Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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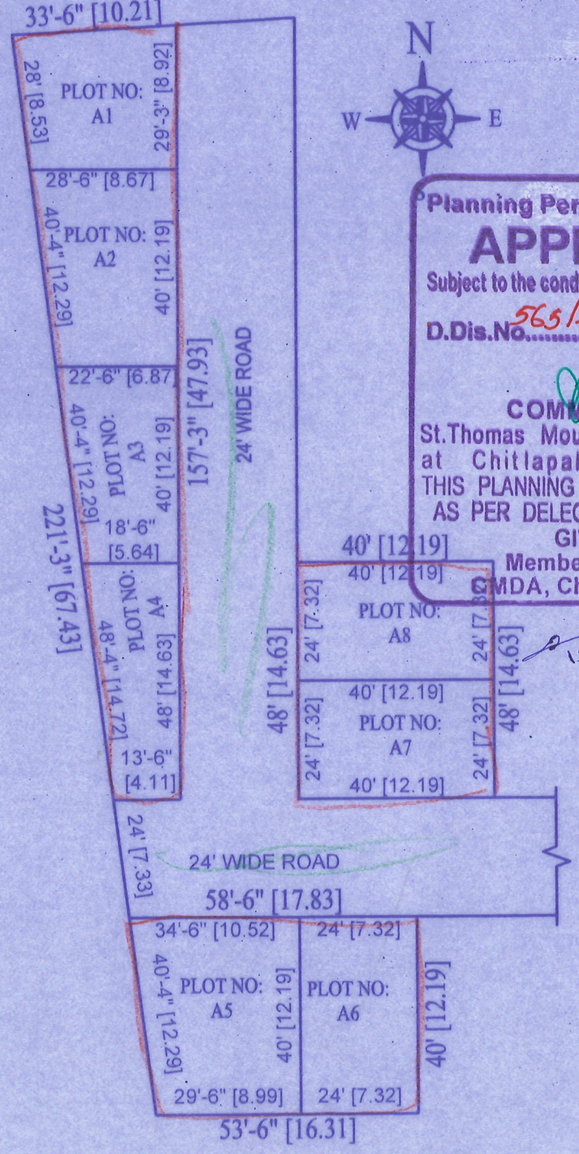
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2D PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.

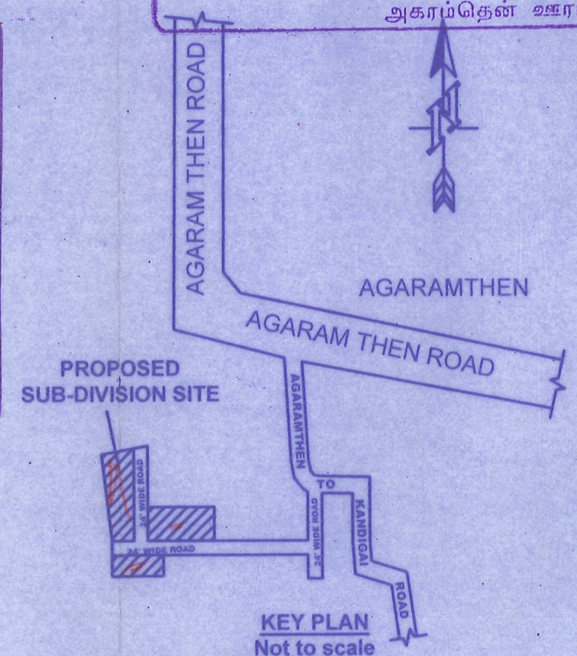



SUB - DIVISION SITE PLAN

N
W E

Planning Permit No. 119/2025
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 565/2025 Dt. 15/04/2025
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam,Chennai-64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai - 600 008
15/4/25

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண் 26 நாள் 21/6/24
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண் 119/15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி




## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| A1 | 882.00 | 81.94 |
| A2 | 1020.00 | 94.76 |
| A3 | 820.00 | 76.18 |
| A4 | 768.00 | 71.35 |
| A5 | 1280.00 | 118.91 |
| A6 | 960.00 | 89.19 |
| A7 | 960.00 | 89.19 |
| A8 | 960.00 | 89.19 |
| TOTAL AREA | 7650.00 | 710.71 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0"/ 1:100

COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

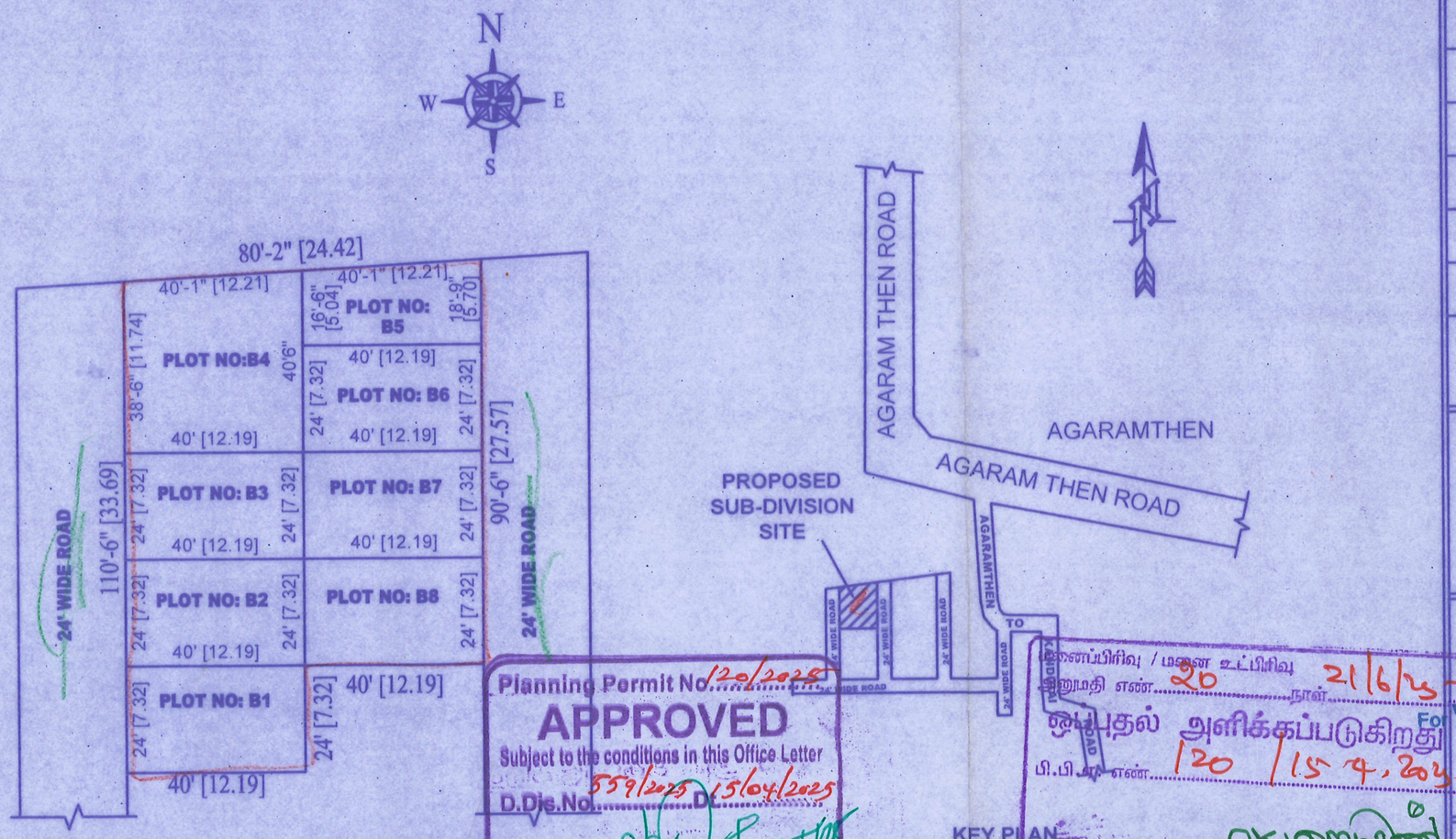
For Kriticons Ltd
Authorised Signatory

OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2D PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.




SUB - DIVISION SITE PLAN

Planning Permit No. 120/2025

APPROVED

Subject to the conditions in this Office Letter

D.Dis.No. 559/2025 Dt. 15/04/2025

COMMISSIONER

St.Thomas Mount Panchayat Union

Chittlapakkam, Chennai-64

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY

Member Secretary,

CMDA, Chennai -600 008

15/4/25

இணைப்பிரிவு / மனை உட்பிரிவு 21/6/25

அனுமதி எண் 20 நாள்

ஒப்புதல் அளிக்கப்படுகிறது

பி.பி.எண் 120/15.4.2025

தலைவர்

அகரம்தென் ஊராட்சி

| AREA STATEMENT | | |
|---|---|---|
| PLOT NO | SQ.FT | SQ.M |
| B1 | 960.00 | 89.19 |
| B2 | 960.00 | 89.19 |
| B3 | 960.00 | 89.19 |
| B4 | 1580.00 | 146.79 |
| B5 | 705.00 | 65.50 |
| B6 | 960.00 | 89.19 |
| B7 | 960.00 | 89.19 |
| B8 | 960.00 | 89.19 |
| TOTAL AREA | 8045.00 | 747.43 |

NOTE :

ALL DIMENSIONS ARE IN INCHES AND FEETS

SCALE 1" = 8'0"/ 1:100

COLOUR INDEX:

