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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD


GPS Map Camera
Angadu, Tamil Nadu, India
65gq+qhh, Angadu, Tamil Nadu 600067, India
Lat 13.228513° Long 80.189621°
Saturday, 24/10/2026 10:20 AM GMT +05:30
Note : Captured by GPS Map Camera
Google


GPS Map Camera
Angadu, Tamil Nadu, India
65gq+qhh, Angadu, Tamil Nadu 600067, India
Lat 13.22854° Long 80.189537°
Saturday, 24/10/2026 10:21 AM GMT +05:30
Note : Captured by GPS Map Camera
Google


1
2
3
GPS Map Camera
Angadu, Tamil Nadu, India
65gq+qhh, Angadu, Tamil Nadu 600067, India
Lat 13.228265° Long 80.189525°
Saturday, 24/10/2026 10:34 AM GMT +05:30
Note : Captured by GPS Map Camera
Google


1
2
3

27.10.2026

From:
M/s. Raghava Foundations Pvt. Ltd.
Rep. by its Director,
Mr. Setty Venkata Siddartha
No.116/132, KG NTR Heritage,
Rangarajapuram Main Road, Kodambakkam,
Chennai – 600 024.

To,
The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Anna Nagar East, Chennai.

Sir/Madam,

Sub: Clarification regarding Layout Outline, Rain Water Drainage and 3 Street Lights – "SRI RAM NAGAR ANNEXE" – Reg.

Ref:
1. Online Application No. **TNRERA/APPL/PLF/5906/2026** Dated: 24-08-2026
2. CMDA Approval No. **PPD/LO. No. 43/2024 dated 28.02.2024**
3. Project: **"SRI RAM NAGAR ANNEXE"**
4. Survey Nos. **41/1A1A, 41/1A1B & 41/1B**, Angadu Village, Ponneri Taluk, Tiruvallur District.
5. Total Layout Area: **2300 Sq.m.**

With reference to the queries raised by RERA regarding the above project, we hereby submit the following clarifications:

1. **Regarding Layout Outline Figure:**



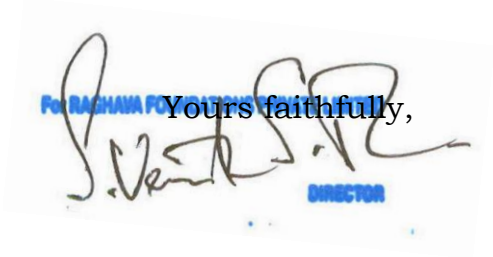
2. **Regarding Rain Water Drainage**
   The rain water drainage arrangement has been provided **within the approved layout site** as per the site conditions. The adjoining road is a **GRID OF ROAD and Panchayat Road (we owned part of road only)** we don't permit to make any constructions in that part, and so rain water drain was not provided along the road side. However, the required rain water arrangement has been provided both side of **the prosposed road** to facilitate proper collection and disposal of rain water. (**BDO Letter attached**)

3. **Regarding Street Lights:**
   It has been observed that the street lights are available in the layout. **Three (3) street lights have been provided and installed within the project site**. Photographs proof is enclosed.

We request to take the above clarifications consider the same while processing the application.

Thanking you,

Yours faithfully,



ஆணையாளர்(பொ)
சோழவரம் ஊராட்சி ஒன்றியம்.

ந.க.எண்:4001/2026/ஆ3 நாள்:16/10/2026

சான்றிதழ்

திருவள்ளூர் மாவட்டம், பொன்னேரி வட்டம், சோழவரம் ஊராட்சி ஒன்றியத்திற்குட்பட்ட ஆங்காடு கிராமம், சர்வே எண் 41/1A1A-ல் அமைந்துள்ள சாலை, ஆங்காடு மற்றும் ஒரக்காடு கிராமங்களை இணைக்கும் முக்கியமாக சாலை. மேற்படி சாலை ஆரம்பத்தில் தனியார் பட்டா நிலத்தில் அமைந்திருந்தது. பின்னர், சம்பந்தப்பட்ட மனைப்பிரிவு (Layout) உருவாக்கப்பட்டபோது, பொதுமக்களின் போக்குவரத்து வசதிக்காகவும், பொதுப் பயன்பாட்டிற்காகவும், மேற்படி சாலைக்குரிய நிலம் ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது. தற்போது, மேற்படி சாலை ஊராட்சியின் கட்டுப்பாட்டில் இருந்து வருவதுடன், சாலையின் பராமரிப்புப் பணிகள் அனைத்தும் சம்பந்தப்பட்ட ஊராட்சியின் மூலம் மேற்கொள்ளப்பட்டு வருகின்றன. எனவே, மேற்கண்ட சாலை ஏற்கெனவே இருந்து வந்த சாலையாகவும், மனைப்பிரிவு அமைக்கப்பட்டபோது ஊராட்சிக்கு தானமாக ஒப்படைக்கப்பட்ட நிலத்தில் அமைந்துள்ள சாலை. ஊராட்சியால் பராமரிக்கப்பட்டு வருகிறது என தொடர்புடைய ஆவணங்களின் மற்றும் பதிவுகளின் அடிப்படையில் சான்றளிக்கப்படுகிறது.

ஆணையாளர்(பொ)
சோழவரம் ஊராட்சி ஒன்றியம்

பெறுநர்,

M/s. Raghava Foundations Pvt. Ltd.
Rep. by its Director, Mr. Setty Venkata Siddartha
No.116/132, KG NTR Heritage,
Rangarajapuram Main Road, Kodambakkam,
Chennai – 600 024

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

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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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Chennai 600 097, India
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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.