Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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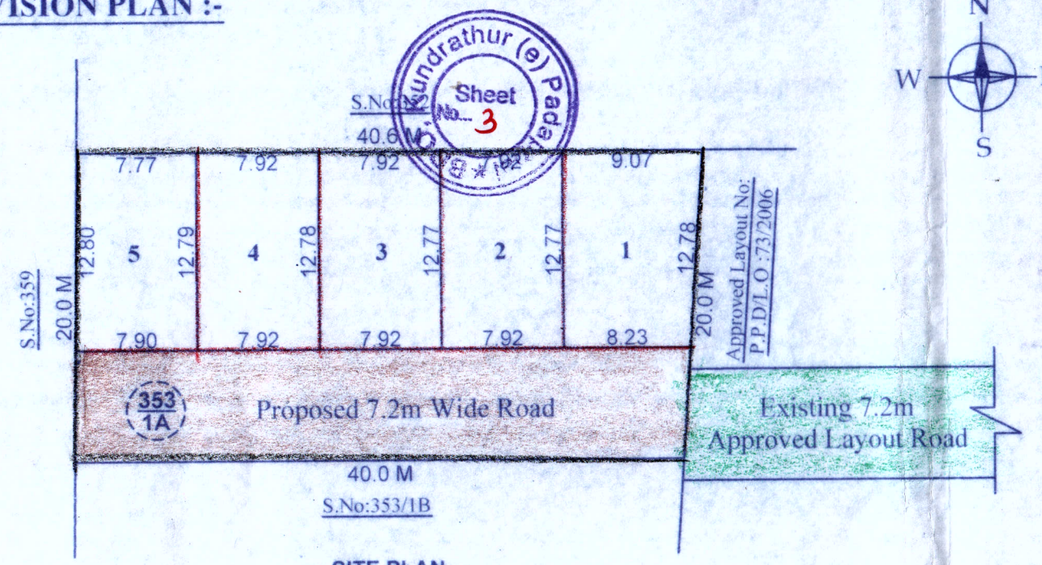
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE IN SURVEY NO:353/1A AS PER PATTA, GERUGAMBAKKAM VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

SUB-DIVISION PLAN :-



SITE PLAN

DRAWING SCALE - 1" = 32'-0" (1:400)

Planning Permit No. 164/2025

APPROVED

Subject to the conditions in this Office
D Dis. 2428/2025 Dt/Date 11-7-2025

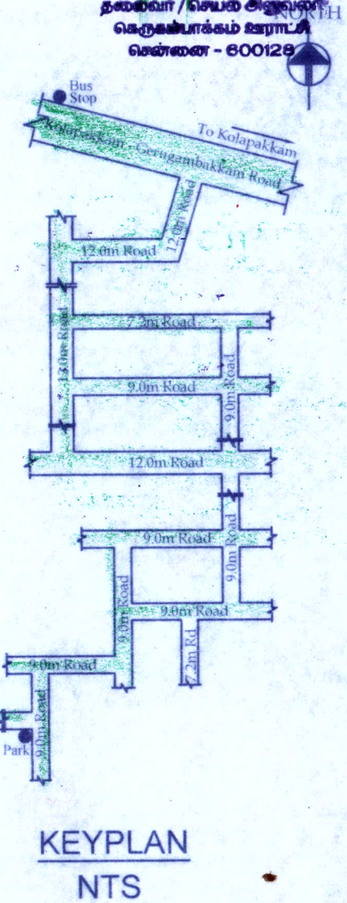
Commissioner
Kundrathur Panchayat Union
@ Padappai

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA, CHENNAI - 600 008.

11/7/25

ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டடம்
அரசு ஆணை எண்: 255/18.8.97ன் உள்ளப்படி இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்தரவு எண்: மு.மு.20/2025-26 நாள்: 28/7/25ல் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது.

S. Rajadurai
தலைவர் / செயல் அலுவலர்
கெருகம்பாக்கம் ஊராட்சி
சென்னை - 600129



KEYPLAN
NTS

AREA STATEMENT :-

PLOT NO	AREA [SQ.M]	AREA [SQ.FT]
1	110.40	1188.00
2	101.10	1088.00
3	101.20	1089.00
4	101.30	1090.00
5	100.30	1079.00
ROAD AREA	285.70	3074.00
TOTAL EXTENT	800.00	8608.00

COLOUR CODE REFERENCE :-

PRO.SUB-DIV :
EXISTING ROAD :
PROPOSED ROAD :
BOUNDARY LINE :