PROPOSED SITE

ROAD

BOUNDARY

For Kriticons Ltd

Authorised Signatory

For VAMANAN ESTATES

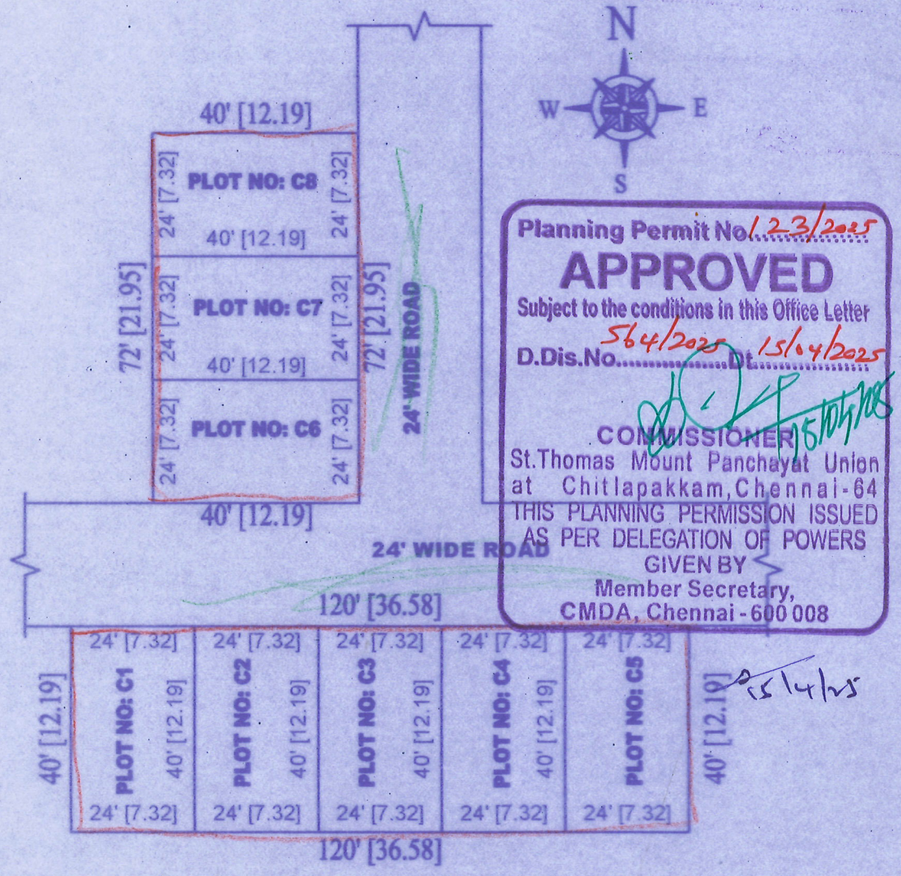
Proprietor

OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER.

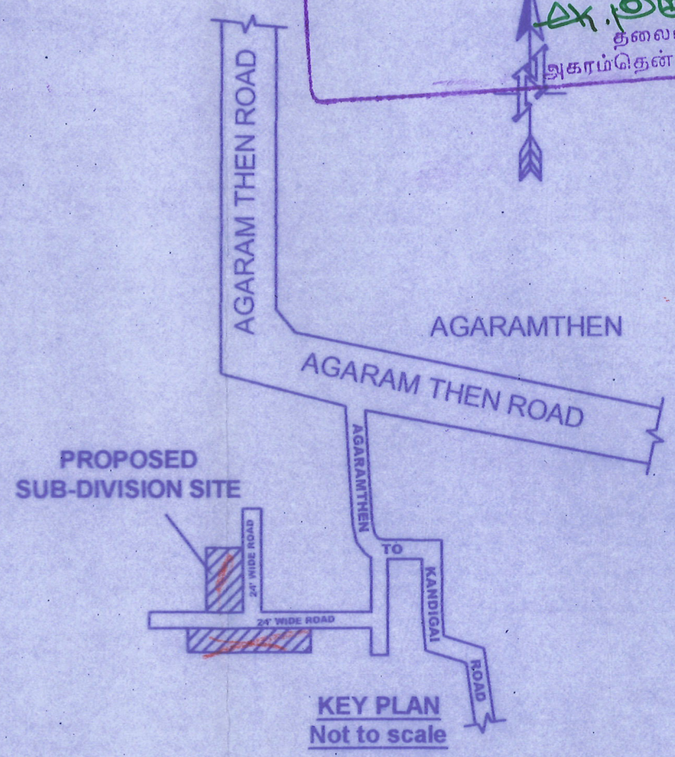
# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2D PART AND 237/2A2E PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.




SUB - DIVISION SITE PLAN

Planning Permit No. 123/2025
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 564/2025 Dt. 15/04/2025
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam, Chennai-64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai-600 008
15/4/25

மனைப்பிரிவு / மனை உட்பிரிவு 21/6/2025
அனுமதி எண் 23 நாள்
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண் 123 / 15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி




KEY PLAN
Not to scale

## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| C1 | 960.00 | 89.19 |
| C2 | 960.00 | 89.19 |
| C3 | 960.00 | 89.19 |
| C4 | 960.00 | 89.19 |
| C5 | 960.00 | 89.19 |
| C6 | 960.00 | 89.19 |
| C7 | 960.00 | 89.19 |
| C8 | 960.00 | 89.19 |
| TOTAL AREA | 7680.00 | 713.52 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0"/ 1:100

