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: 05/11/2025

From

Mr. H. Manoj Krishnan,
M and M, Door Nos. 3 and 4, Patel Cross Street,
Nehru Nagar, Chrompet,
Chennai – 600044.

To

The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
Thalamuthu Natarajan Malligai,
Tower – II, No: 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Respected sir,

Sub: Applying for TNRERA registration - Proposed Residential Layout project clarification against the query – Reg.

Ref: 1. TNRERA File No. : TNRERA/PLI/8515/2025.

Proposed Residential Layout project to be set up at Comprised in Old S.No. 217/3B2, 217/6, 217/7A, 217/8 & 217/9 and New S.No. 217/3B2B, 217/3B3, 217/6C, 217/7A2, 217/8 & 217/9A4 of Ponni Amman Koil Street, Gandhi Nagar, Vengaivasal Village and Village Panchayat, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union, Tamil Nadu State.

For above mentioned project we have applied for TNRERA Registration (File No. : TNRERA/PLI/8515/2025). I have received the query in online. Here I wish to convey my particulars and answer for your query as follows:

Query No.	Reply of query
1	Here I wish convey you that the compound is not our compound wall. Road hits adjacent private property which is Ground Floor + 1st Floor Residential House, they have the access in other side. If u ask to demolish I was not able to demolish there compound wall. If they wish they can demolish and have an access. Kindly understand the situation and help me out.
2	Attached with this letter.

Thanking You,

Your's Sincerely,


D
GPS Map Camera
Chennai,Tamil Nadu,India
Gandhi Nagar Road, Medavakkam, Chennai, Tamil Nadu 600126, India
Lat 12.901165, Long 80.173476
14/10/2025 05:05 PM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Chennai,Tamil Nadu,India

Gandhi Nagar Road, Medavakkam, Chennai, Tamil Nadu 600126, India

Lat 12.901165, Long 80.173476

14/10/2025 05:05 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Chennai, Tamil Nadu, India 🇮🇳

Annai Aashka, Play School, Plot D2, Anjaneyar Kovil St, Near Win Flowers, Noothencheri, Vengavasal, Chennai, Tamil Nadu 600126, India

Lat 12.901008° Long 80.17278°

Monday, 27/10/2025 02:41 PM GMT +05:30

GPS Map Camera

Chennai, Tamil Nadu, India 🇮🇳

10/491, Noothencheri, Medavakkam, Chennai, Tamil Nadu 600126, India

Lat 12.901033° Long 80.172585°

Monday, 27/10/2025 02:41 PM GMT +05:30

GPS Map Camera

Chennai, Tamil Nadu, India 🇮🇳

10/491, Noothencheri, Medavakkam, Chennai,
Tamil Nadu 600126, India

Lat 12.901032° Long 80.17267°

Monday, 27/10/2025 02:41 PM GMT +05:30


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
10/547, Noothencheri, Medavakkam, Chennai,
Tamil Nadu 600126, India
Lat 12.900983° Long 80.172822°
Monday, 27/10/2025 02:41 PM 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

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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.