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RE REGULATORY RECORD

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26 **Date:** 8/26/25 11:34 AM

From:

Annambedu village
Annambedu
poonamallee Taluk

To :

Village Panchayat office,
Thirunindravur Village kosavanpalayam Panchayat,
Agraharammel Village Annambedu Panchayat
Poonamallee Panchayat Union,
Tiruvallur- 600056

Online Application Number: CMDA/PP/LAYOUT-1/0291/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No: 502/2,508/1A & 508/3 of Thirunindravur Village kosavanpalayam Panchayat And S.No: 84/1part, 84/2part, 84/3part, 85/1part, 85/2part, 85/4part, 99/1part, 99/3part, 101/1part, 101/2part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel Village Annambedu Panchayat, Avadi Taluk,Poonamallee panchayat union Tiruvallur District– Approved – Reg

Ref :

1.) Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0291/2024
2.) CMDA Planninng Permission No: OL-PPD/LO/0098/2025
3.) CMDA Permit No :OL-01804 ,Dated: 19/05/2025
4.) Roc No:01/2025-26 , Dated :25.08.2025
5.) Gift Deed No : 3205/2025 , Dated :29.04.2025
6.) Demand Payment Request Letter date – 22/08/2025
7.) Payment Confirmation by Applicant : M/s.SMK enterprises rep by its partner,Thiru. Rajkumar Jain and M/s.SMK enterprises rep by its partner Thiru. Rajkumar Jain GPA of M/s.Maansarover Foundation rep by its partner Thiru.M.Naresh kankariya Date: 22/08/2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in Survey No:502/2,508/1A & 508/3 of Thirunindravur Village kosavanpalayam Panchayat And S.No: 84/1part, 84/2part, 84/3part, 85/1part, 85/2part, 85/4part, 99/1part, 99/3part, 101/1part, 101/2part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel Village Annambedu Panchayat, Avadi Taluk , Poonamallee panchayat union, Tiruvallur district , Covering a total extend of 41915 sq.m (10.35 acre) , Comprising of 224 plots.The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the kosavanpalayam and Annambedu Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.3205/2025. Accordingly the kosavanpalayam and Annambedu Panchayat grants Final Approval for this Layout

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.08.26 11:34:42

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

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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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