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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

FROM

Mrs. G. Nithya,
W/o. Kandeepan,
No. 179, Thangachalan Street,
Walajah Municipality,
Ranipet District – 632513.

TO

The Scrutiny Officer,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai, Tamil Nadu.

Respected Sir/Madam,

Sub: TNRERA – Registration of Residential Layout – Ranipet District, Walajah Taluk, Walajah Panchayat Union, Anandhalai Village – Survey Nos. 363/106, 363/107, 363/108, 363/109, 363/110, 363/121 and 363/124 – Submission of Explanation Regarding Scrutiny Remarks – Reg.

Ref:

Layout Application – Final Approval Letter, Roc. No. 03/2026, dated 14.06.2026, issued by Anandhalai Panchayat.
Online Application No. JK8K37SCA.
OSR Generation Letter No. RPT/JK8K37SCA/2026/2026/TCP, dated 10.06.2026.

With reference to the scrutiny remarks raised in connection with my application for registration of the above–mentioned residential layout with the Tamil Nadu Real Estate Regulatory Authority (TNRERA), I respectfully submit the following explanation for your kind consideration.

The residential layout situated at Anandhalai Village, Walajah Taluk, Ranipet District, covering a total extent of 1,465.00 square metres or 0.34 acres, has received final layout approval from the competent authority vide Roc. No. 03/2026, dated 14.06.2026.

1. Regarding the Existing Road

The road shown in the approved layout plan is an existing road. No fresh gift deed or surrender of land has been executed by me for the formation of a new road in respect of the said layout. I therefore request that this factual position may kindly be verified with reference to the approved layout plan and the relevant records.

G. Nithya

2. Regarding Storm Water Drain (SWD), Overhead Tank (OHT) and Street Lights

The requirements relating to the Storm Water Drain (SWD), Overhead Tank (OHT) and Street Lights may kindly be examined with reference to the approved layout plan, the existing site conditions and the applicable requirements of the concerned Local Body and competent authorities.

I respectfully request that the final layout approval issued by Anandhalai Panchayat and the facts stated above be taken on record. I further request your good office to reconsider the relevant scrutiny remarks in accordance with the applicable rules and regulations and permit my TNRERA registration application to proceed further.

I undertake to comply with all applicable statutory requirements and any further directions issued by the competent authorities.

I therefore request your good office to consider my explanation favourably and take the necessary steps for further processing of my TNRERA registration application.

Thanking you.

G. Nithya



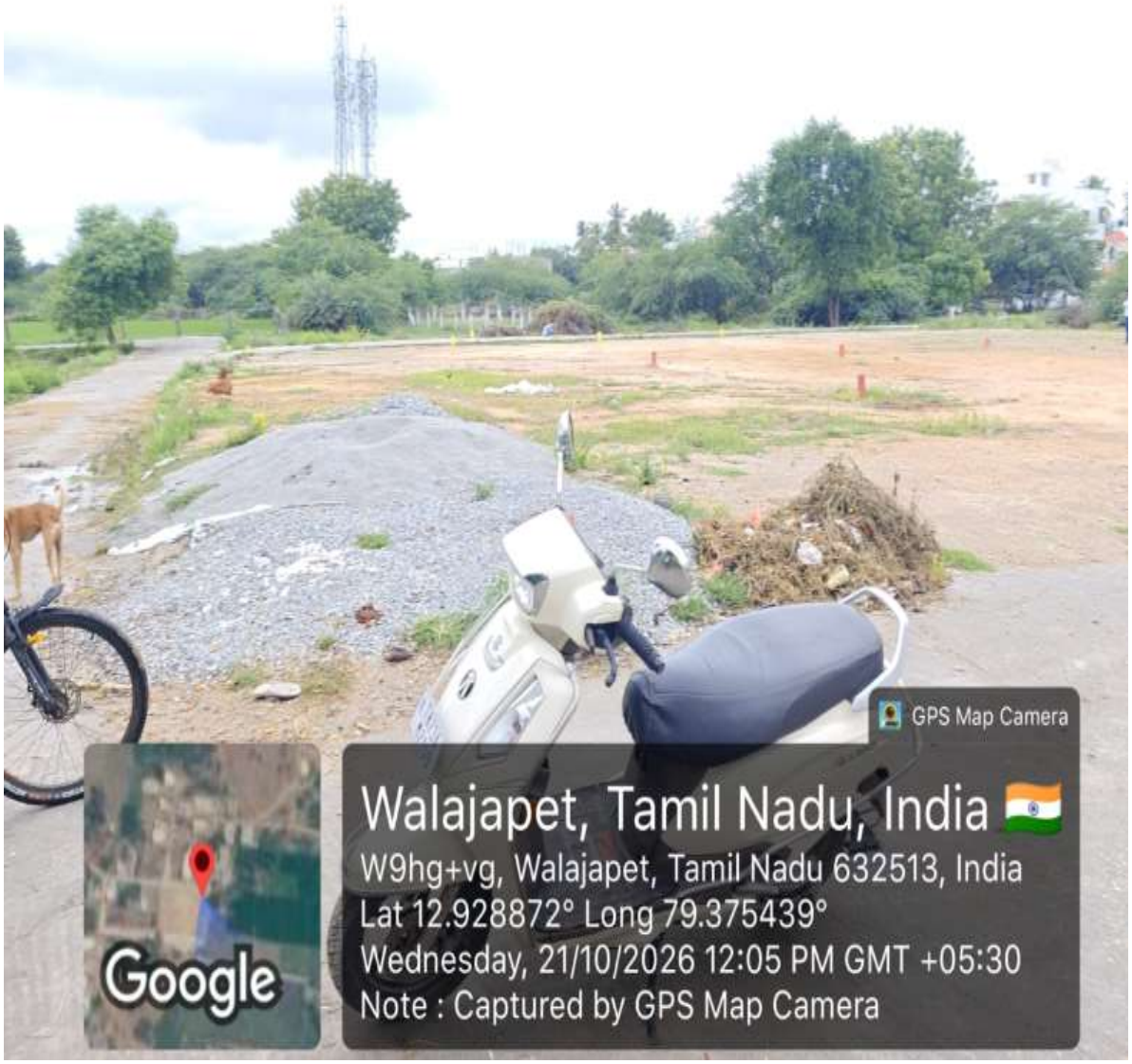
The Anandhalai village names displayed above the GPS photograph are auto-generated based on the GPS location and indicate nearby/local geographical locations only.



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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

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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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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.