Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

Chennai,
6.3.2026

From

Diva Projects Private limited
Door no:4, 8 th floor,
Radha krishnan salai,Dwaraka Colony,Mylapore
Chennai-600004.ph-7402611033.

To

The Chairman,
Tamil nadu Real Estate Regulatory Authority,
Chennai

Respected Sir/Madam

Subject:Regarding Explanation of our road near plot 1-7 for our project.

File no:TNRERA/PLF/1380/2026

Sir we have applied RERA for our project Diva Avenue Phase 1 on 20.1.2026.Sir for above mentioned project a querry was raised on 17.2.2026 regarding the development of road along plot no 1 to plot no 7.We have updated the drone image of developed area along with total layout as you have directed us but same querry was raised again on 3.3.2026.

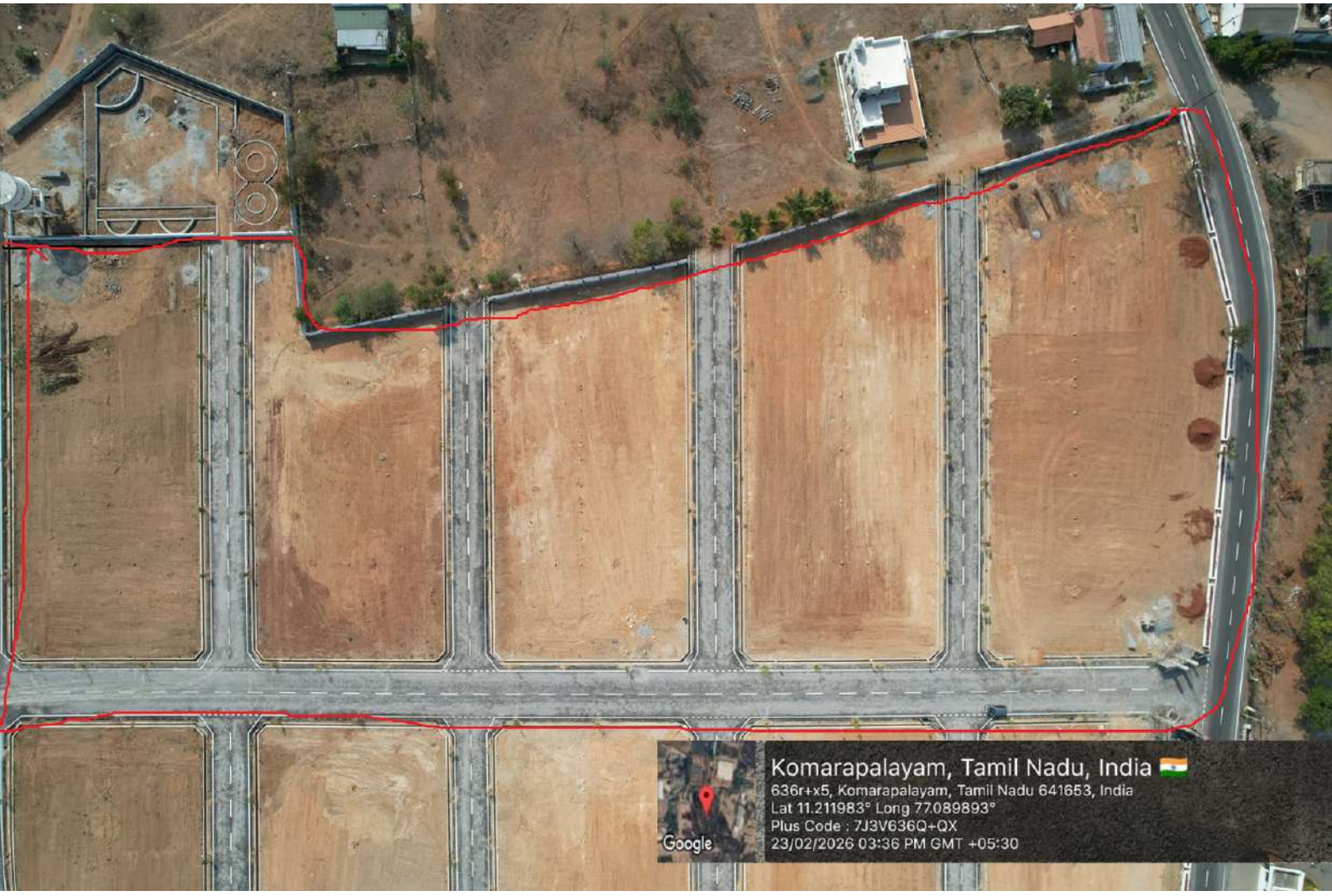
We assure you that the already available panchayat road was only 3.5 meters and the rest for road extension was laid on our land for 6.5 meters total upto 10 meters according to our plan .We have also laid Thar road fully and completed our project development work including the road near plot 1 to 7. We have attached the photos of the fully developed road and we didn't use that road area as a plot land. So kindly approve our project as soon as possible.

