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

Date : 13-12-2025

From,

Urban Tree Realty Products LLP

Rep. By Surendar Rajarathinam

No 8, Rutland Gate, 5th Street,

Nungambakkam,

Chennai – 600 006

Contact Number : 91769 06161

To,

The Chairman,

TNRERA,

No 1A, First Floor,

Gandhi Iwrin Bridge Road,

Egmore, Chennai – 08.

Respected sir,

Subject: Clarification of area difference between Document Vs DTCP approval & Patta

We have developed a residential layout at Survey Nos. 1460/1A and 1460/1B, Thaiyur 'B' Village, Thiruporur Taluk, Chengalpattu District. All necessary approvals have been obtained from DTCP and the concerned Local Body, and the project has subsequently been applied for TNRERA registration.

The Scrutiny Officer has raised a query citing discrepancies in the area measurements between the document, the DTCP approval, and the patta

1. The Registered Document Number : 26556/2023 registered at Thiruporur Sub-Register Office – **90 Cents**
2. The Registered Document Number : 26556/2023 registered at Thiruporur Sub-Register Office – **2 Acres 10 Cents**

While processing the patta name transfer, the Revenue Department of the Thiruporur Tahsildar issued the Patta in the following manner

1. Patta Number : 6389, Survey Number 1460/1A, Extent – 36.45 Ares
2. Patta Number : 6390, Survey Number 1460/1B, Extent – 85.05 Ares

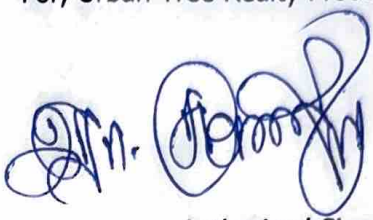
When converting Ares to Sq.M

- 36.45 Ares Qual to 3645 Sq.M
- 85.05 Ares Qual to 8505
- **Total Area : 12,150 Sq.M**

There may be slight differences when converting from Ares to Square Meters, but plots will be sold only as per the document area.

Thank you,

For, Urban Tree Realty Products LLP



Authorised Signatory

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.