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

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

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26 **Date:** 7/22/25 5:04 PM

From:

Nemam village
Nemam
Poonamallee

To :

M/S.Vijaya raja homes private Ltd, Rep by K.Kaviyarasu GPA of M/S Innokaiz india Pvt Ltd,
Rep by its chief operating officer Thiru.Ajay kumar,
No:50,Bharathi Street,
Vasudevan Nagar ,jafferkhanpet,
Chennai -600083

Online Application Number: CMDA/PP/LAYOUT-1/0010/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:713/1 and 713/2 of Nemam Village and Panchayat, poonamallee Taluk, Tiruvallur District– Approved – Reg

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No - CMDA/PP/LAYOUT-1/0010/2025
2.)CMDA Planning Permission No – OL-PPD/LO/0079/2025
3.)CMDA Permit No – OL-01741 ,Dated: 25/04/2025
4.)Roc No:01/2025-26 , Dated :22.07.2025
5.)Gift Deed No :6019/2025 , Dated :22.04.2025
6.)Demand Payment Request Letter date – 16/07/2025
7.)Payment Confirmation by Applicant : M/S.Vijaya raja homes private Ltd,Rep by K.Kaviyarasu GPA of M/S Innokaiz india Pvt Ltd,Rep by its chief operating officer Thiru.Ajay kumar, Date: 21/07/2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in Survey No: 713/1 and 713/2 at Nemam Village and Panchayat poonamallee Taluk , Tiruvallur district , Covering a total extend of 5250 sq.m (1.30 acre) , Comprising of 37 plots.The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the Nemam Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.6019/2025.Accordingly the Nemam Panchayat grants Final Approval for this Layout.And also fencing should be used in the boundry line of osr land after get approval

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.07.22 17:04:25

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