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

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

DIGITALLY VERIFIED RECORD

Date : 09.06.2026

From,
Mr. Budhmal Bohra,
No 211, Akash Ganga Apts,
Flowers Road,
Kilpauk,
Chennai – 10.

To,
The Chairperson,
TNRERA,
Chinthamani Complex,
1st Ave, G Block,
Anna Nagar East,
Chennai – 102.

Subject: Inability to Capture Drone Video at Project Site – Guru Darshan Garden Phase II – Kolapakkam.

Dear Sir/Madam,

I would like to inform you that the drone video could not be captured at the project site Guru Darshan Garden Phase II at Kolapakkam because the location falls within the restricted zone of a nearby airport. As per the applicable aviation regulations and drone operation norms, flying a drone in this area is not permitted.
To comply with safety regulations and avoid any violation of the rules, the drone operation was not carried out.
We already enclose the photos of the site instead of video. Kindly take this information into consideration.

Thank you.

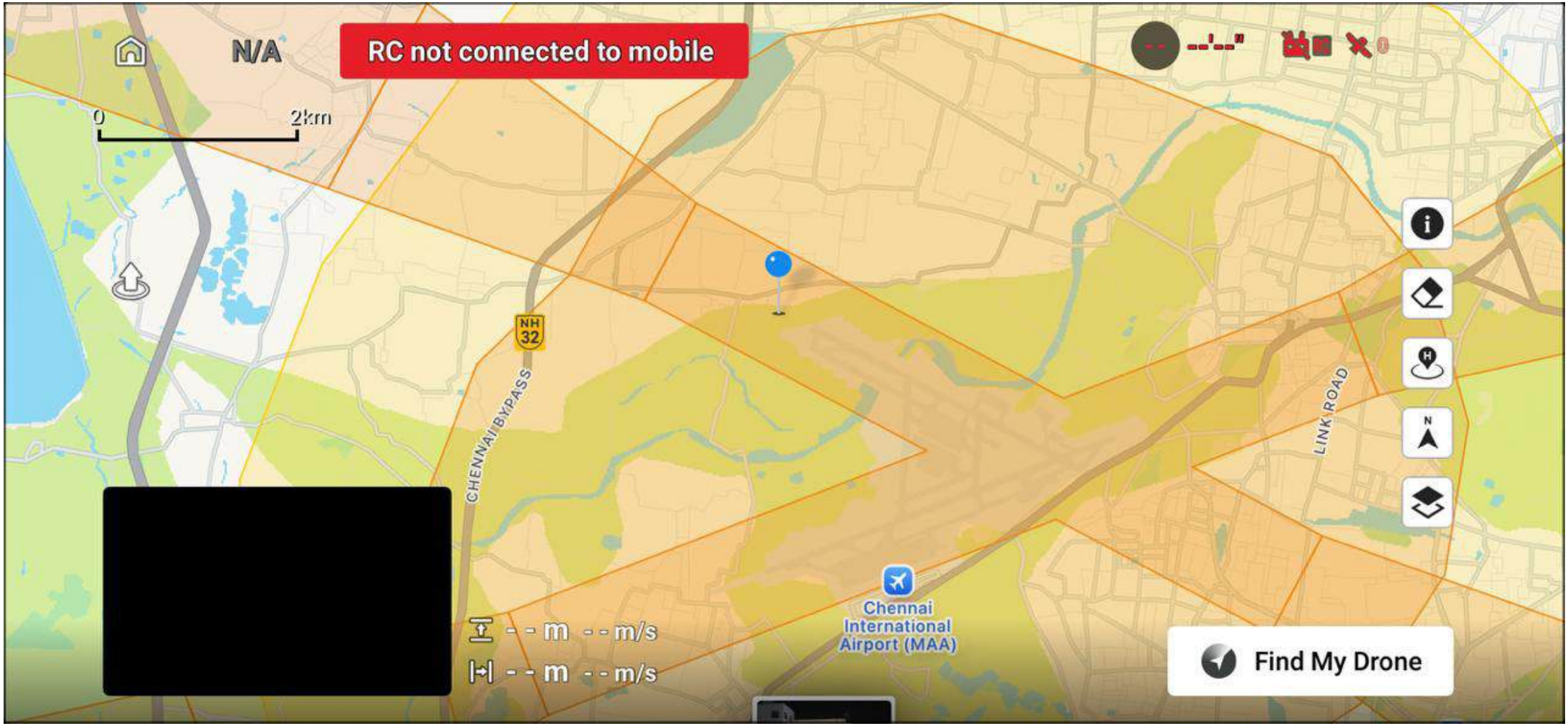
Yours sincerely,

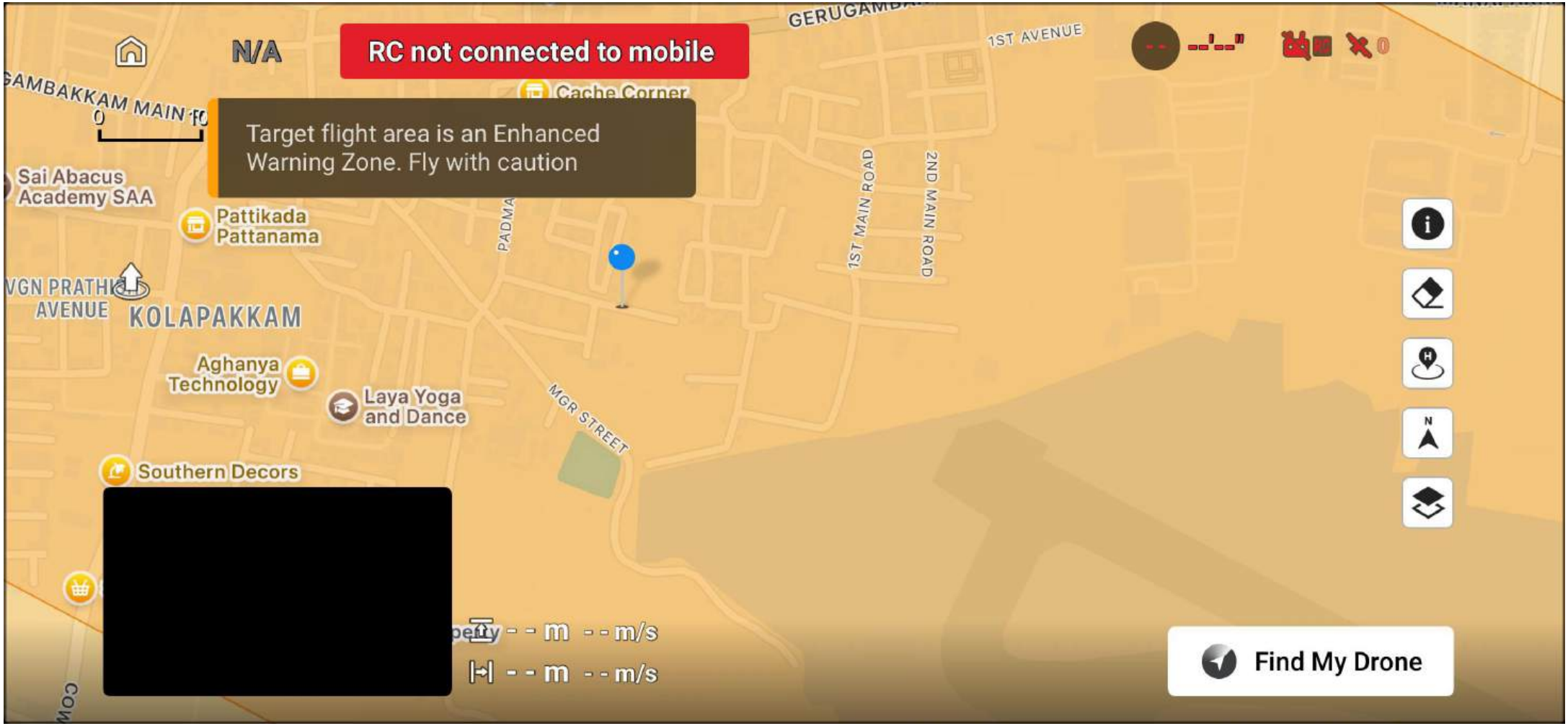


Budhmal Bohra.


GPS Map Camera
Chennai, Tamil Nadu, India
2552+cvm, Ramamurthy Avenue, Kolapakkam,