Thanking you,

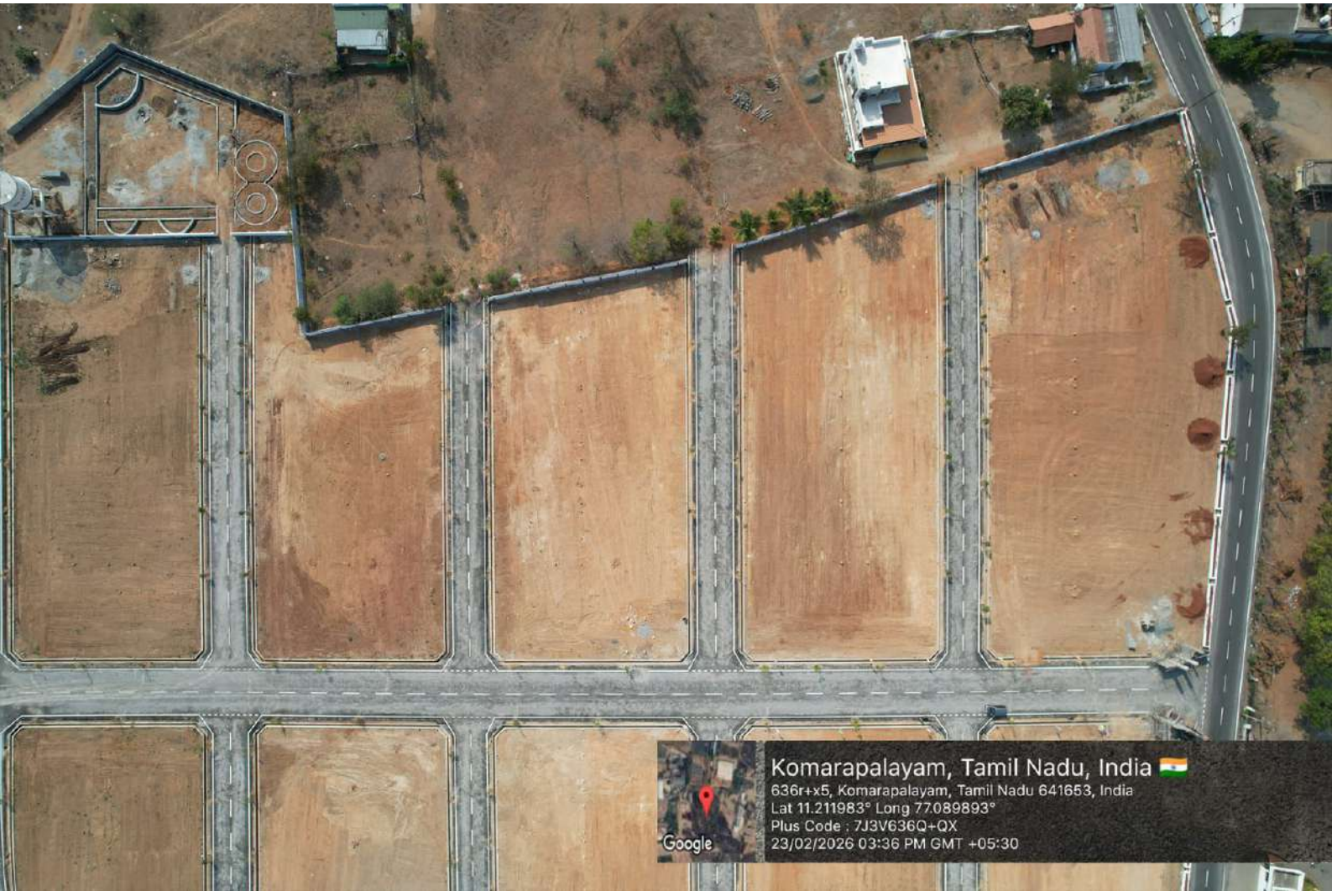
For Diva