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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Date: 10 -01-2026

From,

1)M/s.MAANSAROVAR AUTOMOBILE PRIVATE LIMITED,
Represented by its Director M.Pankaj Kankaria,
"SHIV MISHRI MANSION", No.4-A, C.S.I. Church Street,
Porur, Chennai – 600 116.

2)M/s. STEPSSTONE PROMOTERS PRIVATE LIMITED,
Represented by its Director K.Mothish Kumar,
No.1/1, Sakthi Nagar, 2nd Street,
Choolaimedu, Chennai – 600 094.

To

The Real Estate Regulatory Authority,
No.133, G-Block, 1st Avenue,
Anna Nagar East, Chennai – 600 102.

Respected Sir,

Sub : Request RERA Registration Certificate and submission of clarification - Reg.

We hereby submit clarification of our application for the grant of registration RERA certificate for our project **"AERO SQUARE"** to be set up at Survey no's. 321/1B, 321/2B, 321/4B, 321/6B, 322/1, 322/2, 322/3A, 322/3B, 322/3C, 322/3D, 322/4, 322/5, 322/6B, 322/7, 323/1, 323/2, 323/3, 323/4, 323/5, 323/6A, 323/6B, 323/6C, 323/6D2 of Keeranallur village, Sriperumbudur Taluk, Kanchipuram District. We would like to inform you that, on North and West side of road access of the site there is 3M No Development Area covered by a Channel area (Western side Sur.no.312 in Odai, it is a 10feet depth water body - ஓடை). So we have built a compound wall for safety purpose since water gets into the layout during the rainy season causing difficulty. Hence, considering the safety precautions the public may not use this Road Connectivity.

Thanking You,

Yours sincerely,

For MAANSAROVAR AUTOMOBILE PVT. LTD.

DIRECTOR

For StepsStone Promoters Pvt. Ltd.

Managing Director

1	2	3	4	5	6	7	8	9	10	11	12
							ரூ. பை.	ஹெ.ஏர்ஸ்.	ரூ. பை.		
4B	311-4B	ர	பு	...	7-4	6	1 85	0 11·5	0 19	154 ல. பொன்னப்ப நாயகர்.	
4C	-4C	ர	பு	...	7-4	6	1 85	0 10.0	0 19	300 ரா. ஏழுமலை மற்றும் ஆறு பேர்களும். *	
								1. 03 0	1 94		
...	312	அ	புற	...	...	...	...	0 98·0	...	...	ஓடை.
...	313	அ	புற		...	...	...	1 71·5	...	...	கூட்டுக் குட்டை.
...	314	அ	புற	..	...	...	...	0 88.0	...	...	வண்டிப் பாதை.
1	315-1	ர	பு	.	7-4	6	1 85	0 15.5	0 31	32 ம. கபாலி.	
2	-2	ர	பு	...	7-4	6	1 85	0 11·5	0 25	53 ஸ்ரீரங்க. கிருஷ்ண மூர்த்தி.	
3	-3	ர	மா	...	7-4	6	3 71	0 14.0	0 50	155 இ. பொன்னு சாமிநாயகர்.	
4	-4	ர	மா	...	7-4	6	3 71	0 22·0	0 81	147 தி. பழனி நாயகர் பிள்ளை சத்திரம்.	
5	-5	ர	பு	...	7-4	6	1 85	0 08.5	0 19	72 ந. கோவிந் தம்மாள் நெல்லூர்.	
6	-6	ர	பு	...	7-4	6	1 85	0 10.5	0 18	116 ப. திருவேங்கட நாயகர்.	
7	-7	ர	மா	...	7-4	6	3 71	0 10.5	0 38	281 செ. பழனி மற்றும் மூன்று பேர்களும். *	
8	-8	அ	மா	...	7-4	6	3 71	0 10.5	0 38	...	தரிசு.
								1 03·0	3 00		
...	316	அ	புற	...	...	...	...	0 20.5	...	...	வண்டிப் பாதை.
1A1A	317-1A1 பா	ர	மா	...	7-4	6	3 71	0 03 5	0 12	65 இ. கோவிந்த நாயகர்.	

* விவரப் பட்டியலைப் பார்க்கவும்.

