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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



06.01.2025

From
Sudar,
W/o Vijayakumar,
No.1/34-2, East Street,
Nallipalayam Village,
Namakkal,
Tamilnadu – 637003.

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Respected Sir,

Sub : Clarification of Document and Layout extent – reg

I have purchased a property measuring 4.69 acres (18989.89 sq m) from Mr. Vijayakumar. And I have renewed the Patta (18983.50 sq m) in my name of on extent of 4.69 acres. I have attached patta and document extent tally sheet for your kind perusal.

Sl No	Particular	Survey No as per document	Extent in Cents	Extent in Sq.Mtr	Patta Survey No	Extent in Sq.Mtr
1	Sale Deed Doc No. 355/2024	6/1	39.00	1578.28	6/1	1620
2	Sale Deed Doc No. 355/2025	6/2	87.50	3541.00	6/14	3541
3	Sale Deed Doc No. 355/2026	6/5 & 5/15	12.50	505.86	6/15	303.5
4	Sale Deed Doc No. 355/2027	5/3	36.75	1487.22	5/3	1488
5	Sale Deed Doc No. 355/2028	5/13	27.50	1112.89	5/14	1117.5

6	Sale Deed Doc No. 355/2029	5/12	54.50	2205.54	5/12	2197
7	Sale Deed Doc No. 355/2030	5/2	42.00	1699.68	5/16	1700
8	Sale Deed Doc No. 355/2031	5/11	6.50	263.05	5/11	269.5
9	Sale Deed Doc No. 355/2031	5/9	10.25	414.80	5/9	415
10	Sale Deed Doc No. 355/2032	5/11	35.25	1426.52	5/16	183
11	Sale Deed Doc No. 355/2033	7/14	58.00	2347.18	7/13 & 14	2953
12	Sale Deed Doc No. 355/2034	7/1	38.25	1547.92	7/1	2335
13	Sale Deed Doc No. 355/2035	171/7A1	9.00	364.22	171/7A1B	375
14	Sale Deed Doc No. 355/2036	171/5A	12.25	495.74	171/5B2	486
Total			**469.25**	**18989.89**		**18983.50**
As per Layout taken Extent						**17452.68**
Balance Land (High Tension EB Line Crossing)						**1530.82**

And I have submitted the layout approval from DTCP measuring 4 acres 31.25 cents (17452.68 sq m) out of 4.69 acres. The remaining land of 38 cents of land out of 4.69 acres high tension EB line cross the land. So I have taken a DTCP approval without 38 cents.

I kindly request you to consider our reply and approve our project layout at the earliest.

Thanking You,

Yours faithfully,





our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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