Projects Private Limited

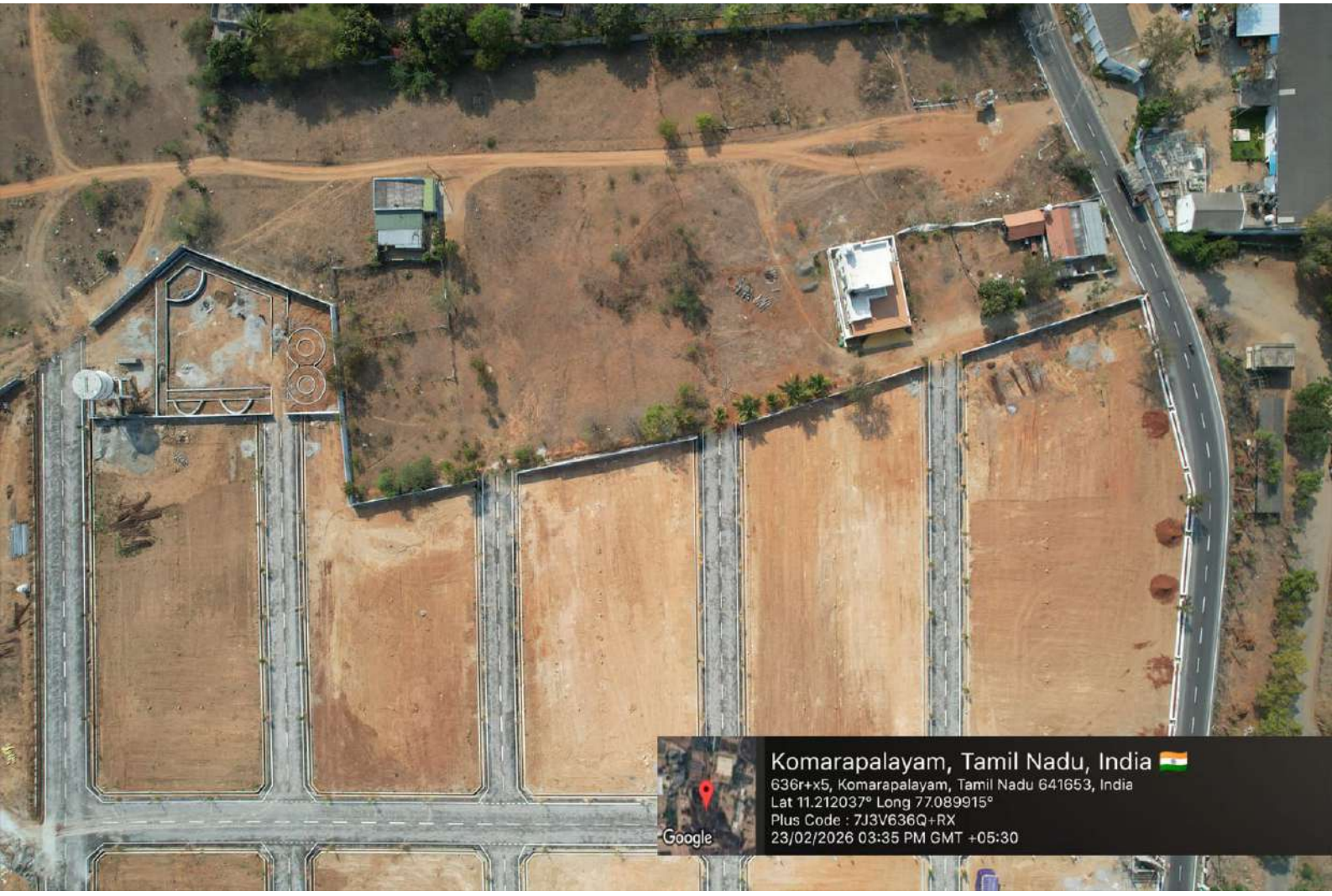
S.R.

