/606642/2025

### FIRST FLOOR PLAN

SCALE : 1:100

DATE : 07-11-2



For 95 Percent and Above: [Click Here](#)

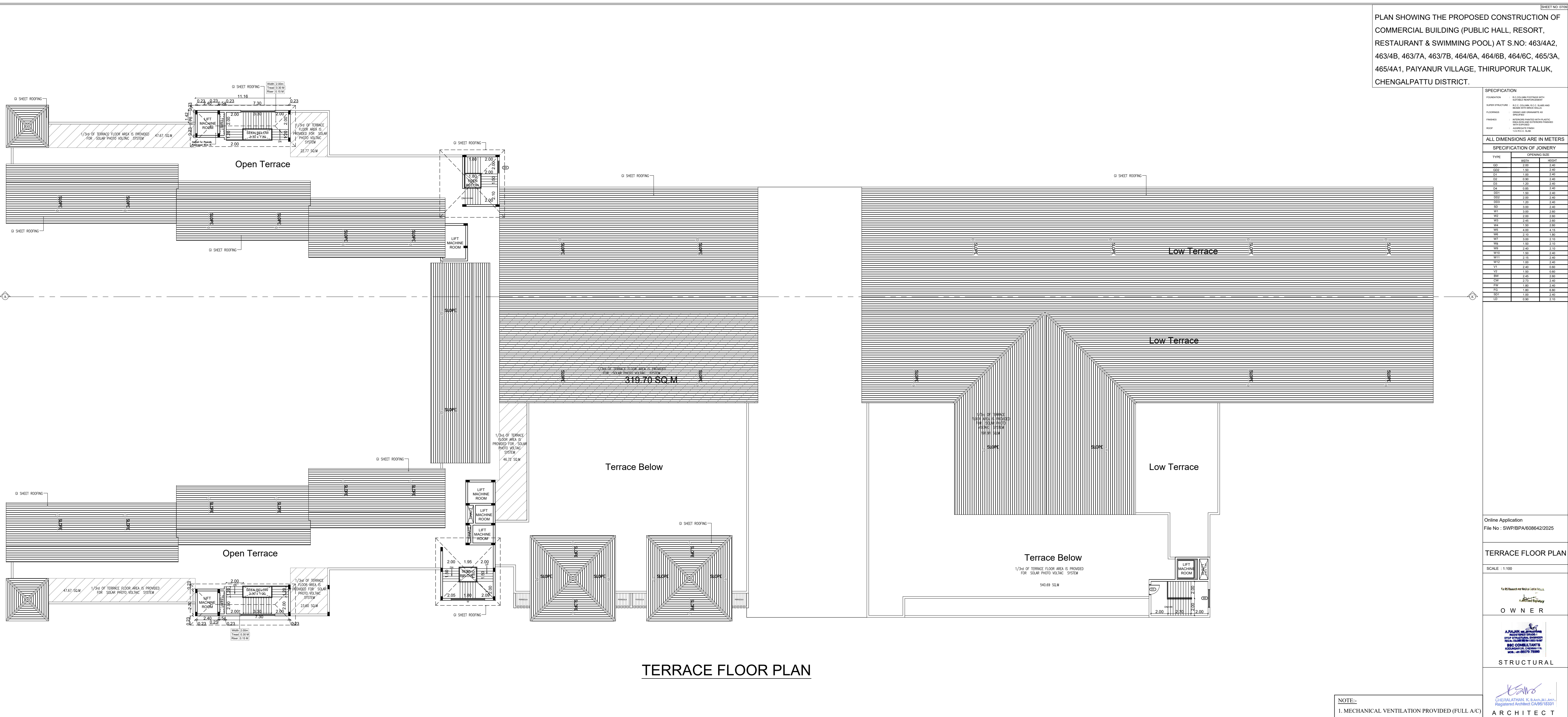
O W N E R

**A.RAJAN ME STRUCTURES**  
REGISTERED ENGINEER  
CIVIL STRUCTURAL ENGINEER  
REG. NO. CD/06/00009-1/2023-76-07  
**BSC CONSULTANTS**  
KODUNGAYIL, CHENNAI-118.  
MOB.: +91-98770 78990