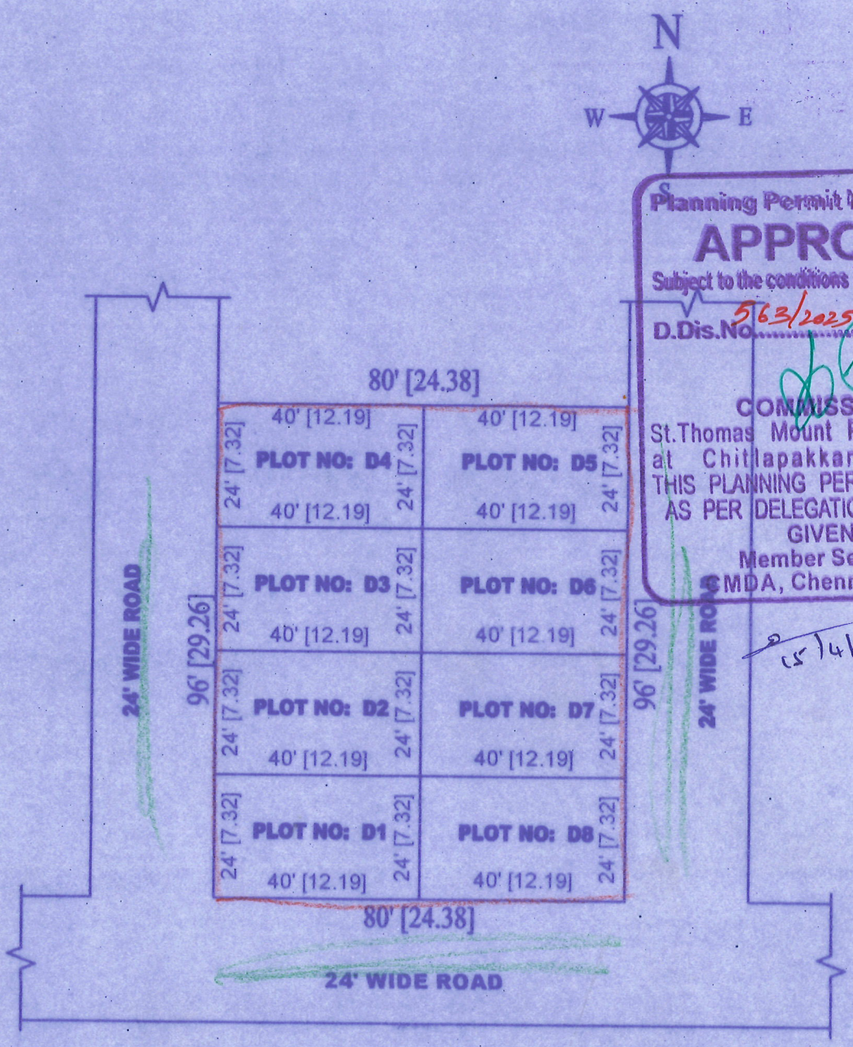
COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

For Kriticons Ltd
Authorised Signatory
For VAMANAN ESTATES
Proprietor
OWNER SIGN


K. PRAKASH
Register Engineer
GCC-Regd No: RE20025201
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2D PART AND 237/2A2E PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT, TAMBARAM TALUK, CHENGALPATTU DISTRICT.




Planning Permit No. 122/2025

**APPROVED**

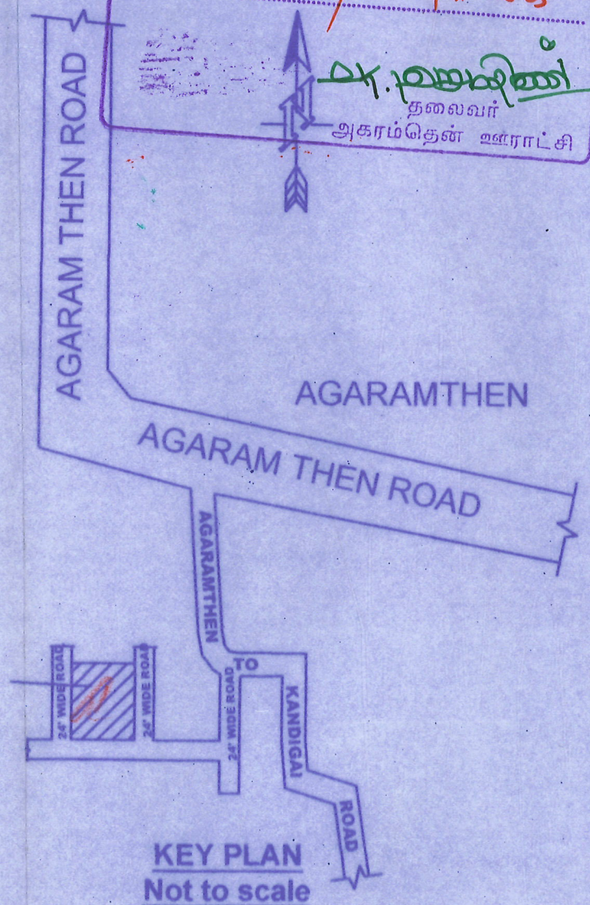
Subject to the conditions in this Office Letter

D.Dis.No. 563/2025 Dt. 15/04/2025

COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam, Chennai-64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai - 600 008

15/4/25

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண் 24 நாள் 21/6/25
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண் 122 / 15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி




**KEY PLAN**
Not to scale

SUB - DIVISION SITE PLAN

## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| D1 | 960.00 | 89.19 |
| D2 | 960.00 | 89.19 |
| D3 | 960.00 | 89.19 |
| D4 | 960.00 | 89.19 |
| D5 | 960.00 | 89.19 |
| D6 | 960.00 | 89.19 |
| D7 | 960.00 | 89.19 |
| D8 | 960.00 | 89.19 |
| TOTAL AREA | 7680.00 | 713.52 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0"/ 1:100

COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

For VAMANAN ESTATES

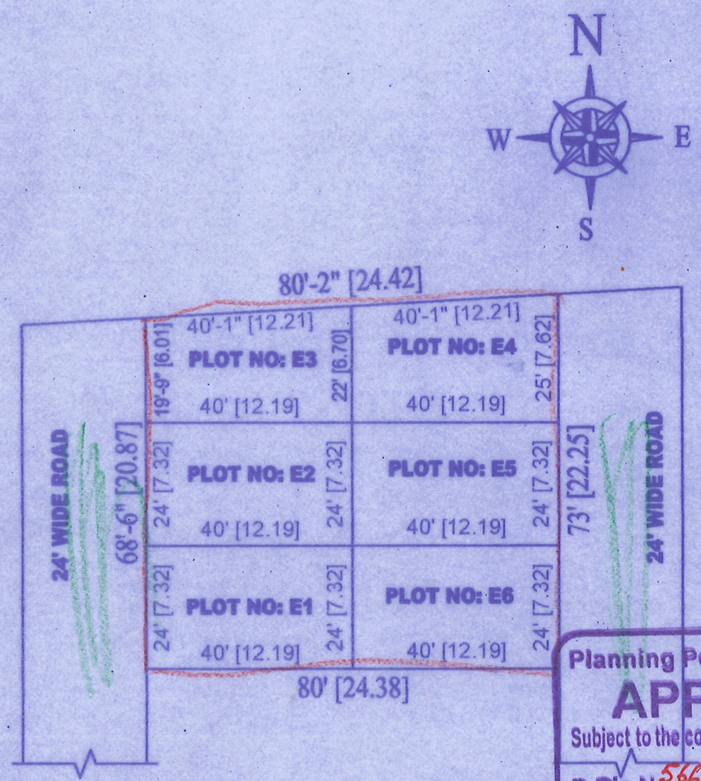
Proprietor

OWNER SIGN

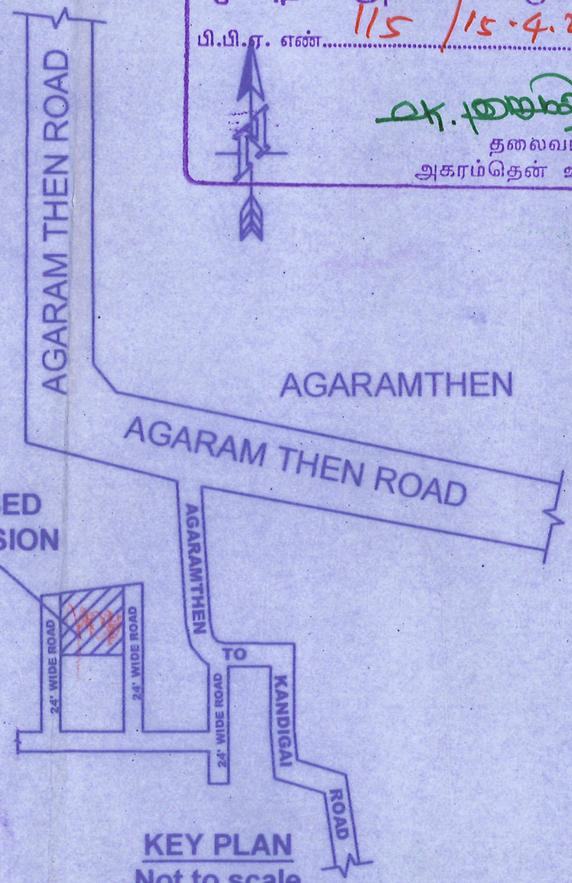

K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2E PART AND 237/2A2D PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.




SUB - DIVISION SITE PLAN




KEY PLAN
Not to scale

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்.....27.....நாள்.....21/6/25
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண்.....115/15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி

Planning Permit No. 115/2025
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 566/2025 Dt. 15/04/2025
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam,Chennai-64
THIS PLANNING PERMISSION ISSUED
AS PER DELEGATION OF POWERS
GIVEN BY
Member Secretary,
CMDA, Chennai-600 008
15/4/25

## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| E1 | 960.00 | 89.19 |
| E2 | 960.00 | 89.19 |
| E3 | 835.00 | 77.57 |
| E4 | 940.00 | 87.33 |
| E5 | 960.00 | 89.19 |
| E6 | 960.00 | 89.19 |
| TOTAL AREA | 5615.00 | 521.66 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0"/ 1:100

COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

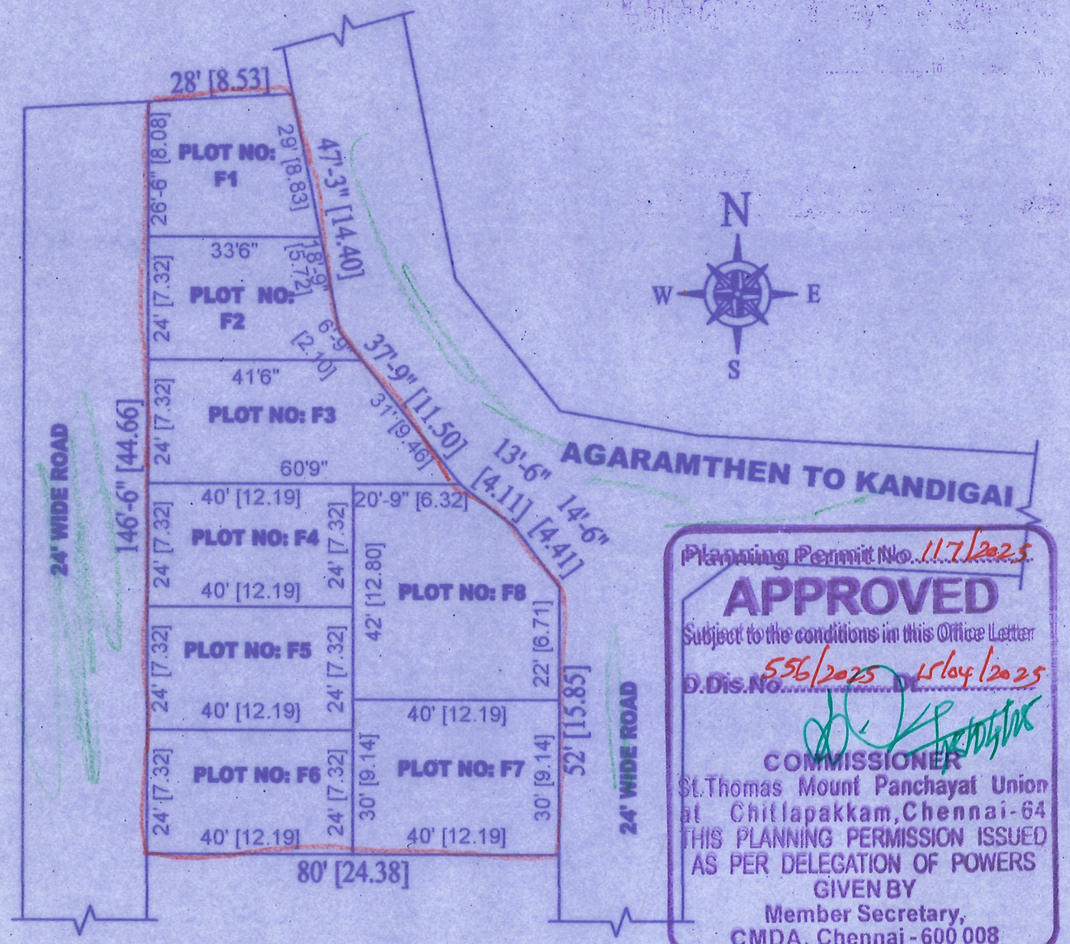
For VAMANAN ESTATES
Proprietor

OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

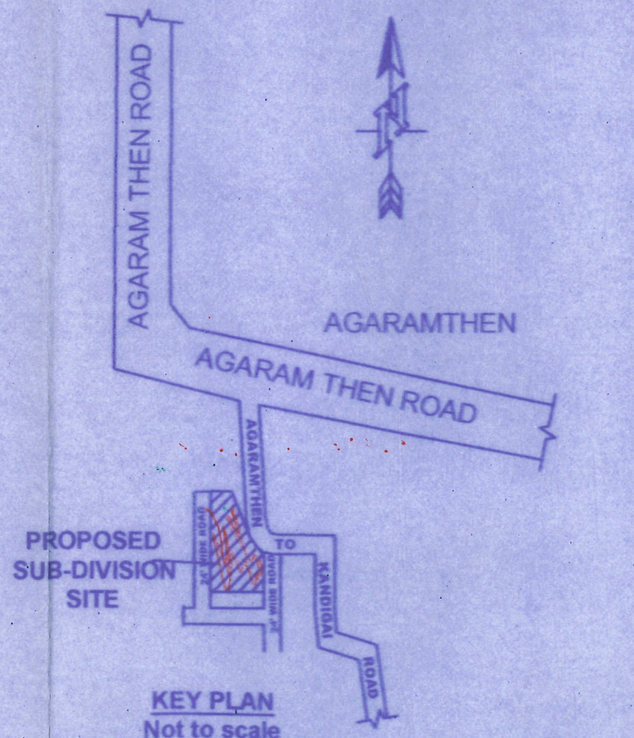
# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2E PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.




SUB - DIVISION SITE PLAN

15/4/25

வீனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்..17.....நாள்..21/6/24
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண்..117/15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி




KEY PLAN
Not to scale

Planning Permit No. 117/2025
**APPROVED**
Subject to the conditions in this Office Letter
D.Dis.No. 556/2025 Dt. 15/04/2025
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam,Chennai-64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai-600 008

## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| F1 | 847.00 | 78.69 |
| F2 | 870.00 | 80.82 |
| F3 | 1227 .00 | 113.99 |
| F4 | 960.00 | 89.19 |
| F5 | 960.00 | 89.19 |
| F6 | 960.00 | 89.19 |
| F7 | 1200.00 | 111.48 |
| F8 | 1511.00 | 140.38 |
| TOTAL AREA | 8535.00 | 792.93 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0"/ 1:100

