Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

- 3 JUN 2026 NANDAKISHORE

FH 438031

S. KOKIL PRIYA
STAMP VENDOR
Licence No: 1347/B2/CH(S)/2021-27
Dt.26-02-2021
Chitlapakkam, Chennai-64.
Cell: 9841649640

Date : 11.06.2026

To

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Annanagar,
Chennai

Project Name	: **TELLUS AVENUE**
No. of Plots	: 4 (Plot No.4A, 4B, 4C & 4D)
Extent	: 891.5 sq.mt.
Survey Nos.	: 548/3A & 550/1A3
Approval details	: Approved by CMDA vide Approval P.P.L.No.009/25/5/272, dt.20.11.2025
Owner's Name	: Mr.S.R.NANDA KISHORE

Sub : Sq.mt. mismatch

Respected Sir/Madam,

As per my purchase document the extent is 22 cents (890.7 sq.mt.) and as per Patta the extent is 21.68 cents (878 sq.mt.). But as per field measurements, I have prepared a drawing consisting of 4 plots with an extent of 891.5 sq.mt. and applied for CMDA subdivision approval. There is a mismatch of 13.5 sq.mt between Patta and FMB which I checked with CMDA and after their verification with FMB, they approved the layout with the extent of 891.5 sq.mt. which is correct as per FMB. As this is a minor error, kindly consider my application and issue me with Form C.

If there is any claim in future, I will handle the same in my own interest.

Thanking you.

Your's truly,

(S.R.NANDA KISHORE)

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.