STRUCTURAL

CHERALATHAN, K. BAATH, J. L. A.  
Registered Architect CA/95/1603

ARCHITECT



SHEET NO: 06/06

## CLASSIFICATION

**NOTE:-**

SHEET NO: 05/09

SPECIFICATION

#### Area Details:

Online Application

### SECOND FLOOR PLAN

SCALE : 1:100

For RD Research and Medical Center Policies,

OWNER

A RAJAN NE STRUCTURE

STRUCTURAL

11/20/20

ARCHITECT

## SECOND FLOOR PLAN

NOTE:-

SHEET NO: 04/05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
COMMERCIAL BUILDING (PUBLIC HALL, RESORT,  
RESTAURANT & SWIMMING POOL) AT S.NO: 463/4A2,  
463/4B, 463/7A, 463/7B, 464/6A, 464/6B, 464/6C, 465/3A,  
465/4A1, PAIYANUR VILLAGE, THIRUPORAI TALUK,  
CHENGALPATTU DISTRICT.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SPECIFICATION</b>         | K-1 COLUMBIUM HYDROGEN WITH<br>SULFUR IMPROVEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>BARREN SPECIFICATIONS</b> | K-1 COLUMBIUM K-2, K-3, BARE END<br>K-4, K-5, K-6, K-7, K-8, K-9, K-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>FLUORIDES</b>             | K-11 COLUMBIUM K-12, K-13, K-14, K-15, K-16, K-17, K-18, K-19, K-20, K-21, K-22, K-23, K-24, K-25, K-26, K-27, K-28, K-29, K-30, K-31, K-32, K-33, K-34, K-35, K-36, K-37, K-38, K-39, K-40, K-41, K-42, K-43, K-44, K-45, K-46, K-47, K-48, K-49, K-50, K-51, K-52, K-53, K-54, K-55, K-56, K-57, K-58, K-59, K-60, K-61, K-62, K-63, K-64, K-65, K-66, K-67, K-68, K-69, K-70, K-71, K-72, K-73, K-74, K-75, K-76, K-77, K-78, K-79, K-80, K-81, K-82, K-83, K-84, K-85, K-86, K-87, K-88, K-89, K-90, K-91, K-92, K-93, K-94, K-95, K-96, K-97, K-98, K-99, K-100, K-101, K-102, K-103, K-104, K-105, K-106, K-107, K-108, K-109, K-110, K-111, K-112, K-113, K-114, K-115, K-116, K-117, K-118, K-119, K-120, K-121, K-122, K-123, K-124, K-125, K-126, K-127, K-128, K-129, K-130, K-131, K-132, K-133, K-134, K-135, K-136, K-137, K-138, K-139, K-140, K-141, K-142, K-143, K-144, K-145, K-146, K-147, K-148, K-149, K-150, K-151, K-152, K-153, K-154, K-155, K-156, K-157, K-158, K-159, K-160, K-161, K-162, K-163, K-164, K-165, K-166, K-167, K-168, K-169, K-170, K-171, K-172, K-173, K-174, K-175, K-176, K-177, K-178, K-179, K-180, K-181, K-182, K-183, K-184, K-185, K-186, K-187, K-188, K-189, K-190, K-191, K-192, K-193, K-194, K-195, K-196, K-197, K-198, K-199, K-200, K-201, K-202, K-203, K-204, K-205, K-206, K-207, K-208, K-209, K-210, K-211, K-212, K-213, K-214, K-215, K-216, K-217, K-218, K-219, K-220, K-221, K-222, K-223, K-224, K-225, K-226, K-227, K-228, K-229, K-230, K-231, K-232, K-233, K-234, K-235, K-236, K-237, K-238, K-239, K-240, K-241, K-242, K-243, K-244, K-245, K-246, K-247, K-248, K-249, K-250, K-251, K-252, K-253, K-254, K-255, K-256, K-257, K-258, K-259, K-260, K-261, K-262, K-263, K-264, K-265, K-266, K-267, K-268, K-269, K-270, K-271, K-272, K-273, K-274, K-275, K-276, K-277, K-278, K-279, K-280, K-281, K-282, K-283, K-284, K-285, K-286, K-287, K-288, K-289, K-290, K-291, K-292, K-293, K-294, K-295, K-296, K-297, K-298, K-299, K-300, K-301, K-302, K-303, K-304, K-305, K-306, K-307, K-308, K-309, K-310, K-311, K-312, K-313, K-314, K-315, K-316, K-317, K-318, K-319, K-320, K-321, K-322, K-323, K-324, K-325, K-326, K-327, K-328, K-329, K-330, K-331, K-332, K-333, K-334, K-335, K-336, K-337, K-338, K-339, K-340, K-341, K-342, K-343, K-344, K-345, K-346, K-347, K-348, K-349, K-350, K-351, K-352, K-353, K-354, K-355, K-356, K-357, K-358, K-359, K-360, K-361, K-362, K-363, K-364, K-365, K-366, K-367, K-368, K-369, K-370, K-371, K-372, K-373, K-374, K-375, K-376, K-377, K-378, K-379, K-380, K-381, K-382, K-383, K-384, K-385, K-386, K-387, K-388, K-389, K-390, K-391, K-392, K-393, K-394, K-395, K-396, K-397, K-398, K-399, K-400, K-401, K-402, K-403, K-404, K-405, K-406, K-407, K-408, K-409, K-410, K-411, K-412, K-413, K-414, K-415, K-416, K-417, K-418, K-419, K-420, K-421, K-422, K-423, K-424, K-425, K-426, K-427, K-428, K-429, K-430, K-431, K-432, K-433, K-434, K-435, K-436, K-437, K-438, K-439, K-440, K-441, K-442, K-443, K-444, K-445, K-446, K-447, K-448, K-449, K-450, K-451, K-452, K-453, K-454, K-455, K-456, K-457, K-458, K-459, K-460, K-461, K-462, K-463, K-464, K-465, K-466, K-467, K-468, K-469, K-470, K-471, K-472, K-473, K-474, K-475, K-476, K-477, K-478, K-479, K-480, K-481, K-482, K-483, K-484, K-485, K-486, K-487, K-488, K-489, K-490, K-491, K-492, K-493, K-494, K-495, K-496, K-497, K-498, K-499, K-500, K-501, K-502, K-503, K-504, K-505, K-506, K-507, K-508, K-509, K-510, K-511, K-512, K-513, K-514, K-515, K-516, K-517, K-518, K-519, K-520, K-521, K-522, K-523, K-524, K-525, K-526, K-527, K-528, K-529, K-530, K-531, K-532, K-533, K-534, K-535, K-536, K-537, K-538, K-539, K-540, K-541, K-542, K-543, K-544, K-545, K-546, K-547, K-548, K-549, K-550, K-551, K-552, K-553, K-554, K-555, K-556, K-557, K-558, K-559, K-560, K-561, K-562, K-563, K-564, K-565, K-566, K-567, K-568, K-569, K-570, K-571, K-572, K-573, K-574, K-575, K-576, K-577, K-578, K-579, K-580, K-581, K-582, K-583, K-584, K-585, K-586, K-587, K-588, K-589, K-590, K-591, K-592, K-593, K-594, K-595, K-596, K-597, K-598, K-599, K-600, K-601, K-602, K-603, K-604, K-605, K-606, K-607, K-608, K-609, K-610, K-611, K-612, K-613, K-614, K-615, K-616, K-617, K-618, K-619, K-620, K-621, K-622, K-623, K-624, K-625, K-626, K-627, K-628, K-629, K-630, K-631, K-632, K-633, K-634, K-635, K-636, K-637, K-638, K-639, K-640, K-641, K-642, K-643, K-644, K-645, K-646, K-647, K-648, K-649, K-650, K-651, K-652, K-653, K-654, K-655, K-656, K-657, K-658, K-659, K-660, K-661, K-662, K-663, K-664, K-665, K-666, K-667, K-668, K-669, K-670, K-671, K-672, K-673, K-674, K-675, K-676, K-677, K-678, K-679, K-680, K-681, |  |

#### Area Details:

First Floor Area : 5719.72 Sq.m

Online Application  
File No : SWP/BPA/608642/2025

## FIRST FLOOR PLAN

SCALE : 1:100

For US Research and Medical Center Pvt.Ltd.

|       |
|-------|
| OWNER |
|-------|

**A. RAJAN M. STRUCTURES**  
REGISTERED GRADE-1  
STOP STRUCTURAL ENGINEER  
REG. NO. CD/02/1984-1/1985-1/1987  
**BSC CONSULTANTS**  
KODUNGURU, CHENNAI-615.  
MOB: +91-98770 78990

**STRUCTURAL**

|            |
|------------|
| STRUCTURAL |
|            |

  
CHERALATHAN, K. B. Arch. M. J. Arch.,  
Registered Architect, CA/95/18331

ARCHITECT

|                                                                                  |                                                                                                       |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <p><b>NOTE:-</b></p> <p><b>1. MECHANICAL VENTILATION PROVIDED (FULL A/C)</b></p> | <p>CHERALATHAN, K. B.Arth.M.I.Arch.,<br/>Registered Architect CA/RS/16331</p> <p><b>ARCHITECT</b></p> |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