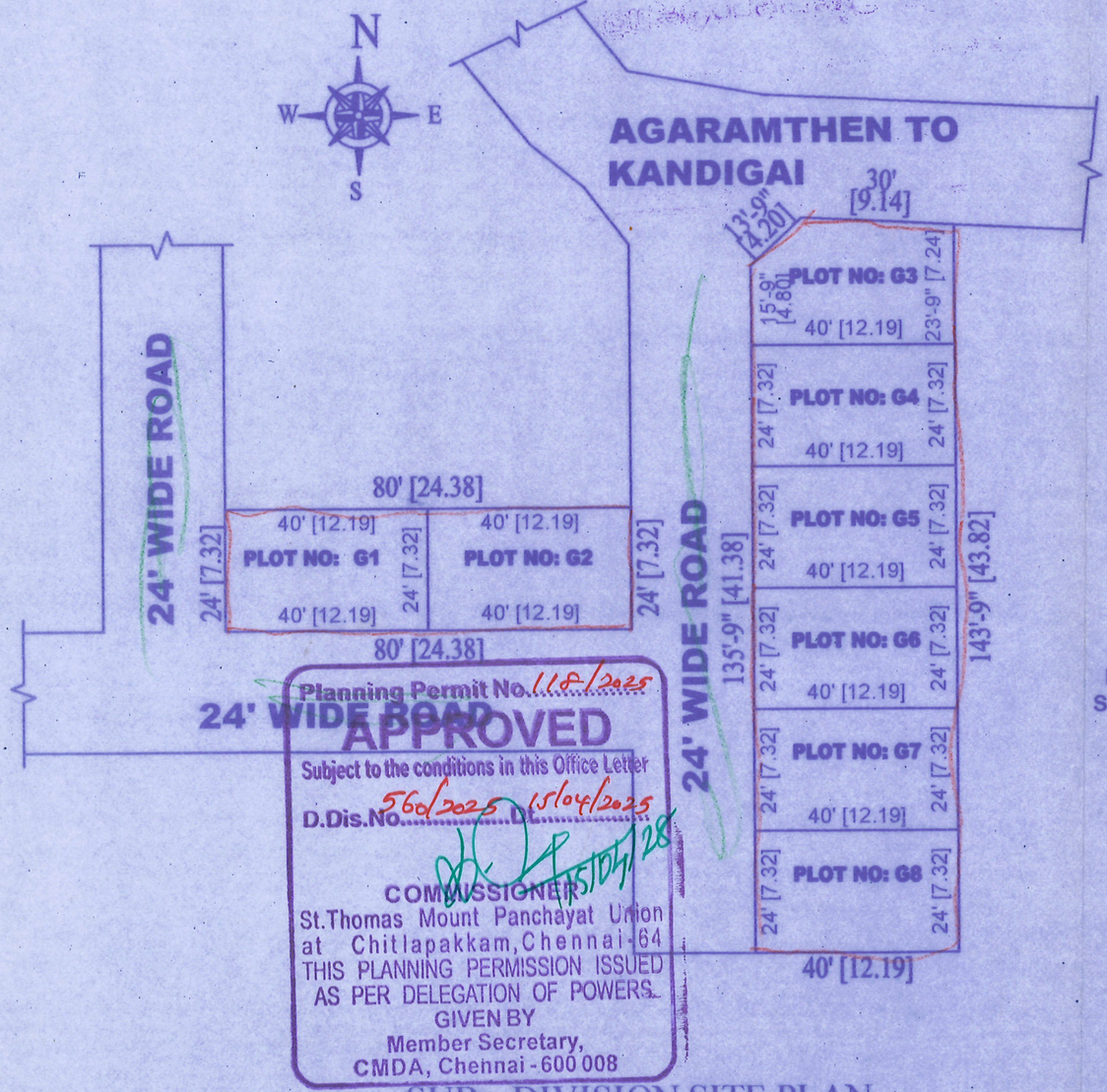
COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

For VAMANAN ESTATES
Proprietor
OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2E PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.




Planning Permit No. 118/2025

**APPROVED**

Subject to the conditions in this Office Letter

D.Dis.No. 560/2025 dt 15/04/2025

COMMISSIONER

St.Thomas Mount Panchayat Union at Chitlapakkam, Chennai-64

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY

Member Secretary, CMDA, Chennai-600 008

15/04/25

SUB - DIVISION SITE PLAN

மனைப்பிரிவு / மனை உட்பிரிவு

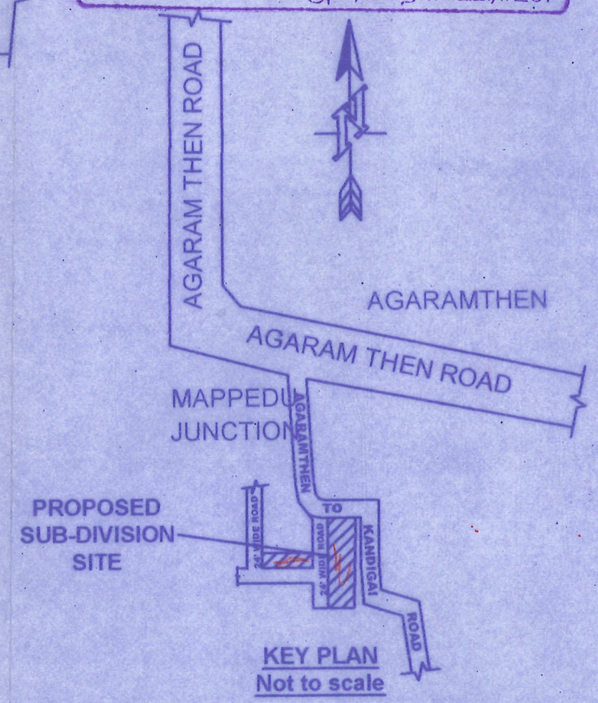
அனுமதி எண்..21.....நாள்..24/6/25

ஒப்புதல் அளிக்கப்படுகிறது

பி.பி.ஏ. எண்..118 / 15.4.2025

தலைவர்

அகரம்தென் ஊராட்சி




## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| G1 | 960.00 | 89.19 |
| G2 | 960.00 | 89.19 |
| G3 | 960.00 | 89.19 |
| G4 | 960.00 | 89.19 |
| G5 | 960.00 | 89.19 |
| G6 | 960.00 | 89.19 |
| G7 | 960.00 | 89.19 |
| G8 | 960.00 | 89.19 |
| TOTAL AREA | 7680.00 | 713.52 |

