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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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU Jaffar Hussian.

ER 374845

R ELANGOVAN
STAMP VENDOR
L.No 8394 · B3 / 2008
No.4A, 1, Vallalar Street,
Redhills, Chennai-52.

22/09/2025

AFFIDAVIT CUM DECLARATION

From

S.Jaffar Hussian,

T.Ashok Kumar,

No.49, Thiruneelakandar Nagar,

3rd Part, Kavangarai,

Puzhal, Chennai – 600 066.

To

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority,

Door No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008.

S. J.

T. Ashok

Dear Sir,

Sub : Affidavit cum Declaration for layout project at comprised in Survey nos. 38/2, 39/1B, 39/2B, 42/2, 43/2B, 45/1A1Part, Palavoyal Village, Ponneri Taluk, Tiruvallur District – reg

Ref : Online Application No. TNRERA/PLI/7141/2025 Dated 09-07-2025

With reference to the above subject, We hereby declare and state that, we are the land owner and power agent of the above mentioned property.

We have taken a power from Mr. Mahendra Kumar Bagmar and 4 others in the Survey Nos.43/2B & 45/1Part of an extent of 18.50 Cents vide General Power of Attorney Document No.11305/2021.

We have apply and received the layout from survey nos 38/2, 39/1B, 39/2B, 42/2, 43/2B, 45/1A1Part, as per the DTCP norms, we have gift the Road portion and OSR vide document no.16531/2023.

As per Based on the Gift Deed Document The Survey no was sub divided in three part. Like Survey Nos.45/1A1B1, 43/2B1 & 43/2B2 in the name of The Commissioner, Puzhal Panchayat Union.

The Layout approval of a extent is 12525.00 Sq.Mtr (as per Document) and 12513.00 Sq.mtr (as per Patta).

Affidavit cum Declaration given by us that if any dispute or encumbrance raise in the difference area specified as above will solved by us with our own expenses.

We kindly request you to approve my layout registration as soon as possible.

Thanking You,

Yours Faithfully,

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.