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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GPS Map Camera
Chennai, Tamil Nadu, India
S&p Apartment Block-u, S & P Apartment, Mel Ayanambakkam, Kil Ayanambakkam, Chennai, Tamil Nadu 600095, India
Lat 13.079148° Long 80.147617°
Saturday, 23/05/2026 02:41 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
34hw+xrx, Mel Ayanambakkam, Kil Ayanambakkam, Chennai, Tamil Nadu 600095, India
Lat 13.079854° Long 80.146866°
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GPS Map Camera
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M 202, Kamarajar St, Ayanambakkam, Mel Ayanambakkam, Kil Ayanambakkam, Chennai, Tamil Nadu 600095, India
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418/1, Mel Ayanambakkam, Ayanambakkam,
Chennai, Tamil Nadu 600095, India
Lat 13.079554° Long 80.145939°
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S&p Apartment Block-u, S & P Apartment, Mel Ayanambakkam, Kil Ayanambakkam, Chennai, Tamil Nadu 600095, India
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S&P
ASPIRATIONAL SPACES

To

Tamil Nadu Real Estate Regulatory Authority - **TNRERA**,
No. 133, G-Block, 1st Avenue
Anna Nagar (East)
Chennai – 600102

Sir,

Sub: TNRERA submission for a approved layout in S.Nos 360/1A, 2A, 370/1, 371/1 & 378/1 of Ayanambakkam Village, Poonamallee Taluk , Tiruvallur District, Thiruverkadu Municipality limit– Existing compound wall along land periphery was executed by adjacent land owners – Reg.

In reference to the subject cited above, we wish to submit that the compound walls existing along the boundary of the subject land parcel were constructed by the adjoining landowners.

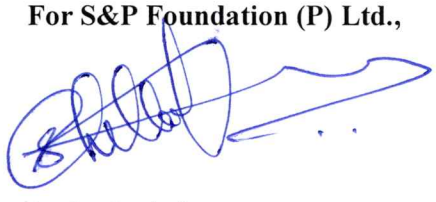
We hereby confirm that the said compound walls were not erected or executed by us.

We kindly request to process our file and grant TNRERA layout approval at the earliest.

Thanking you

Yours's faithfully,

For S&P Foundation (P) Ltd.,



Authorized signatory.


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GPS Map Camera
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Lat 13.079502° Long 80.146433°
Monday, 15/06/2026 11:07 AM GMT +05:30
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GPS Map Camera
Chennai, Tamil Nadu, India
34jw+2jr, 4th Cross St, Near Bharathi School, Mettukuppam, Maduravoyal, Chennai, Tamil Nadu 600095, India
Lat 13.079498° Long 80.14643°
Monday, 15/06/2026 11:07 AM GMT +05:30
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GPS Map Camera
Chennai, Tamil Nadu, India
34jw+2jr, 4th Cross St, Near Bharathi School, Mettukuppam, Maduravoyal, Chennai, Tamil Nadu 600095, India
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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.