District : Kancheepuram

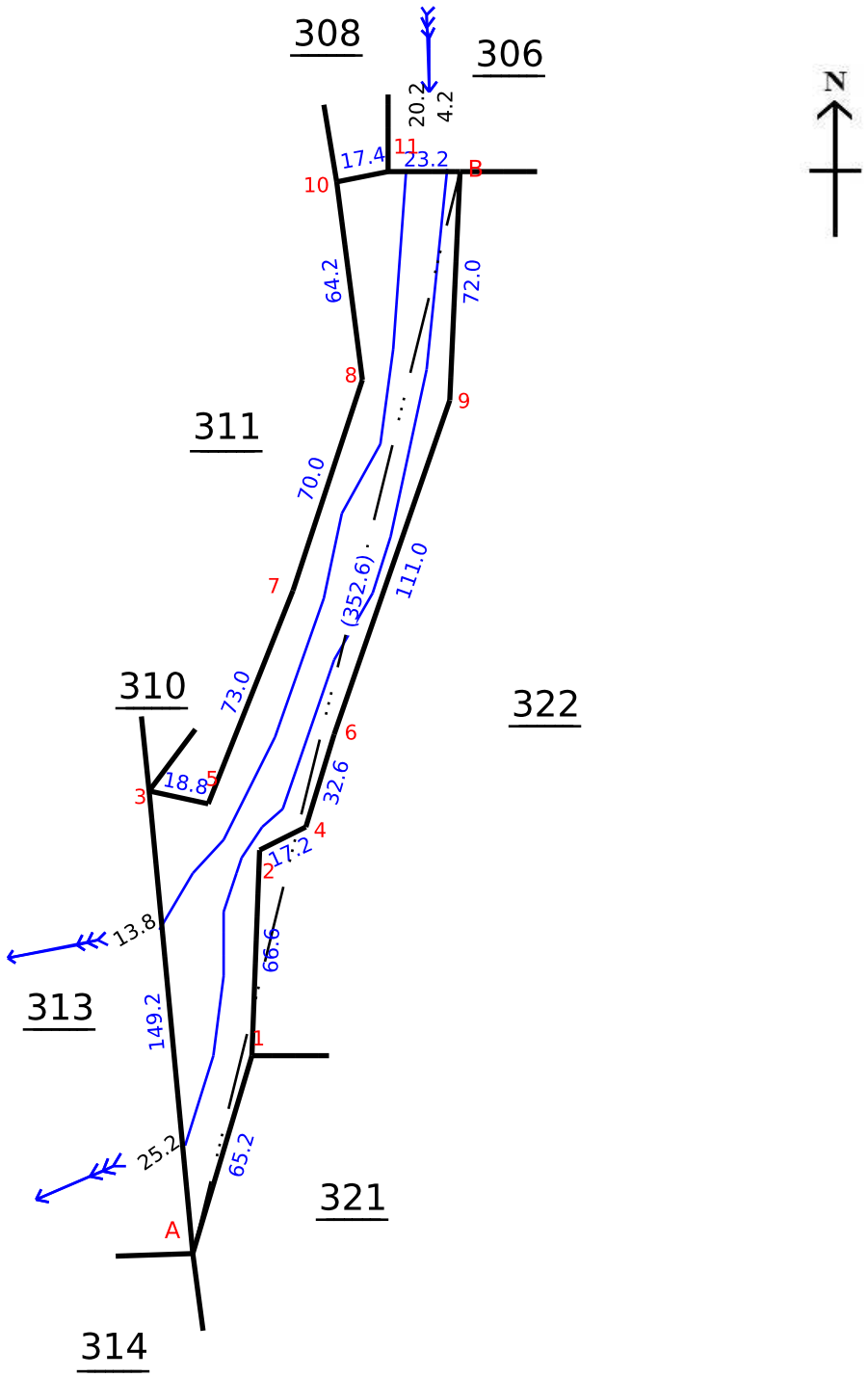
Taluk : Sriperumbudur

Village : Keeranallur [123]

Survey No : 312

Area : Hect 00 Ares 98.00

Scale : 1 : 2306



Signed By Tahsildar

Name of approver : kpm_ilai

Date of Approval : 17-07-2017

Date of Issue: 07-01-2026 10:26:00

Survey and Settlement Department, Government of TamilNadu

240 fv.1










GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr6f+c3h, Keeranallur, Kanchipuram, Tamil Nadu 602108, India
Lat 12.911718° Long 79.823053°
Saturday, 10/01/2026 11:22 AM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr6f+c3h, Keeranallur, Kanchipuram, Tamil Nadu 602108, India
Lat 12.911556° Long 79.823093°
Saturday, 10/01/2026 04:52 PM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr6f+c3h, Keeranallur, Kanchipuram, Tamil Nadu 602108, India
Lat 12.911715° Long 79.823045°
Saturday, 10/01/2026 04:54 PM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr7g+w4j, Kanchipuram, Tamil Nadu 602108, India
Lat 12.913528° Long 79.825708°
Saturday, 10/01/2026 11:28 AM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr6f+c3h, Keeranallur, Kanchipuram, Tamil Nadu 602108, India
Lat 12.91243° Long 79.824211°
Saturday, 10/01/2026 12:15 PM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr6f+c3h, Keeranallur, Kanchipuram, Tamil Nadu 602108, India
Lat 12.91245° Long 79.824146°
Saturday, 10/01/2026 04:59 PM GMT +05:30
Google


GPS Map Camera
Google
Maduramangalam, Tamil Nadu, India 🇮🇳
Wr7g+w4j, Maduramangalam, Tamil Nadu 602108, India
Lat 12.913547° Long 79.825414°
Saturday, 10/01/2026 11:28 AM GMT +05:30


193
GPS Map Camera
Google
Kanchipuram, Tamil Nadu, India
Wr7g+w4j, Kanchipuram, Tamil Nadu 602108, India
Lat 12.913515° Long 79.825769°
Saturday, 10/01/2026 11:29 AM GMT +05:30


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Wr7g+w4j, Kanchipuram, Tamil Nadu 602108, India
Lat 12.913572° Long 79.826148°
Saturday, 10/01/2026 11:29 AM GMT +05:30
Google

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

Verified RealEstate
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OMR Thoraipakkam,
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.