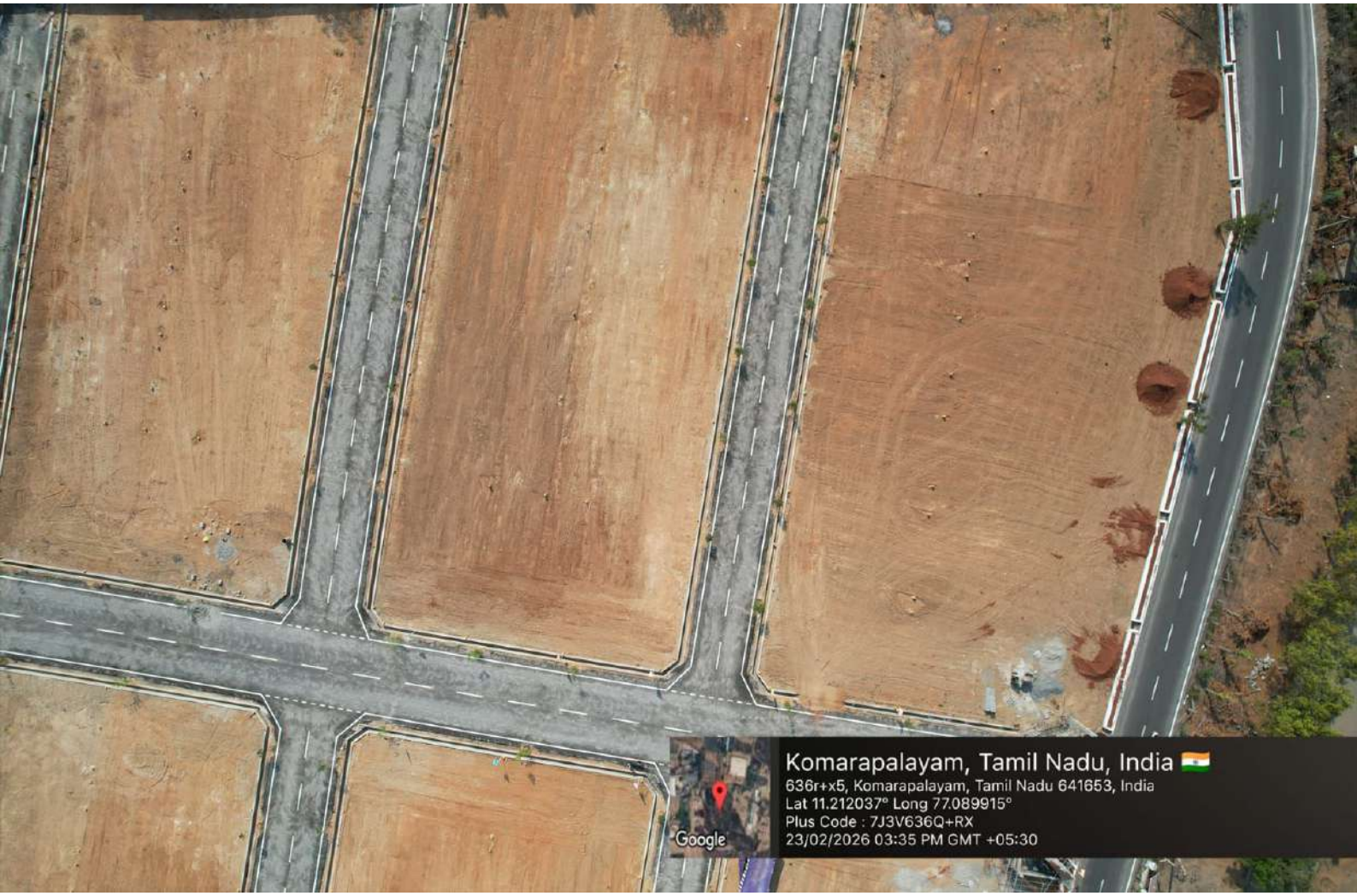
Manager


Komarapalayam, Tamil Nadu, India
636r+x5, Komarapalayam, Tamil Nadu 641653, India
Lat 11.211983° Long 77.089893°
Plus Code : 7J3V636Q+QX
23/02/2026 03:36 PM GMT +05:30