## FIRST FLOOR PLAN





1. MECHANICAL VENTILATION PROVIDED (FULL A/C)

Basement Floor Area : 3075.25 Sq.m

Basement Floor Area : 3075.25 Sq.m

File No : SWP/BPA/608642/2025

## BASEMENT FLOOR PLAN

SCALE : 1:100

Authorized Signatory

O W N E R

STRUCTURAL

ARCHITECT

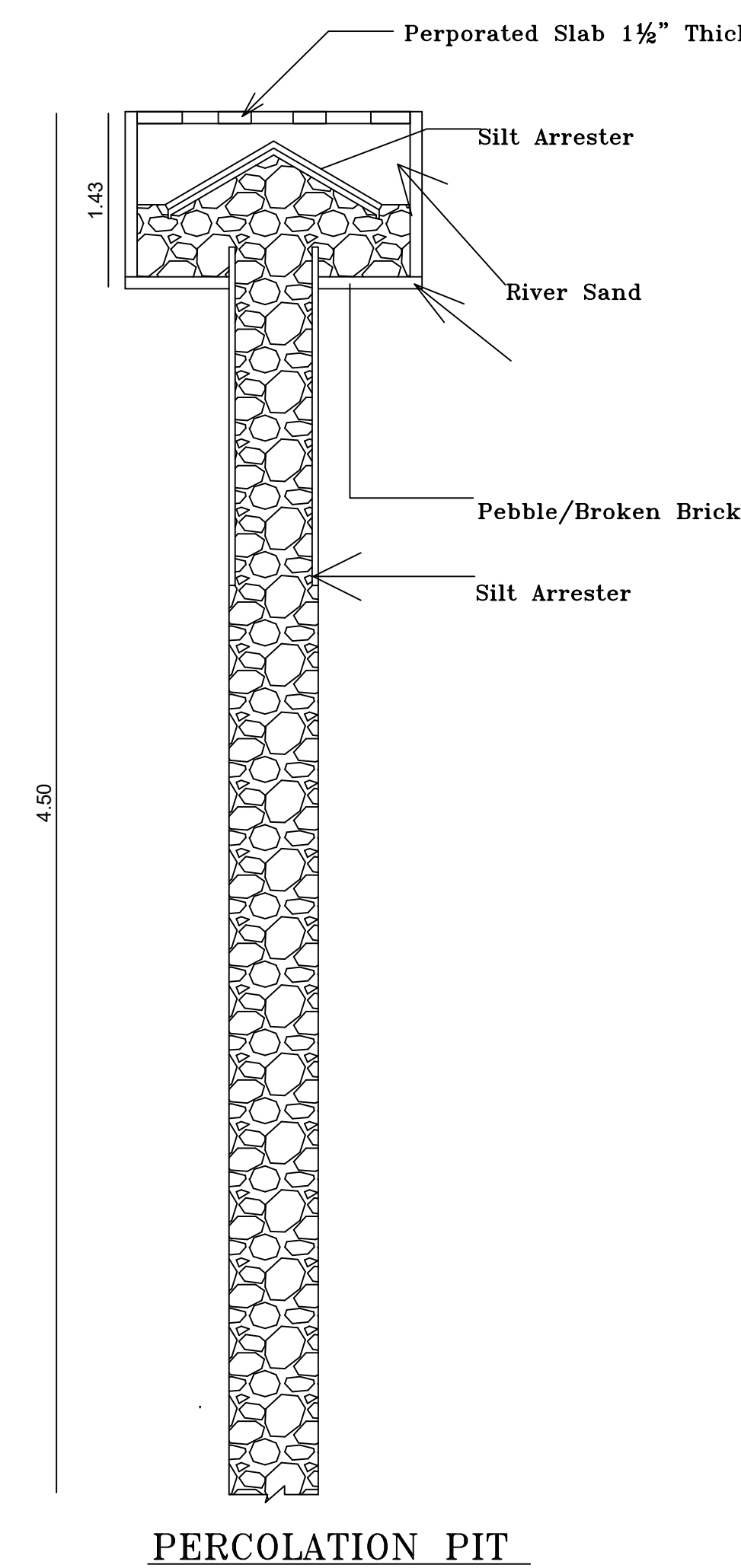
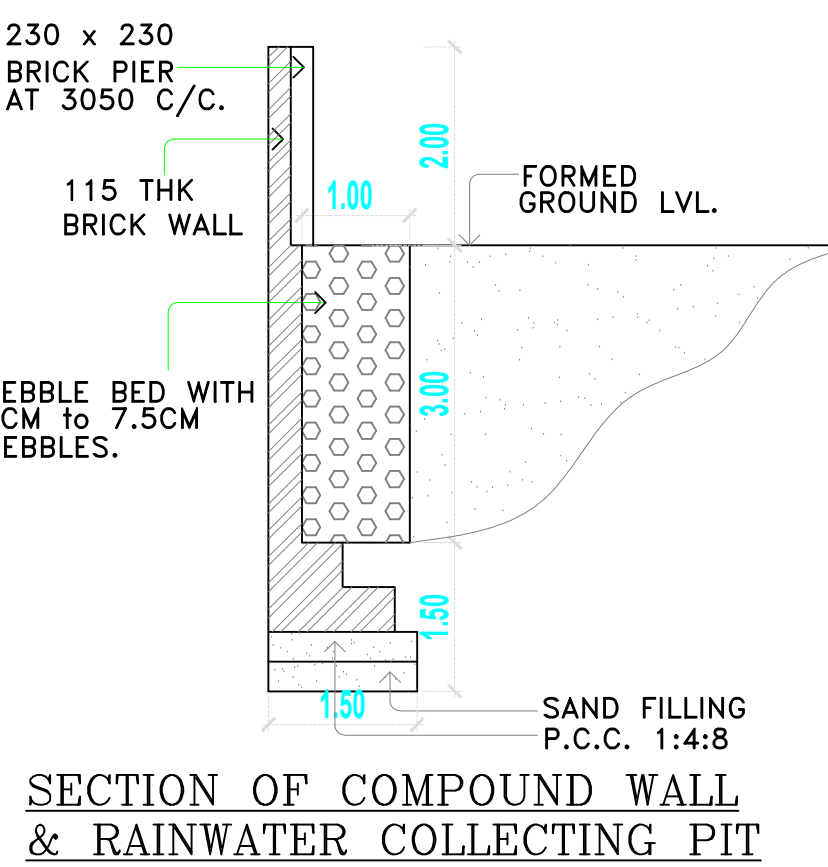
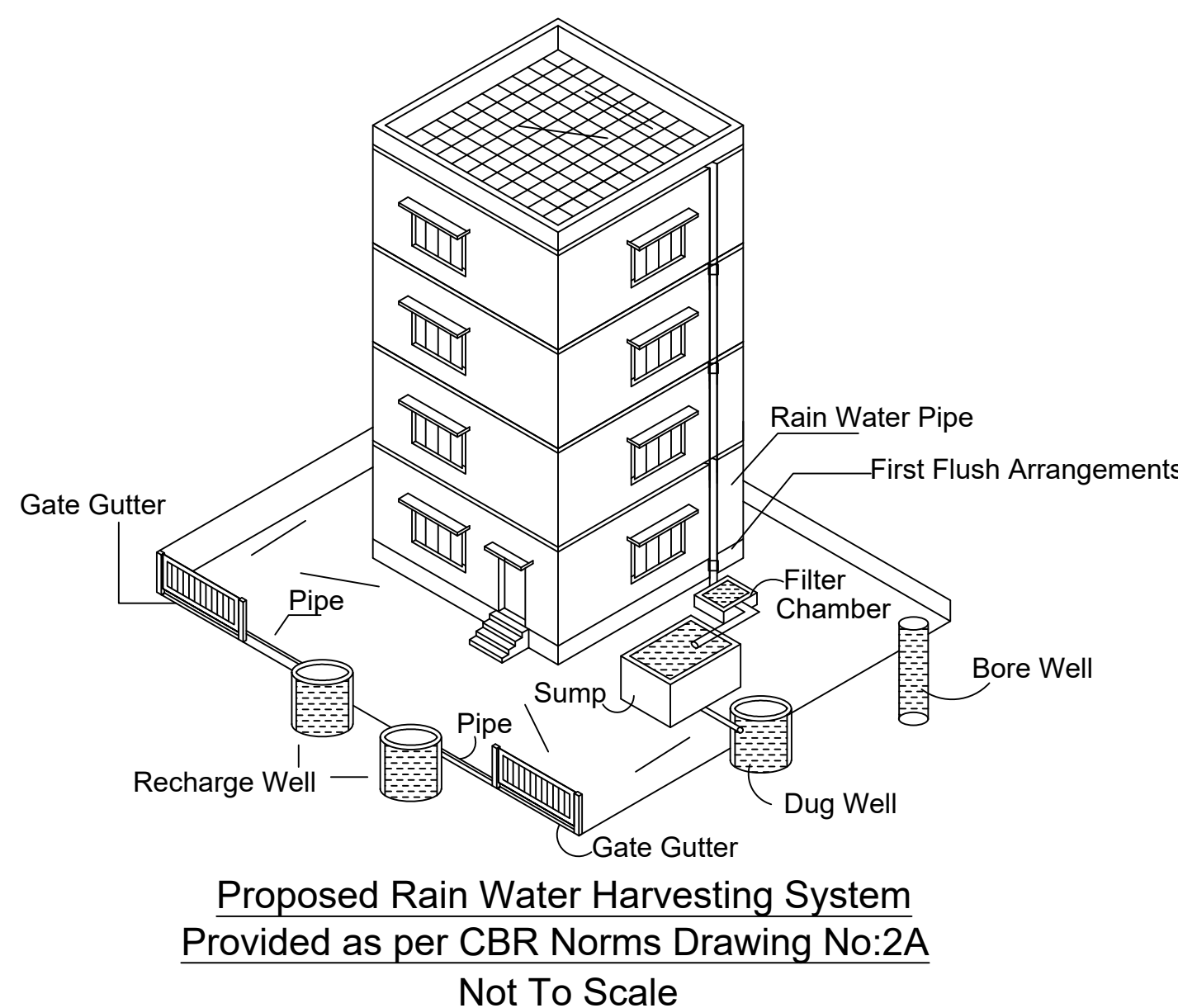
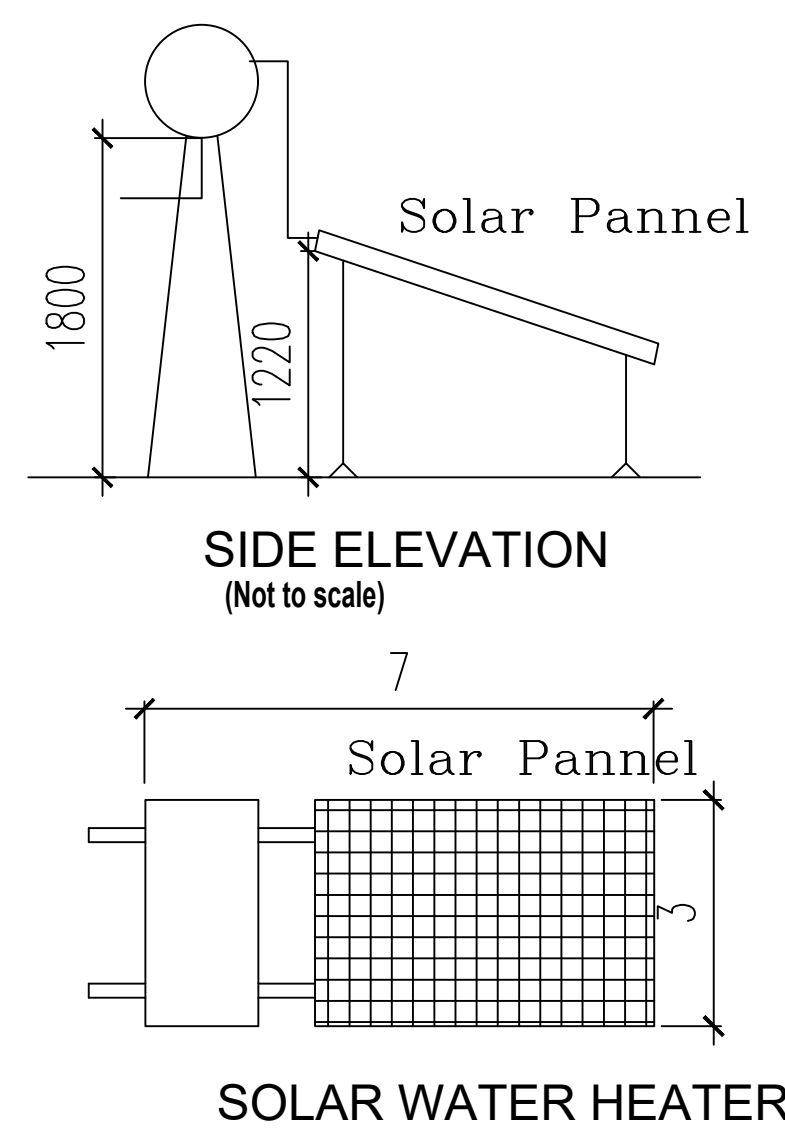
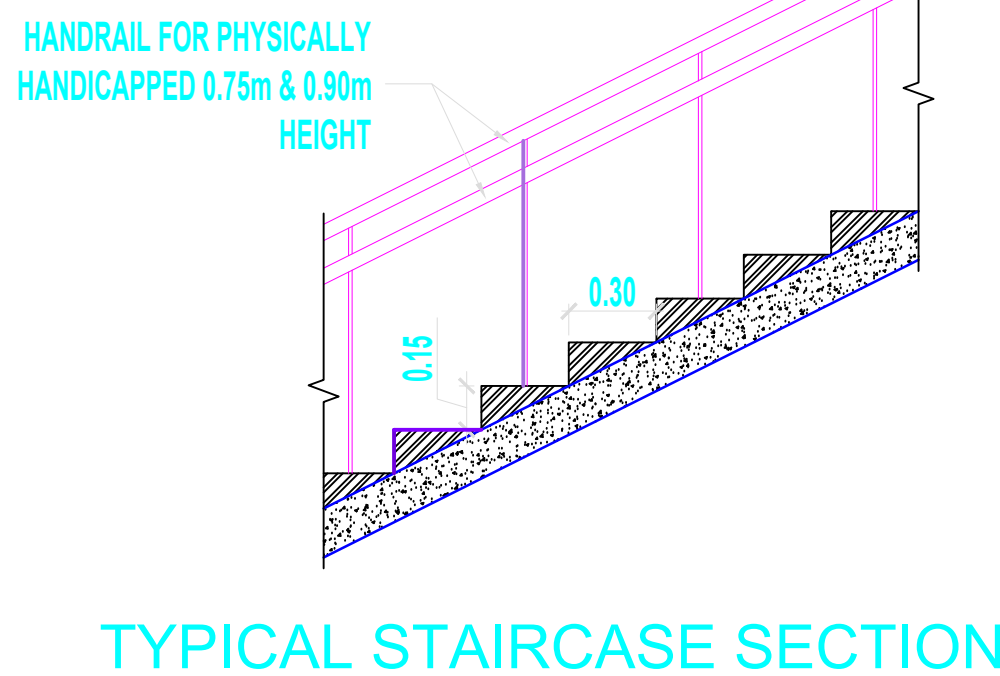
ARCHITECT

