Verified RealEstate™

RE REGULATORY RECORD

RERA Document

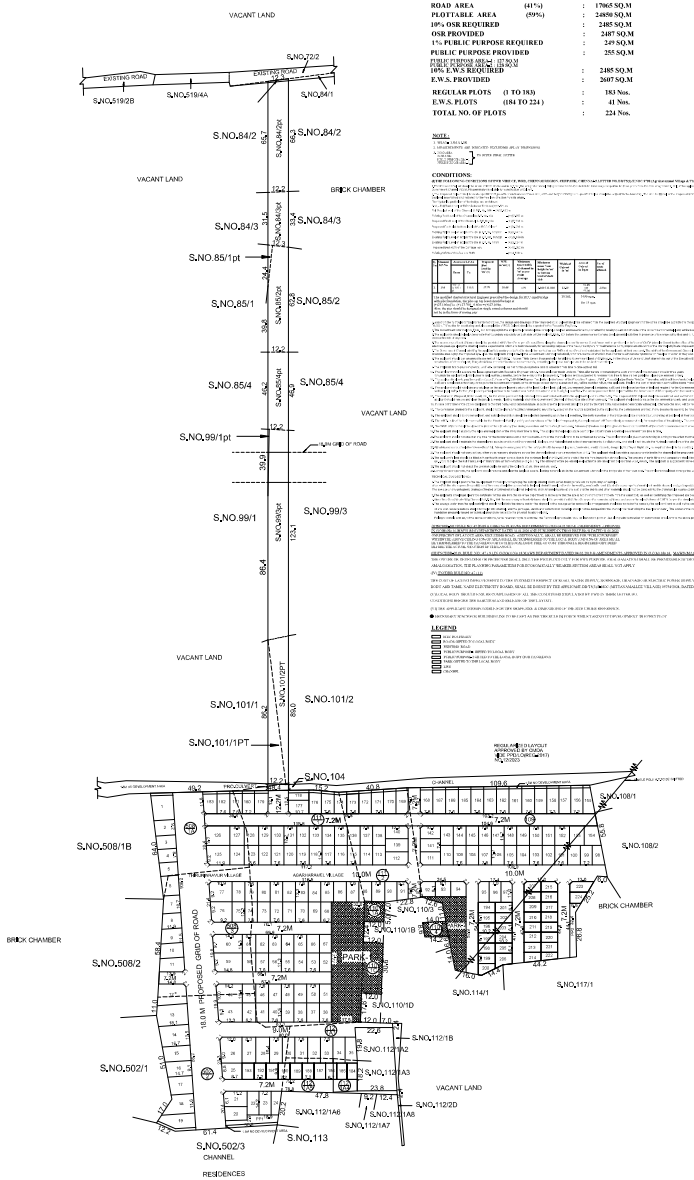
The document as the regulator published it, reproduced in full behind this page.

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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verified.realestate

FILE NO.L1/0291/2024



TOTAL EXTENT (AS PER DOCUMENT)	: 41915 SQ.M
ROAD AREA (41%)	: 17065 SQ.M
PLOTTABLE AREA (59%)	: 24850 SQ.M
10% OSR REQUIRED	: 2485 SQ.M
OSR PROVIDED	: 2487 SQ.M
1% PUBLIC PURPOSE REQUIRED	: 249 SQ.M
PUBLIC PURPOSE PROVIDED	: 255 SQ.M
PUBLIC PURPOSE AREA (1 - 157 SQ.M PUBLIC PURPOSE AREA (2) - 98 SQ.M	
10% E.W.S REQUIRED	: 2485 SQ.M
E.W.S. PROVIDED	: 2607 SQ.M
REGULAR PLOTS (1 TO 183)	: 183 Nos.
E.W.S. PLOTS (184 TO 224)	: 41 Nos.
TOTAL NO. OF PLOTS	: 224 Nos.

NOTE:

CONDITIONS:

LEGEND

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NOS: 502/2, 508/1A & 508/3 OF THIRUNINDRAVUR VILLAGE AND 84/1PT, 84/2PT, 84/3PT, 85/1PT, 85/2PT, 85/4PT, 99/1PT, 99/3PT, 101/1PT, 101/2PT, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 & 112/1A5 OF AGRAHARAMMEL VILLAGE

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALIDSUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS

Signature valid
Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.08.26 11:39:03

For Deputy Planner / Chief Planner / Member-Secretary
Layout Division

KEY NO. 6668

QR CODE

This is a system generated drawing as per the soft copy submitted by the Architect/ License 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.