OWNER

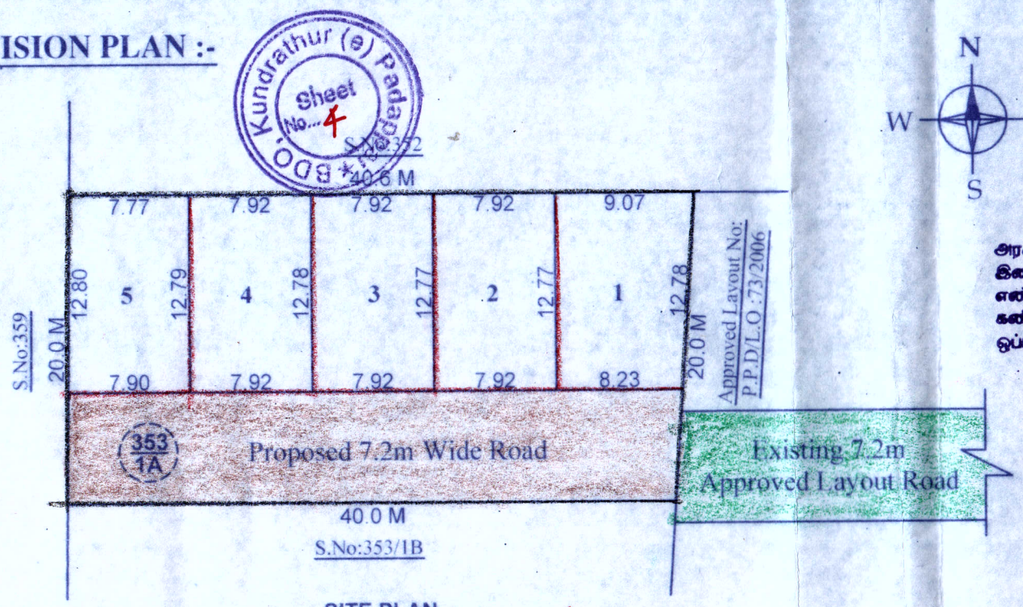
REGISTERED ENGINEER

P.V. Raja Sekar

P.V. RAJASEKAR, B.E.
Registered Engineer
Reg.No.RE/GR-II/2021/12/180
Chennai Metropolitan Development Authority,
No.5, First Cross Street, Devanesan Nagar,
Peerkankaranai, Chennai - 600 063.
(M) - 9445764303 / 8681009685

PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE IN SURVEY NO:353/1A AS PER PATTA, GERUGAMBAKKAM VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

SUB-DIVISION PLAN :-



SITE PLAN

DRAWING SCALE - 1" = 32'-0" (1:400)

Planning Permit No: 164/2025

APPROVED

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D Dis. 2428/2025 A3/Date. 11-7-2025

Commissioner
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@ Padappai

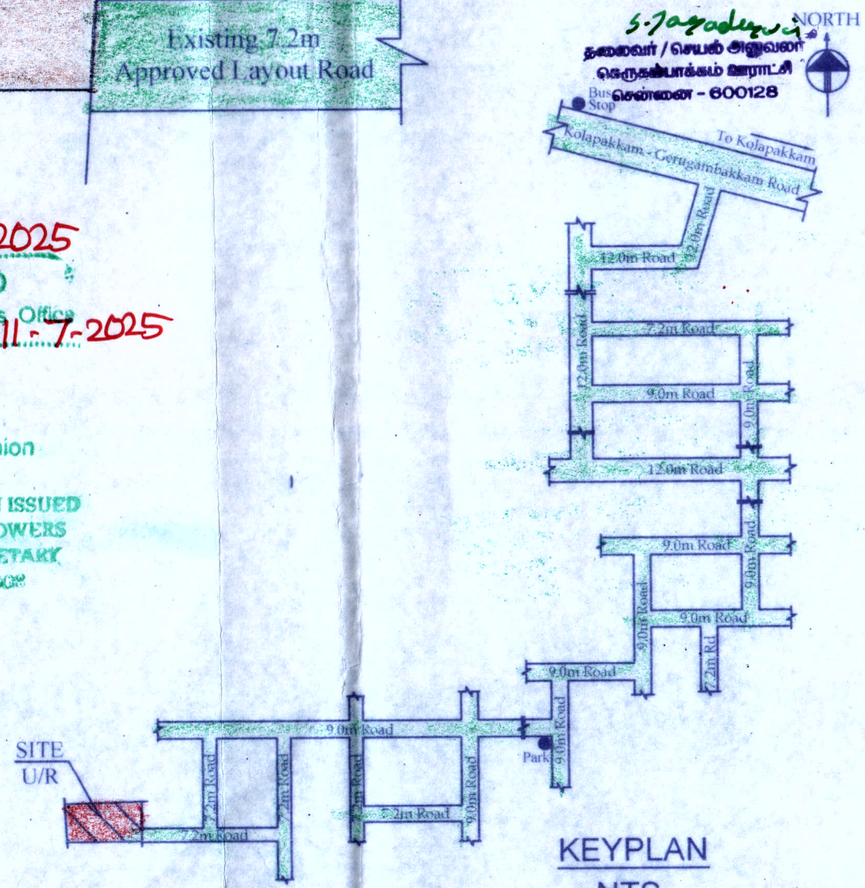
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11/7/25

ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டிடம்

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S. Jagadeesan
தலைவர் / செயல் அலுவலர்
கொருக்குப்பாக்கம் ஊராட்சி
சென்னை - 600128



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BOUNDARY LINE :

OWNER

REGISTERED ENGINEER

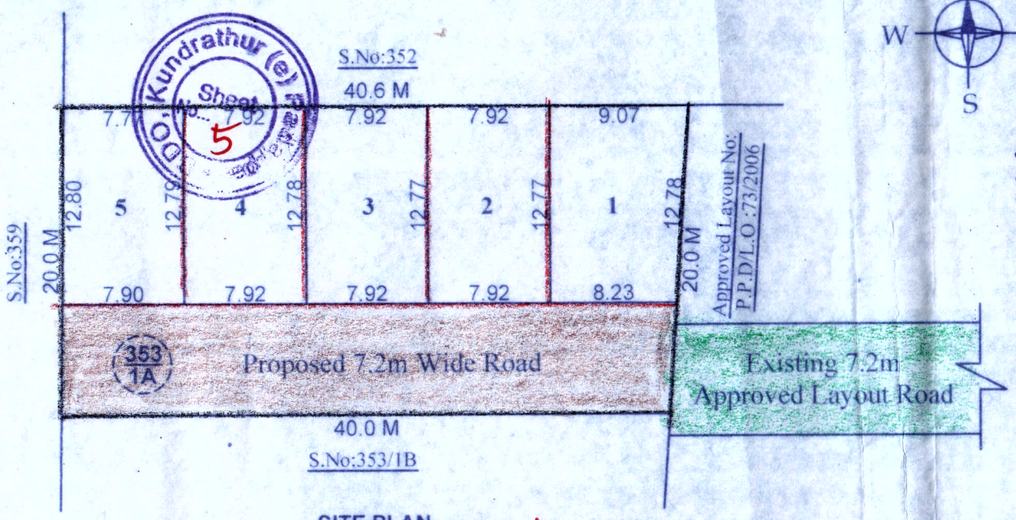
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AS PER PATTA, GERUGAMBAKKAM VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

SUB-DIVISION PLAN :-



SITE PLAN

DRAWING SCALE - N.T.S

APPROVED

Subject to the conditions in this Office D Dis. No. 2428/2025 Date 11-7-2025

Commissioner
Kundrathur Panchayat Union
@ Padappai

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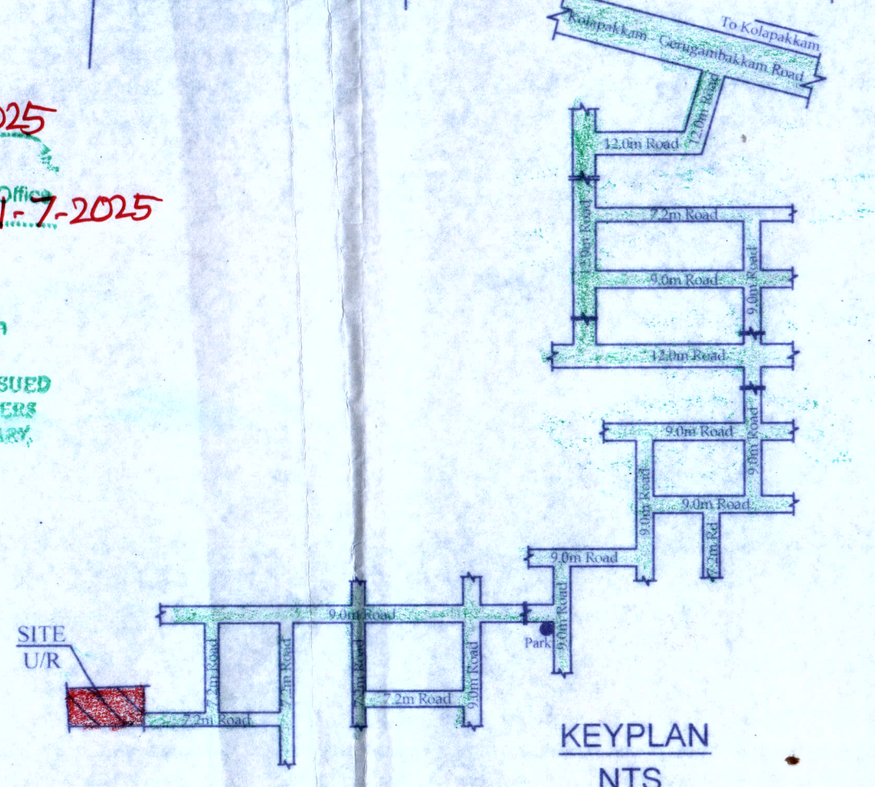
11/7/25

N
W E
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ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டிடம்

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கெருகம்பாக்கம் ஊராட்சி
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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

Verified RealEstate
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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.