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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU T. Ramakrishnan

R. Lalitha

EG 746011

R. LALITHA
STAMP VENDOR
Lic. No. R. Dis/109/B4/88
94, ThambU Chetty Street
Chennai - 600 001.

- 9 DEC 2025

Affidavit cum Declaration

From
T. Ramakrishnan S/o. Thiyagarajan,
No. 266, Lakshmana Samy Salai,
Kalaignar Karunanidhi Nagar,
Chennai-600078
- And 7 others.

10.12.2025

To
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai- 600 008.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No. 645/1, 2, 3, 4, 5, 6 and 7 measuring an extent of 1.72 Acre (6950.00 Sq.mts) situated in Madambakkam Village, Tambaram Corporation, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit, Tamilnadu.- Clarification for remove wall obstructing/blocking the public roads -Reply-Regarding.

Ref: Application No. TNRERA/PLI/ 8920/2025 dated 06-11-2025

We, T. Ramakrishnan and 7 others, owners of the above mentioned layout, registered the same and received a query carrying Application No. TNRERA/PLI/8920/2025 dated 06-11-2025. As per query mentioning removing wall enchroaching the road.

Here We need to clarify for the query, the wall covering the one side direction of layout was already constructed by EB department, and other side walls were already being constructed by Apartment which is next to our layout.

The important thing is, the all walls surrounded by our layout were constructed before itself we purchased the layout. We have not constructed any walls and we have only one entrance for our layout. If we instruct for removing walls to EB dept and Apartment, they would not follow our instruction. If you have any doubt regarding this issue, you can send RERA team members directly to the layout area.

Hence, kindly consider my reply as sufficient for your query and approve the RERA Layout registration for my project file Application No. TNRERA/PLI/8920/2025.

Thanks and Regards
T. Ramakrishnan











GPS Map Camera

Chennai, Tamil Nadu, India

W537+4cr, Madambakkam, Chennai, Tamil Nadu 600126, India

Lat 12.902906° Long 80.163262°

09/08/2025 05:00 PM GMT +05:30

GPS Map Camera

Chennai, Tamil Nadu, India

27, Thiruvalluvar Nagar, Madambakkam, Chennai, Tamil Nadu 600126, India

Lat 12.903013° Long 80.162999°

09/08/2025 04:59 PM GMT +05:30

GPS Map Camera

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Lat 12.902627° Long 80.163128°

09/08/2025 05:00 PM GMT +05:30

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26, Thiruvalluvar Nagar, Madambakkam, Chennai, Tamil Nadu 600126, India

Lat 12.90323° Long 80.162695°

09/08/2025 04:58 PM GMT +05:30


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W537+4cr, Madambakkam, Chennai, Tamil Nadu 600126, India
Lat 12.902642° Long 80.163112°
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GPS Map Camera
Chennai, Tamil Nadu, India
W537+4cr, Madambakkam, Chennai, Tamil Nadu 600126, India
Lat 12.902899° Long 80.16327°
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GPS Map Camera

Chennai, Tamil Nadu, India

W537+4cr, Madambakkam, Chennai, Tamil Nadu 600126, India

Lat 12.90263° Long 80.163128°

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Lat 12.903014° Long 80.163009°
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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

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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.