NOTE :

ALL DIMENSIONS ARE IN INCHES AND FEETS

SCALE 1" = 8'0"/ 1:100

COLOUR INDEX:

PROPOSED SITE

ROAD

BOUNDARY

For **VAMANAN ESTATES**

Proprietor

OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com

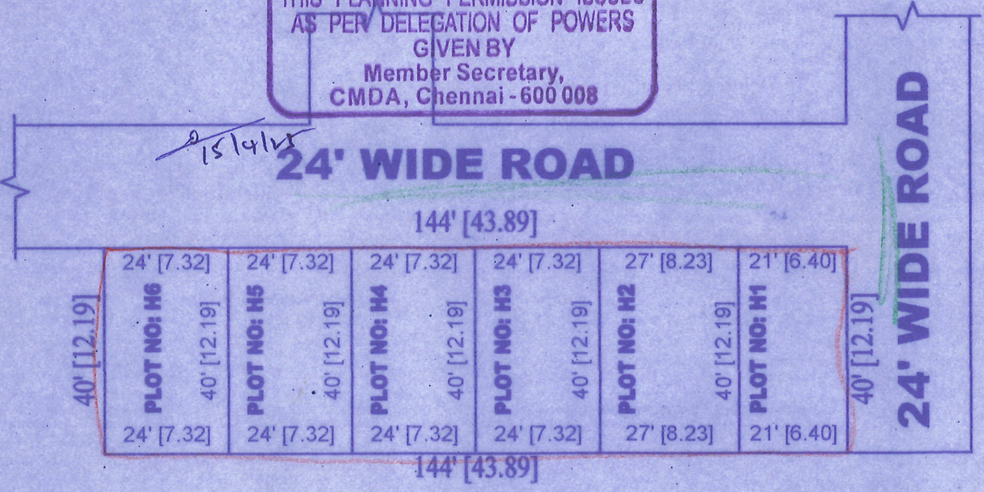
REGISTERED ENGINEER

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE IN S.NO: 237/2A2E PART OF AGARAMTHEN VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT,TAMBARAM TALUK, CHENGALPATTU DISTRICT.

Planning Permit No. 114/2025
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 555/2025 Dt. 15/04/2025
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam, Chennai-64
THIS PLANNING PERMISSION ISSUED
AS PER DELEGATION OF POWERS
GIVEN BY
Member Secretary,
CMDA, Chennai-600 008

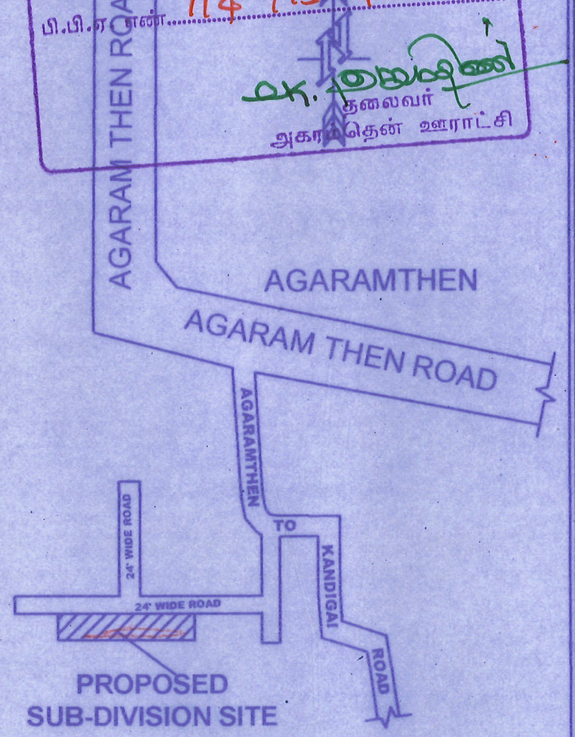
15/4/25

N
W E
S




SUB - DIVISION SITE PLAN

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண் 15 நாள் 4/6/25
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ எண் 114 15.4.2025
தலைவர்
அகரம்தென் ஊராட்சி




KEY PLAN
Not to scale

## AREA STATEMENT

| PLOT NO | SQ.FT | SQ.M |
|---|---|---|
| H1 | 840.00 | 78.04 |
| H2 | 1080.00 | 100.33 |
| H3 | 960.00 | 89.19 |
| H4 | 960.00 | 89.19 |
| H5 | 960.00 | 89.19 |
| H6 | 960.00 | 89.19 |
| TOTAL AREA | 5760.00 | 535.13 |

NOTE :
ALL DIMENSIONS ARE IN INCHES AND FEETS
SCALE 1" = 8'0" / 1:100

COLOUR INDEX:
PROPOSED SITE
ROAD
BOUNDARY

For VAMANAN ESTATES
Proprietor
OWNER SIGN


K. PRAKASH, ME.,
Register Engineer
GCC-Regd No: RE200252019
5th STREET, R.E. NAGAR,
PORUR, CHENNAI-600 116. PH: +91 87542 99165
Email: ksprakashcivil92@gmail.com


REGISTERED ENGINEER

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.