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636r+x5, Komarapalayam, Tamil Nadu 641653, India
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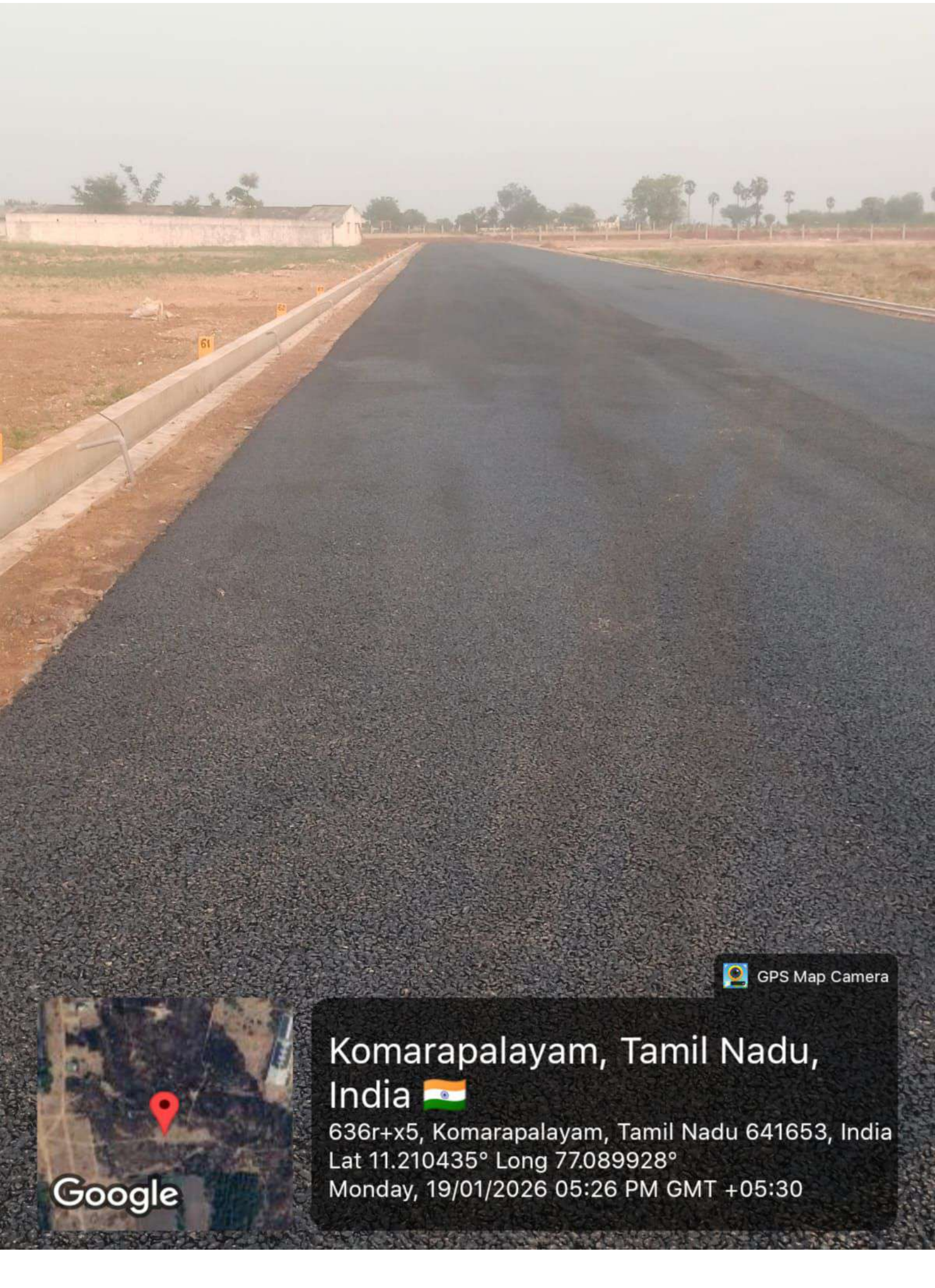