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| FOUNDATION      | : R.C.COLUMN FOOTINGS WITH<br>SUPER REINFORCMENT                                    |
| SUPER STRUCTURE | : R.C.C. COLUMN, R.C.C. SLABS AND<br>BEAMS WITH RICK WALLS.                         |
| FLOORINGS       | : GRANO AND GRANAMITE AS<br>SPECIFIED                                               |
| FINISHES        | : INTERIORS PAINTED WITH PLASTIC<br>EMULSION AND EXTERIORS FINISHED<br>WITH EXPOSED |
| ROOF            | : AGGREGATE FINISH<br>1:2:4 R.C.C. SLAB.                                            |

## COLOUR INDEX

EXISTING ROAD 

SITE BOUNDARY 


$$\text{F.S.I} = \frac{13201.31}{16075.00} = 0.821 < 2.00$$

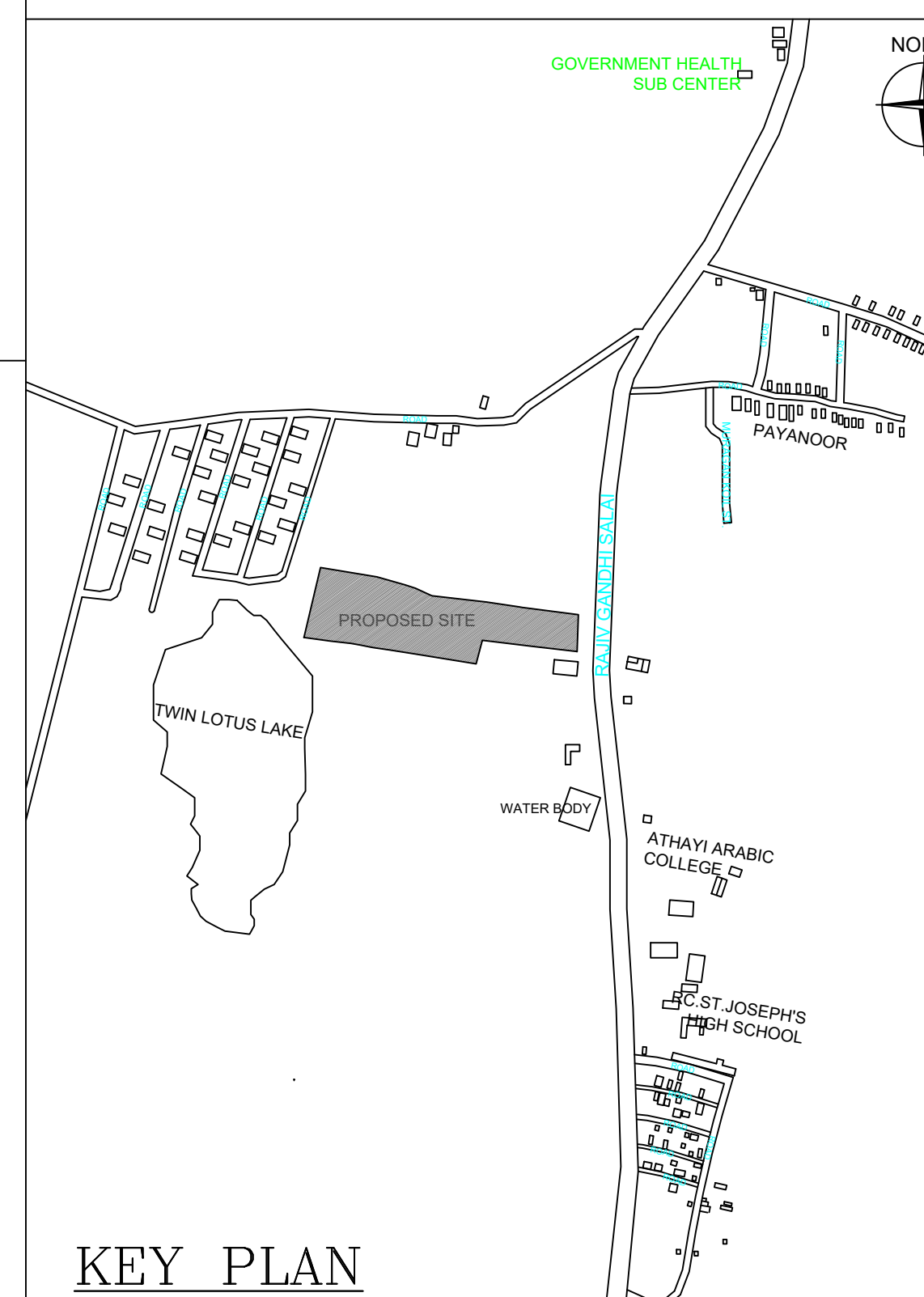
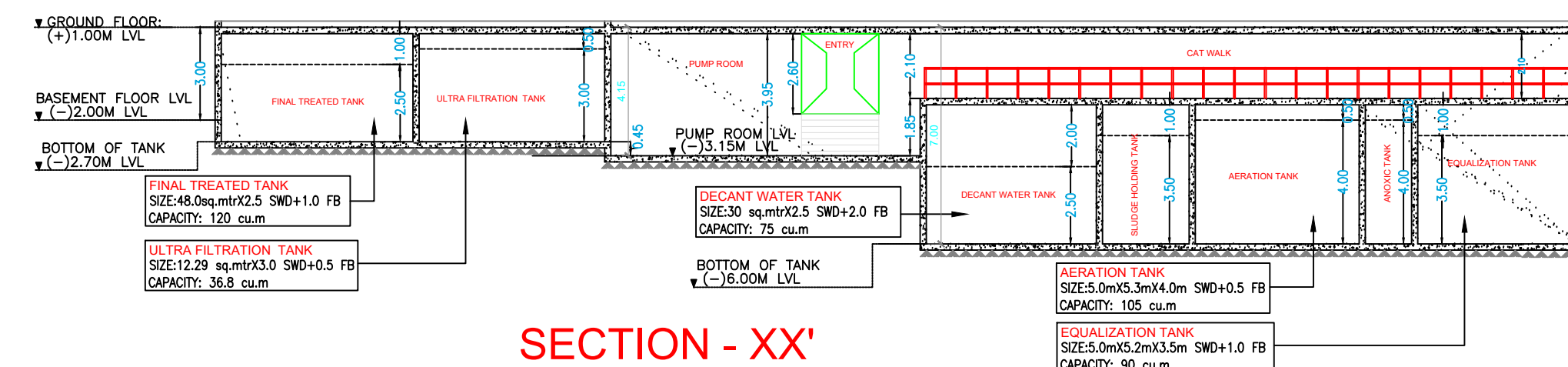
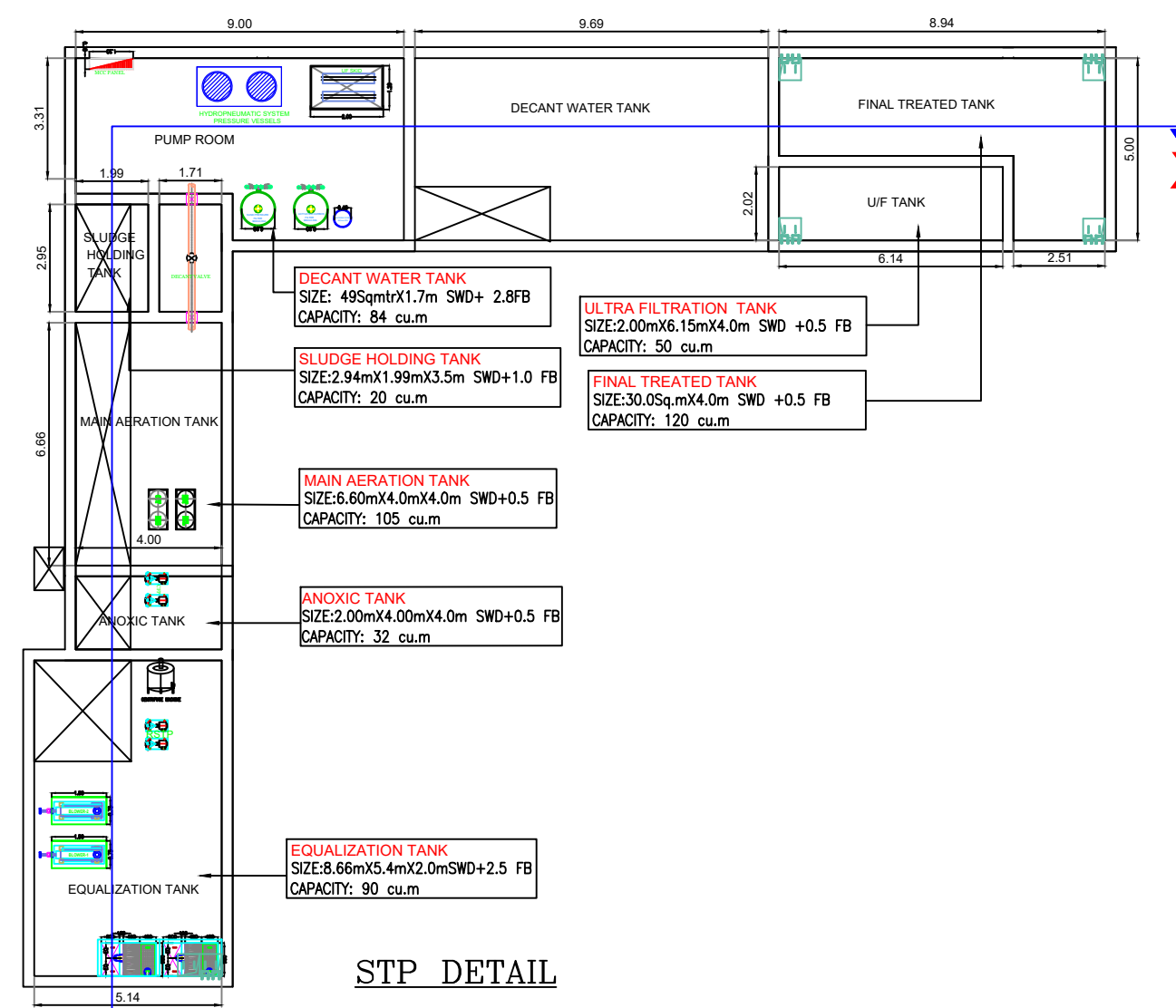
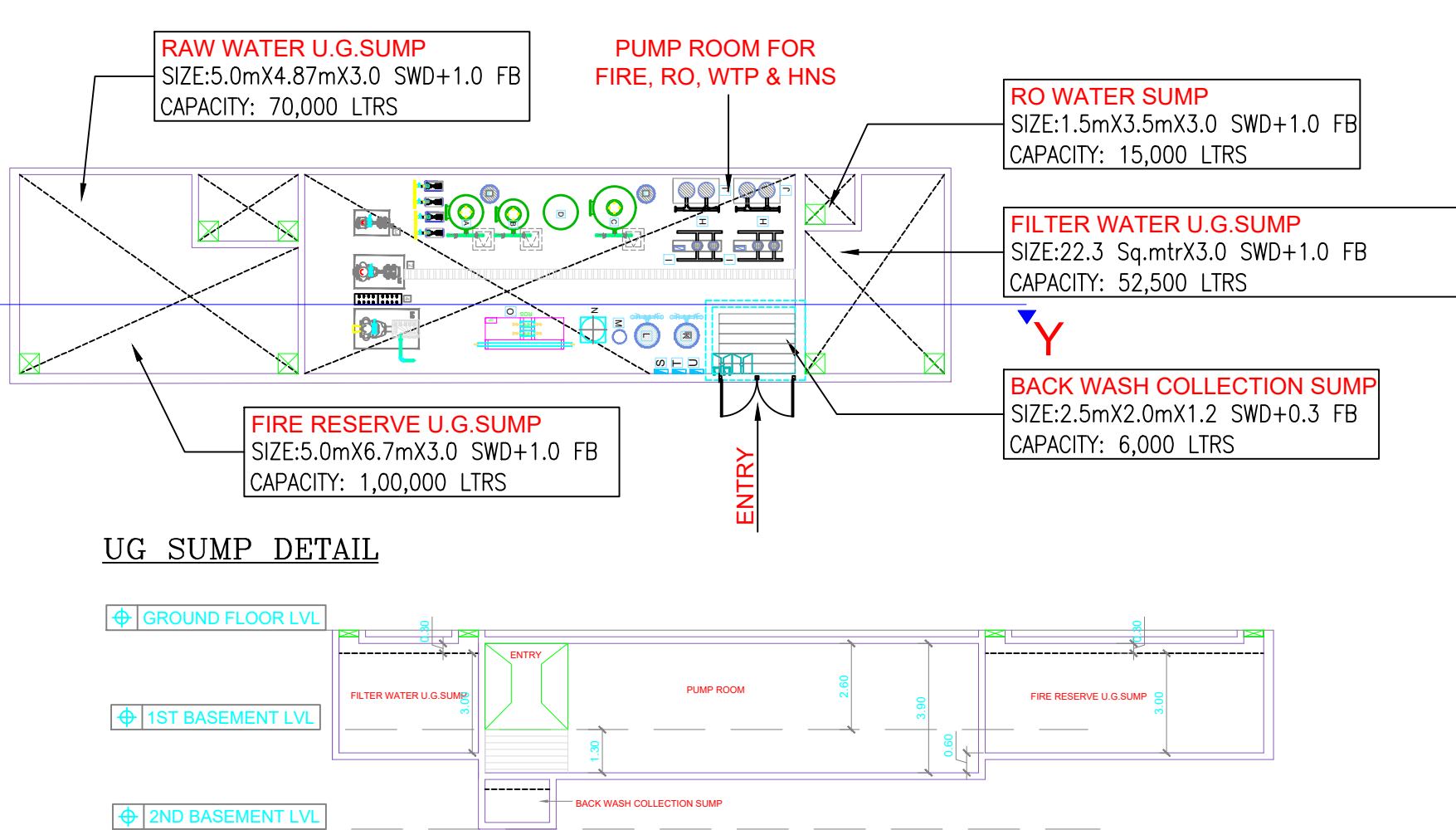
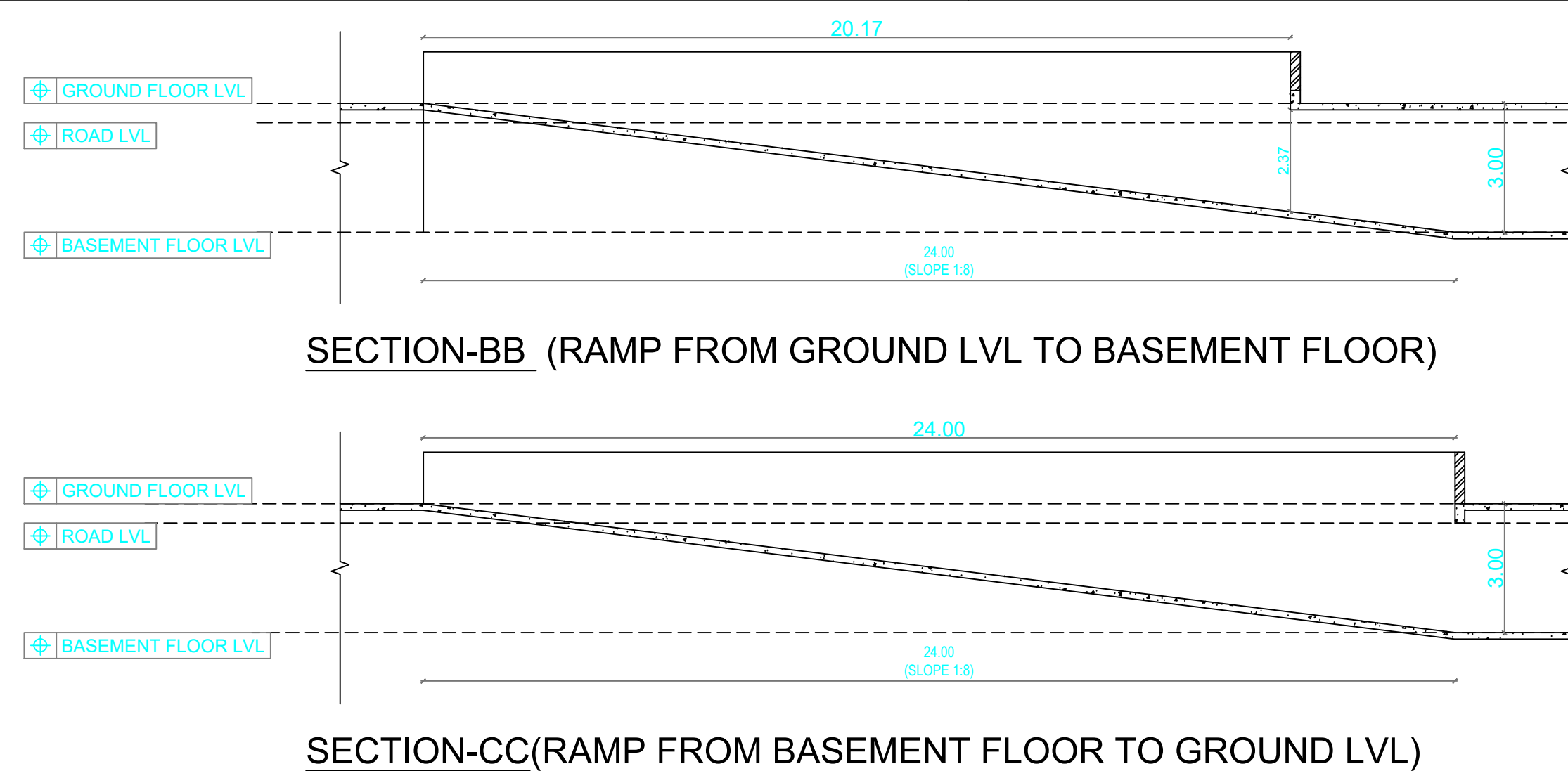
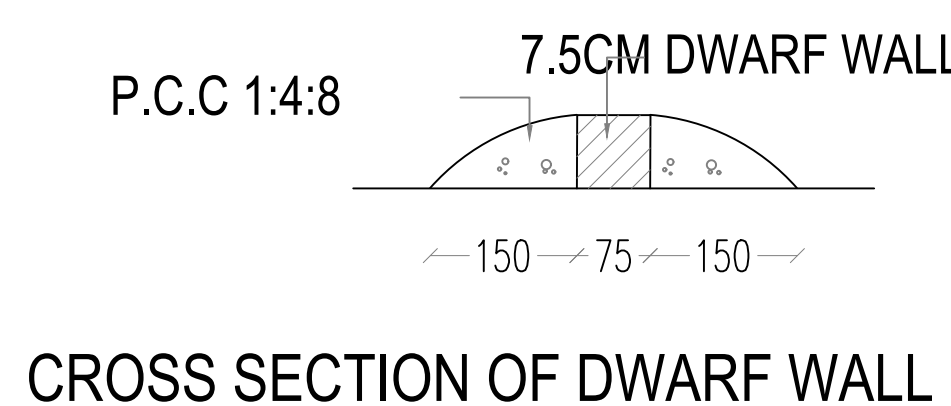
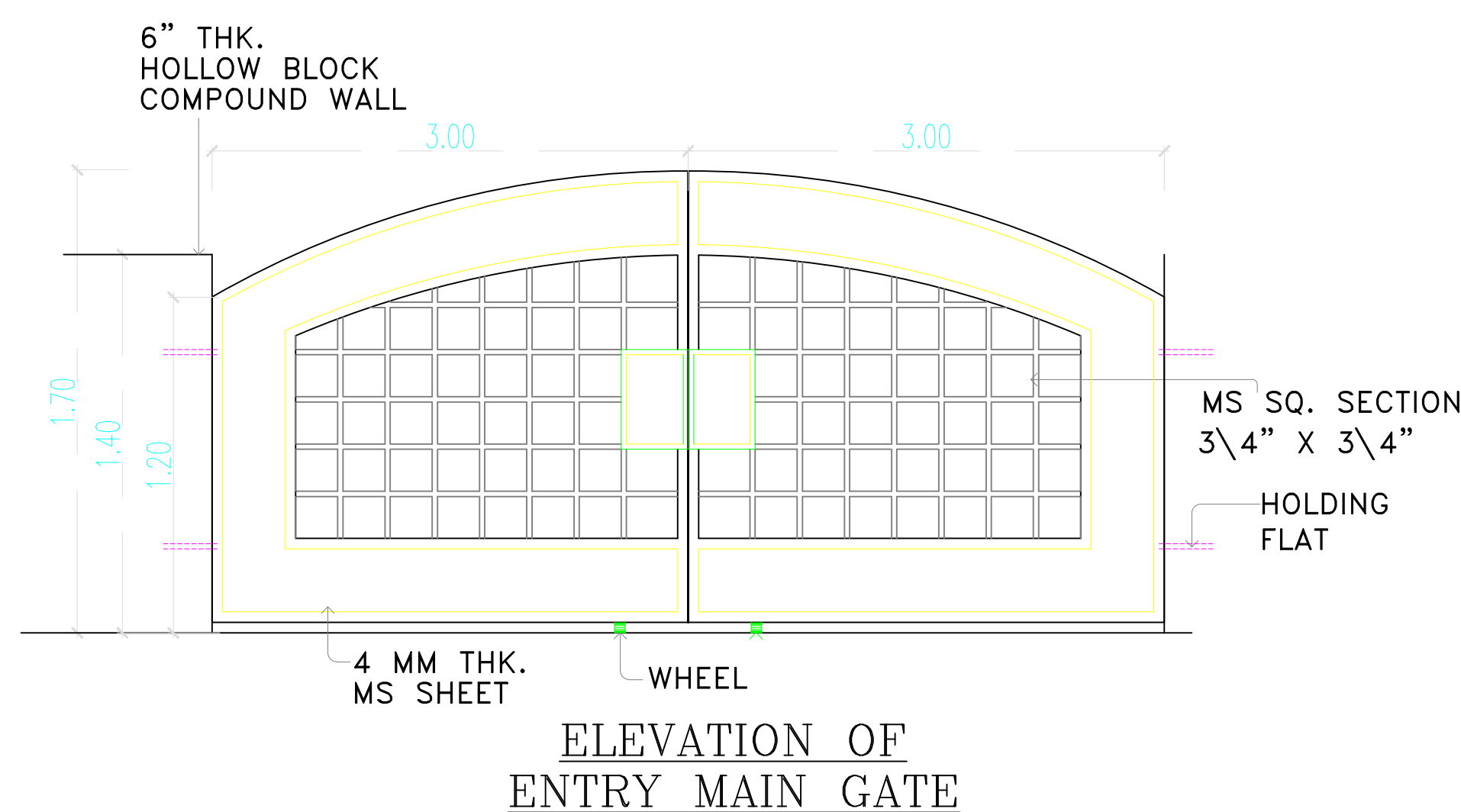
### REQUIRED PARKING