Chennai, Tamil Nadu 600128, India
Lat 13.00861° Long 80.152245°
Thursday, 21/05/2026 11:01 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
2552+cw4, Ramamurthy Avenue, Kolapakkam,
Chennai, Tamil Nadu 600128, India
Lat 13.008516° Long 80.152293°
Thursday, 21/05/2026 11:00 AM GMT +05:30
Google


N/A
RC not connected to mobile
0
2km
NH 32
CHENNAI BYPASS
LINK ROAD
Chennai International Airport (MAA)
- - m - - m/s
- - m - - m/s
Find My Drone


N/A
RC not connected to mobile
Target flight area is an Enhanced Warning Zone. Fly with caution
Cache Corner
Sai Abacus Academy SAA
Pattikada Pattanama
KOLAPAKKAM
Aghanya Technology
Laya Yoga and Dance
Southern Decors
MGR STREET
1ST MAIN ROAD
2ND MAIN ROAD
1ST AVENUE
- - m - - m/s
- - m - - m/s
Find My Drone


GPS Map Camera
Chennai, Tamil Nadu, India
2552+cvm, Ramamurthy Avenue, Kolapakkam,
Chennai, Tamil Nadu 600128, India
Lat 13.008808° Long 80.15235°
Thursday, 21/05/2026 11:02 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
2552+cvm, Ramamurthy Avenue, Kolapakkam,
Chennai, Tamil Nadu 600128, India
Lat 13.008583° Long 80.152228°
Thursday, 21/05/2026 11:00 AM GMT +05:30
Google

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.