Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

EH 203825

P. வாஸுரீ (SV)
1/213, 8வது தெரு, விருதலை நகர்
க. குளத்தூர், சென்னை-600 129.
L-9581/அ1/2000, ☎ 98414 55145

1 APR 2026 JOSEPH PREMKUMAR

Affidavit

From,
Mr. Joseph Premkumar
S/o. Kothandan
No: 2 , Avenue Diamond, Balaji Nagar 3rd Cross Street,
Kolathur, Chennai – 600 099.

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

Subject: Application for Layout Approval – Clarification regarding Patta Name Transfer (Mother to Son)

Respected Sir/Madam,

I, Mr. Joseph Premkumar, S/o Kothandan, residing at No: 2 , Avenue Diamond, Balaji Nagar 3rd Cross Street, Kolathur, Chennai – 600 099., hereby submit this application seeking layout approval for my Layout Project situated at Survey No. 114/1A2, 114/1B of Ammanambakkam Village, Chengalpattu Taluk, Chengalpattu District.

G.M

G.MANEKSHAW, B.A.B.L.,
Advocate &
Commissioner of Oaths
No 18, Sivagnanam Street,
East Tambaram, Chennai - 600 059.
Cell : 93810 19314

COMMISSIONER OF OATHS
G.M
G MANEKSHAW, B.A.B.L.
Advocate,
C.No : 73/2019
Tambaram,
KANCHEEPURAM DT.

I would like to bring to your kind notice that the patta of the above-mentioned property not has been transferred from my mother, Mrs. P.R. Saraswathy, to me. The said property has been executed through a settlement deed Document No. 17340/2025 Dated: 23-Oct-2025.

In this regard, I humbly request your good office to kindly consider my application for layout approval based on the current patta standing in my mother name. I assure you that all relevant documents pertaining to this project documents are enclosed with the online application for your kind verification.

I further affirm that the property is free from encumbrances and complies with all applicable rules and regulations prescribed by TNRERA and other statutory authorities.

I kindly request you to process my application and grant layout approval at the earliest.

Thanking you,

Yours faithfully,

G.M

G.MANEKSHAW, B.A.B.L.,
Advocate &
Commissioner of Oaths
No.18, Sivagnanam Street,
East Tambaram, Chennai - 600 059.
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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.