|                                                                                                             | AREA IN<br>SQ.M        | CARS          | TWO<br>WHEELERS |
|-------------------------------------------------------------------------------------------------------------|------------------------|---------------|-----------------|
| CONVENTION HALL<br>(1 CAR / 50sqm,<br>1 TWO WHEELER / 50Sqm)                                                | 3251.54                | 65            | 65              |
| RESORT ROOMS<br>(1CAR / 4 ROOMS,<br>1CAR / 100sqm FOR NON ROOMS,<br>1 TWO WHEELER / 50sqm FOR<br>NON ROOMS) | 100 ROOMS +<br>3834.35 | (25+39)<br>64 | 77              |
| RESTAURANT<br>(1 CAR / 100sqm,<br>1 TWO WHEELER / 50Sqm)                                                    | 215.17                 | 3             | 5               |
| TOTAL PARKING                                                                                               |                        | 129           | 144             |

|            | REQUIRED CAR PARKING | Achieved Car Parking | Required Two Wheeler | Achieved Two Wheeler |
|------------|----------------------|----------------------|----------------------|----------------------|
| HALL       | 65                   | 72                   | 65                   | 82                   |
| RESORT     | 64                   | 70                   | 77                   | 90                   |
| RESTAURANT | 3                    | 6                    | 5                    | 10                   |
| TOTAL      | 132                  | 148                  | 147                  | 182                  |

(Including 15 Nos) (Including 20 Nos)

|               |        | REQUIRED | ACHIEVED |
|---------------|--------|----------|----------|
| FEMALE TOILET | PUBLIC | 15       | 21       |
|               | STAFF  | 3        | 3        |
| MALE TOILET   | PUBLIC | 10       | 14       |
|               | STAFF  | 2        | 2        |
| URINAL        | —      | 23       | 26       |
| PH TOILET     | —      | —        | 3        |



Online Application  
File No : SWP/BPA/608642/2025

## SITE PLAN

SCALE : 1:300

For RS Research and Medical Centre Pvt.Ltd

Authorized Signatory

O W N E R

**A. RAJAN, M.E., (STRUCTURE)**  
REGISTERED GRADE-1  
DTCP STRUCTURAL ENGINEER  
REG.No. CGLDIST/REG/01-1/2023/10/007  
**BSC CONSULTANTS**  
KODUNGAIYUR, CHENNAI-118.  
MOB: +91-88070 78990

STRUCTURAL

  
CHERALATHAN. K. B.Arch.,M.I.,Arch..  
Registered Architect CA/95/18331

ARCHITECT

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