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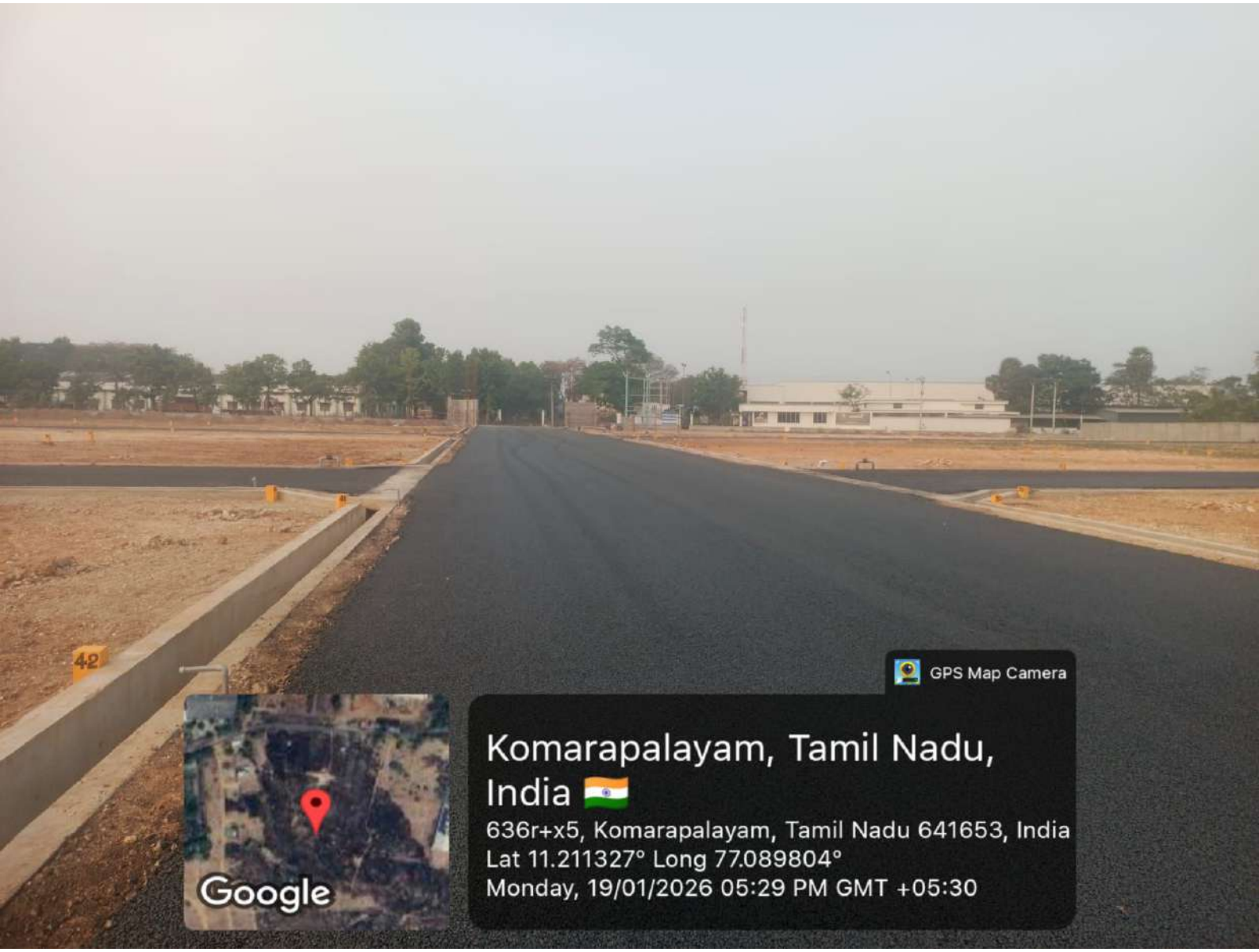

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GPS Map Camera
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636q+q83, Annur, Tamil Nadu 641653, India
Lat 11.21243° Long 77.089039°
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GPS Map Camera
Annur, Tamil Nadu, India
636q+q83, Annur, Tamil Nadu 641653, India
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GPS Map Camera
Komarapalayam, Tamil Nadu, India
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Lat 11.210435° Long 77.089928°
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GPS Map Camera
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636r+x5, Komarapalayam, Tamil Nadu 641653, India
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Monday, 19/01/2026 05:29 PM GMT +05:30

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.