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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jones
Foundations Pvt Ltd.
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Date:10.09.2026

To

The Chairperson
Tamilnadu Real Estate Authority (TNRERA)
Chinthamani Complex
1st Avenue G Block
Anna Nagar East
Chennai -600 102

Sir,

Sub : Reply for query dated 08.09.2026 - reg.

Ref : File No. TNRERA/APPL/PLI/5819/2026 dated 19.08.2026.

Respected Sir,

The total extent of land as per our document and site is 4943 square meter (1 Acre 22 cents) comprised in Survey Nos.182/1A, 182/1B, 182/2A, 182/2B situated at Mambakkam Village, Vandalur Taluk, Chengalpattu District. The explanation is stated below:

1. As per document : 4943 square meter
2. As per site : 4943 square meter
3. Approval granted by DTCP : 5000 square meter (as per Patta)

Sl.Nos.	Description of Lands Gifted for	Extent in square meters
1	Roads	1520.85
2	Park	349.58
3	Local Body	19.50
4	TANGEDCO	19.55
	Total	**1909.48**
	Saleable Area	**3033.52**
	Grand Total	**4943**

Patta was granted for 5000 square meter based upon which, the Approval was sanctioned by DTCP for 5000 square meter. Our total saleable area will be **3033.52 square meters** after executing the Gift Deed (1909.48 square meter of land gifted as per tabular column stated above). As per document and site available of land is same ie., 4943 square meter (1 Acre 22 cents).

Hence we request your good office to grant us Approval for our Project Jones Orchid Avenue - 2 at the earliest and do the needful.

Thanking you

Yours Truly

For JONES FOUNDATIONS PVT.LTD.

Managing Director

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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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.