Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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CARPET AREA STATEMENT: "PALLADIUM" PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING SITUATED AT SURVEY NUMBER - 465/3A2C2, PADUR VILLAGE AND PANCHAYAT, THIRUPORUR TALUK AND PANCHAYAT UNION, CHENGALPATTU DISTRICT.									DATE : 06.12.2025			
Sl. No.	BLOCK	FLOORS	FLAT NO.	TYPE	RERA Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah / Utility / Service/ Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos)	
											Covered	Open
1	Single Block	Ground Floor	NA	COMMERCIAL - 1A	128.35	-	-	11.63	139.98	127.28		1
				COMMERCIAL - 1B	128.35	-	-	11.63	139.98	127.28		1
				COMMERCIAL - 1C	128.35	-	-	11.63	139.98	127.28		1
				COMMERCIAL - 1D	128.35	-	-	11.63	139.98	127.28		1
				COMMERCIAL - 1E	128.35	-	-	11.63	139.98	127.28		1
				COMMERCIAL - 1F	128.35	-	-	11.63	139.98	127.28		1
		First Floor	NA	COMMERCIAL - 2A	113.40	-	-	10.27	123.67	112.46		1
				COMMERCIAL - 2B	113.40	-	-	10.27	123.67	112.46		1
				COMMERCIAL - 2C	113.40	-	-	10.27	123.67	112.46		1
				COMMERCIAL - 2D	113.40	-	-	10.27	123.67	112.46		1
				COMMERCIAL - 2E	113.40	-	-	10.27	123.67	112.46		1
				COMMERCIAL - 2F	110.87	-	-	10.04	120.91	109.95		1
		Second Floor	NA	COMMERCIAL - 3A	61.57	-	-	5.58	67.15	61.06		1
								VISITORS				1
								PC PARKING				2
								Total	1646.28	1497.00		16

M.VENKATESAN B.Tech
CMDA: RE/GR-II/19/04/043
DTCP RE/GR-1/018/2021
CORP: RE200072024
No:45, H-Block, Thangam Colony,
2nd Street, Anna Nagar, Chennai-600040.
Mob: 9841919096

For BHOOMI AND BUILDINGS PVT. LTD.

Managing Director

DISTRICT TOWN AND COUNTRY PLANNING
KANCHIPURAM DISTRICT

No.33I/95 Kottrampalayam Street, Near Rangasamikulam,
(Old Employment Office)Kancheepuram -631 501.
Phone No.044-27227937, E-mail: ddkanchidtcp@gmail.com.

. This is to certify that the Thiru/Tmt. / M/S. **M.VENKATESAN** has enrolled as **Registered Engineer Grade I (RE)** with District Town and Country Planning, Kanchipuram. who has qualification of **B.Tech., (Bachelor of Technology in Civil Engineering**) and experience in the relevant field for **10** years.

He / She has been given the Registration No. **RE/Gr.I/018/2021** on **25.08.2021**. He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18/ MAWS (MA1) Dept. Dated. 04.02.2019.

This Registration is valid up to **24 .08.2026**.



Deputy Director (I/C)
District Town and Country Planning
Kanchipuram

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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.