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

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 9/7/26 6:51 PM

From:

Sorancheri village
Sorancheri
Poonamallee

To :

M/s.RM Property Developers LLP Rep by Thiru.M.Ravikumar
No:80,kamatchi amman street,avadi road,karaiyanchavadi
Poonamallee,Chennai-600056.

Online Application Number: CMDA/PP/LAYOUT-1/0107/2026

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:101/5 of Soranjery Village and Panchayat,Poonamallee Taluk, Tiruvallur District– Approved – Reg.

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0107/2026
2.)CMDA Planninng Permission No: OL-PPD/LO/0170/2026
3.)CMDA Permit No :OL-03433, Dated: 17/08/2026
4.)Roc No:01/2026 , Dated :07.09.2026
5.)Gift Deed No :14662/2026 , Dated :04.08.2026
6.)Demand Payment Request Letter date – 05/09/2026
7.)Payment Confirmation by Applicant : M/s.RM Property Developers LLP Rep by Thiru.M.Ravikumar, Date: 07/09/2026

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No:101/5 of Soranjery Village and Panchayat , Poonamallee Taluk , Tiruvallur district , Covering a total extend of 4400 sq.m (1.08 acre), Comprising of 30 plot The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the Soranjery Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.14662/2026. Accordingly the Soranjery Panchayat grants Final Approval for this Layout.

CONDITIONS

1.The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.

2.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.

3.If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.

4.If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.

5.The Special Officer / Block Development Officer Soranjery Village and Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection ,Oht and street lights, etc, not done by developer concerned.

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.09.07 18:51:10

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 03/09/2026

Applicant Name : RM Property Developers rep by M Ravikumar

Application No : CMDA/PP/LAYOUT-1/0107/2026

Fees Type : **Estimation Fees**

Receipt Number : 2026090363652

Transaction ID : 11000381075396

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	1384266

Amount In Words : Rupees Thirteen Lakh Eighty Four Thousand Two Hundred Sixty Six Only

With Regards,
DTCP

Rural Development Panchayat
CMDA Region

Payment Receipt

Date : 05/09/2026

Applicant Name : RM Property Developers rep by M Ravikumar

Application No : CMDA/PP/LAYOUT-1/0107/2026

Fees Type : **Demand Fees**

Receipt Number : 2026090563652

Transaction ID : 11000381388914

Purpose

S.No	Description	Amount
1	Layout Approval Fees	236810.00
2	Layout Inspection Fees	5000.00

Total Amount : 241810

Amount In Words : Rupees Two Lakh Forty One Thousand Eight Hundred Ten Only

With Regards,
CMDA-RDPR

அனுப்புநர்
திரு.A.சந்திரசேகர்,
ஆணையாளர்,
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

பெறுநர்
RM Property Developers rep by M. Ravikumar,
Karayanchavadi, Chennai – 600056.

ந.க.எண்.2980/2026/அ3 நாள். 8 .10.2026

அய்யா,

பொருள்: பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் – சோராஞ்சேரி ஊராட்சி – சோராஞ்சேரி ஆ கிராமம் சர்வே எண்.101/5-ல் உள்ள மனைப்பிரிவில் உட்கட்டமைப்பு வசதிக்கான கட்டணம் செலுத்தப்பட்டு – மதிப்பீடு விவரப் பட்டியல் (Estimataion Breakup) கோருதல் – சார்ந்து.

பார்வை: 1. உறுப்பினர்–செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் கடித எண்.CMDA/PP/LAYOUT-1/107/2026 நாள்.19.06.2026.
2. RM Property Developers rep by M. Ravikumar, Karayanchavadi, Chennai – 600056.

--*-*-*

பார்வை 1–ல் காணும் உறுப்பினர்– செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதத்தின்படி பூவிருந்தவல்லி ஊராட்சி ஒன்றியம், சோராஞ்சேரி ஊராட்சி, சோராஞ்சேரி ஆ கிராமம் சர்வே எண்.101/5-ல் மனைப்பிரிவு உட்கட்டமைப்பு வசதிகளான குடிநீர் குழாய் மற்றும் மழைநீர் கால்வாய் ஆகிய வசதிகளை ஏற்படுத்த தனி அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (கி.ஊ) அவர்களுக்கு இணையதளம் மூலம் ரூ.1384266/– கட்டணங்கள் செலுத்தப்பட்டு. மேலும் அத்தொகை மேற்படி பயன்பாட்டிற்க்கு பயன்படுத்த தெரிவிக்கப்பட்டதை தொடர்ந்து மனைப்பிரிவு ஒப்புதல் வழங்கப்பட்டது. தற்போது மனுதாரர் மதிப்பீட்டு விவரப்பட்டியல் வேண்டி விண்ணப்பித்துள்ளார். இதனை தொடர்ந்து மனைப்பிரிவு உட்கட்டமைப்பு வசதிகாக செலுத்தப்பட்ட கட்டண தொகையின் மதிப்பீட்டு விவரப்பட்டியல் கீழ்கண்டவாறு

வ.எண்	மனை உட்கட்டமைப்பு விவரம்	கட்டணம் விவரம்	தொகை ரூ.
1	வடிகால்	230.2 X ரூ.5500	1266100/–
2	குடிநீர் குழாய்	230.2 X ரூ.383	88166/–
3	மனை பிரிவின் கட்டணம்	30 X ரூ.1000	30000/–
		மொத்தம்	1384266/–

ஆணையாளர்,
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

நகல்:
தனி அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
சோராஞ்சேரி ஊராட்சி.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.